



Ordinary Meeting

Council Chambers
Date: 20 January 2016
Time: 9:00am

AGENDA

THE ORDINARY MEETING OF THE MAREEBA SHIRE COUNCIL WILL BE HELD AT COUNCIL CHAMBERS, ON WEDNESDAY, 20 JANUARY 2016 AND THE ATTENDANCE OF EACH COUNCILLOR IS REQUESTED.

PETER FRANKS
CHIEF EXECUTIVE OFFICER

ORDER OF BUSINESS

MEMBERS IN ATTENDANCE

APOLOGIES/LEAVE OF ABSENCE/ABSENCE ON COUNCIL BUSINESS

BEREAVEMENTS/CONDOLENCES

DECLARATION OF ANY MATERIAL PERSONAL INTERESTS/CONFLICTS OF INTEREST

CONFIRMATION OF MINUTES

BUSINESS ARISING OUT OF MINUTES OF PREVIOUS MEETING

CORPORATE AND COMMUNITY SERVICES 5

REGIONAL LAND USE PLANNING..... 5

ITEM-1 Application for Commercial Other - Producer/Wholesaler Liquor Licence - Monsoon Distillery - Lot 2 on RP711194, Parish of Smithfield 5

ITEM-2 N Carpenter & L Snart - Reconfiguring a Lot - Subdivision (1 into 3 Lots) - Lot 1 RP896876 - 31-39 Black Mountain Road, Kuranda - DA/15/0054 13

ITEM-3 Negotiated Decision Notice - Springmount Raceway Pty Ltd - Material Change of Use - Outdoor Sport & Entertainment Facility (Drag Strip) Lot 113 SP214842 - Springmount Road, Arriga - DA/15/0028 33

ITEM-4 Application for Conversion of Term Lease to Freehold - Lot 49 on HG71, Parish of Masterton 75

ITEM-5 Application to Lease part of Unallocated State Land - Lot 35 on Plan AP19662, Parish of Irvinebank..... 81

ITEM-6 Application for conversion of pastoral holding to freehold - Lot 170 on CP887723, Parishes of Thornborough & Dynes 89

GOVERNANCE AND COMPLIANCE..... 97

ITEM-7 Development And Governance Quarterly Report 31 December 2015..... 97

FINANCE..... 109

ITEM-8 Financial Statements for period ending 31 December 2015..... 109

COMMUNITY WELLBEING..... 117

ITEM-9 Community Partnerships Program Requests for Assistance..... 117

ITEM-10 Community Housing for Seniors Policy..... 121

INFRASTRUCTURE SERVICES 135

TECHNICAL SERVICES..... 135

ITEM-11 Tender Evaluation TMSC2015-28 NDRRA 2014 Kuranda Gravel Roads 135

ITEM-12 Tender Evaluation TMSC2015-29 NDRRA 2014 Western Gravel Roads 139

ITEM-13 Tender Evaluation TMSC2015-30 NDRRA 2014 Herberton / Chillagoe Gravel Roads..... 143

ITEM-14 Springmount Road - Heavy Vehicle Safety & Productivity Programme..... 147

ITEM-15 Proposed Mareeba Northern By-Pass 163

ITEM-16 Chillagoe Airport - Remote Airstrip Upgrade..... 169

ITEM-17 Infrastructure Services - Technical Services - Monthly Activities - Report - December 2015..... 173

WORKS..... 183

ITEM-18 Infrastructure Services - Works Section Progress Report - December 2015..... 183

WATER & WASTE.....	191
ITEM-19 Mareeba Wastewater Reticulation and Kuranda Suburban Water Security - National Stronger Regions Fund.....	191
ITEM-20 Infrastructure Services - Waste Operations Report - December 2015	195
ITEM-21 Infrastructure Services - Water and Wastewater Group - Monthly Operations Report - December 2015	201
BUSINESS WITHOUT NOTICE.....	210
NEXT MEETING OF COUNCIL	210
SUMMARY OF NEW PLANNING APPLICATIONS & DELEGATED DECISIONS FOR THE MONTH OF DECEMBER 2015.....	211

CORPORATE AND COMMUNITY SERVICES

REGIONAL LAND USE PLANNING

**ITEM-1 APPLICATION FOR COMMERCIAL OTHER -
PRODUCER/WHOLESALE LIQUOR LICENCE -
MONSOON DISTILLERY - LOT 2 ON RP711194, PARISH
OF SMITHFIELD**

MEETING: Ordinary

MEETING DATE: 20 January 2016

**REPORT OFFICER'S
TITLE:** Senior Planner

DEPARTMENT: Corporate and Community Services

EXECUTIVE SUMMARY

The Office of Liquor and Gaming Regulation have written to Council advising that an application has been made for a Commercial Other - Producer/Wholesaler liquor licence over land described as Lot 2 on RP711194, Parish of Smithfield, situated at 1015 Kennedy Highway, Kuranda.

A commercial other - producer/wholesaler licence allows for the production and wholesale sale on the licensed premises of liquor made on the premises and the wholesale sale of liquor on the licensed premises.

The applicant has developed a small boutique rum distillery (using locally grown sugar cane) on the subject land and the proposed licence would allow the sale of rum through external outlets and also to those visitors attending the site to participate in the previously approved ATV tours.

It is recommended that Council offer no objection to the issue of the proposed licence.

OFFICER'S RECOMMENDATION

"That Council offer no objection to the granting of a Commercial Other - Producer/Wholesaler Licence to Perry Marshall of Monsoon Distillery on land described as Lot 2 on RP711194, Parish of Smithfield, situated at 1015 Kennedy Highway, Kuranda, subject to the standard trading conditions."

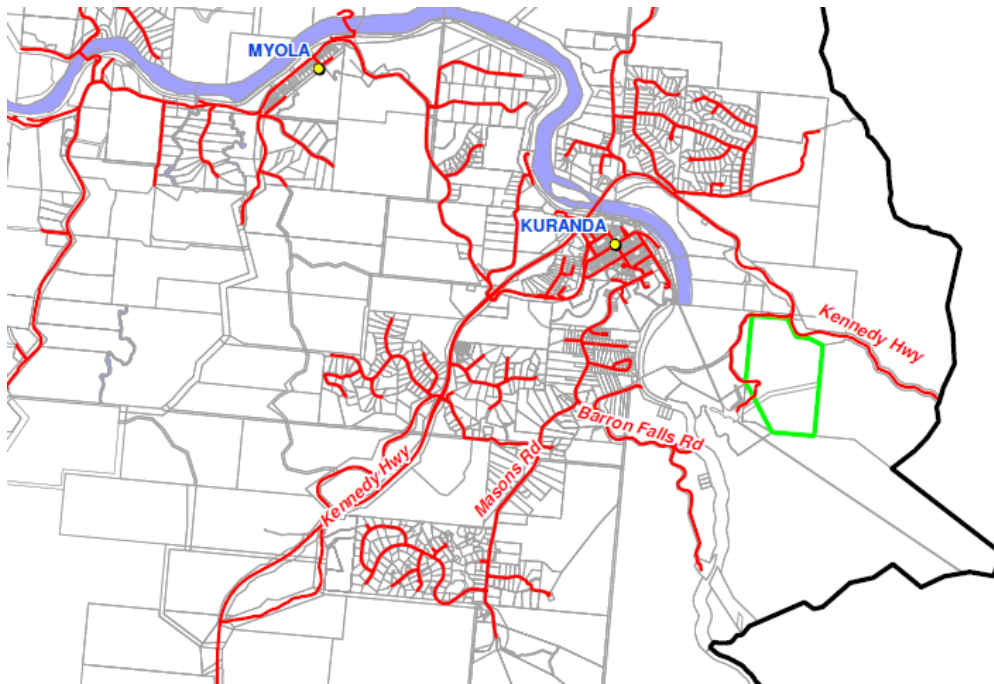
BACKGROUND

Perry Marshall, operator of Monsoon Distillery, has made application to the Office of Liquor and Gaming Regulation for a Commercial Other - Producer/Wholesaler liquor licence over premises described as Lot 2 on RP711194, Parish of Smithfield, situated at 1015 Kennedy Highway, Kuranda.



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Mr Marshall has developed a small boutique rum distillery (using locally grown sugar cane) on the subject land and the proposed licence would allow the sale of rum through external outlets and also to those visitors attending the site to participate in the previously approved ATV tours.

Distilling occurs within an established domestic sized shed and is not visible from the Kennedy Highway or any neighbouring dwelling house.

LINK TO CORPORATE PLAN

Nil

CONSULTATION

Internal

Nil

External

Nil

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Lot 2 on RP711194 is zoned Rural by the Mareeba Shire Planning Scheme 2004.

The applicant has previously corresponded with Council officers in relation to the distillery and it was established that the nature and scale of the distillery operation constituted a home business. A home business is self-assessable development within the Rural zone.

The Queensland Government provides the following description of Commercial Other - Producer/Wholesaler Licence:

The main activity of a business conducted under a commercial other (producer/wholesaler) licence is either or both of the following:

- *production and wholesale sale on the licensed premises of liquor made on the premises*
- *wholesale sale of liquor on the licensed premises.*

If the licensee is a producer of liquor and the liquor is produced or made on the premises, liquor can be sold on the licensed premises for consumption on or off the premises during ordinary trading hours or approved extended trading hours.

If the licensee is a wholesale supplier of liquor, then liquor can be sold on the licensed premises for consumption off the premises during ordinary trading hours.

Liquor may be sold wholesale to:

- *a licensee or permit holder*
- *people exempted by the Liquor Act 1992 from requiring a licence.*

Licensees who are producers may also sell liquor to:

- *patrons with a meal that has been prepared on the premises for consumption on the premises*
- *a visitor, if the sale is a souvenir of the visit.*

Trading hours - wholesaler

- *Liquor may be sold during the same trading hours as a non-exempt shop under the Trading (Allowable Hours) Act 1990.*

Trading hours - producer

- *Liquor may be served for consumption on the premises on any day on which the premises may be open under the Trading (Allowable Hours) Act 1990, between the hours of 10am to 12 midnight, with a meal or to take away as a souvenir of a visit.*

It is recommended that Council offer no objection to the granting of a Commercial Other - Producer/Wholesale licence to Monsoon Distillery.

If in the future the applicant proposes to expand beyond the scale of a home business, further planning approval may be needed before any such expansion is able to occur.

FINANCIAL & RESOURCE IMPLICATIONS

Capital
Nil

Operating
Nil

IMPLEMENTATION/COMMUNICATION

The Department of Justice and Attorney General will be informed of Council's decision by letter.

ATTACHMENTS

1. Department of Justice and Attorney General letter dated 4 January 2016

Date Prepared: 6 January 2016

ATTACHMENT 1Queensland
Government

Office of Liquor and Gaming Regulation

Department of
Justice and Attorney-GeneralPlease quote: 922864/LAB07
Contact officer: Customer Support Team
Contact Number: (07) 3224 7131Chief Executive Officer
Tablelands Regional CouncilEmail: info@trc.qld.gov.au

Dear Sir/Madam

MONSOON DISTILLERY – KURANDA**Application for a commercial other producer/wholesaler licence****Real Property Description: Lot 2 on RP 711194, County of Nares, Parish of Smithfield****Applicant's contact details: Mr Perry Marshall, telephone 0402 318 630, email perrycarne@hotmail.com**

An application for a liquor licence for a premises within your area of authority has been received at this office. Details of the application are as follows:

Applicant: Perry Carne Marshall
Name of premises: Monsoon Distillery
Street address: 1015 Kennedy Highway, Kuranda
Proposed trading hours: In accordance with the Trading (Allowable Hours) Act 1990
Type of licence: Commercial other producer/wholesaler licence.

If this licence is granted it would enable the holder to sell liquor produced on the premises for consumption off the premises.

By law, the relevant local government authority for the locality must be informed of the application and afforded the opportunity to:

- Comment on the reasonable requirements of the public in the locality.
- Object to the grant of the application on the grounds that the amenity, quiet or good order of the locality would be lessened.

Please advise whether you have any comments on, or objections to, the grant of the application. In accordance with section 117 of the *Liquor Act 1992* your comments or objection must be given to this office on or before the last day for filing objections. To comply with section 117 of the Act, your comments or objection should be received by 14 January 2016.

If you do not support the application, your comments or objection should include full particulars of:

Office of Liquor and Gaming Regulation
33 Charlotte Street
BRISBANE QLD 4000
Locked Bag 180
CITY EAST QLD 4002Telephone +61 7 3224 7131
Facsimile +61 7 3227 7047
Email liquorandgaminglicensing@justice.qld.gov.au
Website www.business.qld.gov.au/liquor-gaming
ABN 13 846 673 994

- The grounds upon which the objection is made.
- The facts, evidence or reasons upon which it is based.

It is important to note that less weight will be given to statements that merely indicate that the Chief Executive Officer does not support, or objects to the application. Accordingly, any objection to this application should be supported by documentary evidence on the specific trading history of this venue and include incidents directly linked to the operation of the premises and the conduct of the licensee and their management.

As this application relates to a new licensed premises and there is no trading history to rely on, your objection may be based on anecdotal evidence, particularly in relation to the reasonable requirements of the public.

In the interests of natural justice, any comment or objection you provide may be referred to the applicant.

In considering your comments, including the likelihood of adverse health, public safety and amenity issues, the Commissioner for Liquor and Gaming may also impose licence conditions to mitigate any risk posed by the application.

The Commissioner's decision may be subject to review by the independent Queensland Civil and Administrative Tribunal. Substantiating any comments or objections as requested will ensure the Commissioner's decision is appropriately evidence-based and more capable of withstanding scrutiny in any subsequent review.

If you require clarification on any of these matters, please do not hesitate to contact the Customer Support Team on telephone (07) 3224 7131.

Yours sincerely



MICHAEL SARQUIS
Executive Director
4/1/2016

ITEM-2 **N CARPENTER & L SNART - RECONFIGURING A LOT - SUBDIVISION (1 INTO 3 LOTS) - LOT 1 RP896876 - 31-39 BLACK MOUNTAIN ROAD, KURANDA - DA/15/0054**

MEETING: Ordinary

MEETING DATE: 20 January 2016

REPORT OFFICER'S TITLE: Senior Planner

DEPARTMENT: Corporate and Community Services

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	N Carpenter & L Snart	ADDRESS	31-39 Black Mountain Road, Kuranda
DATE LODGED	8 December 2015	RPD	Lot 1 on RP896876
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Subdivision (1 into 3 lots)		

FILE NO	DA/15/0054	AREA	3.771 hectares
LODGED BY	Planz Town Planning Pty Ltd	OWNER	N Carpenter & L Snart
PLANNING SCHEME	Mareeba Shire Planning Scheme 2004 (Amendment No. 01/11)		
ZONE	Rural zone		
LEVEL OF ASSESSMENT	Code Assessment		
SUBMISSIONS	n/a		

ATTACHMENTS: 1. Proposal Plan/s

EXECUTIVE SUMMARY

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

The application is code assessable and was not required to undergo public notification.

The application and supporting material has been assessed against the relevant statutory planning instruments, including the FNQ Regional Plan, the State Planning Policy and the Mareeba Shire Planning Scheme (including codes and policies) and is in conflict with the Rural Zone codes minimal lot size of 30 hectares (where not GQAL). Despite this conflict, there are considered to be sufficient planning grounds to approve the development as follows:

- The subject land and surrounding rural allotments are heavily forested with no agricultural potential;*
- The proposed development would separate 2 of the site's 5 existing dwelling houses, one of which is already contained in a separately rated leased area, and will not create additional vacant allotments;*
- As no additional vacant allotments would be created, the development will not result in additional environmental impacts, nor result in an ad-hoc increase in demand on Council's road network infrastructure; and*
- The two proposed smaller lots are not inconsistent with the subject land's proposed rural residential zoning under the draft planning scheme.*

The key issue with the proposed development is ensuring each proposed allotment is individually serviced with regards to town water, access, electricity and telecommunications. It is considered this issue can be adequately addressed through conditions of approval.

Draft conditions were provided to the applicant care of their consultant and have been accepted.

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

OFFICER'S RECOMMENDATION

"1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	N Carpenter & L Snart	ADDRESS	31-39 Black Mountain Road, Kuranda
DATE LODGED	8 December 2015	RPD	Lot 1 on RP896876
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Subdivision (1 into 3 lots)		

and in accordance with the Sustainable Planning Act 2009, 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 consider that the assessment manager's decision conflicts with a relevant instrument.

Details of the conflict with the relevant instrument	Reason for the decision, including a statement about the sufficient grounds to justify the decision despite the conflict
Rural Zone Code 4.80 Reconfiguring a Lot PS1.2 Allotments to have a minimum area of 30 hectares and road frontage of 150 metres if outside the area identified on Agricultural Land Quality Maps S2, S3, S4 and S5.	<p><i>The subject land and surrounding rural allotments are heavily forested with no agricultural potential.</i></p> <p><i>The proposed development would separate 2 of the site's 5 existing dwelling houses, one of which is already contained in a separately rated leased area, and will not create additional vacant allotments.</i></p> <p><i>As no additional vacant allotments would be created, the development will not result in additional environmental impacts, nor result in an ad-hoc increase in demand on Council's road network infrastructure.</i></p> <p><i>The two proposed smaller lots are not inconsistent with the subject land's proposed rural residential zoning under the draft planning scheme.</i></p>

(A) APPROVED DEVELOPMENT: Development Permit for Reconfiguring a Lot - Subdivision (1 into 3 Lots)

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
1268-01A	Proposed Lots 1-3 Cancelling Lot 1 on RP896876	TerraModus Surveying	30/11/15
1268-02A	Proposed Lots 1-3 Cancelling Lot 1 on RP896876	TerraModus Surveying	30/11/15

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

1. Development must be carried out substantially in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
 - found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.
2. Timing of Effect
 - 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the endorsement of the plan of survey, except where specified otherwise in these conditions of approval.
3. General
 - 3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure or the additional payment condition/s within these conditions of approval.
 - 3.2 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
 - 3.3 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to the endorsement of the plan of survey and at the rate applicable at the time of payment.
 - 3.4 The developer must relocate (in accordance with FNQROC standards) any services such as water, sewer, drainage, telecommunications and electricity that are not wholly located within the lots that are being created/serviced where required by the relevant authority, unless approved otherwise by Council's delegated officer.
 - 3.5 Where approved existing buildings and structures are to be retained, setbacks to any new property boundaries are to be in accordance with Planning Scheme requirements for the relevant structure and/or Queensland Development Code. A plan demonstrating compliance of any existing buildings or structures that are in close proximity to any new property boundary must be submitted prior to endorsement of the plan of survey.
 - 3.6 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements and to the satisfaction of Council's delegated officer.

3.7 Flood Immunity

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

3.8 No filling is to occur below the 100 ARI flood level unless approved in further Operational Works applications for works associated with the approved conditions of development.

3.9 Charges

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

4. Infrastructure Services and Standards

4.1 Access

Access to each allotment shall be constructed/upgraded (from the edge of the road pavement to the property boundary) in accordance with FNQROC Development Manual standards, to the satisfaction of Council's delegated officer.

4.2 Stormwater Drainage

The applicant must ensure a non-worsening effect on surrounding land as a consequence of the development and must take all reasonable and practicable measures to ensure discharge occurs in compliance with the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual.

4.3 Water Supply

(a) Where the existing reticulated water supply does not currently service the site or is not at an adequate capacity, the developer is required to extend or upgrade the reticulated water supply infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).

(b) A water service connection must be provided to each proposed lot in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

4.4 On-Site Wastewater Management

The on-site wastewater disposal system for each lot must be maintained in compliance with the latest version On-Site Domestic Wastewater Management Standard (ASNZ1547).

4.5 Electricity Provision/Supply

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

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

The applicant must enter into a wayleave agreement with Ergon Energy to facilitate access for maintenance of existing electricity infrastructure.

4.6 Telecommunications

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

5. Additional Payment Condition/s (section 650 of the Sustainable Planning Act 2009)

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

5.2 The developer must pay \$5,340.00 for each additional allotment as a contribution toward trunk infrastructure with the amount of the contribution increased on 1 July each year in accordance with the increase for the PPI index for the period starting on the day the development approval takes effect, adjusted by reference to the 3-yearly PPI index average to the date of payment.

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

- The trunk water infrastructure servicing the land (\$10,680.00)

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

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

- Discuss with Council's delegated officer the part of the works to be undertaken;
- Obtain the necessary approvals for the part of the works;
- Indemnify the Council in relation to any actions, suits or demands relating to or arising from the works;
- Take out joint insurance in the name of the Council and the developer in the sum of \$20,000,000 in relation to the undertaking of the works;

- Comply with the reasonable direction of Council officers in relation to the completion of the works;
- Complete the works to the standards required by the Council; and
- Complete the works prior to endorsement of the plan of subdivision.

(D) ASSESSMENT MANAGER'S ADVICE

(a) Water Meters/Water Service Connection

Prior to the installation of the water meter by Council, an application for a Plumbing Compliance Permit is required to be submitted with detailed hydraulic drawings. The cost of the required water meter will be determined based upon the approved hydraulic drawings at the time of lodgement of a Water Quotation, Connection, Disconnection Request. The Water Quotation Request must be lodged and the required water meter fee paid prior to the signing of the survey plan.

(b) Endorsement Fees

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

(c) Compliance with applicable codes/policies

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

(d) Notation on Rates Record

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

- flood immunity

(e) Environmental Protection and Biodiversity Conservation Act 1999

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

(f) Cultural Heritage

In carrying out the activity the applicant must take all reasonable and practicable measures to ensure that no harm is done to Aboriginal cultural heritage (the "cultural heritage duty of care"). The applicant will comply with the cultural heritage duty of care if the applicant acts in accordance with gazetted cultural heritage duty of care guidelines. An assessment of the proposed activity against

the duty of care guidelines will determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from www.datsip.qld.gov.au.

(F) RELEVANT PERIOD

When approval lapses if development not started (s.341)

- Reconfiguring a Lot not requiring Operational Works – two (2) years (starting the day the approval takes effect);

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

- Nil

(H) OTHER APPROVALS REQUIRED FROM COUNCIL

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

THE SITE

The subject land is described as Lot 1 on RP896876, Parish of Smithfield, County of Nares, situated at 31-39 Black Mountain Road, Kuranda.

The land has an area of 3.771 hectares with a frontage of approximately 157 metres to Black Mountain Road. Black Mountain Road is formed to bitumen sealed standard for the entire frontage of the subject land.

The subject land is locally known as Dingley Dell and has been developed with five (5) dwelling houses over the past forty years. Whilst some of these dwelling houses were initially built without approval, they are now recognised as legitimate dwelling houses. A single town water connection services the allotment. Each dwelling house is serviced by a separate on site effluent disposal system and electricity connection.

Besides small clearings around each of the dwelling houses and also the internal access tracks, the majority of the subject land is covered by remnant not of concern regional ecosystem.

The western boundary of the subject land adjoins the Barron River esplanade.

All surrounding properties are used for rural residential living purposes.



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BACKGROUND AND CONTEXT

Nil

PREVIOUS APPLICATIONS & APPROVALS

Nil

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Reconfiguring a Lot - Subdivision (1 into 3 lots) in accordance with the plans shown in **Attachment 1**.

The details of the proposed allotments are as follows:

- Lot 1 - 3.168 hectares, 26.24 metres frontage to Black Mountain Road;
- Lot 2 - 3,186 square metres, 60.01 metres frontage to Black Mountain Road;
- Lot 3 - 2,838 square metres, 63.36 metres frontage to Black Mountain Road.

Proposed Lots 2 and 3 will contain a single established dwelling house and the associated onsite effluent disposal system. Proposed Lot 1 will contain the remaining three dwelling houses.

Access to each allotment will be obtained directly off Black Mountain Road. The existing accesses will be upgraded to meet the current FNQROC development manual standard.

An individual water connection will be installed for each allotment.

REGIONAL PLAN DESIGNATION

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

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

PLANNING SCHEME DESIGNATIONS

Zone:	Rural zone
	Natural & Cultural Heritage Features Overlay
Overlays:	Significant Vegetation Overlay
	Natural Disaster Bushfire Overlay
	Airport and Aviation Facilities Overlay

RELEVANT PLANNING INSTRUMENTS

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

(a) Far North Queensland Regional Plan 2009-2031

Assessment against the Regional Plan is required because the plan is not reflected in the planning scheme. The application is assessed as being capable of substantially complying with the relevant provisions of the Regional Plan, provided reasonable and relevant conditions are applied.

The following Desired Regional Outcome Land Use Policies are relevant to the assessment of the application:

DRO 1.1 Biodiversity Conservation			
Land Use Policy		Complies	Comments
1.1.1	<i>Urban development within the regional landscape and rural production area is located outside of areas of high ecological significance (see map 3).</i>	✓	All proposed allotments will contain an established dwelling house and on site effluent disposal system. No further vegetation clearing is proposed or required to facilitate the reconfiguration.

DRO 2.6 Rural Subdivision			
Land Use Policy		Complies	Comments
2.6.1	<i>Further fragmentation of agricultural land in the regional landscape and rural production area is avoided to maintain economically viable farm lot sizes.</i>	✓	The subject land is not identified as Good Quality Agricultural Land. The subject land and surrounding rural allotments are heavily forested with no agricultural potential.

(b) State Planning Policy

The Department of State Development, Infrastructure and Planning has introduced a single State Planning Policy (SPP) to replace the various SPP's previously in place. As such, this State Planning Policy is not reflected in the Planning Scheme and is therefore applicable to the assessment of the application.

An officer assessment of the proposed development against the provisions contained within the SPP has been undertaken and it is not considered to be in conflict with any relevant aspect of the SPP.

Queensland State Planning Policy - July 2014		
State Interest	Complies	Assessment Requirements & Comments
<p>Biodiversity</p> <p>A development application where the land relates to a matter of state environmental significance, if the application is for:</p> <p>(a) operational work, or</p> <p>(b) a material change of use other than for a dwelling house, or</p> <p>(c) reconfiguring a lot that results in more than six lots or lots less than five hectares.</p>	<p>✓</p>	<p>Development:</p> <p>(1) identifies any potential significant adverse environmental impacts on matters of state environmental significance, and</p> <p>(2) manages the significant adverse environmental impacts on matters of state environmental significance by, in order of priority:</p> <p>(a) avoiding significant adverse environmental impacts, and</p> <p>(b) mitigating significant adverse environmental impacts where these cannot be avoided, and</p> <p>(c) where applicable, offsetting any residual adverse impacts.</p> <p>Comment</p> <p>All proposed allotments will contain an established dwelling house and on site effluent disposal system.</p> <p>No further vegetation clearing is proposed or required to facilitate the reconfiguration.</p>

<p>Natural hazards</p> <p>A development application for a material change of use, reconfiguring a lot or operational works on land within:</p> <ol style="list-style-type: none"> (1) a flood hazard area, or (2) a bushfire hazard area, or (3) a landslide hazard area, or (4) a coastal hazard area. 	<p>✓</p>	<p>For all natural hazards:</p> <p>Development:</p> <ol style="list-style-type: none"> (1) avoids natural hazard areas or mitigates the risks of the natural hazard, and (2) supports, and does not unduly burden, disaster management response or recovery capacity and capabilities, and (3) directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties, and (4) avoids risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard, and (5) maintains or enhances natural processes and the protective function of landforms and vegetation that can mitigate risks associated with the natural hazard, and <p>Comment</p> <p>All proposed allotments will contain an established dwelling house.</p> <p>The proposed development does not alter the number of people living or working in a natural hazard area.</p>
--	----------	--

(c) Mareeba Shire Planning Scheme 2004 (amendment no. 01/11)

Relevant Development Codes

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

- | | |
|---------------------|--|
| Part 4, Division 14 | Rural Zone Code |
| Part 5, Division 6 | Significant Vegetation Overlay Code |
| Part 5, Division 8 | Natural Disaster - Bushfire Overlay Code |
| Part 6, Division 12 | Reconfiguring a Lot Code |

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

Relevant Codes	Comments
Rural Zone Code	The application complies with applicable acceptable/probable solutions/performance criteria apart from the following: <ul style="list-style-type: none"> ▪ 4.80 PS1.1 Refer to planning discussion section of report.
Significant Vegetation Overlay Code	The application complies with applicable acceptable/probable solutions/performance criteria.
Natural Disaster Bushfire Overlay Code	The application complies with applicable acceptable/probable solutions/performance criteria.
Reconfiguring a Lot Code	The application complies with applicable acceptable/probable solutions/performance criteria.

(e) Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

No. 4 - Development Manual

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

(f) Additional Trunk Infrastructure Condition - Road Infrastructure (Section 650 of SPA)

The subject land is located outside the identified Priority Infrastructure Area (PIA).

Section 650 of SPA allows Council to condition additional trunk infrastructure outside the PIA if development is deemed to create additional demand on trunk infrastructure which therefore results in additional trunk infrastructure costs for Council.

The development is predicted to place additional demand on Council's trunk water infrastructure through the connection of additional Lots 2 and 3.

The developer must pay \$5,340.00 for each additional allotment as a contribution toward trunk infrastructure with the amount of the contribution increased on 1 July each year in accordance with the increase for the PPI index for the period starting on the day the development approval takes effect, adjusted by reference to the 3-yearly PPI index average to the date of payment.

The trunk infrastructure for which the payment is required is:

- The trunk water infrastructure servicing the land (\$10,680.00)

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

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

- Discuss with Council's delegated officer the part of the works to be undertaken;

- Obtain the necessary approvals for the part of the works;
- Indemnify the Council in relation to any actions, suits or demands relating to or arising from the works;
- Take out joint insurance in the name of the Council and the developer in the sum of \$20,000,000 in relation to the undertaking of the works;
- Comply with the reasonable direction of Council officers in relation to the completion of the works;
- Complete the works to the standards required by the Council; and
- Complete the works prior to endorsement of the plan of subdivision

REFERRALS

Concurrence

This application did not trigger referral to a Concurrence Agency.

Advice

This application did not trigger referral to an Advice Agency.

Internal Consultation

Technical Services

PLANNING DISCUSSION

Noncompliance with the relevant acceptable/probable solutions of the following Codes are summarised as follows:

Rural Zone

Reconfiguring a Lot

S1 *The viability of the farming industry throughout the Shire and including Good Quality Agricultural Land, and future opportunities for farming pursuits are not compromised*

PS1.2 *Allotments to have a minimum area of 30 hectares and road frontage of 150 metres if outside the area identified on Agricultural Land Quality Maps S2, S3, S4 and S5.*

Comment

The existing allotment has an area of 3.771 hectares and it is therefore not possible for the proposed reconfiguration to satisfy the probable solution of 30 hectares per lot.

Specific Outcome S1 requires that any reconfiguration not compromise the viability of the farming industry, nor reduce future farming opportunities.

The proposed reconfiguration would satisfy Specific Outcome S1 and the following planning grounds support approval of the development:

- *The subject land and surrounding rural allotments are heavily forested with no agricultural potential;*

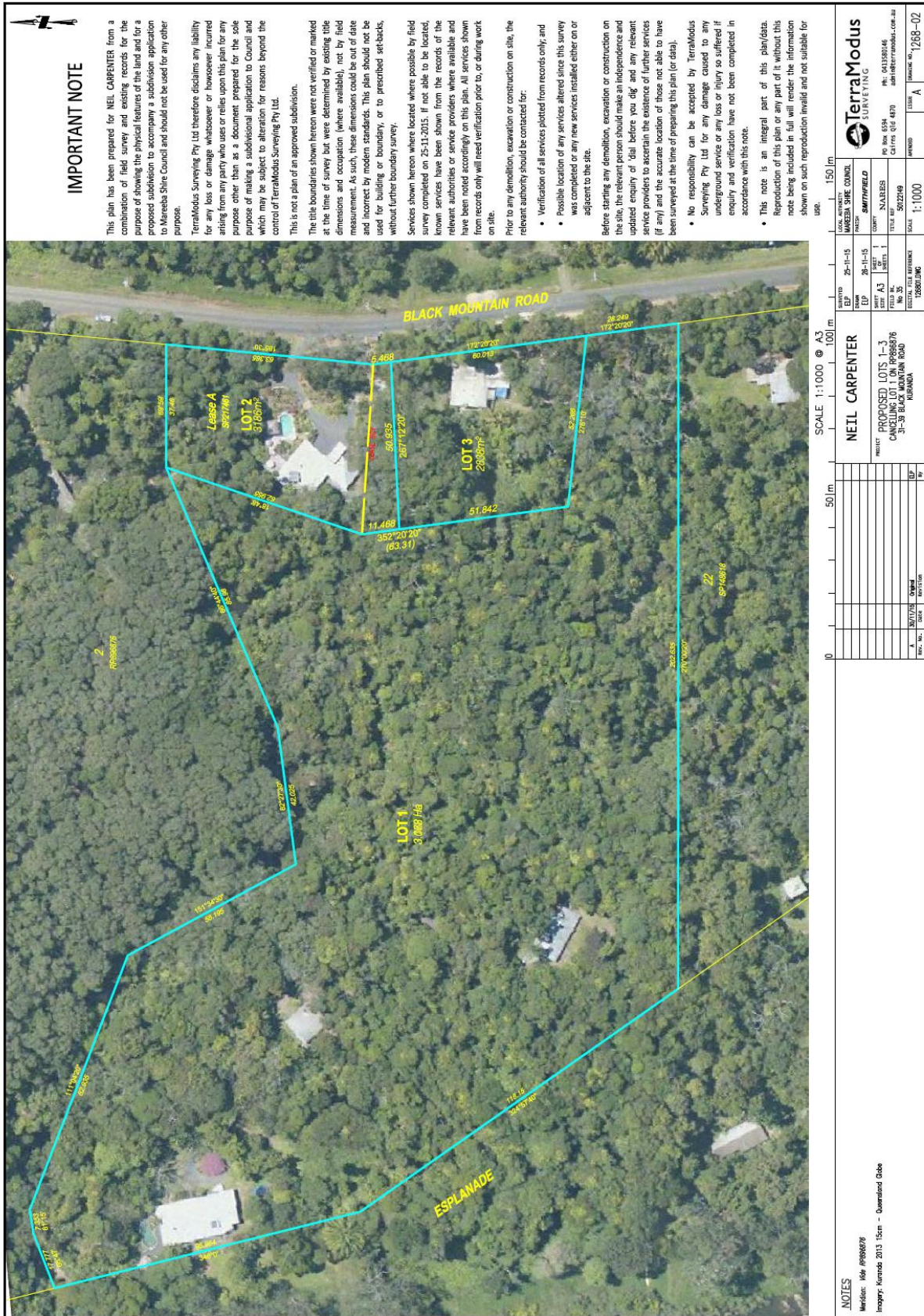
- *The proposed development would separate 2 of the site's 5 existing dwelling houses, one of which is already contained in a separately rated leased area, and will not create additional vacant allotments;*
- *As no additional vacant allotments would be created, the development will not result in additional environmental impacts, nor result in an ad-hoc increase in demand on Council's road network infrastructure; and*
- *The two proposed smaller lots are not inconsistent with the subject land's proposed rural residential zoning under the draft planning scheme.*

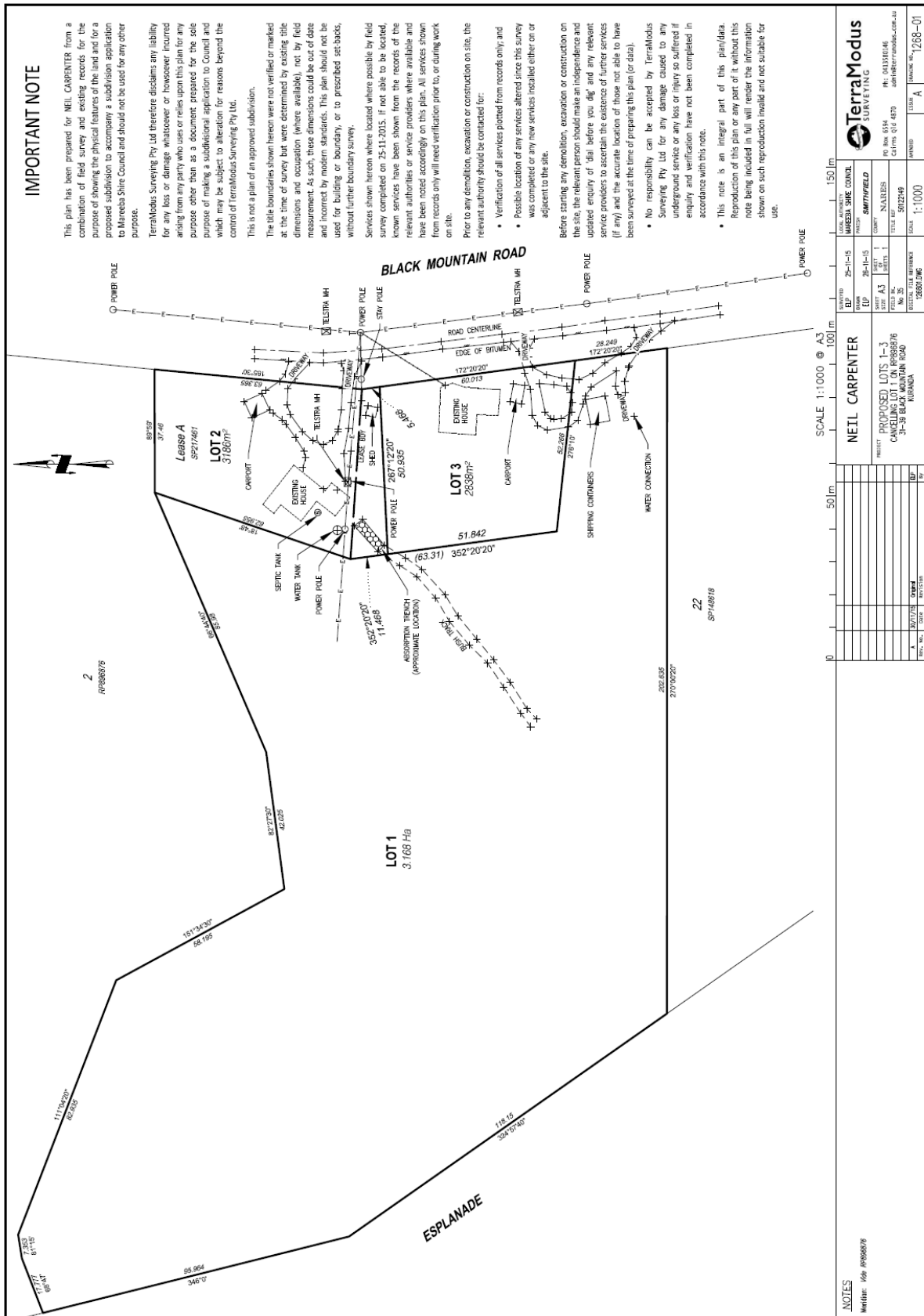
The development satisfies Specific Outcome S1.

Date Prepared: 7 January 2016

ATTACHMENT 1

APPROVED PLANS (ECM VS 3744401)





TerraModus SURVEYING
PO BOX 6504
Cairns QLD 4870
0407 650 4870
admin@terra-modus.com.au

PROJECT: PROPOSED LOTS 1-3
CANCELLING LOT 1 ON RP68692R
31-38 BLACK MOUNTAIN ROAD
MAREEBA
RICHARDSON

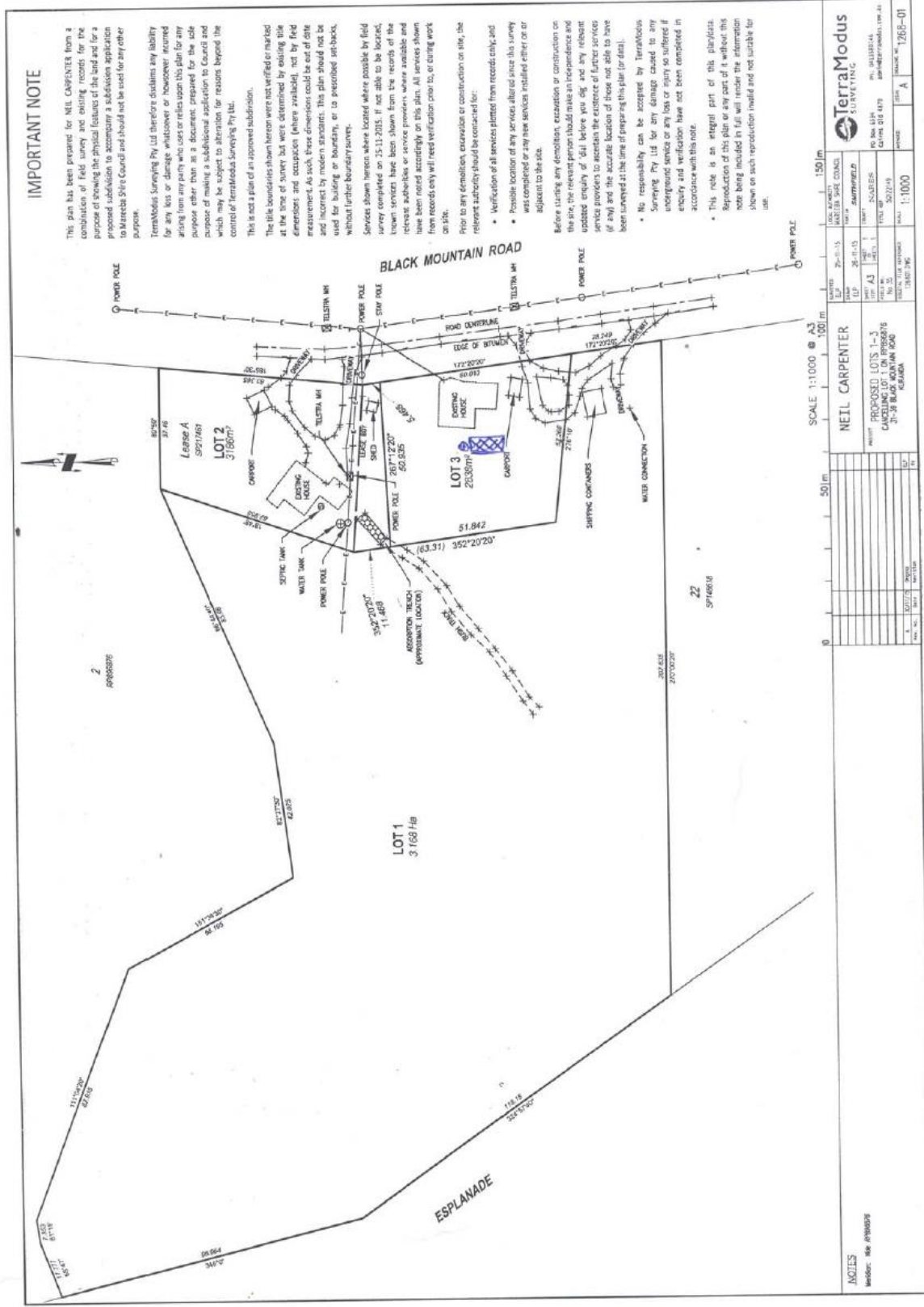
DATE	25-11-15
ISSUED TO	MAREEBA SHIRE COUNCIL
ISSUED BY	SMITHFIELD
DATE	25-11-15
FIELD NO.	NO. 25
FIELD NO.	3022249
SCALE	1:1000
PLAN NO.	128871.0MG
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NO.	DATE	REVISION

NOTES
Revision: 00p RP68692R



ITEM-3 **NEGOTIATED DECISION NOTICE - SPRINGMOUNT RACEWAY PTY LTD - MATERIAL CHANGE OF USE - OUTDOOR SPORT & ENTERTAINMENT FACILITY (DRAG STRIP) LOT 113 SP214842 - SPRINGMOUNT ROAD, ARRIGA - DA/15/0028**

MEETING: Ordinary

MEETING DATE: 20 January 2016

REPORT OFFICER'S TITLE: Senior Planner

DEPARTMENT: Corporate and Community Services

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	Springmount Raceway Pty Ltd	ADDRESS	Springmount Road, Arriga
DATE REQUEST FOR NDN LODGED	21 December 2015	RPD	Lot 113 on SP214842
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Outdoor Sport and Entertainment Facility (Drag Strip)		
FILE NO	DA/15/0028	AREA	152.8 hectares
LODGED BY	Planning Plus	OWNER	Hapsto Pty Ltd
PLANNING SCHEME	Mareeba Shire Planning Scheme 2004 (Amendment No. 01/11)		
ZONE	Rural zone		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	Ten (10)		

ATTACHMENTS: 1. Decision Notice dated 18 December 2015
 2. Applicant's written representations dated 21 December 2015

EXECUTIVE SUMMARY

Council approved a development application described in the above application details at its ordinary meeting held on 16 December 2015, subject to conditions.

The application was impact assessable and 10 properly made submissions were received in response to public notification of the application.

Planning Plus, on behalf of the applicant has subsequently made written representations about Condition 3.4.6 (On-site Camping). In particular, they wish to amend the condition to allow on-site camping for not only race meet participants (racers), but for spectators as well. The applicant has also requested that Sunday camping be permitted for the annual full weekend car show event only. A revised site plan has also been submitted identifying designated camping areas on-site.

Considering its status as a National event, large numbers of competitors and spectators from across Queensland are expected over the annual full weekend car show (Northern Nats). Attendees of standard race meets/burnout competitions are more likely to live within reasonable driving distance of the facility and therefore a lesser number of campers are envisaged for these events.

Condition 3.4.6 already contains provisions that restrict the playing of amplified music and the operation of vehicles during evening hours. The applicants have stated that track staff and hired security will be present to enforce these conditions. Additionally the proposed designated camping areas will place campers within proximity to on-site amenities and will ensure campers are adequately screened from view from Springmount Road users and nearby residences.

Provided the abovementioned conditions and designated camping areas are adhered to, amenity impacts associated with large volumes of campers is likely to be minimal. Allowing both competitors and spectators to camp on site will likely decrease amenity impacts on properties that front Springmount Road due to the resultant reduction in daily vehicle movements along the road over the course of the weekend. Allowing camping on site for both competitors and spectators will also reduce illegal camping activities in proximity to the facility.

In consideration of the above, it is recommended that the application for negotiated decision notice be approved in full.

OFFICER'S RECOMMENDATION

"1. That in relation to the written representations made by Planning Plus regarding conditions of the following development approval:

APPLICATION		PREMISES	
APPLICANT	Springmount Raceway Pty Ltd	ADDRESS	Springmount Road, Arriga
DATE REQUEST FOR NDN LODGED	21 December 2015	RPD	Lot 113 on SP214842
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Outdoor Sport and Entertainment Facility (Drag Strip)		

and in accordance with the Sustainable Planning Act 2009:

- (A) Approved plan/s of Council's Decision Notice issued on 18 December 2015 be amended as follows:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
10256-1 Issue G	Proposed Drag Strip Lot 113 on SP214842	RPS	19/2/2015
10256-1 Issue G	Proposed Drag Strip Lot 113 on SP214842 (including designated camping areas)	RPS / Planning Plus	19/2/2015

amended as follows:

3.4.6 On-Site Camping

Camping is permitted on-site for event ~~participants~~ **attendees** only and to the extent listed below:

- (i) ~~Thursday, Friday, and Saturday~~ **and Sunday** night of the full weekend car show; and
- (ii) ~~Friday and Saturday~~ night of any monthly weekend race meeting or standalone burnout competition.

Campers are not permitted to operate any vehicles at the facility (including camp grounds) during the hours of 10:00pm and 7:00am.

Campers are not permitted to play amplified music of any kind.

Camping is to be limited to the areas of the site generally identified on RPS Drawing No. 10256-1G.

*During the investigation of any complaint received by Council regarding camping activities on-site, campers must provide evidence of their ~~participation~~ **attendance in any at the** scheduled event for that weekend.*

2. A Negotiated Decision Notice be issued to the applicant/ referral agencies and/or submitters advising of Council's decision."

THE SITE

The subject land is described as Lot 113 on SP214842, Parish of Culgar, having an area of 152.8 hectares.

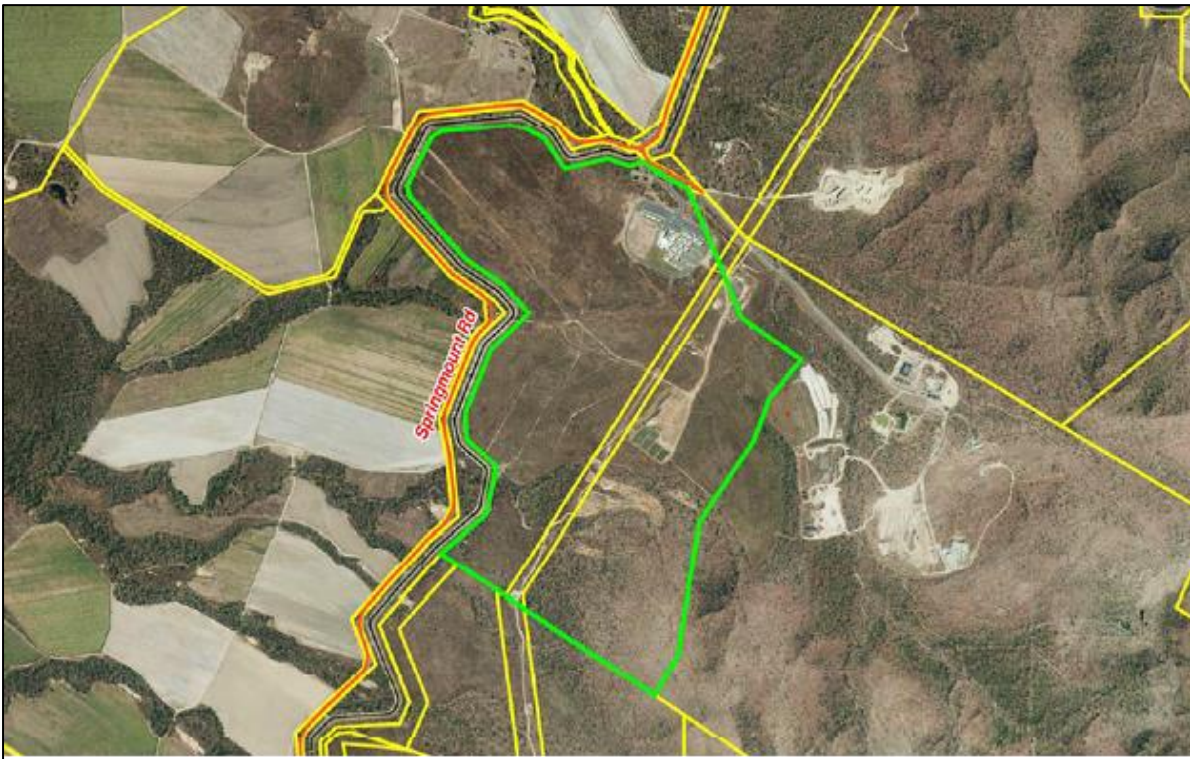
The land is located off Springmount Road, Arriga, approximately 15 kilometres south-west of Mareeba. Springmount Road is constructed to bitumen sealed/asphalt standard for the entire frontage of the subject land. Access is obtained via an unnamed bitumen sealed road which leads from Springmount Road into the Springmount Waste Management Facility.

The subject site is flat and relatively unconstrained by natural or physical features (vegetation, watercourses etc). A small area of remnant 'not of concern' regional ecosystem remains within the southern portion of the site.

A Powerlink transmission line traverses the site within Easement A on HG699 in a roughly north-south direction and a SunWater irrigation channel borders the site's western boundary.

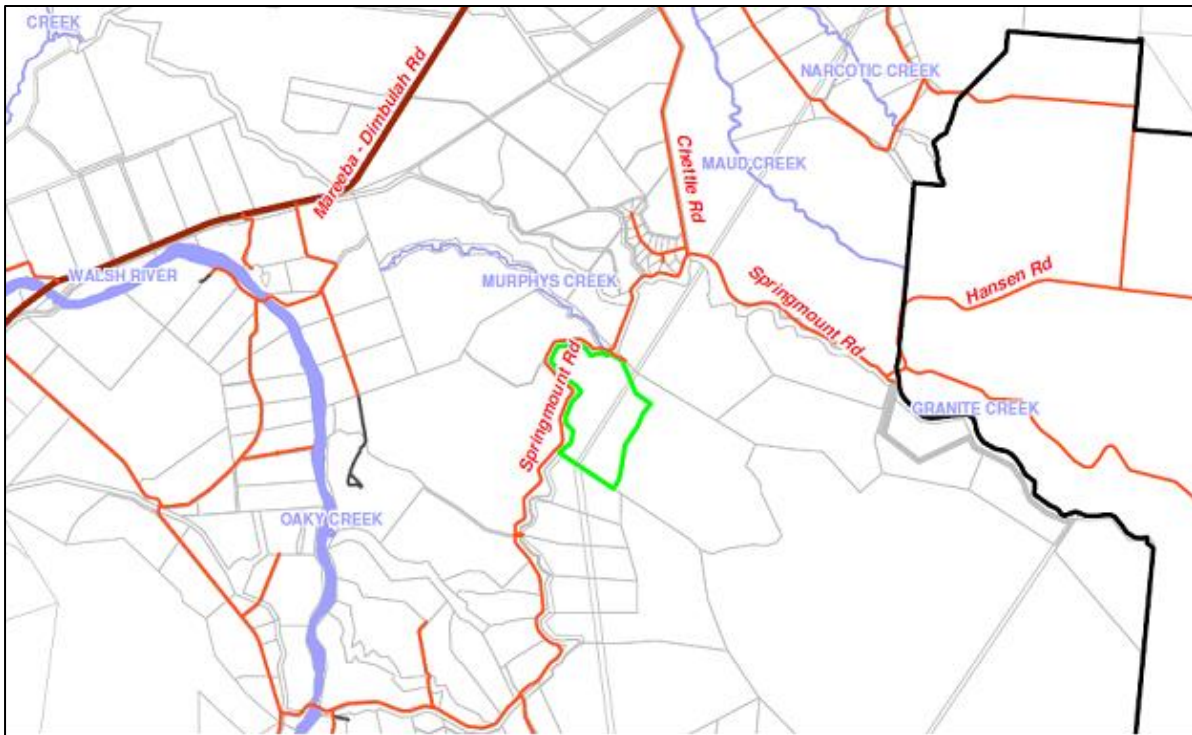
From approximately 2009 to 2012, the land was used for a construction camp to accommodate workers involved in the expansion and refurbishment of the Lotus Glen Prison. The construction camp use has ceased, however most of this infrastructure remains on site. The dragstrip itself is nearing the end of construction with the applicants acting on previously approved development approval MCU/09/0034.

All neighbouring allotments are zoned Rural under the Mareeba Shire Planning Scheme. Properties in the general locality are used for a variety of land uses including the Springmount Waste Management Facility, Tableland Mill, Lotus Glen Prison, the recently developed Springmount Park rural residential estate and a wide range of agricultural/grazing pursuits.



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

On the 16 December 2015, Council approved the application made by Planning Plus on behalf of Springmount Raceway Pty Ltd for the issue of a development permit for Material Change of Use - Outdoor Sport and Entertainment Facility (Drag Strip) over land described as Lot 113 on SP214842, Parish of Culgar, situated on Springmount Road, Arriga.

The approval was granted subject to various conditions, including Condition 3.4.6 (On-site Camping).

Planning Plus, on behalf of Springmount Raceway Pty Ltd (the applicant), have written to Council making representations in relation to Condition 3.4.6 and seeking the issue of a negotiated decision notice (**Attachment 2**).

In particular, the applicant wishes to amend the condition to allow on-site camping for not only race meet participants (racers), but for spectators as well. The applicant has also requested that Sunday camping be permitted for the annual full weekend car show event only. A revised site plan has also been submitted identifying designated camping areas on-site.

APPLICANT'S REPRESENTATIONS

Approved Plan/s

Plan/Document Number	Plan/Document Title	Prepared by	Dated
10256-1 Issue G	Proposed Drag Strip Lot 113 on SP214842	RPS	19/2/2015

Representation by Applicant

As discussed with Council officers, it was our interpretation of the above condition, and in particular the word "participants", that camping was allowed by anyone attending the specified events, not just competitors as appears to be the case.

To limit camping to event competitors would be problematic for both the raceway and the surrounding area. For the raceway it would be difficult to police as many competitors will have friends and family attending the events who are not competitors, and it would be difficult to draw a line as to who can and can't camp. Also, for larger events, it is expected that accommodation will fully book out in Mareeba and surrounding areas, so restricting onsite camping would impact the viability of the raceway by discouraging attendees who travel from further afield.

As for the surrounding area, the impact of camping restrictions would be increased traffic after events and the increased potential for drink driving and illegal offsite camping to occur.

As for impacts from onsite camping, camping will be restricted to areas on the site which are well removed from surrounding residences, and strict rules will be enforced to ensure noise is kept to a minimum.

*A Site Plan is attached as **Figure 1** which shows the areas proposed for camping. A condition of approval restricting camping to these areas would be acceptable.*

A set of track rules will be prepared which will be made known to all competitors and campers. These rules will state that no vehicles are to be started from 10pm – 7am and that no noise nuisance is to be made once event activities cease. Track staff and/or hired security will enforce these rules and offenders will be banned from competing or camping in the future. It is in the best interests of the raceway to enforce such rules in order to create a comfortable environment for patrons.

Given the above controls, we do not believe that onsite camping will have any adverse impact on surrounding properties, and will in fact have a positive impact by reducing traffic after events and reducing the potential for issues associated with drink driving and illegal camping.

Response

See response to requested amendments to Condition 3.4.6 below.

It is considered reasonable that the approved plan be amended to include the designated camping areas which add further control to camping activities and help to minimise amenity impacts on Springmount Road users and nearby residences.

It is recommended that the approved plan be amended.

Condition 3.4.6

3.4.6 On-Site Camping

Camping is permitted on-site for event participants only and to the extent listed below:

- (i) Thursday, Friday and Saturday night of the full weekend car show; and*
- (ii) Friday and Saturday night of any monthly weekend race meeting or standalone burnout competition.*

Campers are not permitted to operate any vehicles at the facility (including camp grounds) during the hours of 10:00pm and 7:00am.

Campers are not permitted to play amplified music of any kind.

During the investigation of any complaint received by Council regarding camping activities on-site, campers must provide evidence of their participation in any scheduled event for that weekend.

Representation by Applicant

As discussed with Council officers, it was our interpretation of the above condition, and in particular the word "participants", that camping was allowed by anyone attending the specified events, not just competitors as appears to be the case.

To limit camping to event competitors would be problematic for both the raceway and the surrounding area. For the raceway it would be difficult to police as many competitors will have friends and family attending the events who are not competitors, and it would be difficult to draw a line as to who can and can't camp. Also, for larger events, it is expected that accommodation will fully book out in Mareeba and surrounding areas, so restricting onsite camping would impact the viability of the raceway by discouraging attendees who travel from further afield.

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A set of track rules will be prepared which will be made known to all competitors and campers. These rules will state that no vehicles are to be started from 10pm – 7am and that no noise nuisance is to be made once event activities cease. Track staff and/or hired security will enforce these rules and offenders will be banned from competing or camping in the future. It is in the best interests of the raceway to enforce such rules in order to create a comfortable environment for patrons.

Given the above controls, we do not believe that onsite camping will have any adverse impact on surrounding properties, and will in fact have a positive impact by reducing traffic after events and reducing the potential for issues associated with drink driving and illegal camping.

Recommendation

In light of the above representations, the following change to the subject condition is sought:

3.4.6 On-Site Camping

Camping is permitted on-site for event ~~participants~~ attendees only and to the extent listed below:

- (i) Thursday, Friday, ~~and~~ Saturday and Sunday night of the full weekend car show; and*
- (ii) Friday and Saturday night of any monthly weekend race meeting or standalone burnout competition.*

Campers are not permitted to operate any vehicles at the facility (including camp grounds) during the hours of 10:00pm and 7:00am.

Campers are not permitted to play amplified music of any kind.

Camping is to be limited to the areas of the site generally identified on RPS Drawing No. 10256-1G.

During the investigation of any complaint received by Council regarding camping activities on-site, campers must provide evidence of their ~~participation~~ attendance in any scheduled event for that weekend.

Response

Considering its status as a National event, large numbers of competitors and spectators from across Queensland are expected over the annual full weekend car show (Northern Nats). Attendees of standard race meets/burnout competitions are more likely to live within reasonable driving distance of the facility and therefore a lesser number of campers are envisaged for these events.

Condition 3.4.6 already contains provisions that restrict the playing of amplified music and the operation of vehicles during evening hours. The applicants have stated that track staff and hired security will be present to enforce these conditions. Additionally the proposed designated camping areas will place campers within proximity to on-site amenities and will ensure campers are adequately screened from view from Springmount Road users and nearby residences.

Provided the abovementioned conditions and designated camping areas are adhered to, amenity impacts associated with large volumes of campers is likely to be minimal. Allowing both competitors and spectators to camp on site will likely decrease amenity impacts on properties that front Springmount Road due to the resultant reduction in daily vehicle movements along the road over the course of the weekend. Allowing camping on site for both competitors and spectators will also reduce illegal camping activities in proximity to the facility.

It is recommended that Condition 3.4.6 be amended as follows:

3.4.6 On-Site Camping

Camping is permitted on-site for event ~~participants~~ **attendees** only and to the extent listed below:

- (i) Thursday, Friday, ~~and~~ Saturday **and Sunday** night of the full weekend car show; and
- (ii) Friday and Saturday night of any monthly weekend race meeting or standalone burnout competition.

Campers are not permitted to operate any vehicles at the facility (including camp grounds) during the hours of 10:00pm and 7:00am.

Campers are not permitted to play amplified music of any kind.

Camping is to be limited to the areas of the site generally identified on RPS Drawing No. 10256-1G.

During the investigation of any complaint received by Council regarding camping activities on-site, campers must provide evidence of their ~~participation~~ **attendance in any at the** scheduled event for that weekend.

Date Prepared: 6 January 2016

ATTACHMENT 1

65 Rankin Street
PO Box 154 MAREEBA QLD 4880

P: 07 4086 4656
F: 07 4092 3323

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

Council Ref: DA/15/0028

Our Ref: BM:CE:nj

Your Ref: 14-17/001(1)

18 December 2015

Springmount Raceway Pty Ltd
C/- Planning Plus
PO Box 8046
CAIRNS QLD 4870

Decision Notice Approval

Sustainable Planning Act 2009 s334 and s335

Dear Applicant/s

**APPLICATION FOR MATERIAL CHANGE OF USE - OUTDOOR SPORT AND ENTERTAINMENT FACILITY (DRAG STRIP)
LOT 113 ON SP214842
SITUATED AT SPRINGMOUNT ROAD, ARRIGA**

I wish to advise that, at Council's Ordinary Meeting held on 16 December 2015, the above development application was -

- Approved in full with conditions.

The conditions relevant to this approval are detailed in section 6 of this notice. These conditions are clearly identified to indicate whether the Assessment Manager or a Concurrence Agency imposed them.

Approval under Section 331

This application has not been deemed to be approved under Section 331 of the Sustainable Planning Act 2009 (SPA).

1. Details of the approval –

Development Permit for Material Change of Use - Outdoor Sport and Entertainment Facility (Drag Strip)

2. **Other necessary development permits and/or compliance permits-**

Listed below are other development permits and/or compliance permits that are necessary to allow the development to be carried out –

- Development Permit for Building Work

3. **Other approvals required from Council**

- Compliance Permit for Plumbing and Drainage Work

4. **Submissions -**

There were Ten (10) properly made submissions received from seven (7) unique submitters about the application. In accordance with s 335(l) of the SPA, the name and address of the principal submitter for each properly made submission are as follows –

Name of principal submitter	Address
1. Sunwater Ltd	PO Box 15536, City East, Brisbane QLD 4002
2. L Schwerdtfeger	PO Box 91, Mareeba QLD 4880 (volerandlee2@bigpond.com)
3. R Willets	PO Box 246, Walkamin QLD 4872 (roy@itsextrême.com)
4. Steve Lavis, Tableland Wind Turbine Action	PO Box 268, Tolga QLD 4882 (tablelandswta@gmail.com)
5. M McConnell	PO Box 2145, Mareeba QLD 4880 (m_p_mccconnell@hotmail.com)
6. R Hudson & P Ahlers	PO Box 1930, Mareeba QLD 4880 (dallis_80@hotmail.com)
7. J Gargan	PO Box 113, Mutchilba QLD 4872

5. **Conflict with a relevant instrument and reasons for the decision despite the conflict -**

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

6. **Conditions –**

(A) **ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)**

- (a) Development assessable against the Planning Scheme

DECISION NOTICE - APPROVAL

3

18 December 2015

1. Development must be carried out substantially in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
 - found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.
2. Timing of Effect
 - 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.
 - 2.2 Prior to the commencement of use, the applicant must notify Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.
3. General
 - 3.1 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
 - 3.2 All payments required to be made to the Council (including contributions, charges and bonds) pursuant to any condition of this approval must be made prior to the issue of a building permit (if no building permit is required then prior to the commencement of the use) and at the rate applicable at the time of payment.
 - 3.3 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.
 - 3.4 Noise Nuisance
 - 3.4.1 The drag strip may host racing of vehicle classes up to and including Supercharged/Turbocharged/Nitro Outlaws. The noise levels for Supercharged/Turbocharged/Nitro Outlaws or any other vehicle must not exceed levels nominated in Table 6: Typical Source Noise Levels at a Distance of 30m of the Noise Impact Assessment (150006-01-F01 (Rev 1) Acoustic Report.Docx) prepared by NV Engineers dated 22 June 2015, unless otherwise approved by Council.

Any vehicle/s or class of vehicle, which exceeds the noise levels nominated in Table 6: Typical Source Noise Levels at a Distance of 30m of the Noise Impact Assessment (150006-01-F01 (Rev 1) Acoustic Report.Docx) prepared by NV Engineers dated 22 June 2015, are not

permitted to race or test at the facility, unless otherwise approved by Council.

3.4.2 Frequency of meetings and hours of operation

- (i) Monthly weekend race meetings with racing permitted between 9:00am and 10:00pm Saturday only (subject to Condition 3.4.3). No vehicle movement at the facility is permitted before 7:00am.
- (ii) One (1) weekend car show race meeting per year with racing and burnouts permitted between 9:00am and 6:00pm Friday, 9:00am and 10:00pm Saturday and 11:00am and 3:00pm Sunday. No vehicle movement at the facility is permitted before 7:00am on any day.
- (iii) Three (3) standalone burnout competitions per year with burnouts permitted between 9:00am and 10:00pm Saturday only (subject to Condition 3.4.3). No drag racing is permitted at a standalone burnout competition. No vehicle movement at the facility is permitted before 7:00am.

Note: Any or all of the three (3) permitted annual burnout competitions may be incorporated into a race meeting at the discretion of the applicant/developer.

- (iv) Eight (8) track hire days per year for the racing of street registered vehicles only between 9:00am and 5:00pm Saturday or 10:00am and 5:00pm Sunday. No vehicle movement at the facility is permitted before 7:00am.

Note: All street registered vehicles using the drag strip facility must be fitted with street legal accessories (e.g. ADR compliant exhaust system).

- (v) A maximum of two (2) of the race meetings specified in (i) and (ii) above, may host racing of vehicle classes up to Supercharged/Turbocharged/Nitro Outlaws. The remaining race meetings and burnout competitions may host vehicle classes up to Super Sedan and Pro Stock only.
- (vi) Ad hoc driver training may be conducted at the facility at the discretion of the applicant/developer using street registered vehicles only and in groups not exceeding 20 persons.
- (vii) Each monthly weekend race meeting must be separated by at least three (3) weeks from the previous monthly weekend race meeting.
- (viii) Each burnout competition must be separated by at least three (3) weeks from the previous burnout competition.

- (ix) Each track hire day must not fall in the same calendar week as a standard/full race meeting or a burnout competition.
- (x) All burnout events (excluding brief drag racing warm up) are to be held on the designated burnout pad only.
- (xi) The weekend car show race meeting must be separated by at least six (6) months from the previous weekend car show race meeting.
- (xii) Any race meeting hosting Supercharged/Turbocharged/Nitro Outlaws must be separated by at least three (3) months from the previous race meeting that hosted Supercharged/Turbocharged/Nitro Outlaws.
- (xiii) No testing of any vehicle/s is permitted at the facility outside the race meetings and track hire days specified in (i), (ii) and (iv) above.

3.4.3 Evening Operations

- (i) Condition 3.4.3 does not apply to the one (1) weekend car show race meeting per year permitted under 3.4.2(ii).
- (ii) Evening operations are defined as those drag strip operations between 6:00pm and 10:00pm each day.
- (iii) Prior to the commencement of the evening operations under Conditions 3.4.2(i) or 3.4.2(iii), a trial race meeting must be held on a Saturday between 9:00am and 10:00pm. This trial race meeting must be representative of a typical monthly weekend race meeting with the full range of drag vehicles and burnout events in operation. Submitters must be informed of the trial event at least one (1) month before the event.
- (iv) As part of the trial race meeting required under (iii) above, the applicant/developer is to commission, at their expense, an on-ground noise impact assessment conducted by a suitably qualified acoustic consultant to investigate noise levels at all six (6) Residence/Residence Groups identified in the Noise Impact Assessment (150006-01-F01 (Rev 1) Acoustic Report.docx) prepared by NV Engineers dated 22 June 2015.
- (v) Further evening operations outside the trial race meeting required under (iii) above are only permitted if the suitably qualified acoustic consultant provides Council with a copy of the on-ground noise impact assessment including a statement that in their unequivocal professional opinion, the level of exceedance or potential noise impact on nearby residential receivers is acceptable. Prior to its submission to Council, the on-ground noise impact assessment and professional opinion must receive a

favorable peer review from an independent suitably qualified acoustic consultant, acceptable to Council's delegated officer.

3.4.4 Racing of vehicle classes must be evenly distributed from the noisier Supercharged/Turbocharged/Nitro Outlaws to quieter bikes.

3.4.5 All Meetings

(i) Race frequency must not exceed an average of 30 races per hour and noisier activity must only occur for up to 30 seconds for each race (i.e. burnout, preparing at start and racing).

(ii) Burnouts must not occur for more than an average of 30 minutes in any one (1) hour.

3.4.6 On-Site Camping

Camping is permitted on-site for event participants only and to the extent listed below:

(i) Thursday, Friday and Saturday night of the full weekend car show; and

(ii) Friday and Saturday night of any monthly weekend race meeting or standalone burnout competition.

Campers are not permitted to operate any vehicles at the facility (including camp grounds) during the hours of 10:00pm and 7:00am.

Campers are not permitted to play amplified music of any kind.

During the investigation of any complaint received by Council regarding camping activities on-site, campers must provide evidence of their participation in any scheduled event for that weekend.

3.4.7 Noise Attenuation Measures

The following noise attenuation measures shall be established prior to the commencement of drag racing on the site:

(i) A six (6) metre high earth mound (above strip level) along the north eastern side of the drag strip from the staging area, extending for the first 300 metres of the drag strip.

(ii) A three (3) metre high earth mound (above strip level) extending from the end of the earth mound required by (i) above, to a point 50 metres beyond the finish line.

3.4.8 The on-site public address system must comply with the following:

- Numerous small speakers must be installed rather than fewer large speakers.
- Speakers must be directional and generally face away from nearby residences and preferably towards the ground.
- The operator of the proposed development must purchase a high quality sound level meter to monitor source noise levels to ensure that such levels do not exceed the levels specified in Table 17: Noise Limits for the PA System of the Noise Impact Assessment (150006-01-F01 (Rev 1) Acoustic Report.Docx) prepared by NV Engineers dated 22 June 2015.

3.4.9 The noise levels for mechanical plant must not exceed the levels specified in Table 18: Continuous Noise Limits of the Noise Impact Assessment (150006-01-F01 (Rev 1) Acoustic Report.Docx) prepared by NV Engineers dated 22 June 2015.

3.4.10 Noise Management Plan

A noise management plan for the development must be developed by the applicant in conjunction with an acoustic engineer to identify potential impacts and measures to reduce those effects.

To assist in demonstrating that all reasonable and practicable measures have been taken to minimise environmental harm from occurring, the following actions must be included in a noise management plan:

- (i) A site plan including the location of the event, neighbouring land-use details, location and orientation of the drag strip and public address systems.
- (ii) The distribution of a notification letter to surrounding potentially (within a five (5) kilometre radius of the drag strip) noise-affected premises used for residential or business purposes which includes:
 - a small version of the site plan
 - a description of the planned event
 - the time the event starts and finishes
 - the times for any sound testing to take place
 - a description of the proposed measures that will be implemented to minimise noise from the event

- any changes that have been made to further minimise noise following previous events
 - the name and phone number of a site contact person for any complaints lodged before, during and/or after the event.
 - This letter must be distributed to all potentially affected parties at least three (3) months prior to the event. Please be aware that letter-box drops have the potential to not reach all intended recipients, partly due to delivery staff being unwilling to deliver this information to letterboxes marked with 'no junk mail' stickers. The preferred method for delivery is in an addressed envelope marked 'to the resident' or 'to the occupier'.
 - A copy of the letter must be sent to Council.
- (iii) Undertake acoustic monitoring during the event to ensure that all reasonable and practicable measures are taken to minimise the overall sound level and low frequency noise at noise-affected premises.
- (iv) Maintain a complaints register which must include:
- contact details of all complainants;
 - the time and date the complaint is received;
 - a description of the complaint;
 - a description of the activities occurring which gave rise to the complaint;
 - any action taken as a result of the complaint.
- (v) Following each event, the applicant must notify Council of all complaints and the actions taken as a result of the complaint.
- (vi) The noise management plan must be submitted to Council and be approved by Council's delegated officer prior to the commencement of the use.
- (vii) The approved use must comply with the approved noise management plan at all times.

3.4.11 Investigation of Noise Nuisance Complaints

In the event that a substantiated (in the opinion of Council's delegated officer) noise nuisance complaint is received by Council regarding the

approved use, the complaint will need to be assessed by an independent acoustic consultant at the cost of the applicant.

The complaint shall be assessed against the conditions of approval and the Environmental Protection (Noise) Policy 2008 at the next race meeting.

A \$10,000.00 unconditional bank guarantee in favour of Council shall be provided by the applicant prior to the first race meeting to ensure compliance with this condition.

Any additional noise mitigation measures recommended by the independent acoustic consultant are to be implemented by the applicant within three (3) months of Council directing the applicant to do so.

3.5 Individual Fatality Risk

Prior to construction of buildings (ie prior to completion of earthworks), the applicant shall carry out individual fatality risk management to identify risk scenarios which could affect the approved use and predict the level of individual fatality risk to patrons.

The approved use must always be carried out in such a manner so as keep the individual fatality risk at the minimum reasonable level.

3.6 Waste Management

An on-site refuse storage area must be provided and be screened from view from adjoining properties and road reserve.

3.7 Bushfire Management

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

3.7.2 Water storage

Sufficient on site water storage capacity must be provided to ensure a minimum 0.41 litres per second @ 200kPa for 4 hours for firefighting purposes at all times.

3.8 Signage

Signage is to be in accordance with the following:

- (i) No more than two (2) signs shall be erected on the site on the Springmount Road frontage;

- (ii) The signage must be kept clean, in good order and safe repair for the life of the approval;
- (iii) Signage must be removed when no longer required; and
- (iv) The erection and use of the signage must comply with the Building Act and all other relevant Acts, Regulations and these approval conditions.

3.9 Other noise generating events

The subject land is not to be used for any other noisy events (e.g. concerts, rave parties, weddings), whether or not associated with a race event, at any time, with the exception of 6:00pm to 12:00 midnight Saturday of the one (1) weekend car show race meeting per year where live music is permitted.

4. Infrastructure Services and Standards

4.1 Access

Access to the site from Springmount Road must be via the existing access off the unnamed road servicing Lots 113 and 123 on SP214842. This access must be maintained (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.

No additional access between the subject site and Springmount Road is permitted.

4.2 Traffic Management Plan

A traffic management plan for the development must be developed by the applicant in conjunction with a suitably qualified engineer to identify potential impacts and measures to reduce those effects.

The traffic management plan shall, at a minimum, include the following measures:

- (i) Give a minimum of one (1) week's notice to the Manager of the Tablelands Sugar Mill of any upcoming event, and the scheduled duration of that event, in order to allow haul truck drivers to be provided sufficient pre-warning of each event;
- (ii) Place signage at appropriate places (e.g. Hansen Road/Kennedy Highway intersection, site entry point off Springmount Road), for a minimum of one (1) day before and after any scheduled drag strip activities, advising drag strip attendees of the use of Springmount Road by cane haul trucks and alerting of potential conflict.
- (iii) Include a temporary speed limit and traffic controllers for the section of Springmount Road between the drag strip entrance and the intersection of Springmount Road and Chettle Road.

The traffic management plan must be submitted to Council and be approved by Council's delegated officer prior to the commencement of the use.

The approved use must comply with the approved traffic management plan at all times.

4.3 Linemarking/Signage improvements

The applicant shall install signage and paint linemarking in accordance with the attached sketches and the MUTCD:



Springmount Road/No Name Road intersection



No Name Road/Drag Strip access intersection

4.4 Environmental Management Plan

The applicant shall provide Council with an environmental management plan prepared by a suitably qualified professional which addresses (as a minimum):

DECISION NOTICE - APPROVAL

12

18 December 2015

- All environmental impacts of the proposal and measures proposed to mitigate the impacts;
- Emergency management procedures;
- Refuse collection and disposal;
- Management and supervision procedures; and
- Directs all vehicle movements between the development and the Kennedy Highway to Hansen Road or via Chettle Road/Mareeba-Dimbulah Road. Channel Road is not to be used to access the Kennedy Highway.
- A complaints management process detailing how the local community will be engaged.

The management plan must be submitted to Council and be approved by Council's delegated officer prior to the commencement of the use.

4.5 Stormwater Drainage

- 4.5.1 The design and construction of stormwater drainage for the proposed development is to be in accordance with the requirements of the Queensland Urban Drainage Manual (QUDM) 1992 and the FNQROC Development Manual. The applicant must use Water Sensitive Urban Design solutions for management of stormwater within the subject site, the objective of which is to be "No net increase in the rate of stormwater discharge from the development." Prior to the issue of a Development Permit for Building Works, a Stormwater Drainage Plan prepared and certified by a suitably qualified Design Engineer, RPEQ, must be lodged with Council and is to be to the satisfaction of Council's delegated officer.
- 4.5.2 All stormwater drainage must be collected from site and discharged to an approved legal point of discharge.
- 4.5.3 Stormwater drainage must be controlled so as to not overflow into the SunWater channel and not increase the peak flows through any individual cross drain under the SunWater channel.

4.6 Water Quality

- 4.6.1 Prior to the commencement of earthworks, an Erosion and Sediment Control Implementation and Management Plan prepared and certified by a suitably qualified person or Registered Professional Engineer Queensland (RPEQ) must be submitted to Council. The plan is to comply with the "Soil Erosion and Sedimentation Control Guidelines" (Institute of Engineers Australia 1996) and the Queensland Urban Drainage Manual 1992, to the satisfaction of Council's delegated officer.

4.6.2 The installation of suitable trash screens and pollutant traps is required to restrict entry of trash and pollutants onto SunWater land.

4.6.3 Any material likely to degrade the water (eg oils, lubricants, solvents, coolants, degreasing agents etc) must be stored within a bunded area, or an appropriately designed chemical storage container, suitable for preventing the escape of material into surface or underground water resources.

4.6.4 An emergency spill containment kit must be kept on site at all times during the running of events.

4.7 Car Parking/Internal Driveways

The developer must ensure that the development is provided with sufficient on-site car parking spaces which are available for use solely for the parking of vehicles associated with the use of the premises. All car parking spaces must be constructed to at least compacted gravel standard, clearly identifiable and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.

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

- Compliance with Australian Standard AS2890:1 Off Street Parking – Car Parking Facilities; and
- Compliance with Australian Standard AS1428:2001 – Design for Access and Mobility.

A suitable dust suppressant shall be used as necessary to ensure that dust generation from all entrances, internal roadways and parking areas does not cause a nuisance off site.

4.8 Landscaping

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

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

(c) The landscaping of the site must be carried out in accordance with Mareeba Shire Planning Scheme Policy 9 - Landscaping.

4.9 Lighting

Where outdoor lighting is required the developer shall locate, design and install lighting to operate within all areas where the public will be given access, which

prevents the potential for light spillage to cause nuisance to neighbours and must be provided in accordance with Australian Standard 1158.1 – Lighting for Roads and Public Spaces.

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

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

4.10 Water Supply

- (a) The applicant must provide written evidence of adequate water supply by obtaining the necessary water entitlements to have an annual allocation of at least 1 ML to the satisfaction of Council's delegated officer.
- (b) The applicant must demonstrate that the proposed water supply is treated to the standard for drinking water set by the Australian Drinking Water Guidelines 2004 (National Health and Medical Research Council and the National Resource Management Ministerial Council).
- (c) Any non-potable water sources on site accessible to spectators/campers/race event participant's should be clearly sign posted "un-treated water - not suitable for drinking" or similar.

4.11 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.

4.12 SunWater Channel Fencing

A 1.8m high chain wire fence, constructed as per drawing No 232590, must be erected from the boundary corner at the Murphy's Creek siphon crossing, with a security gate to the siphon outlet structure wings, and terminating at the right angle turn of the channel to the southeast, provided the fence is extended to enclose the drag strip facility completely back to the road access from this point.

DECISION NOTICE - APPROVAL

15

18 December 2015

Signage must be installed along the fence line, at approximately 50m intervals, notifying the patrons that public access to the channel area is totally prohibited, and no trespassing is allowed.

4.13 Camping Advice to Visitors

The applicant shall erect a sign at the entrance (adjacent to ticket booth) to the drag strip advising that off site camping in the vicinity of the drag strip is unlawful, except where carried out at a licenced caravan park/camping ground. The sign must also advise that camping in unlicensed locations may result in a fine being issued by Council.

5. Additional Payment Condition (section 650 of the Sustainable Planning Act 2009)

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

5.2 The developer must pay \$21,039.00 as a contribution towards trunk infrastructure with the amount of the contribution increased on 1 July each year in accordance with the increase for the PPI index for the period starting on the day the development approval takes effect, adjusted by reference to the 3-yearly PPI index average to the date of payment.

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

- The trunk transport network servicing the land (\$21,039.00)

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

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

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

(B) ASSESSMENT MANAGER'S ADVICE**(a) Environmental Protection and Biodiversity Conservation Act 1999**

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

(b) Cultural Heritage

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

(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) 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.

(e) The following notation will be placed on Council's Rate Record with respect to the use:

- Condition 3.7.1 Bushfire Management Plan

(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) SunWater advice

The proposed development must provide adequate 'off channel' water storage to service the proposed development site's water requirements during times of irrigation channel shut down to allow SunWater to conduct emergency, and regular maintenance works on the channel system.

7. IDAS referral agencies –

The IDAS Referral Agencies applicable to this application are –

For an application involving	Name of technical agency	Status	Address
MATERIAL CHANGE OF USE			
Electricity Infrastructure A Material Change of Use not associated with a Reconfiguration of a Lot, if (a) any part of the premises is subject to an easement in favour of a distribution entity or transmission entity under the Electricity Act 1994 and the easement is for a transmission grid or supply network under that Act; and (b) any structure or work that is the natural and ordinary consequence of the use is, or will be, located completely or partly in the easement	Sch 7, Table 3, item 7	Powerlink	Advice
			Powerlink PO Box 1193 Virginia Qld 4014

8. Approved Plans

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

Plan/Document Number	Plan/Document Title	Prepared by	Dated
10256-1 Issue G	Proposed Drag Strip Lot 113 on SP214842	RPS	19/2/2015

9. When approval lapses if development not started (s341)

This development approval will lapse in accordance with Section 341 of the Sustainable Planning Act 2009 if development does not start within relevant period as stated below:

- Material Change of Use – four (4) years (starting the day the approval takes effect);

If there is one (1) or more subsequent related approvals for a development approval for a Material Change of Use or a reconfiguration, the relevant period for the approval will be taken to have started on the day the latest related approval takes effect.

10. Appeal rights –***Applicant may make representations about decision***

The applicant may make written representations to the assessment manager about: -

- (a) a matter stated in the decision notice, other than a refusal or a matter about which a concurrence agency told the assessment manager under section 287(1) or (5); or
- (b) the standard conditions applying to a deemed approval.

However, the applicant can not make representations under subsection (1)(a) about a condition attached to an approval under the direction of the Minister.

Attachment 3 is an extract from SPA which contains details regarding making representations about the decision.

Appeals by applicants

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal, or refusal in part of the development application
- any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242 of SPA
- the decision to give a preliminary approval when a development permit was applied for
- the length of a period mentioned in section 341
- a deemed refusal of the development application.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 461(2) of SPA.

Applicants may also have a right to appeal to the Building and Development Dispute Resolution Committee. For more details, see SPA, chapter 7, part 2.

Appeals by submitters

A submitter for a development application may appeal to the Planning and Environment Court against:

- the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment
- the part of the approval relating to the assessment manager's decision under section 327.

Details about submitter appeal rights for the Planning and Environment Court are set out in sections 462, 463 and 464 of SPA.

Submitters may also have a right to appeal to the Building and Development Dispute Resolution Committee. For more details, see SPA, chapter 7, part 2.

DECISION NOTICE - APPROVAL

19

18 December 2015

Attachment 4 is an extract from SPA which details the applicant's appeal rights and the appeal rights of any submitters regarding this decision.

11. When the development approval takes effect –

This development approval takes effect –

- if there is a submitter and the applicant does not appeal the decision, the earlier date of either:
 - when the submitter's appeal period ends; or
 - the day the last submitter gives the Assessment Manager written notice that the submitter will not be appealing the decision.

OR

- subject to the decision of the court, when the appeal is finally decided, if an appeal is made to the court.

Should you require any further information please contact Council's **Planning Officer, Carl Ewin** on the above telephone number.

Yours faithfully

BRIAN MILLARD
SENIOR PLANNER

Enclosures: Attachment 1 - Approved Plans of Development
Attachment 2 - Advice Agency Response
Attachment 3 - SPA Extract - Making Representations about Decision
Attachment 4 - SPA Extract on Appeal Rights

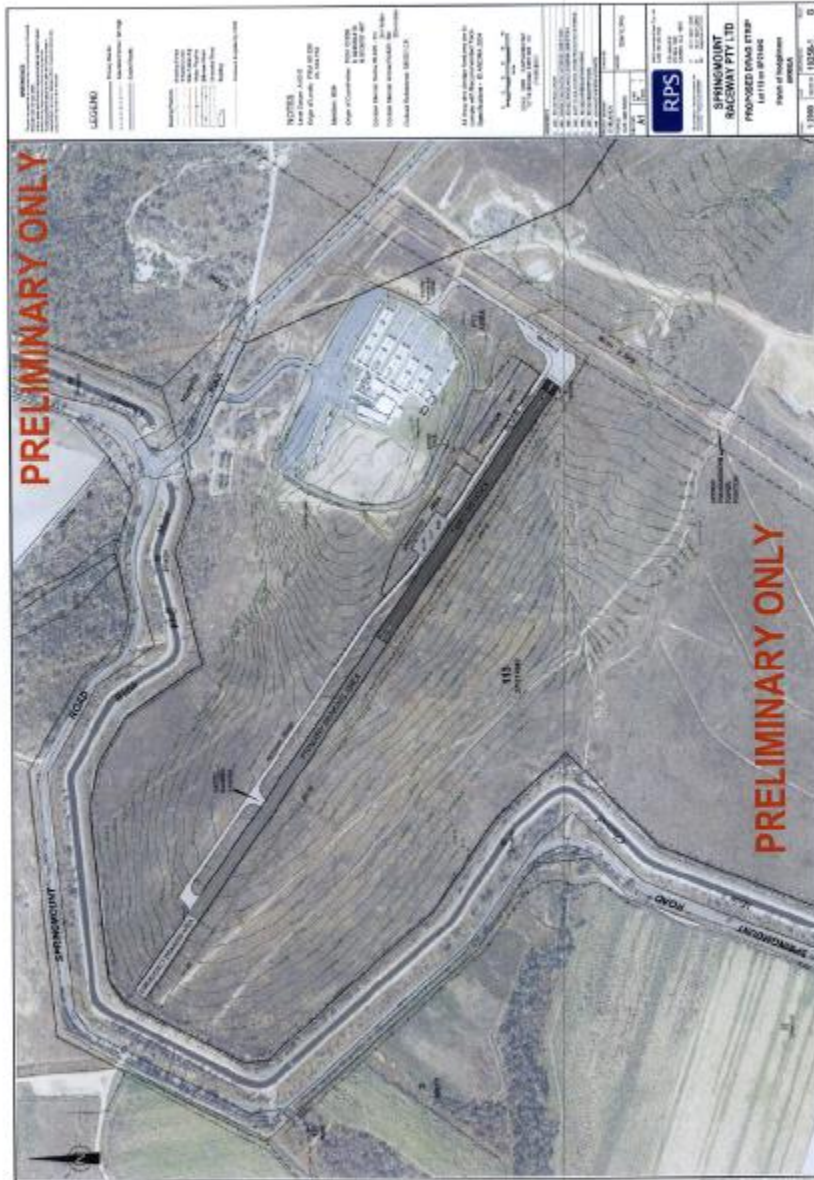
Copy: Powerlink
PO Box 1193
VIRGINIA QLD 4014

DECISION NOTICE - APPROVAL

20

18 December 2015

ATTACHMENT 1 - APPROVED PLANS OF DEVELOPMENT (ECM VS 3670668)



Mareeba Shire Council

DECISION NOTICE - APPROVAL

21

18 December 2015

ATTACHMENT 2 - ADVICE AGENCY RESPONSE



P URP-MCU
IF URP.



13 July 2015

Planning Plus
PO Box 9046
CAIRNS QLD 4870

Attention - Mr Ewan Yelavich

Dear Mr Yelavich



cc. Mareeba Shire Council
PO Box 154
MAREEBA QLD 4880

Attention: Brian Millard
Your Ref: DA/150028

Our ref: MSLink3038188
DA: 1793

**CHALUMBIN TO TURKINJE TRANSMISSION LINE CORRIDOR
SPRINGMOUNT TO TURKINJE TRANSMISSION LINE CORRIDOR
Lot 113 on SP214842
Easement A or HG699 - Dealing No 601328435
MCU - Outdoor Sport & Entertainment Facility
Speed Racing**

Thank you for your application received on 17 June 2015 regarding the above application.

Pursuant to the following item or items of Schedule 7 of the Sustainable Planning Regulation 2009, Powerlink Queensland is an advice agency for the above development application:

- Item 21, Table 2 of Schedule 7 of the Sustainable Planning Regulation 2009 (reconfiguring a lot in certain circumstances);
- Item 7, Table 3 of Schedule 7 of the Sustainable Planning Regulation 2009 (a material change of use in certain circumstances);

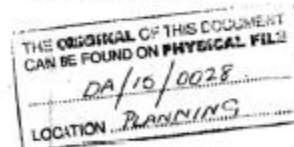
Powerlink Queensland acting as an advice agency under the Sustainable Planning Act 2009 provides its response to the above application as **attached**.

Yours sincerely


Brandon Kingwill
PROPERTY SERVICES MANAGER

Enquiries: Frances Jennings

Telephone: (07) 3860 2326



35 Harold Street, Virginia
PO Box 1120, Virginia, Queensland 4014, Australia
Telephone: (07) 3860 2111 Facsimile: (07) 3860 2100
Website: www.powerlink.com.au

Powerlink Queensland is the registered business name of the Queensland Electricity Transmission Corporation Limited
ABN 40 070 448 713

DECISION NOTICE - APPROVAL

22
18 December 2015

Planning Plus

2

L113 SP214842

ADVICE AGENCY'S RESPONSE
Sections 291 and 292
of the Sustainable Planning Act 2009

RESPONSE TO DEVELOPMENT APPLICATION

Powerlink Queensland, acting as an advice agency under the *Sustainable Planning Act 2009* provides its response to the above Development Application.

The assessment manager is to treat the response as a properly made submission.

The advice agency's response is that:

- this application should be refused; or
- this application should be approved **subject to the following conditions:**
1. Compliance with the terms and conditions of the easement dealing no. shown in the heading of this letter.
 2. Compliance with the generic requirements in respect to proposed works in the vicinity of Powerlink Queensland infrastructure as detailed in the enclosed Annexure "A".
 3. Any variation to the proposed works as per drawing no 10255-1 R dated 19/02/15 shall require resubmission for assessment and approval (or otherwise) by Powerlink Queensland.
 4. This response **does not constitute an approval** to commence any works within Easement A on HG699. For consent to be provided the Applicant is required to submit a 'Co-use Application' to Powerlink Queensland that includes details of all works proposed within the Easement A on HG699, including but not limited to earthworks, drainage and road (drag strip) construction. If Powerlink requirements cannot be met then consent will not be provided.
 5. This advice is valid for a period of 2 years from the date of this response, should the work not be commenced within that period, the applicant should resubmit the application for re-consideration.
 6. Compliance with the Electrical Safety Act 2002 including any Code of Practice under the Act and the Electrical Safety Regulation 2002 including any safety exclusion zones defined in the Regulation.

In respect to this application the exclusion zone for untrained persons and for operating plant operated by untrained persons is **three (3) meters** from the **132,000-volt wires and exposed electrical parts**.

Should any doubt exist in maintaining the prescribed clearance to the conductors and electrical infrastructure, then the applicant is obliged under this Act to seek advice from Powerlink.

Enclosures: * Annexure 'A'

Mareeba Shire Council

ATTACHMENT 1

Total of 3 Pages

ANNEXURE A – GENERIC REQUIREMENTS

The conditions contained in this Annexure have been compiled to assist persons (the applicant) intending to undertake work within the vicinity of high-voltage electrical installations and infrastructure owned or operated by Powerlink. The conditions are supplementary to the provisions of the Electrical Safety Act 2013, Electrical Safety Regulations 2013 and the Terms and Conditions of Registered Easements and other forms of Occupational Agreements hereinafter collectively referred to as the "Easement". Where any inconsistency exists between this Annexure and the Easement, the Easement shall take precedence.

1. POWERLINK INFRASTRUCTURE

You may not do any act or thing which jeopardises the foundations, ground anchorages, supports, towers or poles, including (without limitation) inundate or place, excavate or remove any soil, sand or gravel within a distance of twenty (20) metres surrounding the base of any tower, pole, foundation, ground anchorage or support.

2. STRUCTURES

No structures should be placed within twenty (20) metres of any part of a tower or structure foundation or within 5m of the conductor shadow area. Any structures on the easement require prior written consent from Powerlink.

3. EXCLUSION ZONES

Exclusion zones for operating plant are defined in Schedule 2 of the Electrical Safety Regulation 2013 for Untrained Persons. All Powerlink infrastructure should be regarded as "electrically live" and therefore potentially dangerous at all times.

In particular your attention is drawn to Schedule 2 of the Electrical Safety Regulation 2013 which defines exclusion zones for untrained persons in charge of operating plant or equipment in the vicinity of electrical facilities. If any doubt exists in meeting the prescribed clearance distances from the conductors, the applicant is obliged under this Act to seek advice from Powerlink.

4. ACCESS AND EGRESS

Powerlink shall at all times retain the right to unobstructed access to and egress from its infrastructure. Typically, access shall be by 4WD vehicle.

5. APPROVALS (ADDITIONAL)

Powerlink's consent to the proposal does not relieve the applicant from obtaining statutory, landowner or shire/local authority approvals.

6. MACHINERY

All mechanical equipment proposed for use within the easement must not infringe the exclusion zones prescribed in Schedule 2 of the Electrical Safety Regulation 2013. All operators of machinery, plant or equipment within the easement must be made aware of the presence of live high-voltage overhead wires. It is recommended that all persons entering the Easement be advised of the presence of the conductors as part of on site workplace safety inductions. The use of warning signs is also recommended.

ATTACHMENT 1

Total of 3 Pages

7. EASEMENTS

All terms and conditions of the easement are to be observed. Note that the easement takes precedence over all subsequent registered easement documents. Copies of the easement together with the plan of the Easement can be purchased from the Department of Environment & Resource Management.

8. EXPENDITURE AND COST RECOVERY

Should Powerlink incur costs as a result of the applicant's proposal, all costs shall be recovered from the applicant.

Where Powerlink expects such costs to be in excess of \$10 000.00, advanced payments may be requested.

9. EXPLOSIVES

Blasting within the vicinity (500 metres) of Powerlink infrastructure must comply with AS 2187. Proposed blasting within 100 metres of Powerlink infrastructure must be referred to Powerlink for a detailed assessment.

10. BURNING OFF OR THE LIGHTING OF FIRES

We strongly recommend that fires not be lit or permitted to burn within the transmission line corridor and in the vicinity of any electrical infrastructure placed on the land. Due to safety risks Powerlink's written approval should be sought.

11. GROUND LEVEL VARIATIONS**Overhead Conductors**

Changes in ground level must not reduce statutory ground to conductor clearance distances as prescribed by the Electrical Safety Act 2013 and the Electrical Safety Regulations 2013.

Underground Cables

Any change to the ground level above installed underground cable is not permitted without express written agreement of Powerlink.

12. VEGETATION

Vegetation planted within an easement must not exceed 3.5 metres in height when fully matured. Powerlink reserves the right to remove vegetation to ensure the safe operation of the transmission line and, where necessary, to maintain access to infrastructure.

13. INDEMNITY

Any use of the Easement by the applicant in a way which is not permitted under the easement and which is not strictly in accordance with Powerlink's prior written approval is an unauthorised use. Powerlink is not liable for personal injury or death or for property loss or damage resulting from unauthorised use. If other parties make damage claims against Powerlink as a result of unauthorised use then Powerlink reserves the right to recover those damages from the applicant.

ATTACHMENT 1

Total of 3 Pages

14. INTERFERENCE

The applicant's attention is drawn to s.230 of the Electricity Act 1994 (the "Act"), which provides that a person must not wilfully, and unlawfully interfere with an electricity entity's works. "Works" are defined in s.12 (1) of the Act. The maximum penalty for breach of s.230 of the Act is a fine equal to 40 penalty units or up to 6 months imprisonment.

15. REMEDIAL ACTION

Should remedial action be necessary by Powerlink as a result of the proposal, the applicant will be liable for all costs incurred.

16. OWNERS USE OF LAND

The owner may use the easement land for any lawful purpose consistent with the terms of the registered easement; the conditions contained herein, the Electrical Safety Act 2013 and the Electrical Safety Regulations 2013.

17. ELECTRIC AND MAGNETIC FIELDS

Electric and Magnetic Fields (EMF) occur everywhere electricity is used (e.g. in homes and offices) as well as where electricity is transported (electricity networks).

Powerlink recognises that there is community interest about Electric and Magnetic Fields. We rely on expert advice on this matter from recognised health authorities in Australia and around the world. In Australia, the Federal Government agency charged with responsibility for regulation of EMFs is the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA). ARPANSA's *Fact Sheet - Magnetic and Electric Fields from Power Lines*, concludes:

"On balance, the scientific evidence does not indicate that exposure to 50Hz EMF's found around the home, the office or near powerlines is a hazard to human health."

Whilst there is no scientifically proven causal link between EMF and human health, Powerlink nevertheless follows an approach of "prudent avoidance" in the design and siting of new powerlines. This includes seeking to locate new powerline easements away from houses, schools and other buildings, where it is practical to do so and the added cost is modest.

The level of EMF decreases rapidly with distance from the source. EMF readings at the edge of a typical Powerlink easement are generally similar to those encountered by people in their daily activities at home or at work. And in the case of most Powerlink lines, at about 100 metres from the line, the EMF level is so small that it cannot be measured.

Powerlink is a member of the ENA's EMF Committee that monitors and compiles up-to-date information about EMF on behalf of all electricity network businesses in Australia. This includes subscribing to an international monitoring service that keeps the industry informed about any new developments regarding EMF such as new research studies, literature and research reviews, publications, and conferences.

We encourage community members with an interest in EMF to visit ARPANSA's website: www.arpansa.gov.au Information on EMF is also available on the ENA's website: www.ena.asn.au

ATTACHMENT 3 - MAKING REPRESENTATIONS ABOUT DECISION**PART 8 - DEALING WITH DECISION NOTICES AND APPROVALS****DIVISION 1 CHANGING DECISION NOTICES AND APPROVALS DURING APPLICANT'S APPEAL PERIOD****360 APPLICATION OF DIV 1**

This division applies only during the applicant's appeal period.

361 APPLICANT MAY MAKE REPRESENTATIONS ABOUT DECISION

- (1) The applicant may make written representations to the assessment manager about—
 - (a) a matter stated in the decision notice, other than a refusal or a matter about which a concurrence agency told the assessment manager under section 287(1) or (5); or
 - (b) the standard conditions applying to a deemed approval.
- (2) However, the applicant can not make representations under subsection (1)(a) about a condition attached to an approval under the direction of the Minister.

362 ASSESSMENT MANAGER TO CONSIDER REPRESENTATIONS

The assessment manager must consider any representations made to the assessment manager under section 361.

363 DECISION ABOUT REPRESENTATIONS

- (1) If the assessment manager agrees with any of the representations about a decision notice or a deemed approval, the assessment manager must give a new decision notice (*the negotiated decision notice*) to—
 - (a) the applicant; and
 - (b) each principal submitter; and
 - (c) each referral agency; and
 - (d) if the assessment manager is not the local government and the development is in a local government area—the local government.
- (2) Before the assessment manager agrees to a change under this section, the assessment manager must consider the matters the assessment manager was required to consider in assessing the application, to the extent the matters are relevant.
- (3) Only 1 negotiated decision notice may be given.
- (4) The negotiated decision notice—
 - (a) must be given within 5 business days after the day the assessment manager agrees with the representations; and
 - (b) must comply with section 335; and
 - (c) must state the nature of the changes; and
 - (d) replaces—
 - (i) the decision notice previously given; or

DECISION NOTICE - APPROVAL

27

18 December 2015

- (ii) if a decision notice was not previously given and the negotiated decision notice relates to a deemed approval—the standard conditions applying to the deemed approval.
- (5) If the assessment manager does not agree with any of the representations, the assessment manager must, within 5 business days after the day the assessment manager decides not to agree with any of the representations, give written notice to the applicant stating the decision about the representations.
- 364 GIVING NEW INFRASTRUCTURE CHARGES NOTICE OR REGULATED INFRASTRUCTURE CHARGES NOTICE**
- (1) This section applies if the development approved by the negotiated decision notice is different from the development approved in the decision notice or deemed approval in a way that affects the amount of an infrastructure charge or regulated infrastructure charge.
 - (2) The local government may give the applicant a new infrastructure charges notice under section 633 or regulated infrastructure charges notice under section 643 to replace the original notice.
- 365 GIVING NEW REGULATED STATE INFRASTRUCTURE CHARGES NOTICE**
- (1) This section applies if the development approved by the negotiated decision notice is different from the development approved in the decision notice or deemed approval in a way that affects the amount of a regulated State infrastructure charge.
 - (2) The relevant State infrastructure provider may give the applicant a new regulated State infrastructure charges notice under section 669 to replace the original notice.
- 366 APPLICANT MAY SUSPEND APPLICANT'S APPEAL PERIOD**
- (1) If the applicant needs more time to make the representations, the applicant may, by written notice given to the assessment manager, suspend the applicant's appeal period.
 - (2) The applicant may act under subsection (1) only once.
 - (3) If the representations are not made within 20 business days after the day written notice was given to the assessment manager, the balance of the applicant's appeal period restarts.
 - (4) If the representations are made within 20 business days after the day written notice was given to the assessment manager—
 - (a) if the applicant gives the assessment manager a notice withdrawing the notice under subsection (1)—the balance of the applicant's appeal period restarts the day after the assessment manager receives the notice of withdrawal; or
 - (b) if the assessment manager gives the applicant a notice under section 363(5)—the balance of the applicant's appeal period restarts the day after the applicant receives the notice; or
 - (c) if the assessment manager gives the applicant a negotiated decision notice—the applicant's appeal period starts again the day after the applicant receives the negotiated decision notice.

ATTACHMENT 4 - APPEAL RIGHTS**DIVISION 8 APPEALS TO COURT RELATING TO DEVELOPMENT APPLICATIONS AND APPROVALS****461 APPEALS BY APPLICANTS**

- (1) An applicant for a development application may appeal to the court against any of the following—
 - (a) the refusal, or the refusal in part, of the development application;
 - (b) any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242;
 - (c) the decision to give a preliminary approval when a development permit was applied for;
 - (d) the length of a period mentioned in section 341;
 - (e) a deemed refusal of the development application.
- (2) An appeal under subsection (1)(a), (b), (c) or (d) must be started within 20 business days (the *applicant's appeal period*) after—
 - (a) if a decision notice or negotiated decision notice is given—the day the decision notice or negotiated decision notice is given to the applicant; or
 - (b) otherwise—the day a decision notice was required to be given to the applicant.
- (3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

462 APPEALS BY SUBMITTERS—GENERAL

- (1) A submitter for a development application may appeal to the court only against—
 - (a) the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
 - (b) the part of the approval relating to the assessment manager's decision under section 327.
- (2) To the extent an appeal may be made under subsection (1), the appeal may be against 1 or more of the following—
 - (a) the giving of a development approval;
 - (b) any provision of the approval including—
 - (i) a condition of, or lack of condition for, the approval; or
 - (ii) the length of a period mentioned in section 341 for the approval.
- (3) However, a submitter may not appeal if the submitter—
 - (a) withdraws the submission before the application is decided; or
 - (b) has given the assessment manager a notice under section 339(1)(b)(ii).
- (4) The appeal must be started within 20 business days (the *submitter's appeal period*) after the decision notice or negotiated decision notice is given to the submitter.

463 ADDITIONAL AND EXTENDED APPEAL RIGHTS FOR SUBMITTERS FOR PARTICULAR DEVELOPMENT APPLICATIONS

- (1) This section applies to a development application to which chapter 9, part 7 applies.
- (2) A submitter of a properly made submission for the application may appeal to the court about a referral agency's response made by a prescribed concurrence agency for the application.
- (3) However, the submitter may only appeal against a referral agency's response to the extent it relates to—
 - (a) if the prescribed concurrence agency is the chief executive (environment)—development for an aquacultural ERA; or
 - (b) if the prescribed concurrence agency is the chief executive (fisheries)—development that is—
 - (i) a material change of use of premises for aquaculture; or
 - (ii) operational work that is the removal, damage or destruction of a marine plant.
- (4) Despite section 462(1), the submitter may appeal against the following matters for the application even if the matters relate to code assessment—
 - (a) a decision about a matter mentioned in section 462(2) if it is a decision of the chief executive (fisheries);
 - (b) a referral agency's response mentioned in subsection (2).

464 APPEALS BY ADVICE AGENCY SUBMITTERS

- (1) Subsection (2) applies if an advice agency, in its response for an application, told the assessment manager to treat the response as a properly made submission.
- (2) The advice agency may, within the limits of its jurisdiction, appeal to the court about—
 - (a) any part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
 - (b) any part of the approval relating to the assessment manager's decision under section 327.
- (3) The appeal must be started within 20 business days after the day the decision notice or negotiated decision notice is given to the advice agency as a submitter.
- (4) However, if the advice agency has given the assessment manager a notice under section 339(1)(b)(ii), the advice agency may not appeal the decision.

ATTACHMENT 2

Mobile: 0402 073 082
Email: evan@planningplusqld.com.au
81 McLeod Street Cairns QLD
PO Box 9046 Cairns QLD 4870

Our Ref: 14-17/L008
MSC Ref: DA/15/0028
Date: 21 December 2015

Attn: Mr Carl Ewin
Chief Executive Officer
Mareeba Shire Council
PO Box 154
MAREEBA QLD 4880

VIA: Email

Dear Sir,

RE: REQUEST FOR NEGOTIATED DECISION NOTICE IN RELATION TO AN APPLICATION FOR DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE FOR 'OUTDOOR SPORT AND ENTERTAINMENT FACILITY' (DRAG STRIP) ON LAND AT SPRINGMOUNT ROAD, ARRIGA, DESCRIBED AS LOT 113 ON SP214842

Planning Plus Pty Ltd acts on behalf of Springmount Raceway Pty Ltd ('the Applicant') in relation to the above-described matter.

We refer to Council's Decision Notice received on 21 December 2015 in relation to the subject Development Application. Following recent discussions with Council officers, we hereby make further representations in relation to a Negotiated Decision Notice.

Below is a description of the subject condition and our representation and recommendation for amending the Decision Notice.

Condition 3.4.6**3.4.6 On-Site Camping**

Camping is permitted on-site for event participants only and to the extent listed below:

- (i) Thursday, Friday and Saturday night of the full weekend car show; and*
- (ii) Friday and Saturday night of any monthly weekend race meeting or standalone burnout competition.*

Campers are not permitted to operate any vehicles at the facility (including camp grounds) during the hours of 10:00pm and 7:00am.

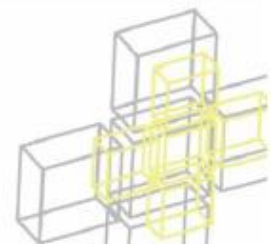
Campers are not permitted to play amplified music of any kind.

During the investigation of any complaint received by Council regarding camping activities on-site, campers must provide evidence of their participation in any scheduled event for that weekend.

Representations

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town planning, project management & development consultants



As discussed with Council officers, it was our interpretation of the above condition, and in particular the word "participants", that camping was allowed by anyone attending the specified events, not just competitors as appears to be the case.

To limit camping to event competitors would be problematic for both the raceway and the surrounding area. For the raceway it would be difficult to police as many competitors will have friends and family attending the events who are not competitors, and it would be difficult to draw a line as to who can and can't camp. Also, for larger events, it is expected that accommodation will fully book out in Mareeba and surrounding areas, so restricting onsite camping would impact the viability of the raceway by discouraging attendees who travel from further afield.

As for the surrounding area, the impact of camping restrictions would be increased traffic after events and the increased potential for drink driving and illegal offsite camping to occur.

As for impacts from onsite camping, camping will be restricted to areas on the site which are well removed from surrounding residences, and strict rules will be enforced to ensure noise is kept to a minimum.

A Site Plan is attached as **Figure 1** which shows the areas proposed for camping. A condition of approval restricting camping to these areas would be acceptable.

A set of track rules will be prepared which will be made known to all competitors and campers. These rules will state that no vehicles are to be started from 10pm – 7am and that no noise nuisance is to be made once event activities cease. Track staff and/or hired security will enforce these rules and offenders will be banned from competing or camping in the future. It is in the best interests of the raceway to enforce such rules in order to create a comfortable environment for patrons.

Given the above controls, we do not believe that onsite camping will have any adverse impact on surrounding properties, and will in fact have a positive impact by reducing traffic after events and reducing the potential for issues associated with drink driving and illegal camping.

Recommendation

In light of the above representations, the following change to the subject condition is sought:

3.4.6 On-Site Camping

Camping is permitted on-site for event ~~participants~~ attendees only and to the extent listed below:

- (i) Thursday, Friday ~~and~~ Saturday and Sunday night of the full weekend car show; and*
- (ii) Friday and Saturday night of any monthly weekend race meeting or standalone burnout competition.*

Campers are not permitted to operate any vehicles at the facility (including camp grounds) during the hours of 10:00pm and 7:00am.

Campers are not permitted to play amplified music of any kind.

Camping is to be limited to the areas of the site generally identified on RPS Drawing No. 10256-1G.

During the investigation of any complaint received by Council regarding camping activities on-site, campers must provide evidence of their ~~participation~~ attendance in any scheduled event for that weekend.

Conclusion

We trust this information is sufficient for your purposes; however should you require any further details or clarification, please do not hesitate to contact the undersigned.

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Yours Faithfully

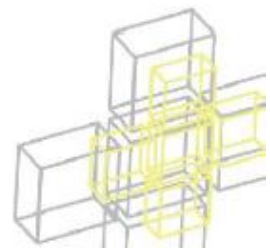


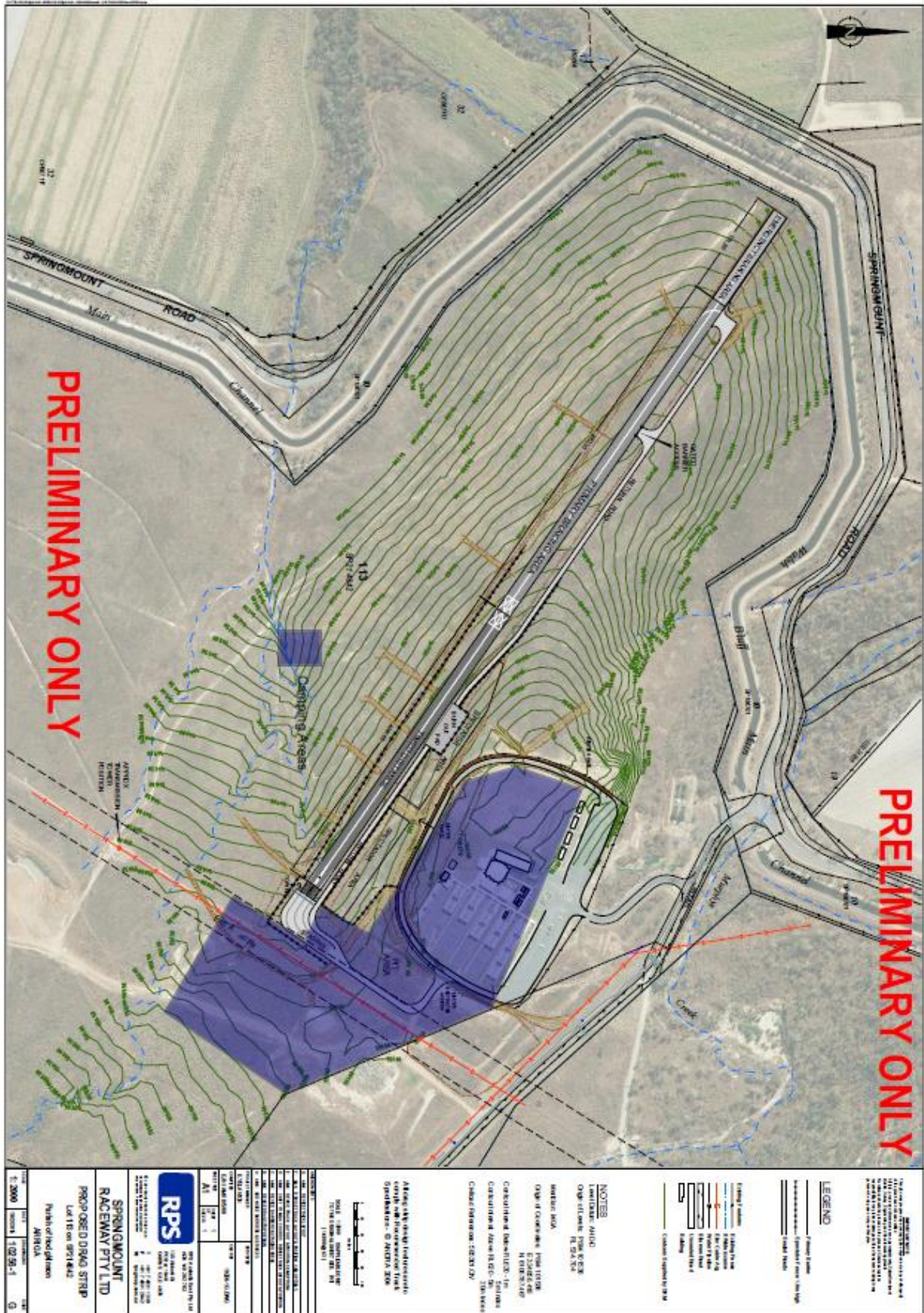
Evan Yelavich
Senior Planner
Planning Plus Pty Ltd

Enc. Figure 1 - RPS Drawing No. 10256-1G

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ITEM-4 APPLICATION FOR CONVERSION OF TERM LEASE TO FREEHOLD - LOT 49 ON HG71, PARISH OF MASTERTON

MEETING: Ordinary

MEETING DATE: 20 January 2016

REPORT OFFICER'S TITLE: Senior Planner

DEPARTMENT: Corporate and Community Services

EXECUTIVE SUMMARY

Application has been made to the Department of Natural Resources and Mines (DNRM) for the conversion of Term Lease TL0/212163 over land described as Lot 49 on HG71, Parish of Masterton to freehold.

Should the conversion be successful, it is proposed that the land be used for residential and grazing purposes.

DNRM seeks Council's views on the conversion to freehold and also whether Council has knowledge of any local non-indigenous cultural heritage values associated with the land.

OFFICER'S RECOMMENDATION

"That Council offer no objection to the conversion to freehold of the term lease over land described as Lot 49 on HG71, Parish of Masterton and advise the Department of Natural Resources and Mines that Council has no knowledge of any local non-indigenous cultural heritage values associated with the land."

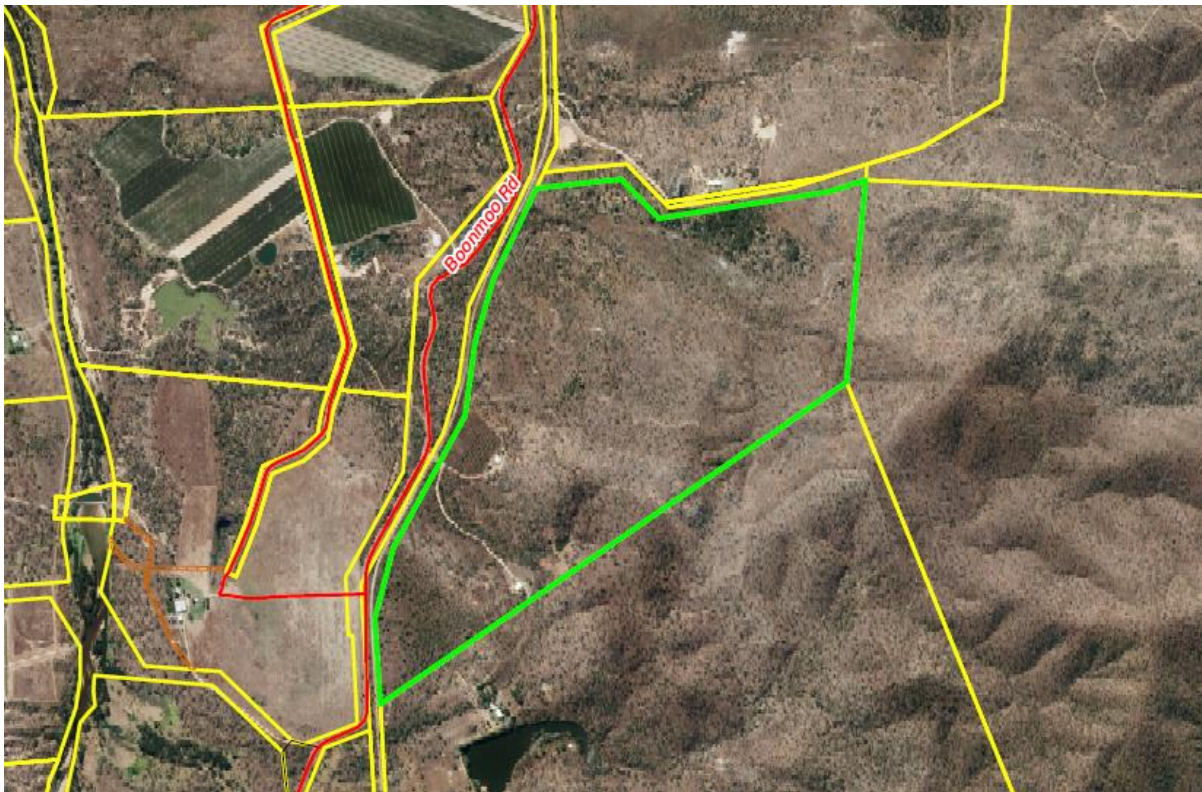
BACKGROUND

DNRM is currently considering an application for the conversion to freehold of Term Lease TL0/212163 over land described as Lot 49 on HG71, Parish of Masterton.

The subject land has an area of 101.67 hectares and is situated at 289 Boonmoo Road, Dimbulah. A dwelling house and farm shed are established on the land.

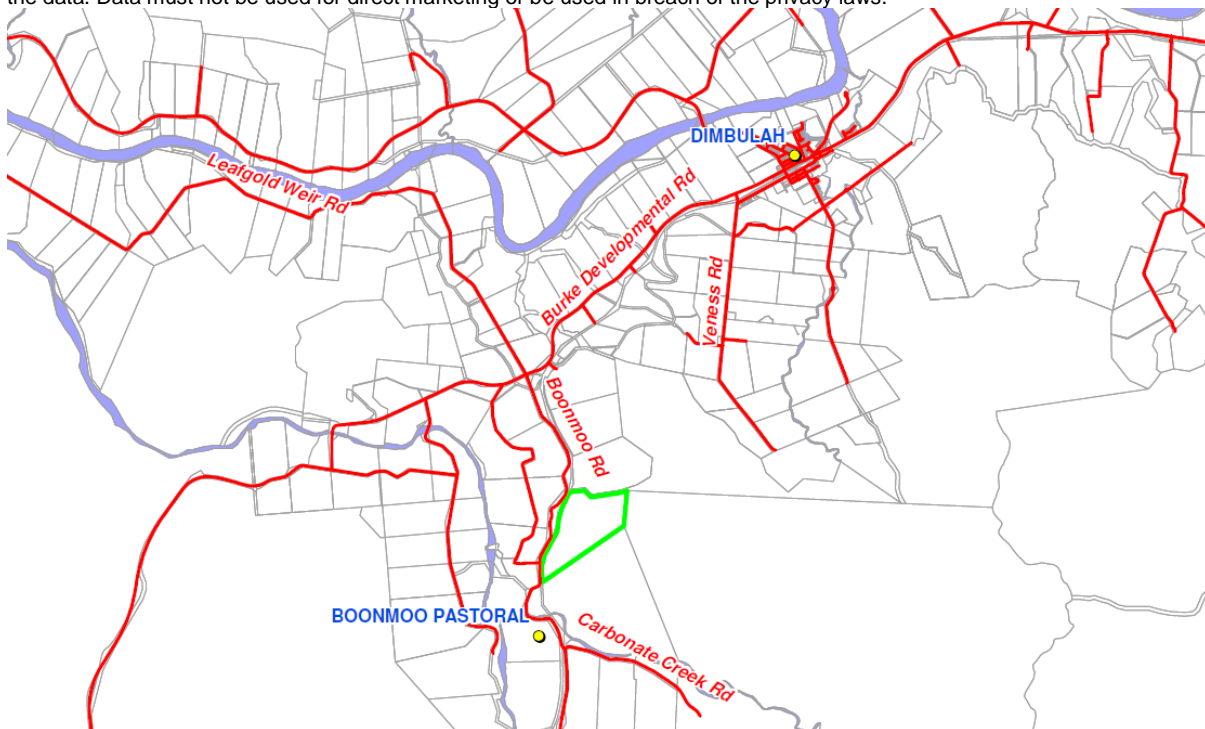
The land is currently used for residential and grazing purposes and it is expected that this use will continue if the conversion is successful.

DNRM seeks Council's views on the conversion to freehold and also whether Council has knowledge of any local non-indigenous cultural heritage values associated with the land.



Map Disclaimer:

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Council at its ordinary meeting held on 4 April 2012 considered a previous request for the conversion to freehold and resolved as follows:

"That Council offer no objection to the conversion to freehold of land described as Lot 49 on HG71, Parish of Masterton and also advise the Department of Environment and Resource Management that there are no known non-indigenous cultural heritage values associated with the land."

LINK TO CORPORATE PLAN

Nil

CONSULTATION

Internal

Nil

External

Nil

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

The subject land is zoned Rural under the Mareeba Shire Planning Scheme 2004.

There is no objection to the continued use of the land for rural living and grazing purposes.

Council officers have no knowledge of any non-indigenous cultural heritage values associated with the subject land.

FINANCIAL & RESOURCE IMPLICATIONS

Nil

IMPLEMENTATION/COMMUNICATION

The Department of Natural Resources and Mines will be informed of Council's decision by letter.

ATTACHMENTS

1. Department of Natural Resources and Mines letter of 14 December 2015

Date Prepared: 15 December 2015

ATTACHMENT 1Department of
Natural Resources and MinesAuthor Jacqui Davies
File / Ref number 2015/006992
Directorate / Unit State Land Asset Management
Phone (07) 4222 5427

14 December 2015

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

Dear Sir/Madam

Application for conversion of TL 0/212163 over Lot 49 on Plan HG71 to freehold.

The department has received the above application. The proposed use of the land is Residential and Grazing.

Copies of documents supporting the application are enclosed for your information. The enclosed Smartmap shows the subject land and the surrounding locality.

Please advise the department of your views or requirements including any local non-indigenous cultural heritage values that the department should consider when assessing this application.

Objections to the application, and any views or requirements that may affect the future use of the land should be received by close of business on **Wednesday 27th January 2016**. If you offer an objection to the application, a full explanation stating the reason for the objection should be forwarded to this Office.

If you wish to provide a response but are unable to do so before the due date, please contact the author before the due date to arrange a more suitable timeframe. An extension to this due date will only be granted in exceptional circumstances.

If a response is not received by the due date and no alternative arrangements have been made, it will be assumed you have no objections or requirements in relation to this matter.

This information has been provided to you in confidence for the purpose of seeking your views on this matter. It is not to be used for any other purpose, or distributed further to any person, company, or organisation, without the express written permission of the department unless required.

Postal :
DNRM Cairns
PO Box 5318
Townsville
4810 QLDTelephone : (07) 4222 5427
Fax: (07) 4799 7533

If you wish to discuss this matter please contact Jacqui Davies on (07) 4222 5427.

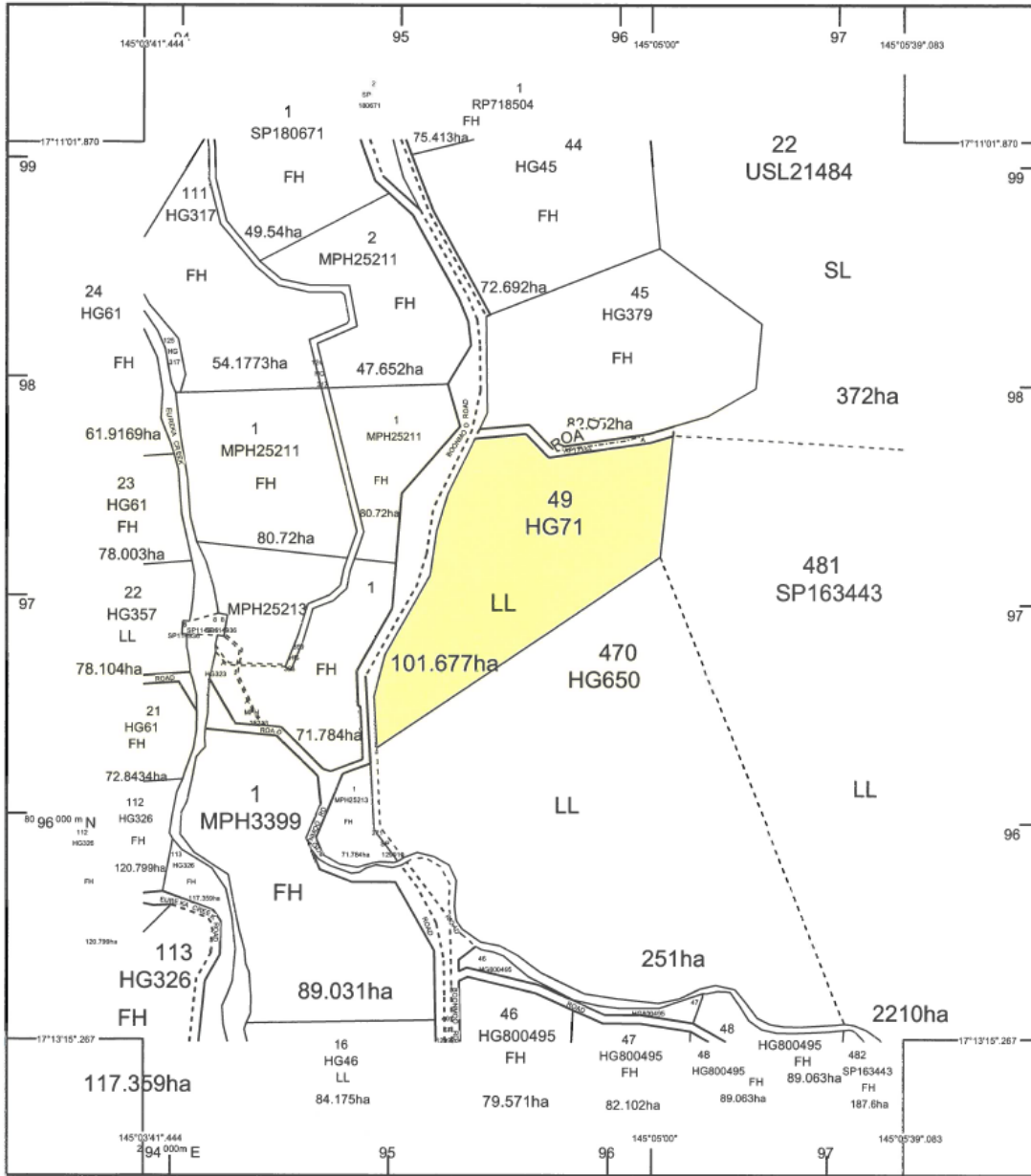
All future correspondence relative to this matter is to be referred to the contact Officer at the address below or by email to Townsville.SLAMS@dnrm.qld.gov.au. Any hard copy correspondence received will be electronically scanned and filed. For this reason, it is recommended that any attached plans, sketches or maps be no larger than A3-sized.

Please quote reference number 2015/006992 in any future correspondence.

Yours sincerely



Jacqui Davies
Land Administration Officer
Service Delivery – North Region, Cairns



STANDARD MAP NUMBER
7963-43244



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	49/HG71
Area/Volume	101.677ha
Tenure	LANDS LEASE
Local Government	MAREEBA SHIRE
Locality	DIMBULAH
Segment/Parcel	21484/1

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 14/12/2015
For additional information regarding this SmartMap see page 2.
Shading Rules have been applied.

DCDB 12/12/2015 (Lots with an area less than 3000m² are not shown)

Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information, and should seek independent professional advice in relation to dealings with property.

Despite Department of Natural Resources and Mines (DNRM)'s best efforts, DNRM makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information.

For further information on SmartMap products visit <http://www.qld.gov.au/property/mapping/blnmap>

SmartMap

An External Product of SmartMap Information Services
Based upon an extraction from the Digital Cadastral Data Base



(c) The State of Queensland, (Department of Natural Resources and Mines) 2015.

ITEM-5 **APPLICATION TO LEASE PART OF UNALLOCATED STATE LAND - LOT 35 ON PLAN AP19662, PARISH OF IRVINEBANK****MEETING:** Ordinary**MEETING DATE:** 20 January 2016**REPORT OFFICER'S TITLE:** Senior Planner**DEPARTMENT:** Corporate and Community Services

EXECUTIVE SUMMARY

Application has been made to the Department of Natural Resources and Mines (DNRM) for the issue of a lease over unallocated state land shown as Lot 1 on Drawing CNS15/065 described as part of Lot 35 on Plan AP19662, Parish of Irvinebank.

The proposed use of the land is for installation and maintenance of a radio communication tower.

DNRM seeks Council's views on the issue of the lease and also whether Council has knowledge of any local non-indigenous cultural heritage values associated with the land.

OFFICER'S RECOMMENDATION

"That Council offer no objection to the issue of a lease over unallocated state land shown as Lot 1 on Drawing CNS15/065 described as part of Lot 35 on Plan AP19662, Parish of Irvinebank for the purpose of a radio communication tower and advise the Department of Natural Resources and Mines that Council has no knowledge of any local non-indigenous cultural heritage values associated with the land."

BACKGROUND

DNRM is currently considering an application to lease unallocated state land shown as Lot 1 on Drawing CNS15/065, described as part of Lot 35 on Plan AP19662, Parish of Irvinebank.

Lot 1 on Drawing CNS15/065 has an area of about 400m² and is situated approximately four (4) kilometres east of Irvinebank. The proposed use of the land is for installation and maintenance of a radio communication tower for public safety and emergency response purposes.

DNRM seeks Council's views on the issue of the lease and also whether Council has knowledge of any local non-indigenous cultural heritage values associated with the land.



Map Disclaimer:

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Map Disclaimer:

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LINK TO CORPORATE PLAN

Nil

CONSULTATION

Internal

Nil

External

Nil

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

The subject land is zoned Rural under the Mareeba Shire Planning Scheme 2004.

There is no objection to the proposed use of the land is for the installation and maintenance of a radio communication tower.

There are no known non-indigenous cultural heritage values associated with the subject land.

FINANCIAL & RESOURCE IMPLICATIONS

Capital

Nil

Operating

Nil

IMPLEMENTATION/COMMUNICATION

The Department of Natural Resources and Mines will be informed of Council's decision by letter.

ATTACHMENTS

1. Department of Natural Resources and Mines letter dated 14 December 2015

Date Prepared: 15 December 2015

ATTACHMENT 1Department of
Natural Resources and Mines

Author Jacqui Davies
File / Ref number 2015/006172
Directorate / Unit State Land Asset Management
Phone (07) 4222 5427

14 December 2015

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

Dear Sir/Madam

Application to lease part of USL shown as Lot 1 on Drawing CNS15/065 over Lot 35 on Plan AP19662.

The department has received the above application. The proposed use of the land is for the installation and maintenance of a Radio Communication Tower.

Copies of documents supporting the application are enclosed for your information. The enclosed Smartmap shows the subject land and the surrounding locality.

Please advise the department of your views or requirements including any local non-indigenous cultural heritage values that the department should consider when assessing this application.

Objections to the application, and any views or requirements that may affect the future use of the land should be received by close of business on **Monday 1st February 2016**. If you offer an objection to the application, a full explanation stating the reason for the objection should be forwarded to this Office.

If you wish to provide a response but are unable to do so before the due date, please contact the author before the due date to arrange a more suitable timeframe. An extension to this due date will only be granted in exceptional circumstances.

If a response is not received by the due date and no alternative arrangements have been made, it will be assumed you have no objections or requirements in relation to this matter.

This information has been provided to you in confidence for the purpose of seeking your views on this matter. It is not to be used for any other purpose, or distributed further to any person, company, or organisation, without the express written permission of the department unless required.

Postal :
DNRM Cairns
PO Box 5318
Townsville
4810 QLD

Telephone : (07) 4222 5427
Fax: (07) 4799 7533

If you wish to discuss this matter please contact Jacqui Davies on (07) 4222 5427.

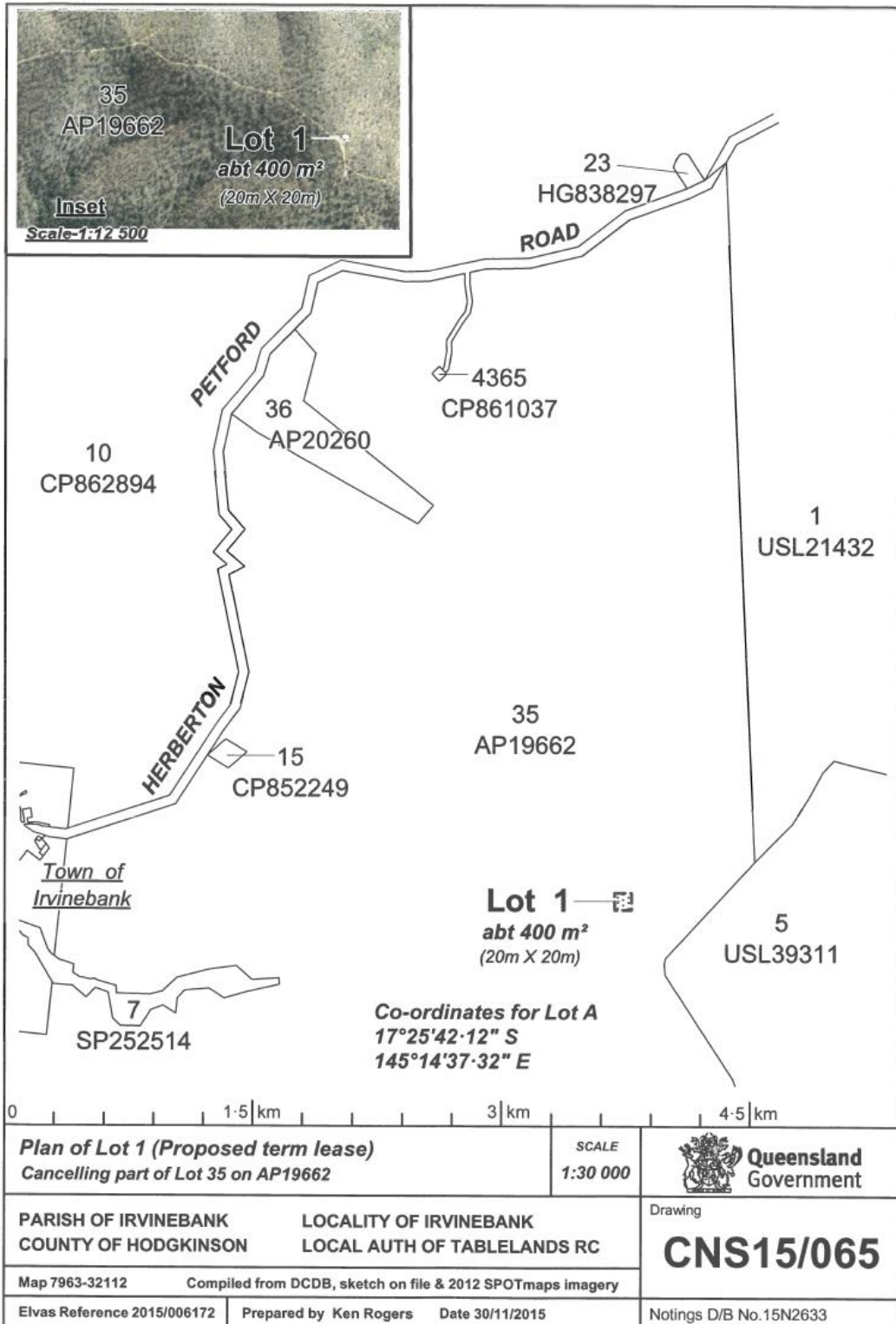
All future correspondence relative to this matter is to be referred to the contact Officer at the address below or by email to Townsville.SLAMS@dnrm.qld.gov.au. Any hard copy correspondence received will be electronically scanned and filed. For this reason, it is recommended that any attached plans, sketches or maps be no larger than A3-sized.

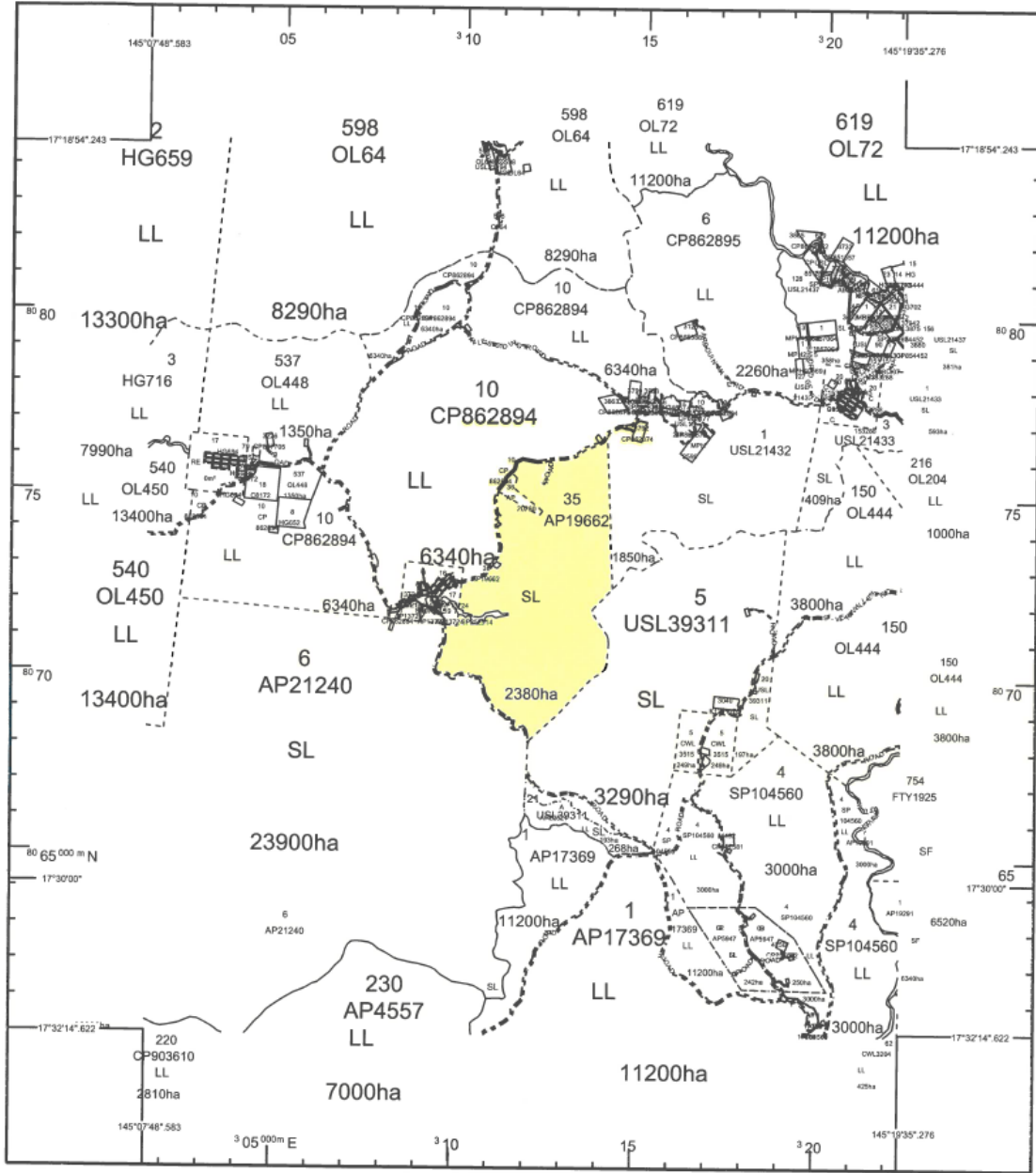
Please quote reference number 2015/006172 in any future correspondence.

Yours sincerely



Jacqui Davies
Land Administration Officer
Service Delivery – North Region, Cairns





STANDARD MAP NUMBER
7963-32123



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	35/AP19662
Lot/Plan	2380ha
Area/Volume	STATE LAND
Tenure	MAREEBA SHIRE
Local Government	IRVINEBANK
Locality	21562/121
Segment/Parcel	

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 10/12/2015
For additional information regarding this SmartMap see page 2.
Shading Rules have been applied.
DCDB 09/12/2015 (Lots with an area less than 5.000ha are not shown)

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An External Product of SmartMap Information Services
Based upon an extraction from the Digital Cadastral Data Base



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ITEM-6 APPLICATION FOR CONVERSION OF PASTORAL HOLDING TO FREEHOLD - LOT 170 ON CP887723, PARISHES OF THORNBOROUGH & DYNES

MEETING: Ordinary

MEETING DATE: 20 January 2016

REPORT OFFICER'S TITLE: Senior Planner

DEPARTMENT: Corporate and Community Services

EXECUTIVE SUMMARY

Application has been made to the Department of Natural Resources and Mines (DNRM) for the conversion of pastoral holding PH0/201754 over land described as Lot 170 on CP887723, Parishes of Thornborough and Dynes to freehold.

Should the conversion be successful, it is proposed that the land be used for grazing purposes.

DNRM seeks Council's views on the conversion to freehold and also whether Council has knowledge of any local non-indigenous cultural heritage values associated with the land.

OFFICER'S RECOMMENDATION

"That Council offer no objection to the conversion to freehold of pastoral holding PH0/201754 over land described as Lot 170 on CP887723, Parishes of Thornborough and Dynes and advise the Department of Natural Resources and Mines that Council has no knowledge of any local non-indigenous cultural heritage values associated with the land."

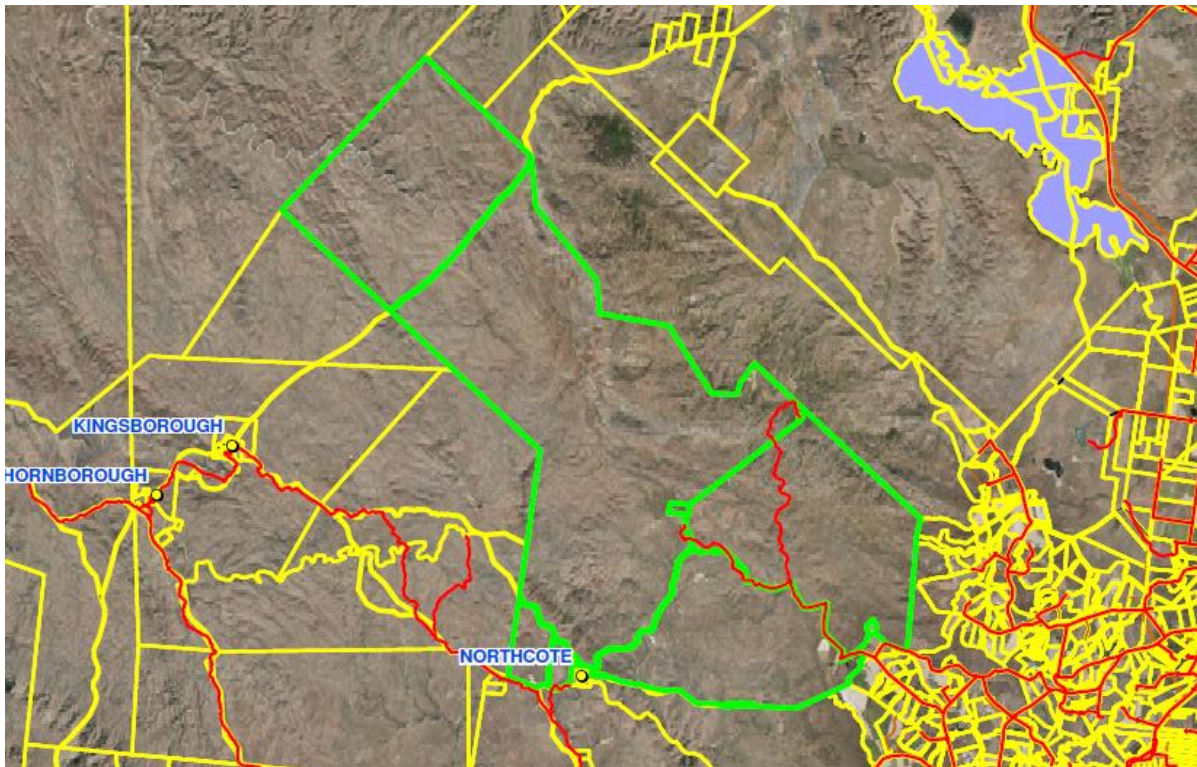
BACKGROUND

DNRM is currently considering an application for the conversion to freehold of pastoral holding PH0/201754 (Glen Russell) over land described as Lot 170 on CP887723, Parishes of Thornborough and Dynes.

The subject land has an area of 27,700 hectares and is situated on McBean Road, Mareeba. A dwelling house and numerous farm sheds are established on the land.

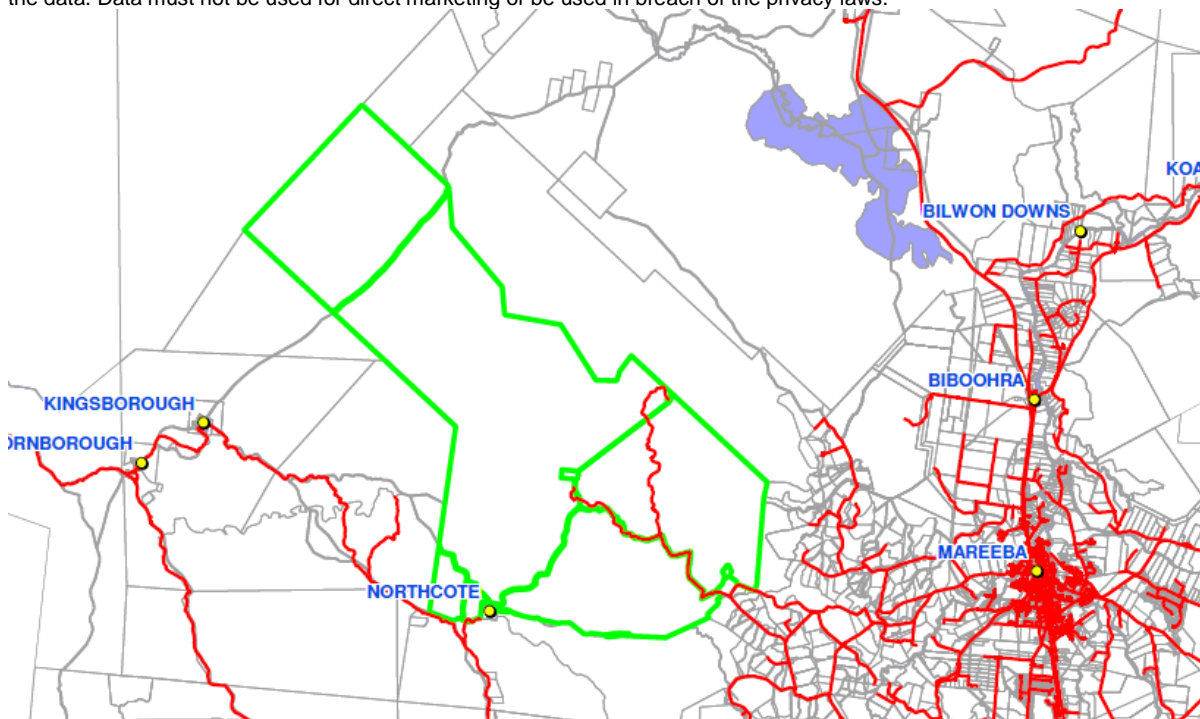
The land is currently used for agriculture, horticulture, piggery and grazing purposes and it is expected that these uses will continue if the conversion is successful.

DNRM seeks Council's views on the conversion to freehold and also whether Council has knowledge of any local non-indigenous cultural heritage values associated with the land.



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LINK TO CORPORATE PLAN

Nil

CONSULTATION

Internal

Nil

External

Nil

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

The subject land is zoned Rural under the Mareeba Shire Planning Scheme 2004.

There is no objection to the continued use of the land for agriculture and grazing purposes.

Council officers have no knowledge of any non-indigenous cultural heritage values associated with the subject land.

FINANCIAL & RESOURCE IMPLICATIONS

Capital

Nil

Operating

Nil

IMPLEMENTATION/COMMUNICATION

The Department of Natural Resources and Mines will be informed of Council's decision by letter.

ATTACHMENTS

1. Department of Natural Resources and Mines letter of 6 January 2016

Date Prepared: 6 January 2016

ATTACHMENT 1Department of
Natural Resources and Mines

Author Zoe Tasker
File / Ref number 2015/007330
Directorate / Unit State Land Asset Management
Phone (07) 4222 5427

6 January 2016

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

Dear Sir Madam

Application for the conversion of PH 0/201754 over Lot 8 on CP887723 to freehold

The department has received the above application. The proposed use of the land is grazing.

Copies of documents supporting the application are enclosed for your information. The enclosed Smartmap shows the subject land and the surrounding locality.

Please advise the department of your views or requirements including any local non-indigenous cultural heritage values that the department should consider when assessing this application.

Objections to the application, and any views or requirements that may affect the future use of the land should be received by close of business on **Thursday 4 February 2016**. If you offer an objection to the application, a full explanation stating the reason for the objection should be forwarded to this Office.

If you wish to provide a response but are unable to do so before the due date, please contact the author before the due date to arrange a more suitable timeframe. An extension to this due date will only be granted in exceptional circumstances.

If a response is not received by the due date and no alternative arrangements have been made, it will be assumed you have no objections or requirements in relation to this matter.

This information has been provided to you in confidence for the purpose of seeking your views on this matter. It is not to be used for any other purpose, or distributed further to any person, company, or organisation, without the express written permission of the department unless required.

If you wish to discuss this matter please contact Zoe Tasker on (07) 4222 5427.

Postal :
DNRM Cairns
PO Box 5318
Townsville
4810 QLD

Telephone : (07) 4222 5427
Fax: (07) 4799 7533

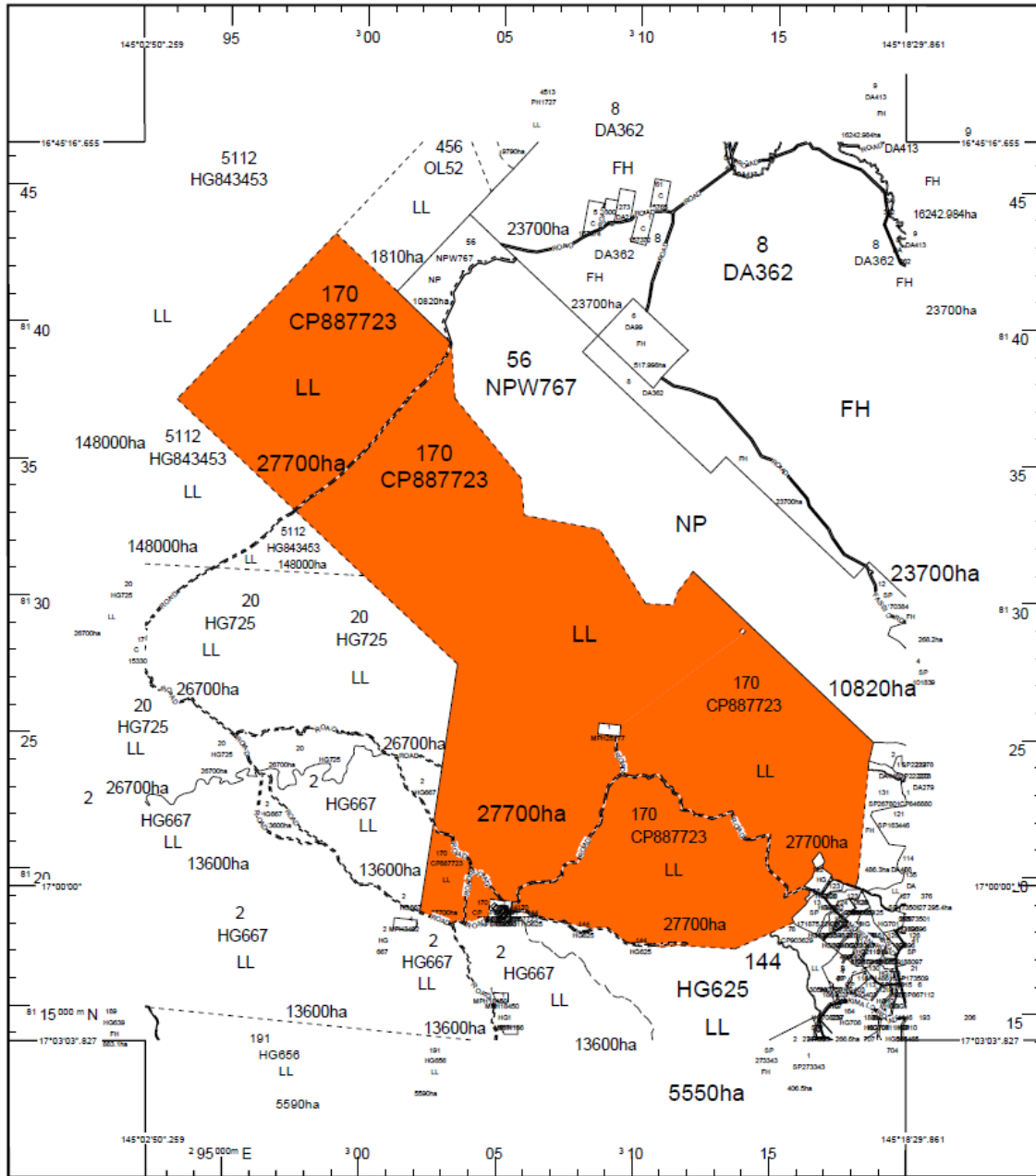
All future correspondence relative to this matter is to be referred to the contact Officer at the address below or by email to **Townsville.SLAMS@dnrm.qld.gov.au**. Any hard copy correspondence received will be electronically scanned and filed. For this reason, it is recommended that any attached plans, sketches or maps be no larger than A3-sized.

Please quote reference number 2015/007330 in any future correspondence.

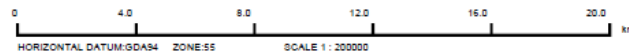
Yours sincerely



Zoe Tasker
Land Administration Officer
Service Delivery – North Region, Cairns



STANDARD MAP NUMBER
7964-32412



SmartMap

An External Product of
SmartMap Information Services
Based upon an extraction from the
Digital Cadastral Data Base

MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB Lot/Plan	170/CP887723
Area/Volume	27700ha
Tenure	LANDS LEASE
Local Government	MAREEBA SHIRE
Locality	GLEN RUSSELL
Segment/Parcel	5259/18

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 05/01/2016
For additional information regarding this SmartMap see page 2.
Shading Rules have been applied.

DCDB 05/01/2016 (Lots with an area less than 5.000ha are not shown)

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GOVERNANCE AND COMPLIANCE

ITEM-7 DEVELOPMENT AND GOVERNANCE QUARTERLY REPORT 31 DECEMBER 2015

MEETING: Ordinary

MEETING DATE: 20 January 2016

**REPORT OFFICER'S
TITLE:** Manager Development and Governance

DEPARTMENT: Corporate and Community Services

EXECUTIVE SUMMARY

This report presents the key activities and achievements of the Development and Governance Group for the October - December 2015 quarter.

OFFICER'S RECOMMENDATION

"That Council receive and note the quarterly report of the Development and Governance Group for October to December 2015."

BACKGROUND

The Development and Governance Group is comprised of the following Council service areas:

- Governance and Compliance
- Building and Plumbing
- Regional Land Use Planning
- Local Laws and Environmental Health

Highlights and Significant Issues

Nil

GOVERNANCE AND COMPLIANCE

Some of the main issues dealt with by the Governance and Compliance section during the quarter were as follows:

Building Certification:

As noted in the previous quarterly report, a formal complaint was lodged by a Private Certifier in relation to Council's conduct of its Building Certification Business Activity and the complaint was referred to the Queensland Competition Authority. Following receipt of the complaint, an Activity Statement for the business activity for the 2014/15 financial year (based on actual figures) was prepared and forwarded to both the complainant and the QCA. At that stage the QCA had not decided to formally investigate the complaint and requested

further information from the complainant. This was provided and the complainant also indicated he did not accept the Statement provided by Council.

QCA then decided to formally investigate the complaint and Council was requested to make a formal submission to the QCA. This was submitted on 9 December 2015. During December, the Queensland Productivity Commission took over the handling of competitive neutrality complaints from QCA and they are now dealing with the matter.

Leases

- Continued to progress Trustee Leases/other leases for the following Clubs and organisations:
 - Mareeba United Football Club - discussions have been held with the Club in relation to their raw water charges and once this matter has been resolved, the draft lease document can be finalised. The survey plan of the main lease area has been prepared and this, together with the Band Hall lease area and portion of the Race Course Reserve, will constitute the total area to be leased by the Club.
 - Mareeba Gymnastics Club - the lease has been finalised.
 - Kuranda Horse & Pony Club - the lease has been finalised
 - Dimbulah Horse & Pony Club - As recently agreed by Council, the lease to the Pony Club will be the whole of Reserve for Recreation R173 plus part of the adjoining Reserve R171 which contains the Dimbulah Swimming Pool and Caravan Park. The survey plan for the portion of R171 in question has now been finalised.
 - Dimbulah Soccer Club - the preparation of the survey plan of the lease area is currently in progress.
 - Rural Fire Brigade Leases - the Koah and Julatten leases have been finalised since the last quarterly report making four leases now in place. The only outstanding lease is Kuranda/Myola.
 - Mareeba Men's Shed - the lease has now been finalised. It was forwarded to DNRM Titles for registration but they wouldn't register it because the Men's Shed is not an incorporated body. However, the lease is not invalid because it is not registered.
 - Dimbulah Men's Shed - draft lease was sent to them quite some time ago but no response has been received.
 - Mareeba Turf Club - lease has been finalised.
 - Mareeba Swimming Club - new lease has been forwarded to Club for execution. Awaiting return of signed documents so that the lease can be finalised.

Land Management Plans

- A revised draft Land Management Plan for Hunter Park at Kuranda has been prepared by Council's contractor but has not as yet been submitted to DNRM for review.
- The following Land Management Plan has been submitted to DNRM and is awaiting their approval to advertise for public consultation:
 - Mareeba Men's Shed, Lloyd Street, Mareeba
- A basic Land Management Plan was prepared for the Booroo Street Recreation Reserve in Kuranda and submitted to DNRM for approval but nothing has been received back from DNRM as yet.

Industrial Estates

- Chillagoe Industrial Estate:
 - As a result of representations made to the Minister and Department of Transport and Main Roads in relation to TMR's conditions of approval for the subdivision of

- the Estate, those conditions have now been withdrawn. Planning approval for Reconfiguration of the Lots in the Estate has been approved by Council.
- Council's Surveyor has completed the preparation of the plan of survey for subdivision purposes and this has been lodged with DNRM for registration. As soon as the survey has been registered, Council will be able to proceed with the calling of tenders for the current 11 vacant lots in the Estate.
- Mareeba Industrial Park:
 - Significant time was expended dealing with the development proposals for the two (2) larger lots on the western side of Effley Street as per the separate workshop held with Council on 7 October 2015. At this stage, the Contract of Sale for the larger of the two (2) lots has been finalised.

Mareeba Aerodrome

- Awaiting finalisation of the overall layout plan for the western end. Enquiries are still coming in regarding the availability of lots. A total of 26 enquiries have been received to date.
- There have also been enquiries lodged with Council in relation to assignment of leases at the Mareeba Aerodrome. Processes are still underway to have outstanding payments and other compliance issues addressed in order for these matters to be considered by Council.

Complaints Management

It is worthy of note that a number of significant outstanding complaint matters have been resolved during the reporting period, particularly complaints that have been complex in nature and requiring considerable effort by way of research, consultation and compilation of detailed responses. One (1) complainant had lodged multiple complaints on the same matter as well as other complaints lodged by persons either associated with the original complainant or seeking redress on the same subject matter.

There were also two (2) Queensland Ombudsman referred complaints which were received and finalised during the period. Detailed responses have been provided to both complainants through Council's Internal Review process and copies of those responses have also been provided to the Ombudsman. Thus far the responses provided by Council have not been challenged by either the complainants or the Ombudsman.

Below are figures for Complaints handling for the Quarter ending 31 December 2015.

Complaints carried over from previous period (July to September 2015)	20
Complaints lodged during reporting period (October to December 2015)	3
Complaints finalised during reporting period (October to December 2015)	12
Complaints still in process (not finalised) during reporting period (October to December 2015)	11

Further review of complaints still in process is expected to identify some matters which are likely to be able to be finalised in the first quarter of 2016.

BUILDING AND PLUMBING
Building and Plumbing Approvals



PO Box 154
Mareeba QLD 4880

65 Rankin Street
Mareeba QLD 4880

Building Services Statistics
(1/10/2015 to 31/12/2015)

B/A No	Location	Description	Estimated Cost
BLD/08/0060	MAREEBA	Extension to Commercial Building	\$271,525.00
BLD/15/0127	KOAH	Re-establishment of Relocated Dwelling	\$80,000.00
BLD/15/0131	MAREEBA	Shop Fitout	\$10,000.00
BLD/15/0142	DIMBULAH	Ticket Box, Control Tower and Toilet Block	\$70,000.00
BLD/15/0145	MAREEBA	Machinery Shed	\$412,500.00
BLD/15/0190	SPEEWAH	Carport & Awning	\$8,360.00
BLD/15/0197	MAREEBA	Commercial Additions	\$80,000.00
BLD/15/0207	ARRIGA	Farm Shed	\$134,118.00
BLD/15/0208	KURANDA	Garage	\$23,187.00
BLD/15/0210	MAREEBA	Shed	\$19,611.00
BLD/15/0211	KURANDA	Awning	\$6,500.00
BLD/15/0212	SPEEWAH	Additions to Existing Dwelling	\$130,000.00
BLD/15/0213	MAREEBA	Shop Fit Out - Veterinary Clinic	\$30,000.00
BLD/15/0214	MAREEBA	Dwelling	\$150,000.00
BLD/15/0215	KURANDA	Domestic Shed	\$49,101.00
BLD/15/0216	MAREEBA	Awning and Shade Sail	\$25,160.00
BLD/15/0217	MAREEBA	3 Units	\$430,000.00
BLD/15/0218	MAREEBA	3 x Garden Sheds	\$8,950.00
BLD/15/0219	RUSSETT PARK	Dwelling Alterations	\$30,000.00
BLD/15/0221	MAREEBA	Demolish Existing Dwelling	\$6,500.00
BLD/15/0222	MAREEBA	Shed	\$60,000.00
BLD/15/0223	KURANDA	Carport	\$4,000.00
BLD/15/0224	MAREEBA	Advertising Sign	\$10,000.00
BLD/15/0225	MAREEBA	Extension to Rural Fire Shed	\$28,500.00
BLD/15/0226	JULATTEN	Dwelling	\$615,966.00
BLD/15/0230	MAREEBA	4 sheds	\$61,737.00
BLD/15/0231	MAREEBA	Rural Shed	\$47,500.00
BLD/15/0232	MAREEBA	Shed	\$40,000.00
BLD/15/0236	KURANDA	Shed Extension	\$7,500.00
BLD/15/0237	KURANDA	Completion of Dwelling	\$60,000.00
BLD/15/0238	SPEEWAH	Carport	\$11,524.00
BLD/15/0239	MAREEBA	Rural Shed	\$27,000.00
BLD/15/0240	MAREEBA	Dwelling	\$225,000.00
BLD/15/0241	MAREEBA	Carport	\$2,861.00
BLD/15/0242	MAREEBA	Gazebo	\$7,000.00
BLD/15/0243	KURANDA	Shed	\$10,800.00
BLD/15/0244	KURANDA	Rural Shed	\$15,000.00
BLD/15/0245	MUTCHILBA	Farm Shed	\$60,000.00
BLD/15/0246	KURANDA	Shed and Carport	\$28,290.00
BLD/15/0247	SPEEWAH	Dwelling Additions	\$21,000.00
BLD/15/0248	MAREEBA	Re-stump and re-roof	\$24,756.00
BLD/15/0249	JULATTEN	Caretakers Residence	\$90,000.00
BLD/15/0250	MAREEBA	Dwelling	\$357,140.00
PC/14/0122	MAREEBA	Warehouse	\$60,000.00
PC/15/0059	KOAH	Shed	\$11,000.00
PC/15/0064	MAREEBA	Dwelling	\$201,527.00
PC/15/0065	SPEEWAH	Caretakers Residence	\$120,000.00
PC/15/0067	MAREEBA	Shed	\$20,400.00
PC/15/0071	KURANDA	Dwelling	


 PO Box 154
 Mareeba QLD 4880

 65 Rankin Street
 Mareeba QLD 4880

Building Services Statistics
 (1/10/2015 to 31/12/2015)

B/A No	Location	Description	Estimated Cost
PC/15/0078	KURANDA	Swimming Pool & Pool Fence	\$65,900.00
PC/15/0081	BIBOOHRA	Change of Classification from Shed to Dwelling	\$24,602.00
PC/15/0083	MAREEBA	Caretakers Residence	\$77,550.00
PC/15/0085	MAREEBA	Domestic Shed	\$11,400.00
PC/15/0086	KOAH	Shed	\$20,750.00
PC/15/0088	MAREEBA	Shed	\$20,701.00
PC/15/0089	MAREEBA	Dwelling	\$300,700.00
PC/15/0090	DIMBULAH	Shed	\$55,722.00
PC/15/0091	MAREEBA	Open Carport	\$10,500.00
PC/15/0092	MAREEBA	Dwelling	\$29,100.00
PC/15/0093	MAREEBA	Outdoor Living Area	\$25,000.00
PC/15/0094	MAREEBA	Dwelling	\$531,095.00
PC/15/0095	MAREEBA	Swimming Pool	\$20,000.00
PC/15/0096	JULATTEN	Cover Structure	\$18,000.00
PC/15/0097	ARRIGA	Dwelling	\$96,668.00
PC/15/0098	MAREEBA	Duplicate application craeted in error	\$531,095.00
PC/15/0099	MUTCHILBA	Farm Shed	\$29,330.00
PC/15/0100	MAREEBA	Shop Fit-Out	\$130,000.00
PC/15/0101	MAREEBA	Dwelling	\$180,000.00
PC/15/0102	MAREEBA	Shed	\$25,000.00
PC/15/0103	MAREEBA	Additions	\$147,494.00
PC/15/0104	MAREEBA	Dwelling	\$255,000.00
PC/15/0105	MAREEBA	Swimming Pool	\$53,520.00
PC/15/0108	JULATTEN	Dwelling Additions	\$34,439.90
PC/15/0109	MAREEBA	Patio	\$20,000.00
PC/15/0110	KURANDA	Dwelling Additions	\$48,000.00
PC/15/0111	MAREEBA	Shed	\$10,500.00
PC/15/0112	KOAH	Swimming Pool	\$28,000.00
PC/15/0114	MAREEBA	Patio	\$8,500.00
PC/15/0118	MAREEBA	Dwelling	\$163,636.00
PC/15/0119	MAREEBA	Re-Roof Existing Dwelling Only	\$18,493.00
PC/15/0120	MUTCHILBA	Dwelling	\$381,226.00
PC/15/0121	MAREEBA	Office Additions	\$81,329.00
PC/15/0122	MAREEBA	Dwelling	\$244,833.00
PC/15/0123	MAREEBA	2 x Carports	\$26,320.00
PC/15/0124	MAREEBA	Re-Roof Existing Dwelling Only	\$15,750.00
PC/15/0125	MAREEBA	Shed	\$18,000.00
PC/15/0126	MAREEBA	Dwelling	\$250,000.00
PC/15/0127	MAREEBA	Shed	\$20,000.00
PC/15/0128	MAREEBA	Bedroom & House Plumbing	\$38,000.00
PC/15/0129	MAREEBA	Addition to existing storage shed	\$29,330.00
PC/15/0130	MAREEBA	Shed and Patio	\$41,600.00
PC/15/0131	MAREEBA	2 Units	\$280,000.00
PC/15/0132	SPEEWAH	Completion of Dwelling (Previously Lapsed File)	\$200,000.00
PC/15/0133	KURANDA	Carport	\$13,990.00
PC/15/0134	MAREEBA	4 Units	\$464,879.00
PC/15/0136	MAREEBA	Warehouse	\$1,050,000.00
PC/15/0137	MUTCHILBA	Shed	\$85,731.00
PC/15/0138	JULATTEN	Shed	\$114,000.00

PO Box 154
Mareeba QLD 488065 Rankin Street
Mareeba QLD 4880**Building Services Statistics**
(1/10/2015 to 31/12/2015)

B/A No	Location	Description	Estimated Cost
PC/15/0139	MAREEBA	Boot Change Sheds	\$17,000.00
PC/15/0140	MAREEBA	Carport	\$15,552.35
PC/15/0141	MAREEBA	Swimming Pool Safety Barrier (Pool Fence)	\$5,000.00

Number of Council approvals issued:	43
Number of approvals issued privately:	58
Total approvals issued:	101
Number of housing units approved:	32.00
Total value:	\$10,587,249.25

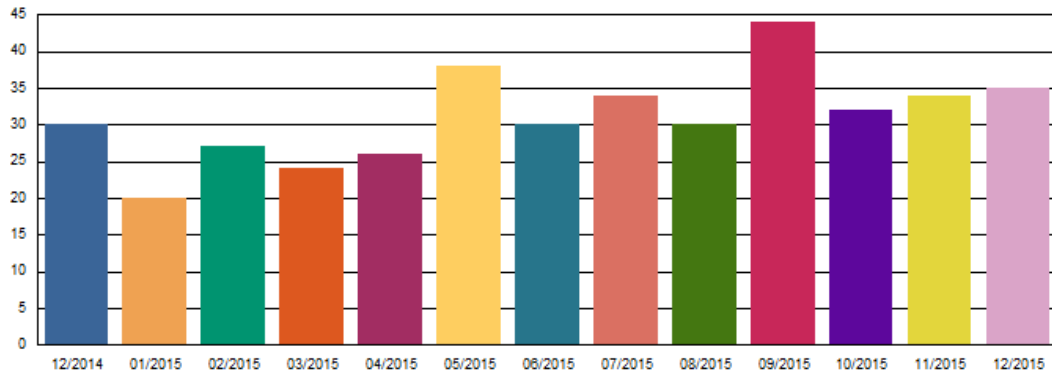


PO Box 154
Mareeba QLD 4880

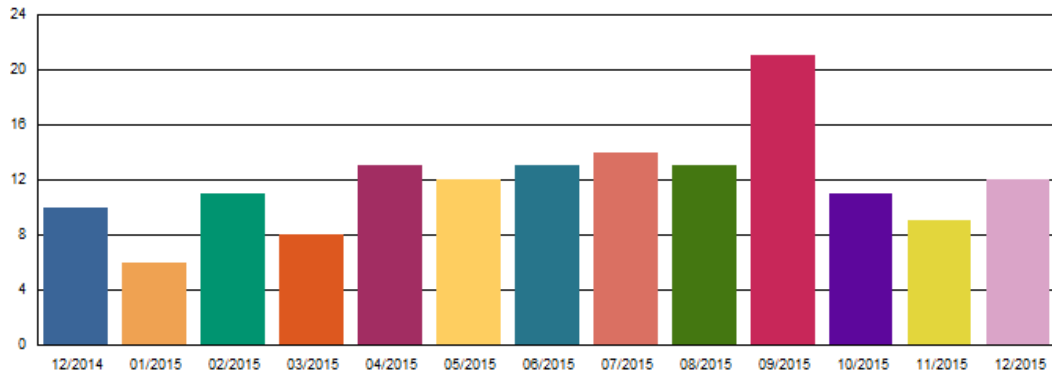
65 Rankin Street
Mareeba QLD 4880

Building Services Statistics
(1/10/2015 to 31/12/2015)

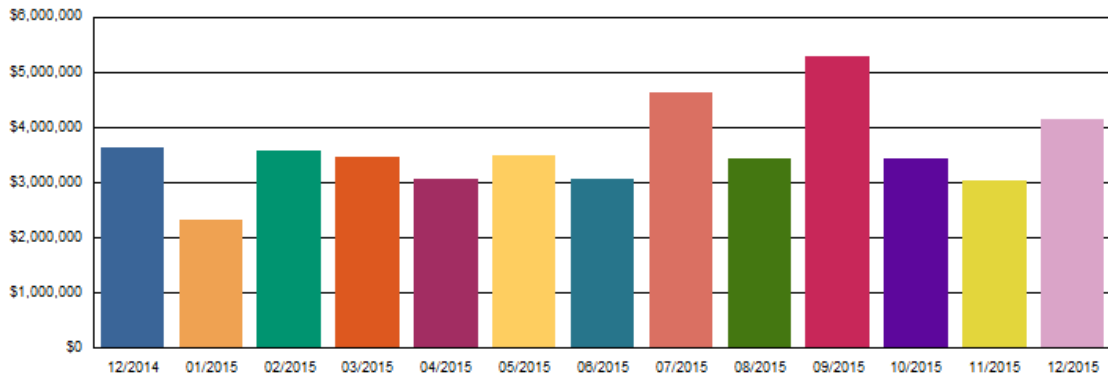
Total Approvals Issued



Number of Dwellings Approved



Total Value of Approvals



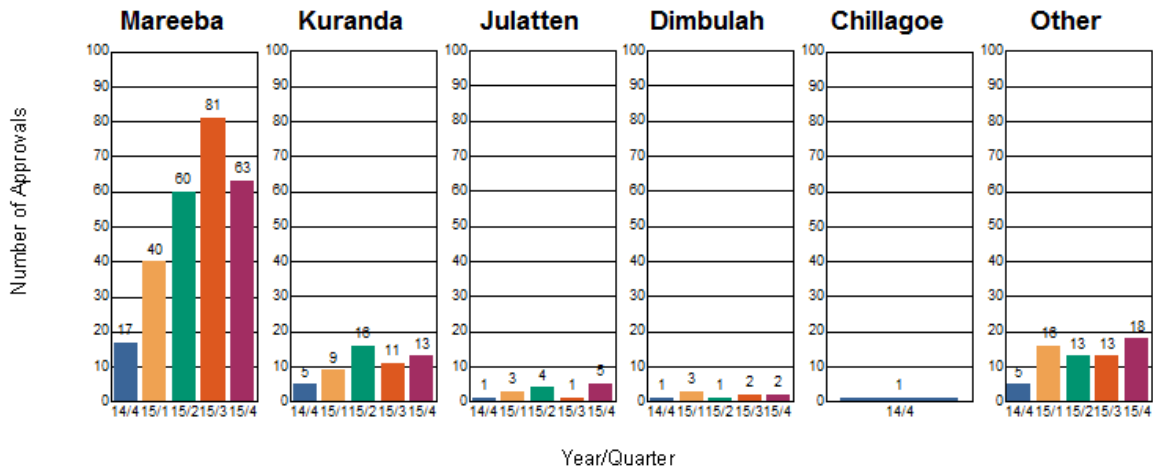


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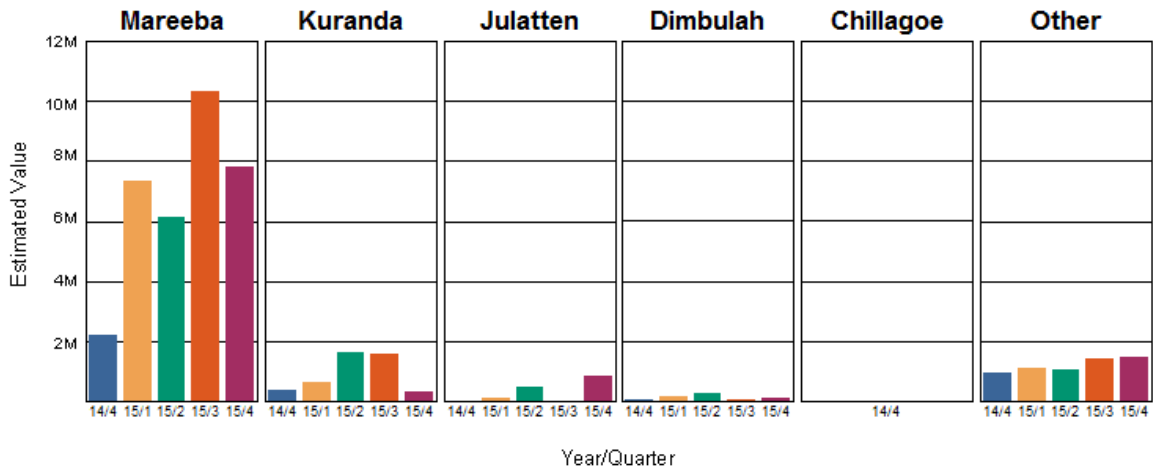
65 Rankin Street
Mareeba QLD 4880

Building Services Statistics
(1/10/2015 to 31/12/2015)

Total Approvals by Locality



Total Value of Approvals by Locality



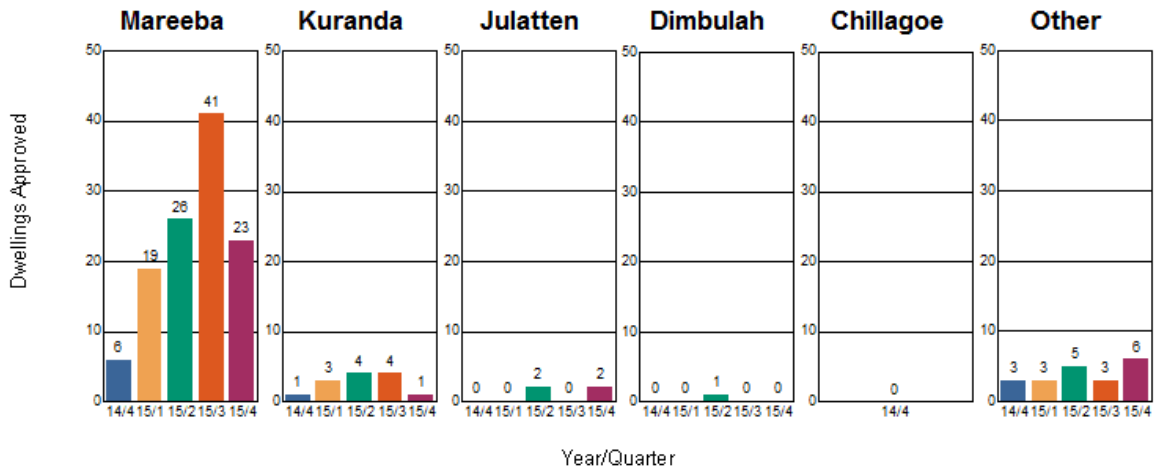


PO Box 154
Mareeba QLD 4880

65 Rankin Street
Mareeba QLD 4880

Building Services Statistics
(1/10/2015 to 31/12/2015)

Number of Dwellings Approved by Locality



REGIONAL LAND USE PLANNING

New Development Applications

12 development applications were lodged in the December quarter 2015 compared to 17 lodged in the December quarter 2014. Total number of applications lodged in 2015 to the end of December was 64 compared to a total of 73 applications for the same period in 2014.

Development Applications received/approved during quarter:

New Development Applications lodged	12
Decision Notices issued under delegated authority	5
Negotiated Decision Notices issued under delegated authority	Nil
Decision Notices issued (from Council Minutes)	6
Negotiated Decision Notices issued (from Council Minutes)	Nil
Extensions to relevant period issued	1
Change to existing Development Approval issued	4
Building Work approvals issued under delegated authority	1
Survey Plans endorsed	7
Notices issued under SPA	Nil
Planning Appeals and other Court proceedings	Nil

LOCAL LAWS AND ENVIRONMENTAL HEALTH

Environmental Health

The Environmental Health section responded to a total of 109 enquiries, complaints and service requests for the quarter relating to the following matters:

Nuisances (air, noise)	19
Bats or Flying Foxes	10
Food Business Complaint	2
Food Business Enquiry	40
General Service Requests	2
Health Enquiry	6
Illegal Dumping of Waste	11
Planning Enquiry	1
Public Health Complaints	11
Public Health Enquiry	4
Untidy Property & Accumulation of Items	3

Notices Issued, Inspections Carried Out, Applications Processed

Environmental Health

Licensed premises inspected	41
New Food applications	5
Compliance Notice	0

Local Laws

Penalty Infringement Notices Issued	226
Warning Letters issued	47
Compliance Notices issued	24

Local Laws

Local Laws Officers dealt with a total of 351 complaints and enquiries during the quarter relating to the following matters

Complaints and Enquiries relating to Animals	
Enquiries, Cruelty, Noise, Restrained for Collection (not Council Trap)	115
Dangerous Aggressive Dogs	33
Missing/Lost/Found Animals	25
Property - Hygiene (animal related)	2
Request for Council Animal Trap	30
Straying Animal	84
Too many Animals	7
Unleashed, Not Restrained Dog & unregistered Animal	8
Complaints and Enquiries relating to all other areas	
Abandoned vehicles	3
Air & Noise Nuisance - Backyard Burning & Music/Busking	7
Commercial Use of roads & parks enquiries	9
General Service Request	6
Illegal Camping & Parking	12
Overgrown Property	4
Parking	6

Impoundments

A total of 156 animals were impounded:

Cats	35
Dogs	118
Other	3

25.71% of impounded **cats** were handed over to FOTA

5.71% of impounded cats were claimed by their owners

68.58% of impounded cats were euthanized

16.95% of impounded **dogs** were handed over to FOTA

32.20% of impounded dogs were claimed by their owners

50.85% of impounded dogs were euthanized

LINK TO CORPORATE PLAN

GOV 5 - Conduct a work management systems and procedures review to develop an efficient organisation supported by cost effective work practices and systems

ENV 2 - Maintain a proactive response to public health and safety matters including incorporating CPTED principles in town centres and commercial developments

ENV 3 - Appropriate consideration is given to planning and development controls, design guidelines, traditional ownership and sustainable development principles when making planning decisions

CONSULTATION

Internal

Senior Planner
Building & Plumbing Officer
Coordinator Environmental Health & Local Laws
Governance & Compliance Adviser

External

Nil

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Capital

Nil

Operating

Nil

IMPLEMENTATION/COMMUNICATION

Relevant information to be publicised in media.

ATTACHMENTS

Nil

Date Prepared: 12 January 2016

FINANCE

ITEM-8 FINANCIAL STATEMENTS FOR PERIOD ENDING 31 DECEMBER 2015

MEETING: Ordinary

MEETING DATE: 20 January 2016

**REPORT OFFICER'S
TITLE:** Manager Finance

DEPARTMENT: Corporate and Community Services

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with an overview of financial matters for the period 1 July 2015 to 31 December 2015.

OFFICER'S RECOMMENDATION

"That Council note the financial report for the period ending 31 December 2015 and endorse the emergency order."

BACKGROUND

Financial Summary

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

The forecast operational surplus as at 30 June 2016 based on the revised budgets is \$4,172,763 as compared to the original budget of \$3,968,731 (an increase of \$204,032) across all funds.

For the period ending 31 December 2015, Council shows an operational surplus of \$2,922,855 compared to a budgeted surplus of \$3,216,837. The budget reflects the amended 2015/16 Budget. There are no major issues to discuss or areas of concern at this stage so only variances over/under 10% will be discussed below.

It should be noted that Council's cash position, after the repayment of the de-amalgamation loan, is currently \$25,638,504 and this represents an initial transfer of \$17,000,000 from TRC. The Deputy Premier (Minister for Transport, Minister for Infrastructure, Local Government and Planning and Minister for Trade) made a decision on 8 April regarding the cash split. MSC is to receive a sum total of \$26,053,002 of the total cash of \$52,077,050 which results in MSC receiving a further \$9,053,002 plus interest from TRC. On 22 May 2015, TRC made a part payment of \$1,719,752. Tablelands Regional Council commenced legal action with the trial taking place on 14 & 15 December 2015. A decision is not expected before February 2016 at the very earliest.

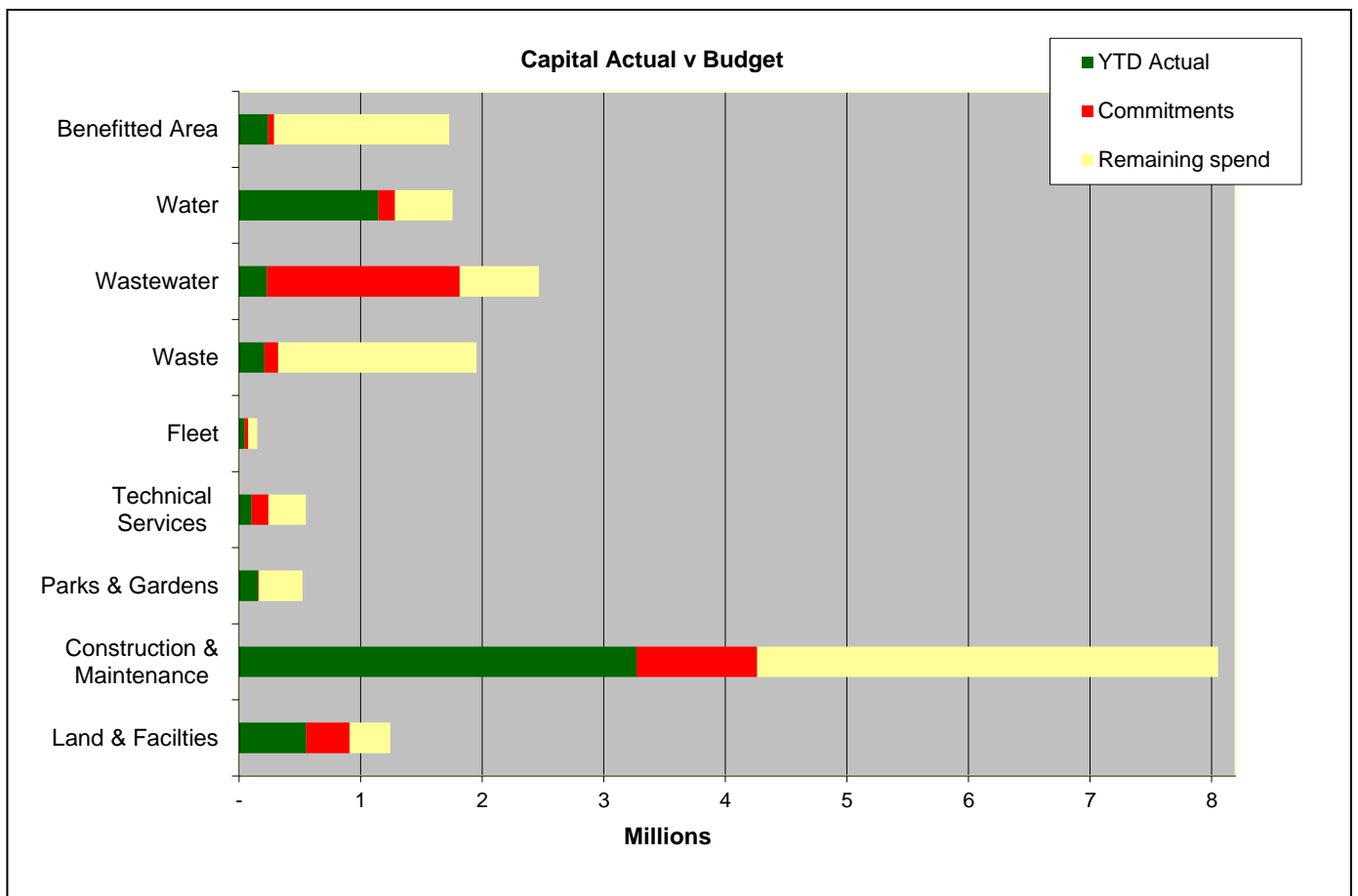
December 2015 - Snapshot

Total Operating Income	\$	24,690,620
Total Operating Expenditure	\$	21,767,765
Operating Surplus	\$	2,922,855
Total Capital Income (grants, developer contributions)	\$	2,235,350
Net Result - Surplus	\$	5,158,205

Capital Expenditure

Total capital expenditure of \$9,365,973 (including commitments) has been spent for the year ending 30 June 2016 against the revised three (3) month capital budget of \$18,429,153. The three (3) month revised capital budget was adopted by Council on 18 November 2015. Excluded in the figures below are two (2) projects which will span over two (2) financial years; the Mareeba Sewerage Treatment Plant upgrade and the Mareeba Airport upgrade.

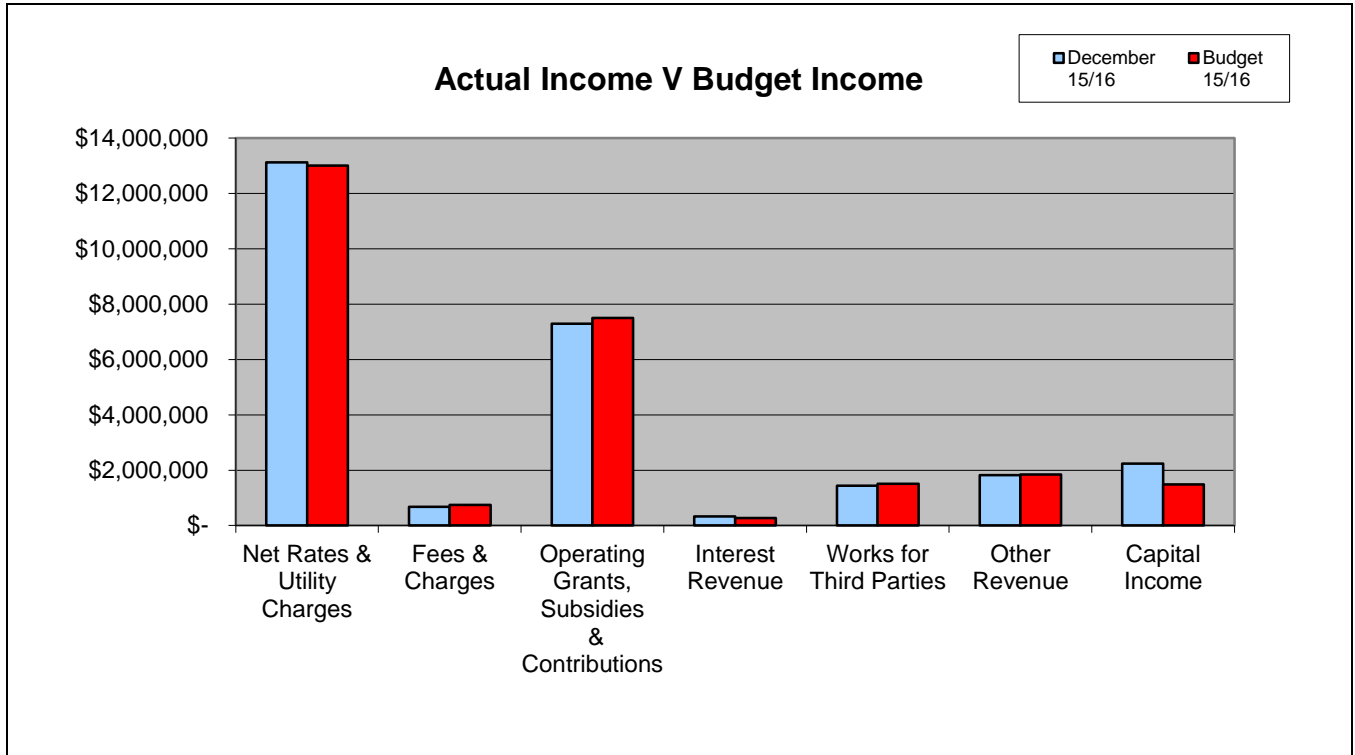
The graph below illustrates actual YTD expenditure and committed costs against the annual budget. It must be noted that the Benefitted Area (Therwine Street) has been delayed due to lack of tenders. This will be reprogrammed. Secondly, in the waste area tenders will be called shortly for the capping and dependent on the wet season these works may span two (2) financial years.



Income Analysis

Total income (including capital income of \$2,235,350) for the year ending 31 December 2015 is \$26,925,970 compared to the budget of \$26,375,728.

The graph below shows actual income against budget for the year ending 31 December 2015.



Description	Actual YTD	Budget YTD	Note
Net Rates & Utility Charges	13,123,563	13,013,301	
Fees & Charges	681,511	745,033	
Operating Grants, Subsidies & Contributions	7,290,718	7,504,360	
Interest Received	334,857	270,554	1
Works for Third Parties	1,438,206	1,504,337	
Other Revenue	1,821,765	1,850,684	
Capital Income	2,235,350	1,487,459	2

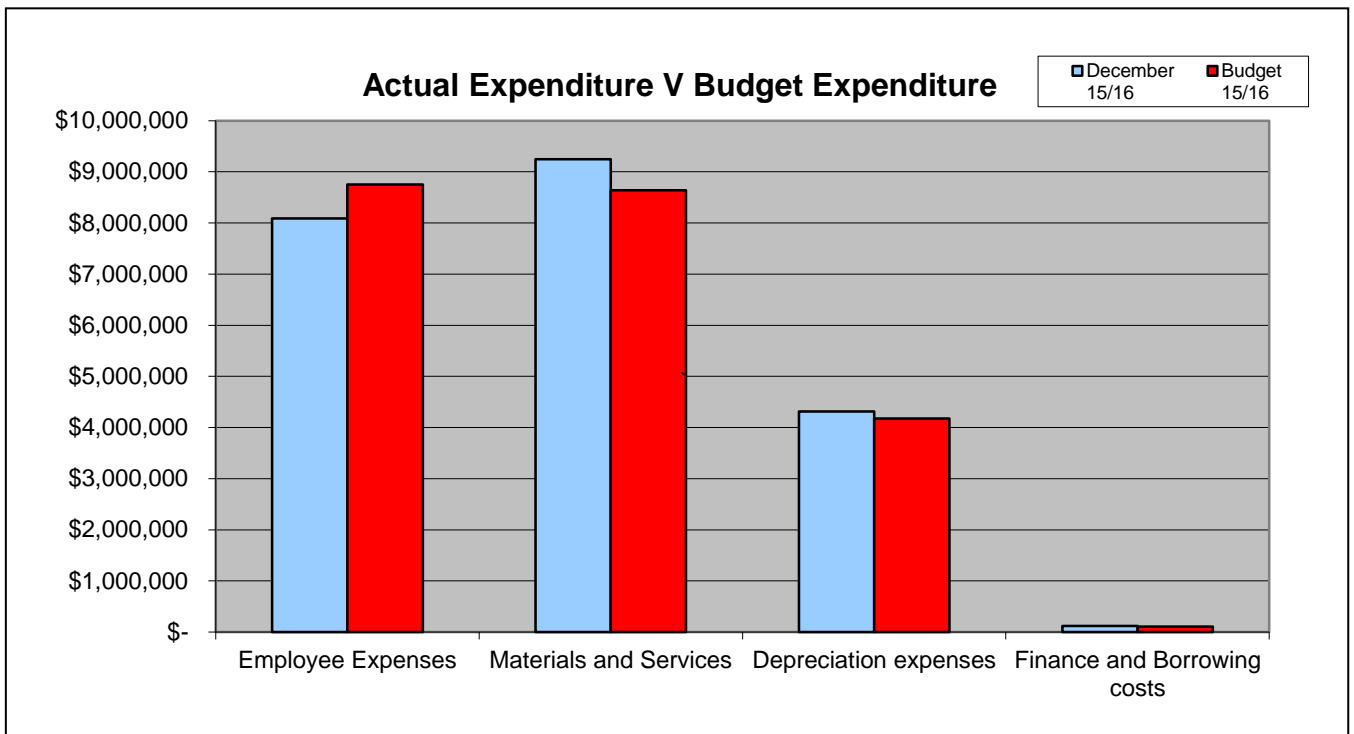
Variances to note are:

1. Favourable variance as interest revenue has been more than first anticipated, even though commercial interest rates have remained very low. Council invested \$17M in two short term deposits in October. These are due to mature in February and April.
2. \$203k relates to developer contributions. Capital grants received totals \$2M mainly relating to Kuranda Water, Mareeba Wastewater, R2R and TIDS.

Expenditure Analysis

Total expenses for the year ending 31 December 2015 is \$21,767,765 compared to the YTD budget of \$21,671,432.

The graph below shows actual expenditure against budget for the year ending 31 December 2015.



Description	Actual YTD	Budget YTD	Note
Employee expenses	8,088,652	8,750,311	
Materials & Services	9,248,496	8,638,447	
Depreciation expenses	4,311,719	4,176,639	
Finance & Borrowing costs	118,898	106,015	

Loan Borrowings

Council's loan balance as at 31 December 2015 is as follows:

QTC Loans \$1,930,819

Rates and Sundry Debtors Analysis

Rates and Charges

The total rates and charges payable as at 31 December 2015 is \$1,900,112. Of this \$857,000 is payable on valueless land which is in the process of being transferred into Council's name and will result in a significant reduction in the outstanding amount.

Rates were issued on 18 August for the six (6) months July to December 2015, with the discount period closing on 18 September 2015. Total Gross Rates & Charges levied for the 6 month period was \$15,011,061.

Work has commenced on the next rates levy. It is anticipated Rate Notices will be issued around 17 February 2016 with the discount due date being 24 March 2016.

Collection House collected \$101,215 for the month of December. The outstanding amount for properties currently with debt collection is \$458,617.

Sundry Debtors

The total outstanding for Sundry Debtors as at 31 December 2015 is \$292,477 which is made up of the following:

Current	30 days	60 days	90 + days
\$266,088	\$16,380	\$3,670	\$6,339
91%	6%	1%	2%

Procurement

One (1) emergency purchase was recorded for December as follows:

Order Number	Quotation Process	Order Date	Supplier Name	Order Amount	Reason
PAD05528	EMERGENCY	4/12/2015	Shane Smith Builder	12,973.40	Cooktown Crossing Causeway repairs. Urgency to repair before wet season and commencement of holidays.

LINK TO CORPORATE PLAN

Nil

CONSULTATION

Internal

Director Corporate & Community Services
 Financial Accountant

External
Nil

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

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.

POLICY IMPLICATIONS

Information has been provided to achieve compliance with Council's Procurement Policy.

FINANCIAL & RESOURCE IMPLICATIONS

Capital
Nil

Operating
Nil

IMPLEMENTATION/COMMUNICATION

Nil

ATTACHMENTS

1. Financial Statements - December 2015

Date Prepared: 7 January 2016

MAREEBA SHIRE COUNCIL
Budgeted Income Statement by Fund
For the period ended 31 December 2015

	Consolidated		General Fund		Waste Services	
	Actual YTD	Budget YTD	Actual YTD	Budget YTD	Actual YTD	Budget YTD
		4 month review 2015/16		4 month review 2015/16		4 month review 2015/16
Revenue						
Rates and utility charges	13,982,069	13,865,538	7,800,282	7,701,187	1,632,541	1,617,432
Less Discounts and Pensioner Remissions	(858,506)	(852,237)	(858,506)	(852,237)	-	-
Net Rates and Utility Charges	13,123,563	13,013,301	6,941,776	6,848,950	1,632,541	1,617,432
Fees and Charges	681,511	745,033	663,894	730,033	-	-
Operating Grants and Subsidies	6,932,867	6,962,909	6,932,367	6,962,909	-	-
Operating Contributions	357,851	541,451	-	-	-	-
Interest Revenue	334,857	270,554	334,857	168,925	-	39,571
Works for Third Parties	1,438,206	1,504,337	1,404,850	1,456,537	-	-
Other Revenue	1,821,765	1,850,684	812,206	764,365	992,152	1,043,033
Total Operating Revenue	24,690,620	24,888,289	17,069,980	16,931,719	2,624,693	2,700,036
		49,562,585		33,663,725		5,745,406
Expenditure						
Employee Expenses	8,088,652	8,750,331	7,157,987	7,715,919	291,419	310,541
Materials and Services	9,248,496	8,638,447	5,399,900	4,644,278	1,864,378	1,841,720
Depreciation expense	4,311,719	4,176,639	3,126,807	3,083,750	66,551	36,298
Finance and Borrowing costs	118,898	106,015	118,898	106,015	-	-
Total Operating Expenses	21,767,765	21,671,432	15,803,592	15,559,962	2,222,348	2,188,559
Operating Surplus/(Deficit)	2,922,855	3,216,837	1,266,388	1,371,757	402,345	511,477
		4,172,763		492,537		1,238,199
Capital Income						
Capital Contributions	202,814	2,450	191,394	2,450	-	-
Capital Grants and Subsidies	2,032,536	1,485,009	1,034,745	1,085,009	-	-
Profit/(Loss) on Sale of Asset	-	-	-	-	-	-
	2,235,350	1,487,459	1,226,139	1,087,459	-	-
Net Result	5,158,205	4,704,296	2,512,527	2,459,216	402,345	1,238,199
		26,973,981		15,798,755		1,238,199

MAREEBA SHIRE COUNCIL
Budgeted Income Statement by Fund
For the period ended 31 December 2015

	Sewerage Services		Water Services		Benefited Areas	
	Actual YTD	Budget YTD	Actual YTD	Budget YTD	Actual YTD	Budget YTD
Revenue						
Rates and utility charges	2,075,104	2,060,878	2,311,533	2,323,575	162,609	162,466
Less Discounts and Pensioner Remissions	-	-	-	-	-	-
Net Rates and Utility Charges	2,075,104	2,060,878	2,311,533	2,323,575	162,609	162,466
Fees and Charges	17,617	15,000	-	-	-	-
Operating Grants and Subsidies	-	-	500	-	-	-
Operating Contributions	-	-	-	-	357,851	541,451
Interest Revenue	-	26,840	-	17,329	-	17,889
Works for Third Parties	5,288	5,000	28,038	42,800	-	-
Other Revenue	-	-	10,776	13,500	6,631	29,786
Total Operating Revenue	2,098,009	2,107,718	2,350,847	2,397,204	627,091	751,652
Expenditure						
Employee Expenses	220,820	277,805	377,909	403,993	40,517	42,073
Materials and Services	658,690	751,334	1,228,054	1,207,112	97,474	194,003
Depreciation expense	448,773	439,761	620,797	537,219	48,791	69,611
Finance and Borrowing costs	-	-	-	-	-	-
Total Operating Expenses	1,328,283	1,468,900	2,226,760	2,148,324	186,762	305,687
Operating Surplus/(Deficit)	769,726	638,818	124,087	248,880	340,309	445,905
Capital Income						
Capital Contributions	7,105	-	4,315	-	-	-
Capital Grants and Subsidies	177,291	-	820,500	400,000	-	-
Profit/(Loss) on Sale of Asset	-	-	-	-	-	-
Net Result	184,396	638,818	824,815	400,000	340,309	445,905
	954,122	8,479,055	948,902	648,880	629,733	629,733

COMMUNITY WELLBEING

ITEM-9 COMMUNITY PARTNERSHIPS PROGRAM REQUESTS FOR ASSISTANCE

MEETING: Ordinary

MEETING DATE: 20 January 2016

REPORT OFFICER'S TITLE: Community Engagement & Development Officer

DEPARTMENT: Corporate and Community Services

EXECUTIVE SUMMARY

Four new requests for assistance from Council under the Community Partnerships Program for 2015/16 are presented for Council's consideration:

- Mareeba District Garden Awards Competition;
- Mareeba Multicultural Festival Committee;
- Mareeba Men's Shed;
- Mareeba and Memorial Bowls Club;

The community partnerships approach promotes collaboration and contributions by multiple partners to community programs, thereby resulting in achievements that might not have been possible alone.

OFFICER'S RECOMMENDATION

"That Council approve the following contributions to community partnerships in 2015/16 under the Community Partnerships Program:

- \$250 cash donation to support the Mareeba District Garden Awards Competition to sponsor the 'Most Sustainable Garden Award' category;
- \$350 cash donation to the Mareeba Multicultural Festival Committee to support the installation of a shade sail installation in Arnold Park on the proviso the structure goes ahead;
- \$540 cash donation to support the relocation of a donated neighbouring shed to increase the existing Men's Shed facilities;
- Provide a \$10,000 community loan to the Mareeba and Memorial Bowls Club on the proviso the Club are successful recipients of a 'Get Playing Plus' grant. The loan will be made available from 1 July 2016, to be repaid over a 5 year term, interest free."

BACKGROUND

The four community partnership requests were workshopped with Councillors on 16 December 2015.

1. Mareeba District Garden Awards Committee (CPP 156)

In 2016, the Mareeba District Garden Awards celebrates its 50th anniversary. This is the second year that an independent committee has run the event which was previously organised as a Council event. The committee is a sub-committee of the Mareeba District Rodeo Association.

There are 14 categories for which the committee is seeking sponsorship. Prizes for each category are made up \$100 cash plus 3 gift vouchers of \$75, \$45 and \$25. The cash contribution is to cover trophies and ribbons.

All ribbons and trophies will be branded with the sponsor's name. The sponsor will also be invited to present to the category winners offering media coverage opportunities with local papers, Facebook page and radio.

It is recommended to approve this request for a cash donation of \$250 and that Council sponsors the "Most Sustainable Garden Award" category.

2. Mareeba Multicultural Festival (CPP 157)

The Mareeba Multicultural Festival Committee, a Special Committee of Council, has applied for a grant to install an extra shade sail in Arnold Park at the back of the rotunda area. The total cost of this project is \$13,515. However, it is possible that the total project cost may increase once work commences. This will be dependent on the earth conditions for excavation.

The Mareeba Multicultural Festival Committee is requesting assistance for a portion of the costs. The request to Council, totalling \$8,515, comprises of:

Drafting and engineering fees - \$2,030
Council building fees - \$350
Remaining supply and installation costs - \$6,135

The Committee is able to contribute \$5000 sourced from a Multicultural Arts and Festival Grant received from Department of Social Services.

It considers that the shade sail will be used to increase shade at Arnold Park, a Council facility, and be available for use by the wider Mareeba community for other events. Although the Committee has additional funds available that could cover this cost, these funds have been retained as part of a five year plan to ensure the future sustainability of the Festival in the event of reduced grant availability from Government sources.

In a letter to the Committee dated 27 April 2015 Council agreed to give consideration to funding the new shade sail from the Arnold Park Reserve once the balance of the reserve fund was determined. This reserve no longer exists and there are no funds in the 2015/16 capital budget for this purpose.

History of Contributions

Council has supported the Multicultural Festival Committee each year. We currently give \$7,200 of in-kind assistance, having decreased Council support from the previous year (\$9,612).

It is recommended that Council do not fund the remainder of the costs for the provision of a shade sail in Arnold Park. There is approximately \$5,000 remaining in the Community Partnership Program to meet all community requests until 30 June 2016.

As there are inadequate funds to meet the request in full, it is recommended that Council provide support of \$350 as a cash donation to contribute to the cost of Council fees for the installation of the shade sail.

3. Mareeba Men's Shed (CPP 158)

Request for \$540 to cover the cost of Council fees for the relocation of donated shed

The Mareeba Men's Shed has been donated a shed from a neighbouring property. The shed will be provided free of charge but it is the responsibility of the Mareeba Men's Shed to relocate the shed. The shed will be placed in front of the existing shed facilities to provide the group with more workspace.

The Mareeba Men's Shed is seeking financial support from the Mareeba Shire Council to contribute to the cost of the Council post-inspections fees (\$540).

History of Contributions

Council has supported the Mareeba Men's Shed in the 2015/16 financial year with an in-kind contribution of \$253 for rubbish bin collection.

As the shed has been generously donated and will be an asset to Council property, it is recommended that Council support an in-kind cash donation of \$540 towards the cost of the project.

4. Mareeba & Memorial Bowls Club Inc (CPP 155)

The Mareeba Bowls Club is applying for a grant to update the facilities to provide shaded synthetic bowling greens for members. The estimated cost is \$900,000 of which the club is required to provide \$300,000. As this is beyond their current resources, the club is fundraising in the form of \$10,000 loans. To date they have commitments for \$200,000.

The club is proposing the terms of the no interest loan would be over a period of 10 years with yearly repayments of \$1,000 conditional on the Club gaining a Sport and Recreational grant under the "Get Playing Plus" program.

It is anticipated that the funds will not be required until June 2016 and the club requests that the first repayment be made on 30 June 2017.

It is recommended that Council approve the request for a community loan for \$10,000 on the usual community loan terms. The interest free loan will be repaid over a five (5) year term. The funds will be made available from 1 July 2016 enabling the loan to be accounted for in the budget planning for next financial year. The release of this loan is subject to the Mareeba & Memorial Bowls club advising Council that they have been successful in receiving a "Get Playing Plus" grant.

LINK TO CORPORATE PLAN

COM 3 Encourage the building of strong partnerships with community, private sector and government so as to build community capacity and develop strategies to encourage and support leadership and self-responsibility in the community.

CONSULTATION*Internal*

Building Certifier, Mareeba Shire Council
Senior Engagement Officer

External

Mareeba Men's Shed
Mareeba Multicultural Festival Committee
Mareeba and Memorial Bowls Club Inc

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Community Partnerships Policy
Community Loans Policy

FINANCIAL & RESOURCE IMPLICATIONS*Capital*

Nil

Operating

Nil

Is the expenditure noted above included in the 2015/2016 budget?

Approval of three requests is within the CPP 2015/16 budget. The Community loan will be provided in the 2016/17 budget period.

IMPLEMENTATION/COMMUNICATION

Follow-up letters and arrangements required for all approved applicants.

ATTACHMENTS

Nil

Date Prepared: 12/01/2016

ITEM-10 COMMUNITY HOUSING FOR SENIORS POLICY

MEETING: Ordinary

MEETING DATE: 20 January 2016

REPORT OFFICER'S TITLE: Community Engagement & Development Officer

DEPARTMENT: Corporate and Community Services

EXECUTIVE SUMMARY

Council manages 108 social housing units for Seniors in Kuranda, Mt Molloy, Dimbulah and Mareeba. A Councillor Workshop was conducted on 16 September 2015 to discuss the approach to four requests for property improvements from Aged Housing tenants. It was requested that an updated Aged Housing Policy be presented to Council to reflect this approach. Whilst updating the policy to include these recommendations, the opportunity has also been utilised to make other relevant changes. The alterations include alignment with updated social housing legislation; new rent review procedures; procedures for managing keys to units; and changing the policy name to Community Housing for Seniors Policy to align with current housing legislation. The additional alterations were discussed at a Councillor Workshop on 16 December 2015.

OFFICER'S RECOMMENDATION

"That Council adopt the updated "*Community Housing for Seniors Policy*"

BACKGROUND

The current *Aged Housing Policy* transitioned to the new Mareeba Shire Council after de-amalgamation on 1 January 2014. During the management of the Long Term Community Housing Program, particular issues have arisen that will benefit from clarity in the policy and updating to reflect changes in legislation and Council decision-making. A clearer policy will support the Community Wellbeing Officer in negotiations with tenants and prospective tenants; assist tenants to understand their responsibilities; and provide direction to Council for decision making relating to housing and tenants requests.

The issues and subsequent recommended policy changes are:

Policy name

To align with current housing legislation and Mareeba Shire Council's Long Term Community Housing Program, it is recommended the policy name be changed from *Aged Housing Policy* to *Community Housing for Seniors Policy*.

Section 3.1 Eligibility

The *Community Housing for Seniors Policy* adopts the eligibility process currently used by the Department of Housing and Public Works and is updated over-time to remain in line with

current practice. For example, amounts for independent income have been updated and updates on visas related to Australian citizenship or residency.

It is proposed that the specific detail be removed from the policy and reference be made to the Department of Housing and Public Works Housing Services *Social Housing Eligibility Criteria*. This will ensure the Mareeba Shire Council *Community Housing for Seniors Policy* will not become dated.

In addition, to highlight the focus of the Mareeba Shire housing being specifically for seniors in the Mareeba Shire, the eligibility criteria to apply for Council housing has removed the reference to being over the age of 55. The updated policy states that the applicant must receive the Age Pension or other approved Pensions, such as DVA, unless otherwise approved by Council.

Section 3.2 Allocation

Mareeba Shire Council adheres to the Department of Housing and Public Works *Allocations Policy for Funded Social Housing Providers* when allocating new tenants to vacant properties. To ensure the Mareeba Shire Council policy remains up-to-date, departmental policy details have been reduced and reference made to the *Allocations Policy for Funded Social Housing Providers*.

Section 3.3 Community Housing Rent Policy

The annual rent is reviewed in accordance with departmental policy, and the new Mareeba Shire Council has gone to great effort to develop Council procedures to ensure rent is reviewed in a fair and equitable manner that considers tenant's capacity to pay, local market conditions and individual property characteristics, but delivers revenue to cover the costs of operating the community housing program. It is recommended that the current *Aged Housing Policy* needs to reflect the new procedures adopted by Council to provide more clarity around the policy for determination of market rent for the property.

The proposed changes include:

- An explanation of how market rent is reviewed and its impact on the rent charged;
- Noted that approved significant improvements paid for by the tenant are excluded from consideration during the market rent appraisal. For example, if a tenant pays for the construction of a garden shed, it will not be taken into account in the market appraisal;
- Inclusion of the *Residential Tenancies and Rooming Accommodation Act 2008* in managing rent arrears.

Section 3.4 - Capital Works, Section 3.5 - Maintenance, and Section 3.6 - Tenant request for fixtures and modifications

As suggested at a Councillor Workshop on 16 September 2015 all household improvements such as garden sheds, air conditioners and electric motors for garage doors, will be fully funded by the tenant, excluding any building application fees that may be required which will be funded by Council. The improvements will remain the responsibility of the tenant for the term of their tenancy so they will be responsible for the ongoing maintenance and repair. When the tenancy ceases, the improvements will become the property of the Council.

Any increase in the rental appraisal due to the improvements will be discounted during the period where the tenant who installed them is residing in the property.

To provide clarity around the responsibility of the Mareeba Shire Council (lessor) and tenant (lessee) separate headings and explanations of capital works, maintenance and tenant requests for fixtures and modifications are provided.

The following changes are recommended:

- More detailed information on garden maintenance and restrictions on tree planting near the property and heights of trees;
- A separate section for 'Tenant request for fixtures or modifications' clearly explaining the correct process for modification requests and the tenants responsibilities for payment and upkeep of the modifications as agreed in the Council Workshop.

3.7 Keys

This section has been added to ensure tenants are clear on the process when they are locked out of their housing. Council does not guarantee a service for lock outs.

3.8 Criteria for pets

The updated policy includes reference for the need for approval from Council by the tenant for all animals as the current policy focuses on only dogs and cats.

A requirement for the tenant to apply a flea treatment at the end of the tenancy has been included.

4. Review

This policy will be further reviewed by 31 October 2016 to remove the information relating to the rent review process as it will no longer be relevant to tenants after the final rental correction will have been introduced on that date.

LINK TO CORPORATE PLAN

COM 1 Develop a community engagement strategy to encourage inclusiveness and partnerships within communities and a sense of common identity.

CONSULTATION

Internal

Community Wellbeing Officer
Community Engagement & Development Officer
Manager Community Wellbeing

External

Department of Housing and Public Works

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Aged Housing Policy, Version 1.0, Adopted 1 January 2014 replaced with Community Housing for Seniors Policy

FINANCIAL & RESOURCE IMPLICATIONS

Capital
Nil

Operating
Nil

IMPLEMENTATION/COMMUNICATION

The tenants will be advised of the updated Policy and significant changes by letter

ATTACHMENTS

1. Community Housing for Seniors Policy

Date Prepared: 8 January 2016



Community Housing for Seniors Policy

Council Policy <input checked="" type="checkbox"/>	Internal Policy <input type="checkbox"/>	Guideline/Procedure <input type="checkbox"/>
Draft <input checked="" type="checkbox"/>	Final <input type="checkbox"/>	Version: 2.0
File ref: POL-ADM-COM	Policy Section: Community Wellbeing	
Date Adopted:	Review Date: October 2016	
Author: Deborah Gillespie, Cristina Aloia	Review Officer: Manager Community Wellbeing	

CONTENTS

1. POLICY INTENT	3
2. SCOPE	3
3. BACKGROUND	3
3.1 ELIGIBILITY	3
3.2 ALLOCATION	4
3.3 COMMUNITY HOUSING RENT POLICY	4
3.3.1 Rent Calculation	4
3.3.2 Rent Reviews	5
3.3.3 Rent Payment Methods	6
3.3.4 Rent Arrears	6
3.4 CAPITAL WORKS	6
3.5 MAINTENANCE	6
3.5.1 Garden Maintenance	7
3.5.2 End of tenancy	7
3.6 TENANT REQUESTS FOR FIXTURES OR MODIFICATIONS	7
3.7 KEYS	8
3.8 criteria for PETS	8
3.8.1 Principles	8
3.8.2 Animals Permitted - one (1) dog or one (1) cat per unit.....	8
3.8.3 Nuisances and Complaints	9
3.9 COMPLAINTS AND APPEALS	9
3.9.1 Neighbourhood Disputes	9
3.9.2 Dispute Resolution Centre	9
3.9.3 Criminal Offences.....	9
4. REVIEW	10

1. POLICY INTENT

Mareeba Shire Council is committed to providing housing for Seniors in the towns of Mareeba, Mount Molloy, Kuranda and Dimbulah.

This policy establishes a formal process to ensure there is a consistent approach to managing the community housing facilities of the Mareeba Shire Council.

2. SCOPE

This policy shall apply when considering all requests relating to the community housing facilities of the Mareeba Shire Council.

Mareeba Shire Council delivers a Long Term Community Housing Program and has funding agreements with the Department of Housing and Public Works. As a result, Council is obliged to adhere to the relevant Departmental regulation and policy for funded properties. For the properties that do not have a funding agreement, the policy and criteria remains consistent.

As a community housing provider, Mareeba Shire Council is required to abide by the *Residential Tenancies and Rooming Accommodation Act 2008*, administered by the Residential Tenancies Authority (RTA) for all tenancy related matters such as bond, lease agreements and rent.

3. BACKGROUND

3.1 ELIGIBILITY

The Mareeba Shire Council *Community Housing for Seniors Policy* adopts the eligibility process currently used by the Department of Housing and Public Works which involves a need-based assessment for community housing assistance. Implementation of these criteria is a requirement of the *Housing Regulation 2015*, and stipulated in the *Social Housing Eligibility Criteria*.

All applicants for community housing are assessed against the common intake eligibility criteria as identified in the *Social Housing Eligibility Criteria*:

- Australian citizenship or residency;
- Queensland Residency - In addition to the requirements of the *Social Housing Eligibility Criteria*, preference will be given to applicants who have resided in the Mareeba Shire Council area for five (5) years and over or have relatives living in the Mareeba Shire Council for ten (10) years and over;
- Property Ownership;
- Liquid assets;
- Independent income;
- Household income;
- Appropriateness of current housing;
- Reviewing intake eligibility.

Applicants must meet all of the common intake eligibility criteria to apply for housing assistance through the Department's Housing Services offices.

In addition, as the Mareeba Shire Council is a service specifically for Seniors, to be eligible to apply for Council housing the applicants must receive the Age Pension or other approved Pensions i.e. DVA, unless otherwise approved by Council.

If an applicant referred to Mareeba Shire Council for housing assistance does not meet all eligibility criteria, the Department of Housing and Public Works, Housing Service Office will be contacted immediately.

3.2 ALLOCATION

Mareeba Shire Council is required to adhere to the *Allocations Policy for Funded Social Housing Providers* when allocating new tenants to vacant properties. Implementation of this policy is a requirement for providers funded under the *Housing Act 2003* to deliver community housing services. Mareeba Shire Council aims to match the needs of the tenants to the most suitable available property.

The *Allocations Policy for Funded Social Housing Providers* details the requirements for community housing providers assisting clients into and through the housing system, as appropriate to their needs. The Policy, and related procedures, establish processes for referrals, matching to a vacancy and offers of accommodation.

The movement of a tenant or household from one community housing property to another is managed as per the *Allocations Policy for Funded Social Housing Providers*. The household's needs will be assessed and matched to the property. The intake eligibility criteria will be reviewed to confirm continued suitability to the Long Term Community Housing Program.

3.3 COMMUNITY HOUSING RENT POLICY

Mareeba Shire Council, being a recognised Community Housing Provider, adheres to the principles as outlined in the *Community Housing Rent Policy 2013*, Department of Housing and Public Works Housing Services. The *Community Housing Rent Policy 2013* assists in providing tenants with low to moderate incomes with affordable housing.

All enquiries related to rent, or changes to tenants circumstances, should be addressed to the Community Wellbeing Officer at the Mareeba Shire Council. The Officer is able to provide a copy of a current rent ledger, listing all payments to-date.

3.3.1 Rent Calculation

The rent assessment principles used by the Mareeba Shire Council ensures equity and affordability for tenants in long term community housing. The payment is based on a comparison of:

- 25% of the household's assessable income plus Commonwealth Rent Assistance; OR
- The market rent for the property.

Council uses the Department's Electronic Rent Calculator Tool (ERCT) to determine if the rent for each property is set at the market rent or is no more than 25% of the tenant's assessable income plus rent assistance, with the tenant to pay whichever is the lower amount.

a) *Determining 25% of assessable income plus rent assistance*

This calculation is determined by the tenant's financial situation.

b) *Determining market rent*

No more than once every 12 months, an independent property valuer or real estate agent is appointed by Council to conduct a rent appraisal of each property, based on the following criteria:

- Local market rent conditions;
- Individual property characteristics including location, size and age of the property;
- The financial contributions made by tenants to properties;
- The low risk of property damage;
- The long term tenancy of most properties;

This approach ensures that rent is no more than 25% of the tenant's assessable income plus rent assistance.

Subsequent rent increases will be by normal annual increment based on Council Cost Index (approximately 2.6%) to take place annually in April, coinciding with annual Commonwealth pension and income support payment increases.

3.3.2 Rent Reviews

The new Mareeba Shire Council undertook a comprehensive rent review in 2014/15. Independent property services provided a rent appraisal of each property in accordance with 3.3.1 (b).

The independent rent appraisals were all considerably higher than current rents at that time and to minimise the negative impact on tenants, a phased approach to implementing these appraised rent increases by 31 October 2016 has been adopted.

Subsequent rent increases after 31 October 2016 will be by normal annual increment based on Council Cost Index (approximately 2.6%) to take place annually in April, coinciding with annual pension increases.

Further market rent appraisals will be conducted as required to align Council rents with the housing rental market.

As outlined at Section 3.6, it is the responsibility of the tenant to seek approval from Council of any significant improvements added during their tenancy to update Council records. The improvements will be excluded from consideration during rent appraisals for the length of the tenancy. When the tenant responsible for the improvement vacates the property, the rent will be reviewed for prospective tenants, taking into account any property improvements.

Two months' notice will be given prior to any increase in rent.

3.3.3 Rent Payment Methods

There are different methods for payment of rent to suit the tenant's requirements.

- Cash, cheque, debit or credit card at a Mareeba Shire Council Service Centre;
- A bill paying service - Centrepay is a free direct bill paying service for tenants receiving Centrelink payments such as the age pension. Rent can be deducted directly from Centrelink payments and paid directly to the Mareeba Shire Council each fortnight;
- Direct Debit - rental payments are debited from the tenant's bank account and deposited to Mareeba Shire Council's account;
- Electronic Direct Deposit - the tenant can electronically deposit rental payments to Mareeba Shire Council's account.

3.3.4 Rent Arrears

If the tenant is not able to pay their rent, they are required to contact the Mareeba Shire Council's Community Wellbeing Officer immediately to discuss supportive option ie. a rent payment plan.

If the rent is 7 days overdue, the Community Wellbeing Officer may issue a *Notice to Remedy Breach* (RTA Form 11). The tenant will have seven (7) days to pay the outstanding rent. If payment is not received, a *Notice to Leave* (RTA Form 12) can be sent. This will give a further fourteen (14) days for the tenant to pay their rent. The tenancy may be ended if the tenant has not paid the outstanding rent in accordance with the *Notice to Remedy Breach*.

3.4 CAPITAL WORKS

The purpose of Capital Works is to ensure the assets of the Mareeba Shire Council are maintained in good and working condition and in doing so improves the living conditions of the tenants.

Major capital works is carried out on existing units to improve and maintain the assets where required on an annual basis in accordance with Council's budget review. Examples of capital works include:

- external painting;
- internal painting;
- installation of security screens;
- installation of roofing insulation;
- replace roof guttering and install gutter guard;
- replacement of fencing;
- installation of driveways and path ways;
- general regular upgrades of all units.

3.5 MAINTENANCE

A reliable maintenance service is provided to all Mareeba Shire Council. All maintenance issues or enquiries must be reported to one of Council's Service Centres or directly to the Community Wellbeing Officer (in person or by telephone) before any maintenance or repairs are commenced.

As the lessor, Mareeba Shire Council will make arrangements for any necessary repairs that may be required within Mareeba Shire Council maintenance policies. This maintenance service operates during office hours, and an emergency after hours service is also available.

It is the responsibility of tenants to keep their homes clean and in good condition.

Council will endeavour to respond to urgent enquiries such as flooding within 2 hours of notification. Non-urgent requests for minor repairs, such as leaking taps, Council will contact the tenant within 2 working days to agree on an action.

3.5.1 Garden Maintenance

Tenants are responsible for maintaining their lawns and gardens to satisfactory standard. If large trees or shrubs require pruning, the tenant is required to notify the Community Wellbeing Officer and Council will organise for these works to be completed at Council's cost.

Tenants must avoid planting trees near sewerage and drainage pipes or within three meters of the house as this may cause structural problems to foundations, roof and guttering. Tenants are required to not plant trees and shrubs that exceed 2 to 3 metres in height due to the difficulties of maintenance in the longer term. Vines that cling to property should be avoided.

3.5.2 End of tenancy

When a tenant leaves, the tenant is expected to have maintained his or her home in the same condition as on commencement of the tenancy. Should the community housing property require cleaning to remove mould, repair damage, modifications not approved by Council etc these costs will be charged to the tenant and Mareeba Shire Council will take action to recover costs.

3.6 TENANT REQUESTS FOR FIXTURES OR MODIFICATIONS

All requests for modifications to a community housing property require a formal request by the tenant through the completion of the Mareeba Shire Council *Property Modification Request Form*.

Tenants must obtain written approval before any modification is made to the property. Tenants may have to remove non-approved fixtures/modifications if they are not to Council standard. The property must be returned to its original condition at the tenants cost.

The following are examples for approval by Mareeba Shire Council:

- Modifications and fixtures such as garden sheds, inbuilt cupboards, carports, air-conditioning etc may be added by the tenant subject to approval of Council, permits, plans and regulations (where they apply).
- On approval of a Mareeba Shire Council *Property Modification Request Form* the tenant may proceed with the alteration or fixture to be installed. All costs, with the exception of the building application, will be paid by the tenant. The Mareeba Shire Council will cover the costs related to the building application if required;
- All approved modifications added and paid for by the tenant will remain the tenants responsibility for maintenance and upkeep for the term of the tenancy. At the end of the tenancy, the improvements will become the property of Mareeba Shire Council;

- All improvements added by the tenant at their cost will be excluded from consideration during rent appraisals for the length of the tenancy;
- Mareeba Shire Council will not reimburse tenants for costs expended on improvements and alterations to their units when they vacate units;

3.7 KEYS

Tenants are provided with two (2) keys when they rent a unit. Any extra keys required for family members or friends are to be paid for by the tenant. Additional keys must be organised through Council as the key system in place is registered with a local locksmith.

When tenants have locked themselves out of their unit, it is the tenants responsibility to organise access and all costs will be covered by the tenant. The options include:

- During Office Hours - tenants can go to Rankin Street Office to collect a key. The spare key is signed out to the tenant and returned by the tenant at their earliest convenience. The other option is to call a Locksmith and the tenant will be required to pay for this service.
- After Hours - Council does not guarantee an after hours service for lock outs. The After Hours Call Centre may be able to put the tenant in touch with a local locksmith but this is not guaranteed.
- Tenants are encouraged to make suitable private arrangements if they are concerned that they may lock themselves out and another option for consideration is a key safe fixed to the property.

3.8 CRITERIA FOR PETS

Mareeba Shire Council recognises that pets can provide companionship, security, and contribute to the health and well-being of our tenants. Tenants will be allowed to keep one (1) dog or (1) one cat where the pet and property complies with Mareeba Shire Council Pet Criteria, Local Laws, *Animal Management Act 2008* and Commonwealth and State Statutes.

3.8.1 Principles

- Pets can provide companionship, security, and contribute to the health and well being of people;
- Pets will be assessed on pet type;
- Pets will only be approved if the pet/property complies with existing laws;
- Not all pets will be approved by Council;
- The pet is right for the lifestyle and environment of both the pet and applicant;
- Tenants in the community have the right to live without interference from other tenant's pets.

3.8.2 Animals Permitted

- All animals require approval from Council;
- One (1) dog or one (1) cat per unit unless otherwise agreed by Council;
- Dogs and cats are to be de-sexed, micro chipped and a Veterinarian Certificate attached to the Application;
- Dogs must be registered as required by *Animal Management (Cats and Dogs) Act 2008*;

- Dogs are not to weigh more than 8 (eight) kilograms;
- Registered service dogs (including all assistance e.g. Guide dog, hearing dog and assistance dog) greater than 8 (eight) kilograms will be permitted. Copy of certification as per Council's Local Law requirements of a guide dog or hearing dog or assistance dog to be supplied with application;
- Appropriate fence/enclosure to be erected with Council approval. The tenant is responsible for the cost associated with the installation and maintenance of the yard and fencing to safely enclose the animal;
- Removal of all unwanted rubbish and pet faeces regularly;
- Inspections outside of annual and safety inspections will be carried out as required;
- Tenants will be required to apply a flea treatment at the end of the tenancy, if relevant.

3.8.3 Nuisances and Complaints

If an approved pet causes a nuisance and if complaints are received that your pet is interfering with the reasonable peace, comfort and privacy of neighbours, Council will investigate. If you are in breach of your Rental Tenancy Agreement or of Local Government laws, Council will withdraw approval to keep a pet; the owner will be required to remove the pet permanently from the unit within a timeframe designated by Council.

3.9 COMPLAINTS AND APPEALS

Mareeba Shire Council is committed to improving its services to clients by resolving complaints and appeals quickly and effectively. If a tenant or applicant is dissatisfied with the service or actions of the Council or Council staff, the tenant or applicant can lodge a complaint or an appeal against that decision.

3.9.1 Neighbourhood Disputes

Complaints about tenants will be accepted by Mareeba Shire Council however, it is not usually Mareeba Shire Council's policy to actively intervene in disputes between neighbours. However, the Mareeba Shire Council will intervene and provide solutions where it is required to do so under the *Residential Tenancies and Rooming Accommodation Act 2008*.

3.9.2 Dispute Resolution Centre

The Dispute Resolution Centre provides mediation services and can help by settling a dispute without legal action. The Dispute Resolution Centre is run by the Department of Justice and Attorney-General and involves guiding discussions between the two parties involved to work out an agreement that suits them both. Mediators will not take sides and will not make judgements. The service maintains the tenant's privacy, is usually free, helps a tenant make their own decisions about the dispute and most importantly, will help to have the problem resolved.

3.9.3 Criminal Offences

Council does not have authority to investigate criminal offences. For example if a neighbour is being either physically or verbally harassed by another neighbour, or illegal substances are being used on Mareeba Shire Council housing property, please contact the police.

All complaints and appeals will be handled in accordance with the confidentiality and privacy policy of the Mareeba Shire Council.

All complaints will be investigated in light of current legislation, by-laws and policies of the Mareeba Shire Council, which are relevant to the type of complaint or appeal.

Management will monitor complaints or appeals and ensure that practices causing concern are addressed in line with resolution of the Complaints and Appeals Principles.

Complaints or appeals will be dealt with as quickly as possible within the due process outlined and the complainant shall be kept informed of the relevant process and timeframes.

4. REVIEW

It is the responsibility of the Manager Community Wellbeing to monitor the adequacy of this policy and recommend appropriate changes. This policy will be formally reviewed by 31 October 2016.

This policy is to remain in force until otherwise determined by Council.

INFRASTRUCTURE SERVICES

TECHNICAL SERVICES

ITEM-11 TENDER EVALUATION TMSC2015-28 NDRRA 2014 KURANDA GRAVEL ROADS

MEETING: Ordinary Meeting

MEETING DATE: 20 January 2016

**REPORT OFFICER'S
TITLE:** Director Infrastructure Services

DEPARTMENT: Infrastructure Services

EXECUTIVE SUMMARY

Council has received grant funding approval from the Queensland Reconstruction Authority to undertake restoration works to essential public assets in the Council area as a consequence of the 2014 NDRRA declared event.

Tender TMSC2015-28 NDRRA 2014 Kuranda Gravel Roads is for the restoration of a package of gravel roads to be restored under the 2014 NDRRA Programme.

The report provides a comparison of tenders received and makes a recommendation on the preferred tenderer.

OFFICER'S RECOMMENDATION

"That Council award Tender TMSC2015-28 NDRRA 2014 Kuranda Gravel Roads to Gregg Construction Pty Ltd for an amount of \$1,015,358.02 (exclusive of GST)."

BACKGROUND

Tender TMSC2015-28 is for the restoration of gravel roads under the 2014 NDRRA Programme. The tender is for the reconstruction of the included roads on a schedule of rates basis.

The roads involved are:

- Armstrong Road
 - Austin Road
 - Barnwell Road
 - Big Sands Road
 - Black Mountain Road
 - Bolton Road
 - Cedar Park Road
 - Crothers Road
 - Jeffrey Road
 - Koah Road
 - LA Road
 - McKenzie Road
 - Mona Mona Road
 - Oak Forest Road
 - Popovic Road
 - Road 6103
-

- Douglas Track
- Fantin Road
- Harper Road
- Hodzic Road
- Hoey Road
- Speewah Road
- Strell Road
- Two Chain Road
- Wright Road

Tenders were received from the following contractors:

- Gregg Construction Pty Ltd	\$1,015,358.02
- Heavy Equipment Hire Pty Ltd	\$1,074,530.33
- Robinson Civil Constructions FNQ Pty Ltd	\$1,366,974.51
- Northern Civil Earthworks Pty Ltd	\$1,376,069.98
- FGF Developments Pty Ltd	\$1,631,492.04
- Civil Australia Construction Operation Pty Ltd	\$2,454,491.01

All prices listed above are exclusive of GST.

Included in all the above tenders is a below the line Provisional Sum item entitled Superintendent Ordered Works (if required) of \$201,700.00. This will make the actual lowest tender \$813,658.02. These Provisional Sums are included in case extra work is required while a contractor is on-site that are unforeseen. These items have been common in all NDRRA contracts and only rarely used.

TENDER ASSESSMENT

Overview

The tender documents advised tenderers that all tenders would be assessed on the following criteria and weightings:

Tender Price	40%
Work Methodology and Approach	15%
Relevant Experience	15%
Local Content	10%
Key Personnel Skills, Experience and Resources	20%

Price is a calculated formula dependent on the actual tender received against the median of all prices received. Scores for the other criteria are subject to knowledge of the tenderers performance on previous projects.

Summary

All tenders have been assessed on the above basis, with the scoring resulting in the following (out of a maximum possible five (5) points):

- Gregg Construction Pty Ltd	4.10
- Robinson Civil Constructions FNQ Pty Ltd	4.00
- Heavy Equipment Hire Pty Ltd	3.94
- FGF Developments FNQ Pty Ltd	3.92
- Northern Civil Earthworks Pty Ltd	3.67
- Civil Australia Construction Operation Pty Ltd	2.98

Gregg Construction Pty Ltd has successfully completed previous NDRRA contracts on the Tablelands for both Mareeba Shire Council and Tablelands Regional Council. This company is considered capable of undertaking the required works satisfactorily.

Approved funding from the Queensland Reconstruction Authority to the roads in this package is \$540,178.21 which includes all materials, labour and machinery.

The tender schedules for each road include Provisional Quantities and Provisional Sums for certain activities. These activities are not known if they will be required at the time of tender reporting and are therefore included in each schedule in order to provide risk management for the Council during the course of the contract. As the tender prices received for this contract are above the Queensland Reconstruction Authority recommended value, Council officers have been in discussions about the tenders and the approved value of works. Council officers have sought certainty on payment for the works once they are complete.

These discussions have culminated in the advice received from the Queensland Reconstruction Authority in relation to the other gravel roads packages already approved by Council (Dimbulah, Mareeba and Mt Molloy / Mt Carbine) as follows (email of 20 October 2015 from Regional Liaison Officer):

"As discussed, Council would like some certainty on the reimbursement of NDRRA funds for the gravel roads submission as the gravel rate returned from an open tender is above the QRA standard rate.

I can reiterate that NDRRA funds are reimbursed for eligible costs on approved scope. The recommended value is an estimate, and at times actual costs may exceed the estimate.

For this gravel road tender, the returned rate for Gregg are higher than the QRA rate for gravel resheet. As the contracts were competitively tendered, the actual cost of these eligible works will therefore be reimbursed at the rate of the successful tender by way of actual costs incurred. It should be noted though that the tenders do include provisional items that are not eligible and can't be claimed under the NDRRA determination.

The eligible portion of each submission schedule has been calculated (in respect of the preferred tenderer), then Project Management (10%) and Contingency (20%) has been added. This gives an approximate Recommended Value for the eligible works using the tendered rates. These values are shown below:

Once Council appoint contractors, variations to the Recommended Values could be undertaken at Council's request.

The comments above relating to ineligible provisional items relate to the risk mitigation items in the schedules that are included but rarely required.

From the above, and once all costs are incurred and reports provided to the Queensland Reconstruction Authority, it is apparent that full cost recovery will occur.

The problem with the approval amount from the Queensland Reconstruction Authority is that the amount is based on a rate of \$63.63 per cubic metre for gravel resheet works. Council and the Authority have recently gone through a benchmarking exercise of current rates for any possible event in 2016 and the gravel resheet rate has increased from \$63.63 to \$106.78. This is more reflective of the rates that Council is currently seeing from the market.

When this new benchmark rate is applied to the roads in this contract, the approval amount would have been \$812,518.29, which is slightly under the lowest tender without the Superintendent Ordered Works amount factored into the price.

Should Council concur with the recommendation, an application will be made to the Queensland Reconstruction Authority for a Recommended Value variation.

LINK TO CORPORATE PLAN

ECOM 3 - Undertake the management of Council's assets in accordance with the long term asset management plans developed for all infrastructure asset classes to ensure the Shire's infrastructure networks are maintained and renewed to maximise their long term benefit to industry and the community.

CONSULTATION

Internal
Council officers

External
Queensland Reconstruction Authority

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Capital
Nil

Operating
Nil

Is the expenditure noted above included in the 2015/2016 budget?
Included in the 2014 NDRRA Programme

IMPLEMENTATION/COMMUNICATION

Affected residents will be advised of the planned works programme prior to commencement.

ATTACHMENTS

Nil

Date Prepared: 06 January 2016

ITEM-12 **TENDER EVALUATION TMSC2015-29 NDRRA 2014
WESTERN GRAVEL ROADS**

MEETING: Ordinary Meeting

MEETING DATE: 20 January 2016

**REPORT OFFICER'S
TITLE:** Director Infrastructure Services

DEPARTMENT: Infrastructure Services

EXECUTIVE SUMMARY

Council has received grant funding approval from the Queensland Reconstruction Authority to undertake restoration works to essential public assets in the Council area as a consequence of the 2014 NDRRA declared event.

Tender TMSC2015-29 NDRRA 2014 Western Gravel Roads is for the restoration of a package of gravel roads to be restored under the 2014 NDRRA Programme.

The report provides a comparison of tenders received and makes a recommendation on the preferred tenderer.

OFFICER'S RECOMMENDATION

"That Council award Tender TMSC2015-29 NDRRA 2014 Western Gravel Roads to Erroll Fitzgerald for an amount of \$945,298.81 (exclusive of GST)."

BACKGROUND

Tender TMSC2015-29 is for the restoration of gravel roads under the 2014 NDRRA Programme. The tender is for the reconstruction of the included roads on a schedule of rates basis.

The roads involved are:

- Bellevue Road
- Drumduff Link Road
- Kondaparinga Road
- Mt Mulgrave Road
- Mt Mulligan - Kondaparinga Road
- Strathleven Road

Tenders were received from the following contractors:

- Errol Fitzgerald	\$945,298.81
- Dun Movin Earthworks Pty Ltd	\$954,090.81
- Watto's Earthmoving and Machinery Hire Pty Ltd	\$1,115,642.18
- Gregg Construction Pty Ltd	\$1,123,484.75
- Heavy Equipment Hire Pty Ltd	\$1,198,580.08
- Civil Australia Construction Operation Pty Ltd	\$1,242,014.23
- Robinson Civil Constructions FNQ Pty Ltd	\$1,381,068.78
- Northern Civil Earthworks Pty Ltd	\$1,504,711.50
- Wren Construction Pty Ltd	\$1,582,840.13
- CWE Contracting Pty Ltd	\$1,602,792.43

All prices listed above are exclusive of GST.

Included in all the above tenders is a below the line Provisional Sum item entitled Superintendent Ordered Works (if required) of \$167,900.00. This will make the actual lowest tender \$777,398.81. These Provisional Sums are included in case extra work is required while a contractor is on site that are unforeseen at the time of tender. These items have been common in all NDRRA contracts and are only rarely used.

TENDER ASSESSMENT

Overview

The tender documents advised tenderers that all tenders would be assessed on the following criteria and weightings:

Tender Price	40%
Work Methodology and Approach	15%
Relevant Experience	15%
Local Content	10%
Key Personnel Skills, Experience and Resources	20%

Price is a calculated formula dependent on the actual tender received against the median of all prices received. Scores for the other criteria are subject to knowledge of the tenderers performance on previous projects.

Summary

All tenders have been assessed on the above basis, with the scoring resulting in the following (out of a maximum possible five (5) points):

- Erroll Fitzgerald	3.59
- Watto's Earthmoving & Machinery Hire Pty Ltd	3.53
- Gregg Construction Pty Ltd	3.53
- Dun Movin Earthworks FNQ Pty Ltd	3.51
- Heavy Equipment Hire Pty Ltd	3.51
- Robinson Civil Constructions FNQ Pty Ltd	3.45
- Northern Civil Earthworks Pty Ltd	3.36
- Wren Construction Pty Ltd	3.33
- Civil Australia Construction Operation Pty Ltd	3.29
- CWE Contracting Pty Ltd	3.17

Errol Fitzgerald Pty Ltd has successfully completed previous NDRRA contracts on the Tablelands for the amalgamated Tablelands Regional Council. This company is considered capable of undertaking the required works satisfactorily.

Approved funding from the Queensland Reconstruction Authority to the roads in this package is \$1,151,972.67 which includes all materials, labour and machinery.

The tender schedules for each road include Provisional Quantities and Provisional Sums for certain activities. These activities are not known if they will be required at the time of tender reporting and are therefore included in each schedule in order to provide risk management for the Council during the course of the contract. As the tender prices received for this contract are above the Queensland Reconstruction Authority recommended value, Council officers have been in discussions about the tenders and the approved value of works. Council officers have sought certainty on payment for the works once they are complete.

These discussions have culminated in the advice received from the Queensland Reconstruction Authority in relation to the other gravel roads packages already approved by Council (Dimbulah, Mareeba and Mt Molloy / Mt Carbine) as follows (email of 20 October 2015 from Regional Liaison Officer):

"As discussed, Council would like some certainty on the reimbursement of NDRRA funds for the gravel roads submission as the gravel rate returned from an open tender is above the QRA standard rate.

I can reiterate that NDRRA funds are reimbursed for eligible costs on approved scope. The recommended value is an estimate, and at times actual costs may exceed the estimate.

For this gravel road tender, the returned rate for Gregg are higher than the QRA rate for gravel resheet. As the contracts were competitively tendered, the actual cost of these eligible works will therefore be reimbursed at the rate of the successful tender by way of actual costs incurred. It should be noted though that the tenders do include provisional items that are not eligible and can't be claimed under the NDRRA determination.

The eligible portion of each submission schedule has been calculated (in respect of the preferred tenderer), then Project Management (10%) and Contingency (20%) has been added. This gives an approximate Recommended Value for the eligible works using the tendered rates. These values are shown below:

Once Council appoint contractors, variations to the Recommended Values could be undertaken at Council's request."

The comments above relating to ineligible provisional items relate to the risk mitigation items in the schedules that are included but rarely required.

From the above, and once all costs are incurred and reports provided to the Queensland Reconstruction Authority, it is apparent that full cost recovery will occur.

The problem with the approval amount from the Queensland Reconstruction Authority is that the amount is based on a rate of \$63.63 per cubic metre for gravel resheet works. Council and the Authority have recently gone through a benchmarking exercise of current rates for any possible event in 2016 and the gravel resheet rate has increased from \$63.63 to \$106.78. This is more reflective of the rates that Council is currently seeing from the market.

LINK TO CORPORATE PLAN

ECOM 3 - Undertake the management of Council's assets in accordance with the long term asset management plans developed for all infrastructure asset classes to ensure the Shire's infrastructure networks are maintained and renewed to maximise their long term benefit to industry and the community.

CONSULTATION

Internal
Council officers

External
Queensland Reconstruction Authority

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Capital
Nil

Operating
Nil

Is the expenditure noted above included in the 2015/2016 budget?
Included in the 2014 NDRRA Programme

IMPLEMENTATION/COMMUNICATION

Affected residents will be advised of the planned works programme prior to commencement.

ATTACHMENTS

Nil

Date Prepared: 07 January 2016

**ITEM-13 TENDER EVALUATION TMSC2015-30 NDRRA 2014
HERBERTON / CHILLAGOE GRAVEL ROADS**

MEETING: Ordinary Meeting

MEETING DATE: 20 January 2016

**REPORT OFFICER'S
TITLE:** Director Infrastructure Services

DEPARTMENT: Infrastructure Services

EXECUTIVE SUMMARY

Council has received grant funding approval from the Queensland Reconstruction Authority to undertake restoration works to essential public assets in the Council area as a consequence of the 2014 NDRRA declared event.

Tender TMSC2015-30 NDRRA 2014 Herberton Chillagoe Gravel Roads is for the restoration of a package of gravel roads to be restored under the 2014 NDRRA Programme.

The report provides a comparison of tenders received and makes a recommendation on the preferred tenderer.

OFFICER'S RECOMMENDATION

"That Council award Tender TMSC2015-30 NDRRA 2014 Herberton Chillagoe Gravel Roads to Watto's Earthmoving and Machinery Hire Pty Ltd for an amount of \$1,062,655.04 (exclusive of GST)."

BACKGROUND

Tender TMSC2015-30 is for the restoration of gravel roads under the 2014 NDRRA Programme. The tender is for the reconstruction of the included roads on a schedule of rates basis.

The roads involved are:

- Aerodrome Road
- Blackdown Road
- Bolwarra Road
- Bulimba Road
- Calcifer Road
- Cemetery Road
- Fossilbrook Road
- Maniopoota Road
- Ootann Road
- Ootann Siding Road
- Road 6087
- Smelter Road
- Springfield Road
- Torwood Road
- Annie Street
- Arbouin Mine Road
- Bischoff Mill Road
- Lappa Mt Garnet Road
- Shiffron Road
- Stannary Hills Road
- Walsh River Road
- West Bischoff Mill Road
- Hales Siding Road

Tenders were received from the following contractors:

- Watto's Earthmoving & Machinery Hire Pty Ltd	\$1,062,655.04
- Gregg Construction Pty Ltd	\$1,159,557.11
- Erroll Fitzgerald	\$1,425,180.90
- Northern Civil Earthworks Pty Ltd	\$1,496,254.94
- Civil Australia Construction Operation Pty Ltd	\$1,583,707.80
- Robinson Civil Constructions FNQ Pty Ltd	\$1,817,928.15

All prices listed above are exclusive of GST.

Included in all the above tenders is a below the line Provisional Sum item entitled Superintendent Ordered Works (if required) of \$135,800. This will make the actual lowest tender \$926,855.04. These Provisional Sums are included in case extra work is required while a contractor is on site that are unforeseen. These items have been common in all NDRRA contracts and only rarely used.

TENDER ASSESSMENT

Overview

The tender documents advised tenderers that all tenders would be assessed on the following criteria and weightings:

Tender Price	40%
Work Methodology and Approach	15%
Relevant Experience	15%
Local Content	10%
Key Personnel Skills, Experience and Resources	20%

Price is a calculated formula dependent on the actual tender received against the median of all prices received. Scores for the other criteria are subject to knowledge of the tenderers performance on previous projects.

Summary

All tenders have been assessed on the above basis, with the scoring resulting in the following (out of a maximum possible five (5) points):

- Watto's Earthmoving & Machinery Hire Pty Ltd	3.61
- Gregg Construction Pty Ltd	3.58
- Erroll Fitzgerald	3.51
- Northern Civil Earthworks Pty Ltd	3.44
- Robinson Civil Constructions FNQ Pty Ltd	3.40
- Civil Australia Construction Operation Pty Ltd	3.27

Watto's Earthmoving and Machinery Hire Pty Ltd has successfully completed previous NDRRA contracts on the Tablelands for both Mareeba Shire Council and Tablelands Regional Council. This company is considered capable of undertaking the required works satisfactorily.

Approved funding from the Queensland Reconstruction Authority to the roads in this package is \$570,919.48 which includes all materials, labour and machinery.

The tender schedules for each road include Provisional Quantities and Provisional Sums for certain activities. These activities are not known if they will be required at the time of tender reporting and are therefore included in each schedule in order to provide risk management for the Council during the course of the contract. As the tender prices received for this contract are above the Queensland Reconstruction Authority recommended value, Council officers have been in discussions about the tenders and the approved value of works. Council officers have sought certainty on payment for the works once they are complete.

These discussions have culminated in the advice received from the Queensland Reconstruction Authority in relation to the other gravel roads packages already approved by Council (Dimbulah, Mareeba and Mt Molloy/Mt Carbine) as follows (email of 20 October 2015 from Regional Liaison Officer):

As discussed, Council would like some certainty on the reimbursement of NDRRA funds for the gravel roads submission as the gravel rate returned from an open tender is above the QRA standard rate.

I can reiterate that NDRRA funds are reimbursed for eligible costs on approved scope. The recommended value is an estimate, and at times actual costs may exceed the estimate.

For this gravel road tender, the returned rate for Gregg are higher than the QRA rate for gravel resheet. As the contracts were competitively tendered, the actual cost of these eligible works will therefore be reimbursed at the rate of the successful tender by way of actual costs incurred. It should be noted though that the tenders do include provisional items that are not eligible and can't be claimed under the NDRRA determination.

The eligible portion of each submission schedule has been calculated (in respect of the preferred tenderer), then Project Management (10%) and Contingency (20%) has been added. This gives an approximate Recommended Value for the eligible works using the tendered rates. These values are shown below:

Once Council appoint contractors, variations to the Recommended Values could be undertaken at Council's request.

The comments above relating to ineligible provisional items relate to the risk mitigation items in the schedules that are included but rarely required.

From the above, and once all costs are incurred and reports provided to the Queensland Reconstruction Authority, it is apparent that full cost recovery will occur.

The problem with the approval amount from the Queensland Reconstruction Authority is that the amount is based on a rate of \$63.63 per cubic metre for gravel resheet works. Council and the Authority have recently gone through a benchmarking exercise of current rates for any possible event in 2016 and the gravel resheet rate has increased from \$63.63 to \$106.78. This is more reflective of the rates that Council is currently seeing from the market.

When this new benchmark rate is applied to the roads in this contract, the approval amount would have been \$618,335.06, which is still less than the lowest tender without the Superintendent Ordered Works amount factored into the price.

Should Council concur with the recommendation, an application will be made to the Queensland Reconstruction Authority for a Recommended Value variation.

LINK TO CORPORATE PLAN

ECOM 3 - Undertake the management of Council's assets in accordance with the long term asset management plans developed for all infrastructure asset classes to ensure the Shire's infrastructure networks are maintained and renewed to maximise their long term benefit to industry and the community.

CONSULTATION

Internal
Council officers

External
Queensland Reconstruction Authority

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Capital
Nil

Operating
Nil

Is the expenditure noted above included in the 2015/2016 budget?
Included in the 2014 NDRRA Programme

IMPLEMENTATION/COMMUNICATION

Affected residents will be advised of the planned works programme prior to commencement.

ATTACHMENTS

Nil.

Date Prepared: **07 January 2016**

ITEM-14 SPRINGMOUNT ROAD - HEAVY VEHICLE SAFETY & PRODUCTIVITY PROGRAMME

MEETING: Ordinary

MEETING DATE: 20 January 2016

REPORT OFFICER'S TITLE: Strategic Project Officer

DEPARTMENT: Infrastructure Services

EXECUTIVE SUMMARY

The Australian Government has recently opened the Heavy Vehicle Safety and Productivity Programme for which local governments are eligible to apply. It is suggested that Council utilise State Government funding on the approved TIDS project on Springmount Road in order to gain further funding from the Australian Government under the Programme. In order to meet the eligibility requirements for the funding programmes, matching funding needs to be confirmed.

OFFICER'S RECOMMENDATION

"That Council endorse an application for Heavy Vehicle Safety and Productivity Programme funding for Springmount Road for 50% (\$265,000), with the remaining 50% to be covered by TIDS and underwritten by Council should the TIDS funding be withdrawn".

BACKGROUND

The Australian Government has recently opened the Heavy Vehicle Safety and Productivity Programme (HVSP).

The HVSP provides for a broad range of upgrade activities that propose in its objectives to increase productivity of heavy vehicles by enhancing the capacity of existing roads, improving connections to freight networks; and improving the safety environment for heavy vehicle drivers.

This report proposes to utilise an approved State Government TIDS funded project on Springmount Road as support funding for an application under the HVSP.

The HVSP will provide up to 50% funding for approved projects. It is suggested that Council apply for 50% of the total project cost for Springmount Road (\$265,000) for a total project cost of \$530,000.

The HVSP Program would also require Council to underwrite the matching funding in the unlikely event that the TIDS funding is withdrawn. This is the same commitment that Council has already made to match the TIDS funding without any additional assistance. However, it would mean that Council could not use the Federal Roads to Recovery (R2R) funding to meet this commitment. It is considered very unlikely that the TIDS funding would be withdrawn at this stage, particularly if Federal Government funding was obtained. FNQRRTG

has provided a letter confirming that the TIDS funding has been endorsed for Springmount Road.

Table 1 Springmount Road Upgrade HVSP Proposal Funding Implications

Project Proposal	FNQ RRTG Endorsed TIDS Funding	Current Council Commitment to FNQ RRTG for 2016-17	HVSP Proposed Funding Application for 2016-17	Council \$ required should HVSP be successful	Council \$ required if TIDS funding withdrawn and HVSP application is successful
Springmount Road- Widen and rehabilitate existing pavement from Chainage 5.4-6.7 to 2 lanes. This section is between Catherine Road and Collins Weir Road.	\$265,000 For a total project cost of \$530,000	\$265,000	\$265,000	Nil <i>(Reduction of \$265,000 MSC \$ required)</i>	\$265,000

LINK TO CORPORATE PLAN

Should grant applications be successful, the additional funding source will assist Council in renewing and upgrading its assets and meeting the following corporate goal:

GOV 3 *Undertake a whole of council service level review to establish sustainable operational costs across core local government business and consult with communities.*

- Council continues to deliver quality and sustainable services while keeping rate increases to no more than the % increase in the Council Cost Index.

CONSULTATION

Internal

Director Infrastructure Services
 Manager Technical Services
 Manager Works
 Manager Finance

External

Heavy Vehicle Safety and Productivity Program Officers

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS*Capital*

Should the HVSP application be successful, it will mean that Council can entirely fund the \$530,000 project using grant funding.

Operating

Nil

Is the expenditure noted above included in the 2015/2016 budget?

Nil

If not you must recommend how the budget can be amended to accommodate the expenditure

Nil

IMPLEMENTATION/COMMUNICATION

An application for funding under the Heavy Vehicle Safety and Productivity Program will be made for Springmount Road \$265,000 for a total project cost of \$530,000.

ATTACHMENTS

1. Heavy Vehicle Safety and Productivity Program
2. Letter from FNQRRTG endorsing funding for Springmount Road dated 4 January 2016.

Date Prepared: 11 January 2016



Australian Government
Department of Infrastructure
and Regional Development

**HEAVY VEHICLE SAFETY AND
PRODUCTIVITY PROGRAMME
(HVSPP) ROUND FIVE**

PROGRAMME CRITERIA AND PROPOSAL FORM

PART A

Please ensure that you submit both Part A and Part B of the proposal form.

Part A is a word document and Part B is an excel spreadsheet.

Both Parts are required to assess your proposal.

Proposals submitting only one Part will be deemed ineligible.

Closing Date: 10 February 2016 at 11:59pm

Proponent Name	
Project Name (Max of 7 words)	Example: Alpha Highway Safety Upgrade & Realignment
Australian Government funding sought	
Total Project Cost	

PROGRAMME INFORMATION 2

OBJECTIVES..... 2

PROPOSAL FORM..... 3

ELIGIBILITY 3

THE ASSESSMENT PROCESS..... 5

ASSESSMENT CRITERIA..... 5

HOW TO SUBMIT A PROPOSAL 12

PROGRAMME INFORMATION

The Heavy Vehicle Safety and Productivity Programme (HVSP) aims to contribute to the productivity and safety outcomes of heavy vehicle operations across Australia. State, territory and local governments are eligible to apply and where appropriate, are encouraged to work together on priorities.

Proposals should be well developed, with appropriate levels of project scope, planning and approvals already underway.

- Construction must commence by **June 2017** and be completed by **30 June 2019**.
For the purposes of these documents, 'construction' means actual on ground works at the project site and/or the fabrication of major components off site.
- The HVSP will contribute a maximum of 50% of the total project cost. You must confirm that arrangements are in place to contribute at least 50% of the total project costs if the proposal is successful. Proponents must confirm this commitment in their proposal and provide evidence of matching funding within **60 days** following the announcement of successful projects.
- Construction must have not begun on the site of the project prior to receiving confirmation from the Department that the project may commence; however planning and design work can be undertaken.

Failure to comply with any one of these requirements may result in funding for the project being withdrawn by the Department.

Proponents are encouraged to discuss priorities with local communities, relevant industry stakeholders, Regional Development Australia committees and state road agencies early in the process.

Where projects seek to improve access for higher productivity heavy vehicles, proponents must provide assurances that all efforts will be made to ensure regulatory access through the National Heavy Vehicle Regulator is also gained.

OBJECTIVES

The key objective of the HVSP is to contribute to the improvement of the productivity and safety of heavy vehicle operations across Australia through funding infrastructure projects for heavy vehicles. The specific HVSP objectives are to:

- increase productivity of heavy vehicles by enhancing the capacity of existing roads and improving connections to freight networks; and
- improve the safety environment for heavy vehicle drivers.

What types of project activities are included;

- upgrades to existing road infrastructure such as, re-alignment of roads or increasing the load carrying capacity of existing roads
- upgraded and new rest areas;
- upgraded and new de-coupling/assembly areas;
- projects that use technology (including ITS) to improve transport outcomes; and
- demonstration projects such as, small infrastructure or technology projects that can inform future transport needs.

What types of project activities are NOT included;

- construction of new or upgrades to existing bridges;
- enhancements to livestock sale yards;
- Projects already commenced or in receipt of funding from other Australian Government programmes (including disaster relief);
- ongoing operational and maintenance costs; and
- projects consisting solely of planning and design.

PROPOSAL FORM

All eligible proposals for funding under the HVSP will be assessed as part of a competitive, merit-based process. The Department will use the information provided in this proposal form to check eligibility and assess projects against the criteria.

Funds are limited and therefore meeting eligibility and assessment criteria does not guarantee funding. Proposals that best address all the assessment criteria will have the greatest likelihood of being recommended for funding.

HOW TO COMPLETE THE PROPOSAL FORM

The proposal form has been designed to gather as much relevant information as possible to accurately assess all the proposals to a high standard. It also seeks to gather and use data for the ongoing management, monitoring and evaluation of the successful projects and the programme itself.

The relevant criteria are set out within the form, followed by specific questions. Proponents should answer all relevant questions in the proposal form concisely and where required, in the specified format. While there is no word limit; more detail would be expected for more complex proposals costing over \$2million.

- Please ensure you read all the questions first before commencing your responses.
- Proposals are assessed on the basis of the answers to questions in the proposal form.
- Some sections of the form require information in a specific format and provide Guidance, Examples and/or Tips on responding to questions and addressing the Criteria.
- Pictures, maps and other relevant material can be attached to the submission email and should be referenced within the proposal form.
- Such material can be used to provide context and/or to demonstrate key points made in addressing the criteria (e.g. location of services, heavy vehicle routes or detours).
- Attachments will be considered as supporting evidence only.
- Do NOT respond to questions with "See Attached" or "data can be provided on request".

Detail on how to submit proposals is at page 12, including technical matters. If you need any clarification please call the HVSP programme general enquiry number on 02 6274 6758 or send an email to HVSP@infrastructure.gov.au

For probity reasons, the Department will not provide advice or guidance (i.e. it is unable to provide comments on draft proposals) that could be seen as giving an unfair advantage to one proponent over another.

ELIGIBILITY

The HVSP will contribute a maximum of 50% of the total project cost.

Proponents must contribute at least 50% of the total project costs if the proposal is successful.

- Proponents must confirm this commitment in their proposal and provide evidence of matching funding within 60 days following the announcement of successful projects.
- Proponents can form partnerships with state/territory/local governments and/or industry to meet the matching funding requirement – third party funding must be identified in the proposal.
- In the event that third party funding (e.g. through a state government programme) is not able to be confirmed within 60 days of announcement, proponents must confirm in their proposal that they will be responsible to contribute the full 50% matching funding or the Department may withdraw funding.

All proponent and other contributions must be cash only. In-kind contributions will NOT be considered.

Construction must have not begun.

For the purposes of this proposal, 'construction' means actual on ground works at the project site and/or the fabrication of major components off site. Construction prior to Departmental advice that your project can commence will result in funding for the project being withdrawn by the Department.

Funding will NOT be provided for any of the following:

- construction of new or upgrades to existing bridges;
- enhancements to livestock sale yards;
- projects where construction has already commenced;
- projects that have received or are receiving funding under another Australian Government programme (including Black Spot Programme, Roads to Recovery, National Stronger Regions Fund and disaster relief);
- projects that include ongoing operational and maintenance costs; or
- projects consisting solely of planning and design.

If successful, construction MUST commence by June 2017 and be completed by 30 June 2019.

BEFORE YOU START – COMPLETE THE ELIGIBILITY CHECKLIST

If you answer NO to any question below the project is NOT eligible for this Round of the HVSP

Are you a State, Territory or Local Government?	Yes or No
Can you confirm that arrangements are in place to contribute at least 50% of the total project costs within 60 days following the announcement of successful projects?	Yes or No
If you are seeking third party funding, will you be in a position to contribute these funds within 60 days following the announcement of successful projects if third party funding is not available?	Yes or No or No 3 rd party funding sought
Can you confirm ALL costs are for a project aimed at improving a heavy vehicle productivity and/or safety?	Yes or No
Can you confirm that construction works will commence by June 2017 and be completed by 30 June 2019 ? (<i>Construction means – actual on ground works at the project site and/or the fabrication of major components off site.</i>)	Yes or No
Can you confirm the project is NOT receiving funding under another Australian Government programme (including Black Spot Programme, Roads to Recovery, National Stronger Regions Fund or disaster relief)?	Yes or No
Can you confirm the project is NOT for new/upgrades to bridges, enhancements to livestock sale yards, maintenance and/or ongoing repairs or solely planning and design?	Yes or No
If successful, can you confirm you will NOT start construction before finalising the terms of the funding agreement with the Department?	Yes or No

THE ASSESSMENT PROCESS

The Department will assess proposals against the programme criteria to develop a merit list representing best value for money and make recommendations to the Minister for Infrastructure and Regional Development who will make decisions on funding under the *National Land Transport Act 2014*. The value for money assessment and decisions by the Minister may take account of the overall mix and funding source of projects.

Proposals that were successful under Round Four were generally more strategic and provided quality analysis and clear evidence about the benefits of the proposal and how they align to the programme objectives.

For projects of \$2 million or less, please limit responses to each criterion to one and a half pages.

ASSESSMENT CRITERIA**CRITERIA 1 – Improved Productivity and Safety**

The specific HVSP objectives are to:

- increase productivity of heavy vehicles by enhancing the capacity of existing roads and improving connections to freight networks; and
- improve the safety environment for heavy vehicle drivers.

Proposals will be assessed and scored on the degree to which the project meets the above programme objectives and the quality of the evidence you provide to support the claims. You should describe the details of the project concisely and if you refer to attached documents or refer to other sources please make specific reference to the relevant page or section of those documents or sources.

Proposals should indicate clearly what evidence and data is being used to support claims. Where possible you should indicate what data or standards will be used to measure the productivity and safety improvements and/or benefits of the project, such as;

- Reduced heavy vehicle operating costs, improved load carrying capacity, reduced travel distance or travel times, Benefits Cost Ratio and robust telematics data for productivity improvements
- AustRoads Standards, robust telematics data and recognised national heavy vehicle crash data calculations for road safety improvements.

Describe how the project will contribute to the objectives of the programme.

Will the project facilitate integration with key freight networks? And how? <i>Provide details:</i> <i>Supporting evidence:</i>
Will the project increase access for higher mass loads (HML) and high productivity vehicles (HPV)? And is it aligned with the Heavy Vehicle Regulator's access management operations? <i>Provide detail:</i> <i>Supporting evidence:</i>
Will the project facilitate improvements to 'last mile' freight logistics (the portion of the supply chain from the final delivery hub to the customer's door)?

<p><i>Provide detail:</i></p> <p><i>Supporting evidence:</i></p>
<p>Will the project facilitate improvements in the 'whole of journey' for freight in the overall supply chain?</p>
<p><i>Provide detail:</i></p> <p><i>Supporting evidence:</i></p>
<p>Will the project improve safety of heavy vehicle operations? What is the HV safety issue and how will this project improve safety? Proposals claiming safety benefits should demonstrate how the project will contribute to heavy vehicle safety in the context of the Safe System Principles identified in the National Road Safety Strategy 2011-2020 (http://roadsafety.gov.au/)</p>
<p><i>Provide detail:</i></p> <p><i>Supporting evidence:</i></p>
<p>Is the project aligned with Government and/or industry strategies and priorities?</p>
<p><i>Provide detail:</i></p> <p><i>Supporting evidence:</i></p>
<p>Has industry and/or the community been consulted on the proposal? If so, what are their views?</p>
<p><i>Provide detail:</i></p> <p><i>Supporting evidence:</i></p>
<p>Does this project involve the use of technology, such as In Vehicle Telematics or Intelligent Transport Systems?</p>
<p><i>Provide detail:</i></p> <p><i>Supporting evidence:</i></p>

CRITERIA 2 – Quantified Benefits

Proposals will be assessed and scored on the degree to which the project provides a level of measurable benefits relative to other proposals and the quality of the evidence you provide to support the claims. You should describe the details of the project benefits concisely and provide evidence to support these claims. If you refer to attached documents or refer to other sources please make specific reference to the relevant page or section of those documents or sources. The Department will consider:

- What are the quantifiable benefits of the project; and
- What analysis, evidence and data you have provided to demonstrate the benefits.

Describe the benefits and how they will be measured.

<p>What are the current traffic and/or freight volumes, including proportion of heavy and higher productivity vehicles? Guide: You MUST use the following format “The 20XX AADT is xxx with xx% (xx number) Heavy Vehicles, including XX B-Doubles and XX B-Triples.”</p>
<p><i>Provide detail:</i></p> <p>Example 1: The 2014 AADT is 689 with 220 Heavy Vehicles including 120 B-Doubles and 32 B-Triples. Example 2: The freight volume is approximately 50,000 tonnes of grain during the harvest, with 1,300 heavy vehicle movements.</p> <p><i>Additional Information (if available):</i> You should include future projections of vehicle numbers or freight volumes and identify where these are cited.</p> <p><i>Supporting evidence:</i></p> <p>Tip: Provide traffic and/or freight volumes for the site or the road/highway. If you cite external sources, it should be specific and provide a breakdown analysis of any attached traffic data counts.</p>
<p>Benefit Cost Ratio (BCR) analysis, where available. If a BCR is available, please outline the basis on which this was calculated, and attach worked documents.</p>
<p><i>Provide detail:</i></p> <p>Example 1: The BCR is 2.5 over 30 years at 4% discount rate (Attachment C) Example 2: The savings in reduced vehicle operating cost is approximately \$188,760 per year.</p> <p><i>Supporting evidence:</i></p> <p>Example 1: Attachment C was provided by XYZ Consulting and has been calculated on reduced Vehicle Operating Costs (VOC), Savings in Travel Distances and Time and reduced accident rates. Example 2: Attachment C shows estimated cost savings.</p>
<p>How will the project provide capacity for greater efficiency?</p>
<p><i>Provide detail:</i></p> <p><i>Supporting evidence:</i></p>

How will the project reduce operating costs?
<i>Provide detail:</i>
<i>Supporting evidence:</i>
Will the project shorten travel distances and /or time for heavy vehicles?
<i>Provide detail:</i>
<i>Supporting evidence:</i>
How will the project improve safety of heavy vehicle operations and/or reduce heavy vehicle crashes? To what extent will the project address fatigue management?
<i>Provide detail:</i>
<i>Supporting evidence:</i>
Are there other benefits to heavy vehicle safety provided by the project?
<i>Provide detail:</i>
<i>Supporting evidence:</i>

CRITERIA 3 – State and Territory Priority/Ranking

State and territory governments will be asked to provide a score of 1-5 for each project within their jurisdiction.

Please note that state and territory agencies will use information provided in the proposal form and any attachments to assist in making these scorings.

CRITERIA 4 – Construction Readiness

Proposals will be assessed and scored on the degree to which the proposal demonstrates that it can be delivered within the required timeframes – **construction works MUST commence by June 2017 and be completed by June 2019.**

Proposals will be ranked relative to other proposals and the quality of the evidence you provide to support the claims. The Department will consider:

- What planning documents, including preliminary or final designs have been completed;
- What progress has been made to gain relevant Development and other approvals such as environmental, cultural and heritage;
- What risks have been identified and steps for managing those risks, including scope, construction, approvals, financial and delivery; and
- What are the project costs and are they supported by independent advice or a quantity surveyor.

You should describe the details of the construction readiness concisely and provide evidence to support these claims. If you refer to attached documents or refer to other sources please make specific reference to the relevant page or section of those documents or sources.

<p>FUNDING – Provide details on matching funding, who will be providing it?, is it confirmed?, when will it be available?, and what are your contingency plans if it is not forthcoming?</p>
<p><i>Provide detail:</i></p> <p><i>Supporting evidence:</i></p>
<p>PLANNING - Briefly outline what project planning and/or scoping has already been undertaken? What remains to be finalised?</p>
<p><i>Provide detail:</i></p> <p><i>Supporting evidence:</i></p> <p><i>NOTE: Only attach a maximum of two documents to support this claim.</i></p>
<p>APPROVALS - Briefly outline what Approvals are required for your project and what steps are being taken to obtain and manage these approvals?</p>
<p><i>Provide detail:</i></p> <p><i>Supporting evidence:</i></p> <p><i>NOTE: Only attach a maximum of two documents to support this claim.</i></p>
<p>DESIGNS - Briefly outline what Design work has already been undertaken? And what additional design work is required to commence construction?</p>
<p><i>Provide detail:</i></p> <p><i>Supporting evidence:</i></p> <p><i>NOTE: Only attach a maximum of two high level designs, schematics or diagrams</i></p>

RISKS - Have any major risks (scope, approvals, costs, delivery) been identified that would impact on timely delivery (commencing construction by **June 2017** and completion by **June 2019**) and how are these being mitigated?

Provide detail:

Supporting evidence:

Project Costs

Project costs are required to assist with assessment and management of projects. Note that the Department may seek additional information from the proponent, or third parties, to verify costs.

If this project proposal is successful, final costs will be settled with the proponent from the information provided below and in accordance with relevant provisions contained in the Notes on Administration. Note that contributions from all parties must be confirmed at that stage. This is a guide only of likely project cost items. Please include costs for additional items against the "Supplemental" category and provide comments.

Costings

What methodology was used to determine the costings? (e.g. reference to similar projects, first principles cost estimates etc.).

Provide detail:

Supporting evidence:

If a contingency of over 10% is used you MUST specify the basis for the contingency and justify the cost estimate below. Contingencies of over \$1m MUST be supported by independent advice.

Contingency %: *Contingency Amount: \$*
Basis for the contingency:

Are costings supported by independent advice, (e.g. Quantity Surveyor?), or other qualified personnel with previous construction experience? If so, please provide details.

Provide detail:

Supporting evidence:

Schedule

Please provide information on key dates for construction of your project and the expected date for provision of the Post Completion Report, this payment date should match the date for payment under the 'Funding Profile' financial year provided in Part B of the proposal form.

These dates will inform assessment of Criteria 4 – Construction Readiness. Milestone payments are discussed further in the 'Funding Arrangements' section.

Project Stage	Date	Comments
1. Commencement of Final Designs and Plans		
2. Commencement of Construction		
3. Completion of Construction		
4. Provision of Post Completion Report		

PROJECT ADMINISTRATION

The Department may request further information to assist with the assessment or management of a proposal at any time. The Department may impose conditions on funding.

Successful projects and payments to successful proponents will be managed through state and territory governments under the National Partnership Agreement on Land Transport Infrastructure projects and the related Notes on Administration, available at <http://investment.infrastructure.gov.au/publications/administration/>

Funding Arrangements for Successful Projects

After the project has been approved for funding by the Minister, the Department will contact successful proponents to confirm the status of projects, confirm funding and costings and agree to milestones for payment.

If construction has already commenced on a project before terms have been agreed to, the project will be deemed ineligible and will not receive funding

Proponents must provide evidence of matching funding within 60 days following the announcement of successful projects, after that the Australian Government reserves the right to withdraw its offer of funding.

Milestones and related payments will be proposed by the Department based on the size and complexity of projects and information provided in the proposal, particularly under ‘Schedule’ in Criteria 4:

- Given the large number of projects, and as project reporting and payments will be managed through state/territory governments, the Department will seek to streamline the number of milestones and payments.
- For smaller projects that can be completed within one financial year, the default position is payment on the provision of a Post Completion Report i.e. a single payment on completion.
- Larger projects and projects with cashflows over two years may have further milestones, but these will be based on substantive work being undertaken.

Proponents can either agree to the proposed milestones or seek to negotiate milestones that better reflect project schedules and cashflow requirements. Payment against milestones will be made only after proponents have demonstrated the milestone has been met. The Department will also identify evaluation reporting required within the Post Completion Report.

The Department will only enter into an agreement with the proponent (a single entity), who will be wholly responsible for the performance of the project.

CONFLICT OF INTEREST

Each proponent will be required to declare as part of their proposal that to the best of their knowledge there are no actual or perceived conflicts of interest that would impact on or prevent the proposal from proceeding if funding were approved under the HVSP.

A conflict of interest may exist, for example, if the proponent or any of its personnel:

- has a relationship (whether professional, commercial or personal) with a person who is able to influence the project appraisal process, such as a departmental officer;
- has a relationship with, or interest in, an organisation, which is likely to interfere with or restrict the proponent in carrying out the proposed activities fairly and independently; or
- has a relationship with, or interest in, an organisation from which they will receive personal gain as a result of the provision of funding under the HVSP.

Should a proponent subsequently identify an actual, perceived or potential conflict of interest, they must inform the Department in writing immediately.

Does the proponent or any of its personnel have an actual, perceived or potential conflict of interest? (If yes, please provide details separately with the proposal.)	Yes or No
--	-----------

HOW TO SUBMIT A PROPOSAL

Please ensure that you submit both Part A and Part B of the proposal form.

- Part A must be submitted as a **WORD DOCUMENT**.
- Part B must be submitted as an **EXCEL SPREADSHEET**.

Both forms are required to assess your proposal. Proposals submitting only one Part will be deemed ineligible.

Email Part A and Part B to the HVSP email address hvspp@infrastructure.gov.au. Ensure the email is clearly marked with the Project Name and only send **ONE Proposal** per email.

Attachments to your proposal should be emailed in PDF format. Other formats may be corrupted during transmission.

Do not post your proposals. Only emailed proposals will be accepted. Confirmation of receipt of proposals will not be sent. You should set up a "Request a Delivery Receipt" within in your own email transmission.

Emails are limited in size to 10MB and will not be accepted through the Department's email gateway if they exceed that size.

All proposals **MUST** be received by 11:59 pm local time on 10 February 2016. No proposals will be accepted after this time.

Note: No Information Technology or programme support will be available after 4.30 pm AEST on the closing date, so please ensure that you submit your proposal early to receive support if required.

Email enquiries can also be sent to hvspp@infrastructure.gov.au or you can contact us by phone on 02 6274 6758.



Our ref: 4534/4980296

4 January 2016

Mr Peter Franks
Chief Executive Officer
Mareeba Shire Council
PO Box 154
MAREEBA Qld 4880

Dear Mr Franks

Heavy Vehicle Safety and Productivity Program application – Springmount Road

The Far North Queensland Regional Road and Transport Group (FNQ RRTG) has Springmount Road listed as a Local Road of Regional Significance (LRRS) due to its strategic economic importance to the region. The link (22.73km) is the major transport link for sugar to the Tableland Mill, general heavy haulage and accesses Lotas Glen Prison and the Springmount Waste Facility.

Due to the priority of this road, the FNQ RRTG has endorsed \$265,000 from the 2016/17 program towards the construction of two lane seal for 1.3km of the road with a total project cost of \$530,000.

The FNQ RRTG supports Mareeba Shire Council in applying for the additional \$265,000 from the Heavy Vehicle Safety and Productivity Program to undertake these works.

If I can further assist in securing this funding please do not hesitate to contact me on 07 4044 3038 or 0403 808 680.

Yours sincerely



Darlene Irvine
Executive Officer

ITEM-15 PROPOSED MAREEBA NORTHERN BY-PASS

MEETING: Ordinary

MEETING DATE: 20 January 2016

**REPORT OFFICER'S
TITLE:** Manager Technical Services

DEPARTMENT: Infrastructure Services, Technical Services

EXECUTIVE SUMMARY

Discussions have recently been held between Council and the Department of Transport and Main Roads (DTMR) regarding the planned future northern by-pass linking the Mulligan Highway and the Mareeba-Dimbulah Road.

This project has been in the planning stage with DTMR for many years, however recent discussions indicate that funding may be available in the near future for the new road.

The proposed current alignment for the by-pass will link with the Mareeba Industrial Park (MIP) and pass through property owned or under the control of Council.

Accordingly, Council approval is sought to allow future resumptions over these parcel of lands should this by-pass proceed in the future.

OFFICER'S RECOMMENDATION

"That Council advise the Department of Transport and Main Roads that the resumption of an eighty metre (80m) wide road corridor over Council reserves described as Lot 561 on NR810260, Lot 888 on NR7943 and Lot 539 on SP146295 and part of the MIP on Lot 879 SP198060 for the purpose of the construction of the northern by-pass road, would not be objected to by Council."

BACKGROUND

The current alignment for the proposed northern by-pass links with the Mulligan Highway at the Adil Road intersection in the north, travels in a south-west direction past the MIP and connects with the Mareeba-Dimbulah Road on the eastern side boundary of the Kerribee Park Rodeo grounds.

Any proposed by-pass corridor will require resumptions over three (3) Council reserves, a small section of the MIP as well an unused SunWater reserve and some unallocated state land.

While the final alignment has not been agreed by the various parties and more discussion will be required in the future, the locations as detailed on the attached plans are considered to be possible solutions.

Before this road could proceed to further planning, DTMR require consideration by Council of the resumption of an eighty metre (80m) wide road corridor through Council reserves described as Lot 561 on NR810260, Lot 888 on NR7943 and Lot 539 on SP146295 and part of the MIP on Lot 879 SP198060.

The main consideration for Council at this time is that there is no objection to the resumption with the understanding that the final location is yet to be determined.

LINK TO CORPORATE PLAN

ECON 3 - Undertake the management of Council's assets in accordance with the long term asset management plans developed for all infrastructure asset classes to ensure the Shire's infrastructure networks are maintained and renewed to maximise their long term benefit to industry and the community.

CONSULTATION

Internal

Chief Executive Officer
Director Infrastructure Services

External

Department of Transport and Main Roads

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Capital

Nil

Operating

Nil

IMPLEMENTATION/COMMUNICATION

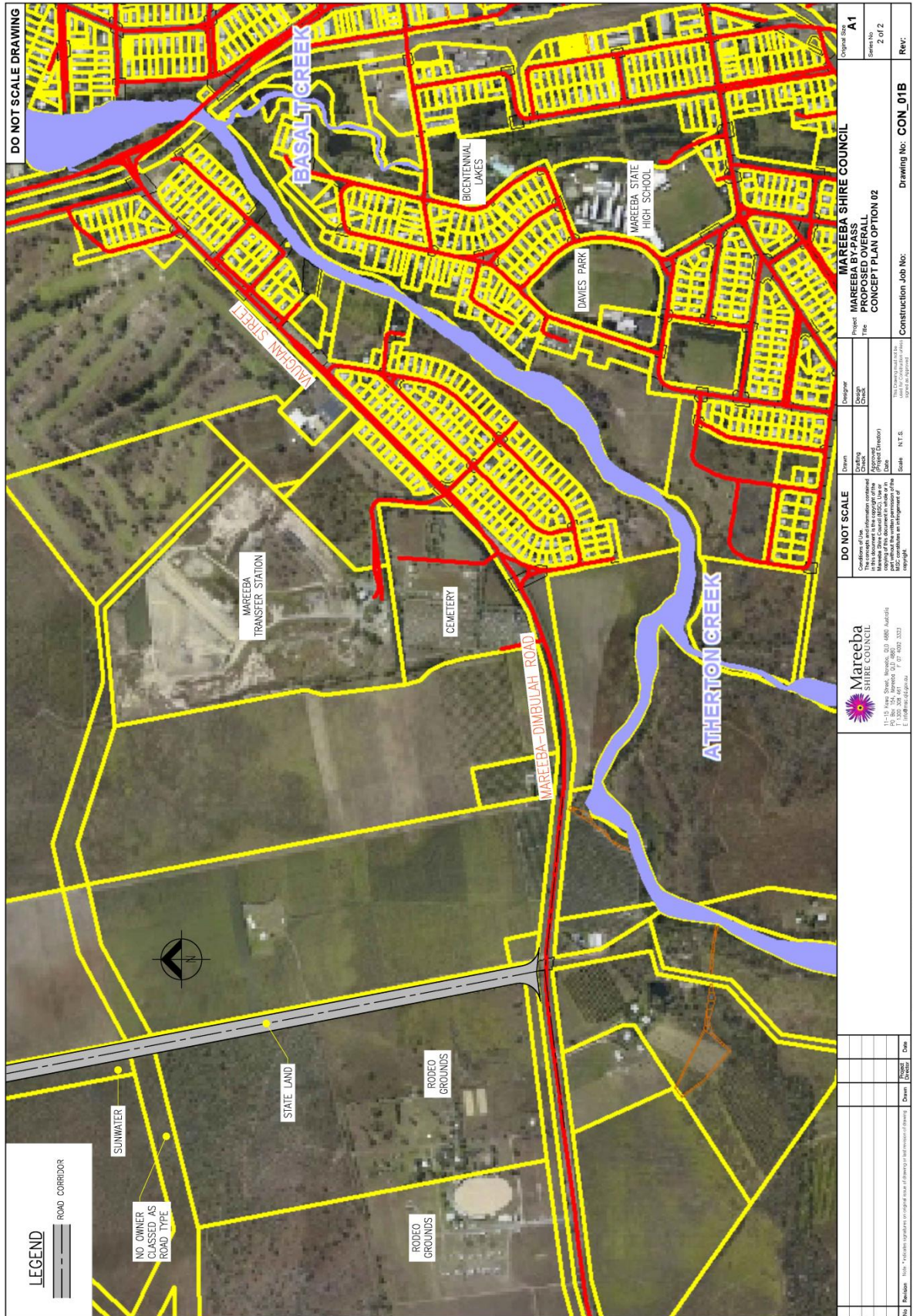
Nil

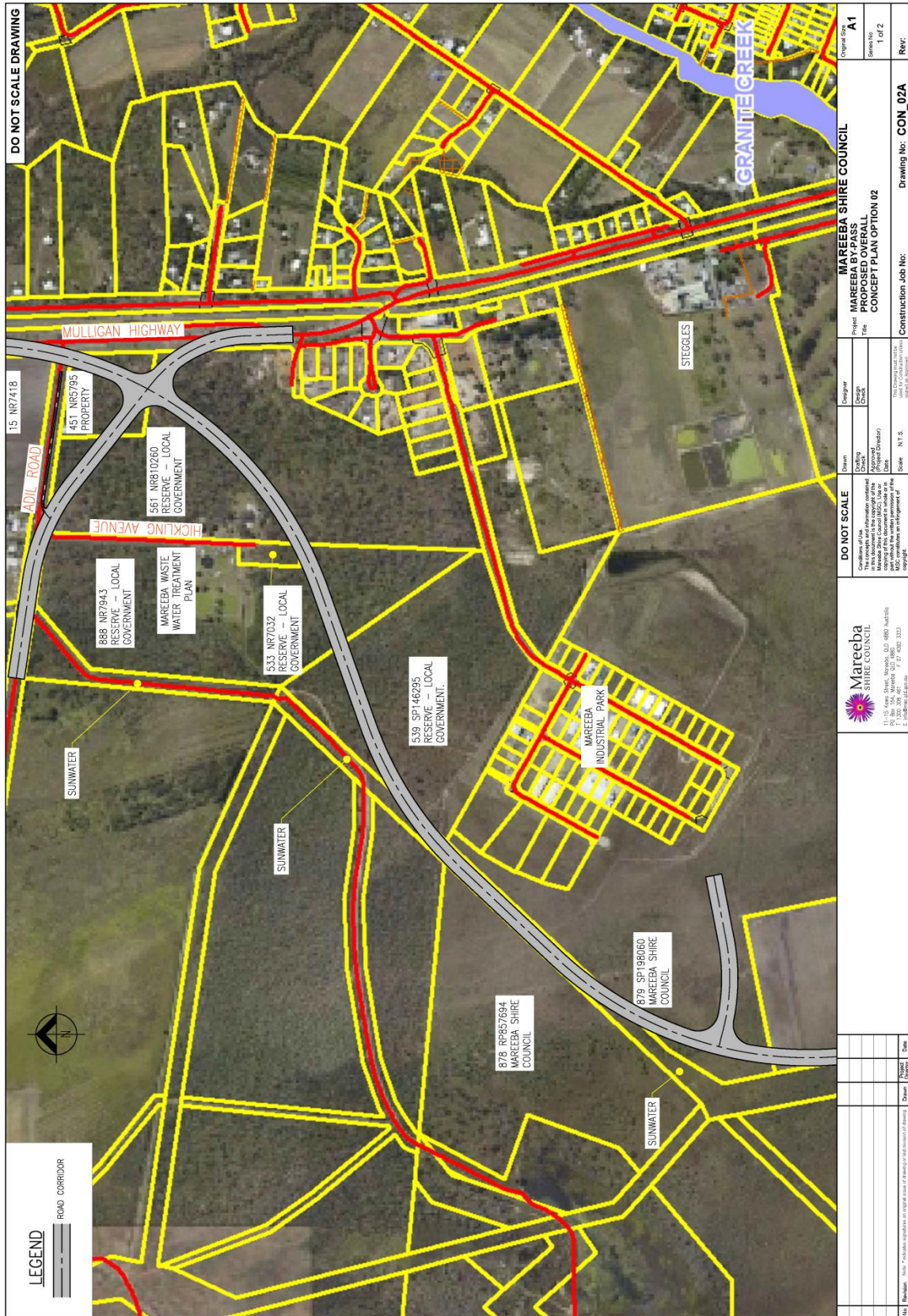
ATTACHMENTS

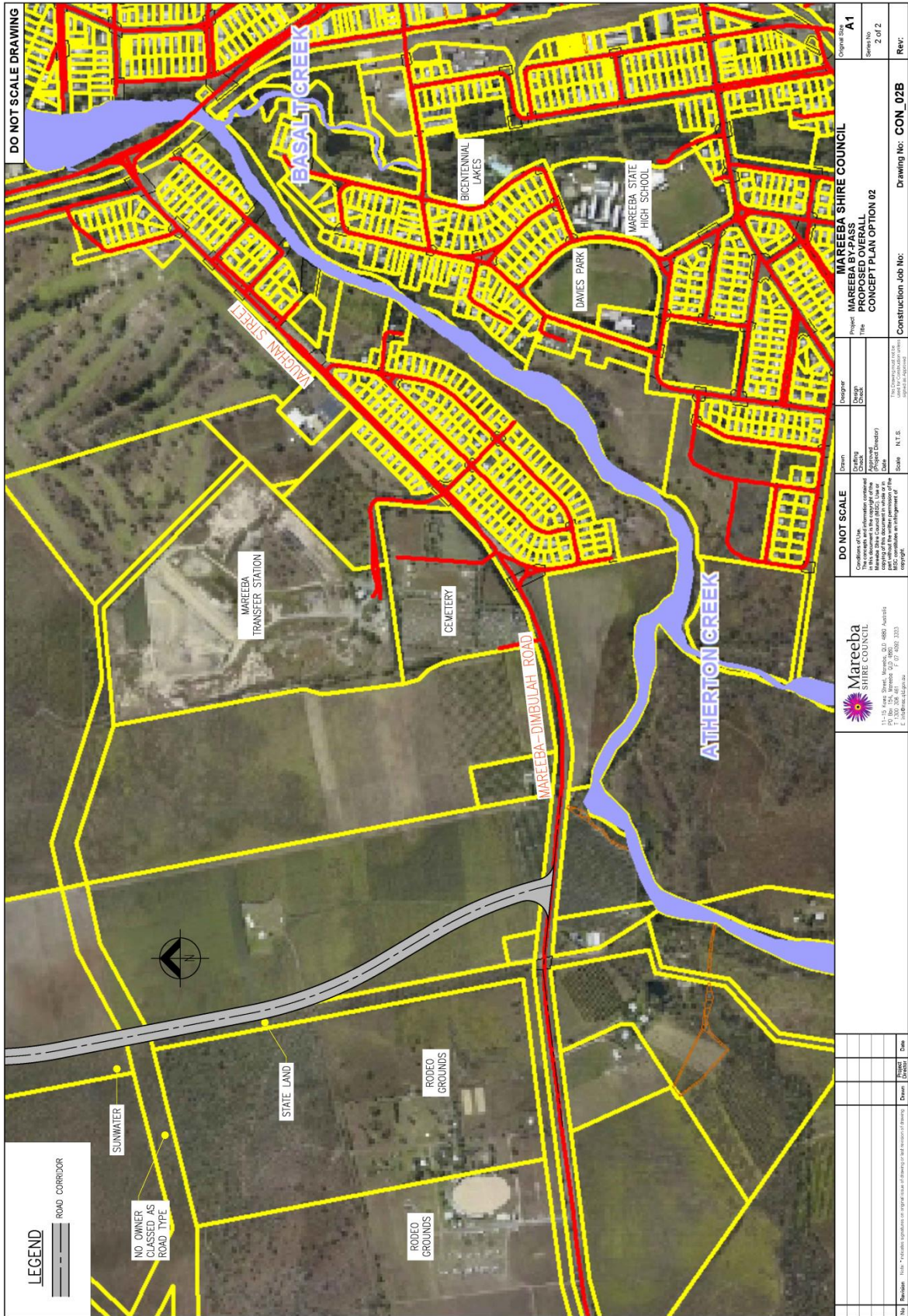
1. By-pass road plans

Date Prepared: 13 January 2016









DO NOT SCALE DRAWING

LEGEND
ROAD CORRIDOR

SUNWATER
NO OWNER
CLASSIFIED AS
ROAD TYPE

STATE LAND

RODEO
GROUNDS

RODEO
GROUNDS

MAREEBA
TRANSFER STATION

CEMETERY

MAREEBA-DIMBULAH ROAD

DAVIES PARK

MAREEBA STATE
HIGH SCHOOL

BASALT CREEK

ATHERTON CREEK

<p>Mareeba SHIRE COUNCIL</p> <p>100, 102, 104, Mareeba, QLD 4800 Australia P 07 4932 1800 F 07 4932 2333 E info@mareebashire.qld.gov.au</p>		<p>MAREEBA SHIRE COUNCIL</p> <p>PROJECT MAREEBA BY-PASS</p> <p>TITLE PROPOSED OVERALL CONCEPT PLAN OPTION 02</p> <p>CONSTRUCTION JOB NO: CON_02B</p>	<p>Original Size A1</p> <p>Series No 2 of 2</p> <p>Rev:</p>
<p>DO NOT SCALE</p> <p>This concept plan information is not intended for use as a basis for any other purpose without the written permission of the Council. It is provided in preliminary form only and is subject to change without notice.</p>		<p>Designer [Blank]</p> <p>Checked [Blank]</p> <p>Drawn [Blank]</p> <p>Checked [Blank]</p> <p>Scale N.T.S.</p>	<p>Scale N.T.S.</p> <p>Date [Blank]</p> <p>Checked [Blank]</p> <p>Drawn [Blank]</p>
<p>NO RECORD - This drawing is not intended to be used as a basis for any other purpose without the written permission of the Council. It is provided in preliminary form only and is subject to change without notice.</p>		<p>Drawn [Blank]</p> <p>Checked [Blank]</p> <p>Date [Blank]</p>	<p>Drawn [Blank]</p> <p>Checked [Blank]</p> <p>Date [Blank]</p>

ITEM-16 CHILLAGOE AIRPORT - REMOTE AIRSTRIP UPGRADE

MEETING: Ordinary

MEETING DATE: 20 January 2016

REPORT OFFICER'S TITLE: Director Infrastructure Services

DEPARTMENT: Infrastructure Services

EXECUTIVE SUMMARY

Council has made an application through the Commonwealth Department of Infrastructure and Regional Development under the Regional Airstrip Access Programme for funding towards the resealing of the Chillagoe airstrip and other minor works at the airport.

The funding under the Programme is on the basis of a 50% contribution from Council. In this instance the Council contribution would be \$160,000.

It is proposed that the 2015 / 2016 budget be amended to reflect the Council funding for the works to be allocated from Depreciation.

OFFICER'S RECOMMENDATION

"That Council allocate \$160,000 from Depreciation towards the Chillagoe Airport as part of the works associated with the Remote Airstrip Upgrade."

BACKGROUND

During 2015, Council made application through the Australian Government Department of Infrastructure and Regional Development for funding towards the resealing of the Chillagoe Airport. The application was made under the Regional Aviation Access Programme - Remote Airstrip Upgrade Funding Component.

The application was for the following works to occur:

Reseal existing pavement	\$170,000
Upgrade illuminated wind direction indicator	\$50,000
Drainage / earthworks	\$100,000
Total	\$320,000

The funding programme allowed for a 50% contribution from the Australian Government with the other 50% to be funded from Council funds.

Council has been advised that it has been successful in receiving the Commonwealth grant of \$160,000.

To comply with the requirements of the grant, it is proposed that Council's contribution of \$160,000 be funded from Depreciation. This will require an alteration to the 2015 / 2016 budget.

LINK TO CORPORATE PLAN

ECOM 3 - Undertake the management of Council's assets in accordance with the long term asset management plans developed for all infrastructure asset classes to ensure the Shire's infrastructure networks are maintained and renewed to maximise their long term benefit to industry and the community.

CONSULTATION

Internal

Corporate Services

External

Commonwealth Department of Infrastructure and Regional Development

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Capital

Proposed to be funded from Depreciation

Operating

Nil

Is the expenditure noted above included in the 2015/2016 budget?

No.

If not you must recommend how the budget can be amended to accommodate the expenditure

Proposed to be funded from Depreciation

IMPLEMENTATION/COMMUNICATION

Users of the airport will be advised prior to the works proceeding.

ATTACHMENTS

Nil

Date Prepared: ***05 January 2016***

**ITEM-17 INFRASTRUCTURE SERVICES - TECHNICAL SERVICES
- MONTHLY ACTIVITIES - REPORT - DECEMBER 2015****MEETING:** Ordinary**MEETING DATE:** 20 January 2016**REPORT OFFICER'S
TITLE:** Manager Technical Services**DEPARTMENT:** Infrastructure Services, Technical Services

EXECUTIVE SUMMARY

This report summaries Council's Technical Services activities undertaken by Fleet, Design, Soils Lab, Survey, Quality, GIS, Project Management and Investigation Sections of Infrastructure Services during the month of December 2015.

OFFICER'S RECOMMENDATION

"That Council receive and note the Infrastructure Services Technical Services Monthly Report for the month of December 2015."

BACKGROUND**TECHNICAL SUPPORT SECTION****Design**

- 2015/16 Capital Works
 - Anzac Avenue and Ceola Drive, Mareeba - Further investigations being undertaken for construction of a roundabout
 - Monaro Close, Kuranda - Design prepared and being reviewed
 - High Chaparral Road, Kuranda - Design prepared and being reviewed
 - Cater Road, Mareeba Bus Parking - Design prepared and being reviewed
- As Constructed Plans - Third Party Requests
- As Constructed Plans - Internal Requests

Soils Lab

- MSC
 - Grove Creek Bridge, Speewah - Construction field tests
 - Therwine Street, Kuranda - Construction field tests for Ergon trench
 - External Contractors
 - EarthTech NQ - Various aggregate tests and concrete tests, EarthTech are unable to undertake within their NATA Registration
 - Mt Carbine & Mossman Quarries - Various quality control tests carried out on aggregates, cover aggregates and road base
 - The Dirt Professionals - Various aggregate tests and quality tests The Dirt Professionals are unable to undertake within their NATA Registration
-

- Kinder Concrete Quality testing of concrete
- Kidner Contracting testing of quarry products
- Mossman Quarries Various Quality Control tests NDRRA Job Douglas Shire
- TRC Truck Pad Tumoulin - Gravel investigations
- TRC Kenny Road - Investigations
- TRC Mable/Jack Streets - Investigations
- MCQ NDRRA Quality
- Douglas Shire, Audit Testing NDRRA
- Robinson NDRRA Audit testing for Douglas Shire

Survey

- 2015/16 Capital Works
 - Tyrconnell Road, Arriga - Drainage issues. Survey requested
 - Cobra Road, Mareeba - Detail survey for road widening
 - Seary Road and Kenneally Road, Mareeba - Detail survey for drainage
 - Sunbird Park, Mareeba - Detail survey for construction of a footpath
- Brooklyn Station - Road opening/closures. Completed.
- Chillagoe Industrial Estate - 50 Block Reconfigure. Completed.
- Mareeba Landfill - Monthly Survey
- Mareeba United Football Club - Accreditation complete and with the Governance and Compliance Section for submission to DNRM
- Dimbulah Pony Club lease setout - Plans required minor changes. Sent to Robert Bass for accreditation. Anticipated revised date for plans to be back with MSC is mid-January
- Kuranda Depot boundary adjustment - Boundary adjustment. Plans with Robert Bass for accreditation. Anticipate plans to be back with MSC mid-January
- Dimbulah Soccer Club
 - Survey for lease area still being undertaken. On completion will be sent for checking and accreditation by an external company
 - Detailed survey of field completed
- Mareeba Landfill - Batter spray area surveyed to cross check contractors work
- Water Reservoir
 - Works started for detail survey of Platypus Reservoir on Mason Road
 - Works started for detail survey of Hilltop Close Reservoir on Warril Drive
- Mareeba Sewerage Treatment Plant - Survey for level check on rotation arms
- Mareeba Industrial Park - Survey setout for development property as well as drainage

Quality

- Conduct and report Soils Laboratory internal audits
- Conduct and report Soils Laboratory Minor Management Review
- Follow up road closures for Ngoobi and Dimbulah Community Centre
- Review requirements and gating questionnaire for the new Traffic Management Design training
- Start application for the TMR Traffic Management Registration Scheme renewal
- Aerodrome Reporting Officer duties

GIS

- Producing new allroads layer to match assets register
- Producing new bridges GIS layer (bridges, causeways and major culverts) from old load limits and rural features layers, as well as creating new points, for assets management integration with GIS

- Creating FME scripts for translation of GIS infrastructure layers into PostGIS and Geoserver for integration into TechOne assets management
- Helping with determination of site locations for NDRRA road works in the field (Hodzic Road)
- Various internal maps and layers including Chewko and Springmount Road maps for grants, clipping and translating LIDAR contours into DWG files, Dial Before You Dig extent layers, geoprocessing to determine lot addresses within a 5km buffer of Springmount Road Dragstrip for town planning
- Updating sewerage and water GIS layers and Native Title layers
- Weed Maps for Parks and Gardens

Project Management

- Building
 - Julatten Rural Fire Brigade. Installation of water tanks. Works completed
 - Mareeba Gymnasium, Lighting Upgrade to Existing Hall. Works completed
 - Assisting Facilities with Project Management Work
 - Mausoleum Wall, Mareeba Cemetery - Construction has started. Works expected to be completed by end of March
 - Dimbulah Park, Waste Water Disposal installation - Further investigation being undertaken for alternate solutions
 - Kuranda Recreation Centre, Fallon Road, replacement of roof - Works completed
 - Rising Main, Mareeba, Installation of new line to the WWTP - Works to commence mid-January
 - Pensioner Cottages, Mareeba, Fencing installation - Works commenced
 - Pensioner Units, Kuranda, Insulation in ceiling - Awaiting quotes
 - MSC Soils Lab, Concrete slab and open car port - Quotes called
 - MSC Transfer Station - Security Fencing and Roofing
- Civil
 - 2015/16 Asphalt Reseal Program - Successful contractor appointed
 - 2015/16 Bitumen Reseal Programme - Defects liability, contract closeout and pavement marking commenced.
 - Queensland Rail Interface Agreement works - Prepare documentation for audits
 - Chillagoe mowing and slashing - Successful contractor appointed

Aerodromes

- Mareeba Aerodrome
 - Serviceability Inspections
 - Electrical inspections
 - Periodic Inspections
 - Prepare monthly aircraft parking report for Avdata
 - Fire Pump issues - Mareeba Electrical installed modem. Works completed and being monitored

Disaster Management

- Guardian training completed

Subdivisions

- Operational Works
 - Current
 - Christianson Road Stage 2, Kuranda
 - Amaroo Stage 7
 - On Maintenance
 - Bellevue Estate
 - Rhane (Keegan Road)
 - Kimalo Feedlot
 - O'Brien (Anzac Avenue)
 - Gateway Development (Landgold)
 - Jill Fisher (Henry Hannam Drive)
 - Amaroo Stage 6
 - Sunwater (Costin Street)
 - Bright Acquisitions (Tinaroo Creek Road)
 - Blacks Road
 - Metzger Road (Mutchilba)
 - Kuranda Springs, Stage 3B
- Development Applications
 - DA/15/0044 (Boundary realignment - Querin Road, Biboohra)
 - DA/15/0046 (MCU - Donlen Street)
 - DA/15/0047 (MCU - 7 Admore Park, Kuranda)
 - DA/15/0049 (Reconfigure - Two Chain Road)
 - DA/15/0050 (MCU - Wolfram Road, Dimbulah)
 - DA/15/0051 (MCU - Chewko Road, Mareeba - Motorhome access)
 - DA/15/0052 (MCU - Lockwood Road, Mareeba - Solar Farm)
 - DA/15/0054 (Reconfigure - Black Mountain Road, Kuranda)
 - DA/15/0055 (MCU - Mareeba Industrial Park)
- Driveway Application Inspections

Asset Management

- Maintenance of various registers i.e. roads, bridges
- Maintenance of PPT
- Estimating costs for various projects as a result of customer and internal requests

Investigations

- Footpath issues with regards to construction from shop owners
- Gates and Grids applications/installations/issues
- Dealing with Pipeline Authorities
- Dealing with CR's in General - Ongoing
- ECM - Dealing with Telstra, Ergon and Mining Leases
- Processing NHVR referrals

FLEET & WORKSHOP SECTION

- The monitoring and updating of the BigMate Fleet Management system
- Fleet Allocations Officers monthly report to Director Infrastructure Services on external plant hire and external services
- Hiring of internal and external plant and the processing of purchase orders and invoices
- Monitoring and checking of internal timesheet and plant and equipment booking
- Prepare and finalise the sale of nine (9) vehicles that were excess to Council's current requirements.
- The return to Council for the sale of the nine (9) vehicles - \$58,066

Mareeba Workshop (December)

- Routine Vehicle/Plant Services 16
- Planned routine maintenance 54

- Breakdowns < 8 hrs Downtime 3
- Breakdowns > 8 Hrs Downtime Nil

Warranty Claims

- Nil

Fabrication Works completed By Mareeba Workshop

- Nil

Reported Damage and Repairs

- Asset 1239, Holden Cruze sedan - Damaged LH panel under front door
- Asset 6264, Poison Tank - The tank split while the tank was full of product, the split occurred due be manufacturing fault and the supplier is supplying a new tank

Minor Plant purchases <\$5,000

- Nil

FACILITIES SECTION

Caravan Parks

Dimbulah Caravan Park

In December 2015, 901 total bookings were recorded for Dimbulah Caravan Park, while in December 2014 the total was 1,221, showing a decrease of 320. Seasonal work in the area has commenced which has brought the campers to the park even though the figures are down on last year.

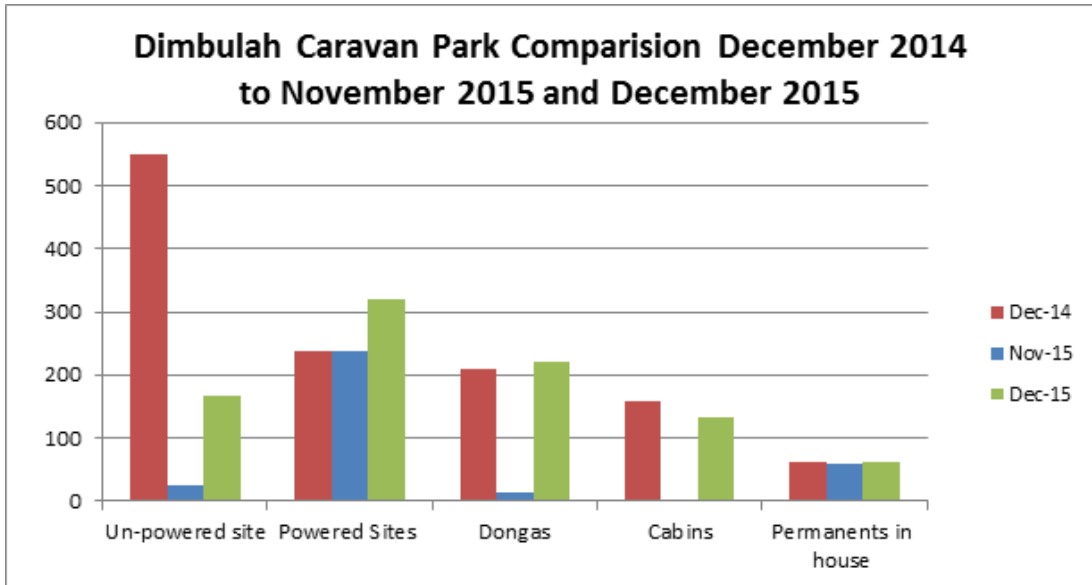


Figure 1. Monthly comparison Dimbulah Caravan Park

Mareeba Riverside Caravan Park

Riverside Caravan Park has had its best month of the year during December 2015. The park was booked at 99% capacity. The permanent tenants have also increased by 44. Due to the infrastructure upgrade at the front of the park in the previous year the park did not suffer the water running through the park as it has experienced in past wet seasons.

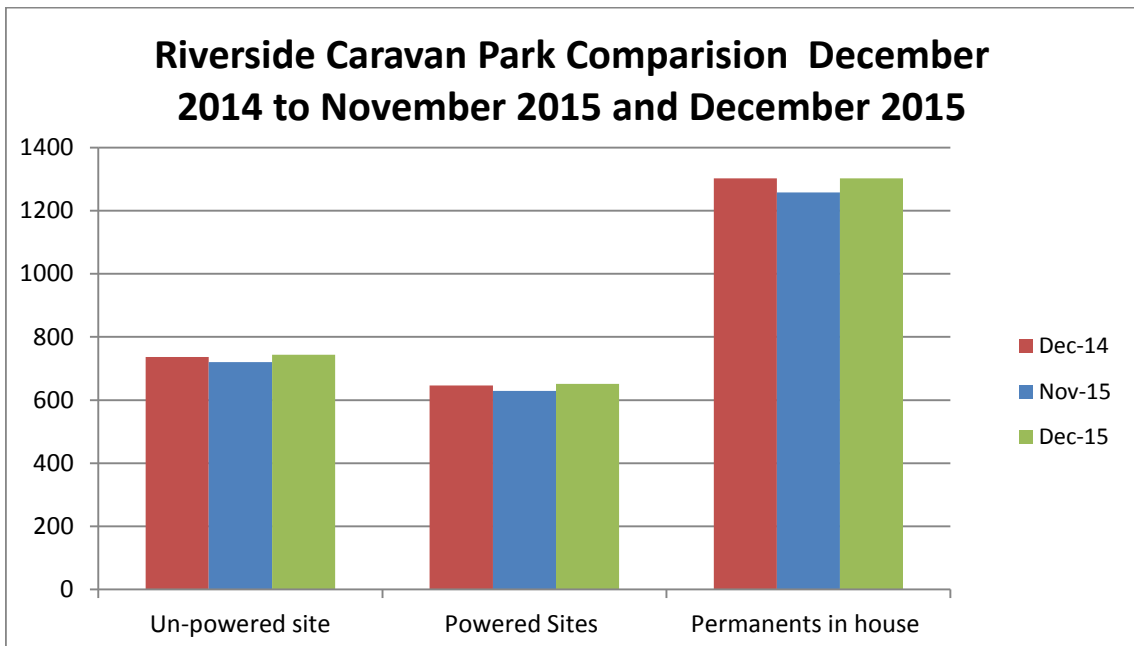


Figure 2. Monthly comparison Mareeba Riverside Caravan Park

Public Halls

The total number of hall bookings in December 2015 had reduced to 42 days from the previous month of 71. This is due to the Christmas holiday season and all clubs have finished for the year. This year has also seen a reduction in hire compared to December 2014 which was 51 days.

Dimbulah and Geraghty Park Halls were primarily used for sporting activities such as Zumba, Yoga, Karate and Rhee Tae Kwon Do classes. No bookings were made for the Almaden Hall. Kuranda Precinct hosted Community meetings. Koah Community Hall usage was a combination of Pilates classes and community events which also reduced this month to 7 days of hire.

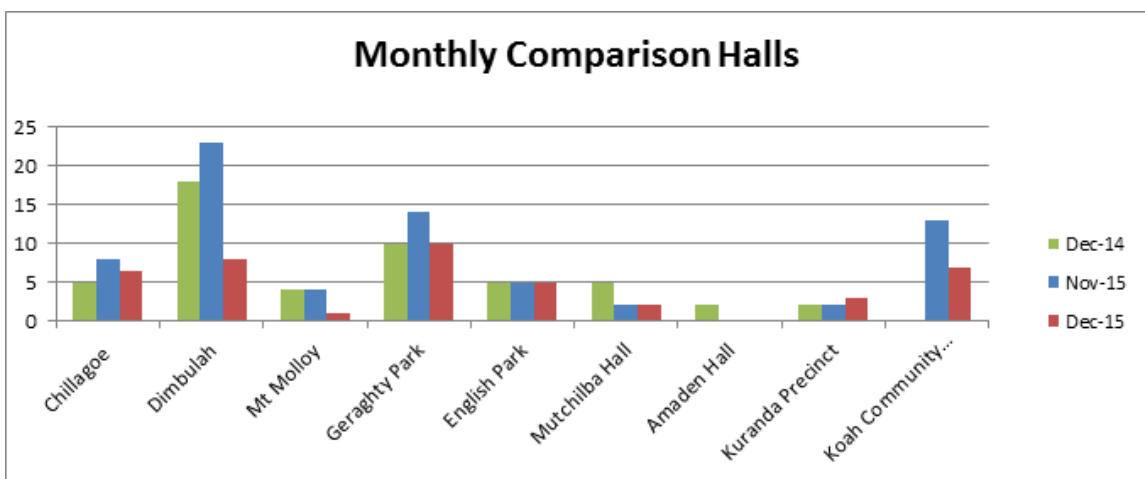


Figure 3. Monthly comparison halls

Swimming Pools

All pools have seen a significant reduction in attendance figures during December. This is due not only to the fact that all school lessons and swim classes ceased for the year but most functions occurred in November.

For the month prior comparison from November to December 2015 Mareeba Swimming Pool decreased by 5,648, Kuranda figures decreased by 963 and Dimbulah decreased by 718.

All pools have also seen a decrease comparing December 2014 to December 2015.

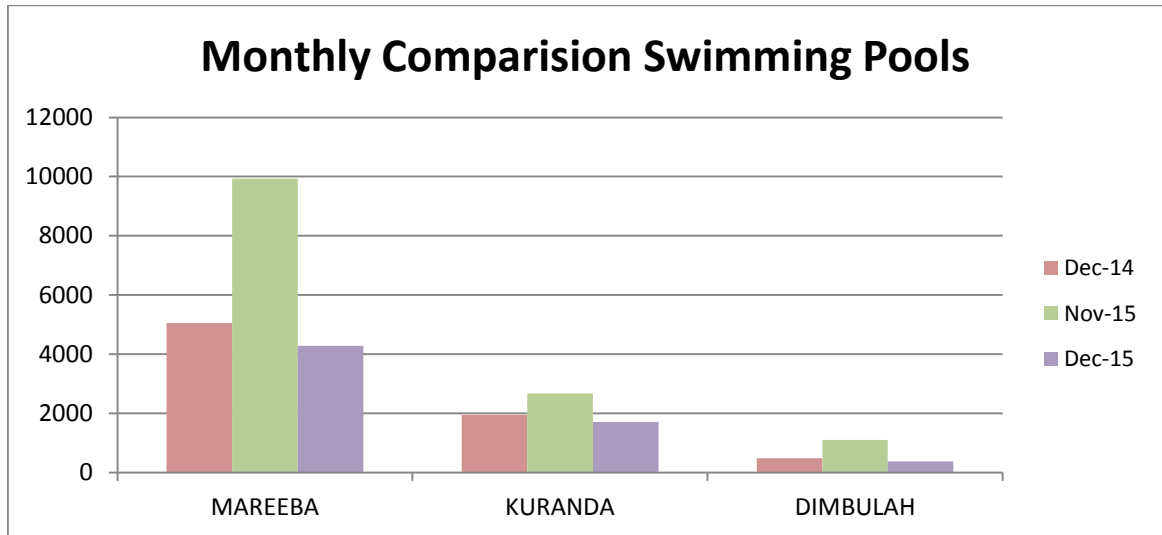


Figure 4. Monthly comparison swimming pools

LINK TO CORPORATE PLAN

ECOM 3 - Undertake the management of Council's assets in accordance with the long term asset management plans developed for all infrastructure asset classes to ensure the Shire's infrastructure networks are maintained and renewed to maximise their long term benefit to industry and the community.

CONSULTATION

Internal
Nil

External
Nil

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS*Capital*

Nil

Operating

Nil

Is the expenditure noted above included in the 2015/2016 budget?

Nil

If not you must recommend how the budget can be amended to accommodate the expenditure

Nil

IMPLEMENTATION/COMMUNICATION

Nil

ATTACHMENTS

Nil

Date Prepared: 7 January 2016

WORKS

ITEM-18 INFRASTRUCTURE SERVICES - WORKS SECTION PROGRESS REPORT - DECEMBER 2015

MEETING: Ordinary Meeting

MEETING DATE: 20 January 2016

**REPORT OFFICER'S
TITLE:** Manager Works

DEPARTMENT: Infrastructure Services, Works Group

EXECUTIVE SUMMARY

This report sets out works undertaken by the Transport Infrastructure, Parks and Gardens and Bridge Sections of Infrastructure Services during the month of December 2015.

OFFICER'S RECOMMENDATION

"That Council receive and note the Infrastructure Services Transport Infrastructure, Parks and Gardens and Bridge Sections - Progress Report for the month of December 2015."

BACKGROUND

Works Group

Maintenance Activities

Maintenance activities accruing more than \$1,000 in expenditure were carried out in December at the following locations:

Location	Activity
Bilwon Road, Bibohra	Bridge furniture, clean inlet/outlets culverts, road furniture
Cypress Road, Bibohra	Clean inlet / outlets culverts
Contract Clearing Account, Chillagoe	General operations
Brenaden Close, Dimbulah	Bitumen patching, pavement repairs, road furniture
Hales Siding Road, Irvinebank	Grading unsealed roads
Euluma Creek Road, Julatten	Bitumen patching, road furniture, slashing
Mount Perseverance Road, Julatten	Bitumen patching, road furniture, slashing
Koah Road, Koah	Grading unsealed roads
Black Mountain Road, Kuranda	Culvert repairs, road inspections, slashing
Myola Road, Kuranda	Bitumen patching, clean inlet / outlets culverts, grading unsealed roads, road furniture, road inspections, slashing
Oak Forest Road, Kuranda	Bitumen patching, grading unsealed roads, pavement repairs, road furniture, slashing
Saddle Mountain Road, Kuranda	Road furniture, slashing
Bulimba Road, Lyndside	Grading unsealed roads
Chewko Road, Mareeba	Clean inlet/outlets culverts, culvert repairs, road furniture
Springmount Road, Mutchilba	Bitumen patching, road furniture
Rains Road, Paddy's Green	Clean inlet/outlets culverts
Springs Road, Paddy's Green	Clean inlet / outlets culverts, culvert repairs
Douglas Track, Speewah	Tree clearing / vegetation management

The table below shows the current budget position of road maintenance for Mareeba Shire Council.

Annual Budget	Year to Date Budget	Year to Date Actual
\$3,216,730	\$1,606,260	\$1,103,840

Capital Work

Stanton Road

Works to supply a sealed running surface at Stanton Road were completed in December. The project scope includes the preparation of the existing formation to a width of 6.5m overlaid by 200mm of base gravel with a 4.5m two coat bitumen seal.



Therwine Street Underground Power Installation

The installation of conduit at Therwine Street in preparation for the undergrounding of power commenced in November. Council has entered into a cost sharing arrangement with Ergon, which includes the installation of underground PVC conduits by Council and the follow up installation of power supply cables by Ergon. The work extends the full length of Therwine Street from the intersection of Coondoo Street to the bottom of Therwine Street past the intersection of Thooree Street.

Works are expected to be completed in early February weather permitting.



Lawson Street/Lyons Street/James Street Footpath Extension

Work commenced on the construction of 250m of concrete footpath from Fuelling Street to James Street in mid-November. The footpath is 2m wide in the Lawson Street/Lyons Street section and 1.8m wide in the James Street section.

The project was completed prior to the Christmas Closedown last year.





TMR Routine Maintenance Performance Contract (RMPC)

Routine maintenance activities were undertaken during December at the following locations;

Primary Location	Activity Name
Kennedy Highway / Cairns / Mareeba	Rest area servicing
	Pothole patching, includes traffic control
Mulligan Highway, Mareeba / Mt Molloy	Emergency call out, tree over
	Emergency call out, install temp signage
	Herbicide spraying, includes traffic control
	Herbicide spraying, includes traffic control
Mulligan Highway, Mt Molloy, Lakeland	Herbicide spraying, includes traffic control
	Herbicide spraying, includes traffic control
	Roadside litter collection, rural
Mossman, Mt Molloy Road	Rest area servicing
	Emergency callout, tree over road
Herberton / Petford Road	Emergency call out, install temporary signage
	Herbicide spraying, includes traffic control
	Roadside litter collection, rural
	Tractor slashing, rural, includes traffic control
	Medium formation grading (western) with extras and 2 water carts
Burke Developmental Road	Other minor culvert pipes and pit work
	Other surface drain work
	Repair or replace guide markers
	Repair signs (excluding guide signs)
	Surface correction isolated depression includes traffic control
Burke Developmental Road	Heavy formation grading
	Medium formation grading (western) with extras and 2 water carts, excludes traffic control
	Other sign work

The total claim to DTMR for the works listed above for the month of December was \$103,153.

Parks and Gardens Section

Maintenance Activities

Parks and Gardens maintenance activities accruing more than \$1,000 in expenditure were carried out in December at the following locations:

Location
Parks and Gardens, Chillagoe
Mary Andrews Gardens, Mareeba
Arnold Park, Mareeba
Byrnes Street Medians, Mareeba
Kuranda Parks, Library, CBD and Streets
Town Hall Park, Dimbulah
Borzi Park, Mareeba
Davies Park, Mareeba
Geraghty Park, Julatten
Mowing, Mareeba Streets
Rec Reserve Tree Removal, Kuranda
Pressure Cleaning Kuranda CBD Footpaths

The table below shows the current budget position of Parks and Gardens maintenance for Mareeba Shire Council.

Annual Budget	Year to Date Budget	Year to Date Actual
\$1,605,751	\$804,907	\$631,219

Bridge Section

Maintenance Activities

Bridge maintenance activities accruing more than \$1,000 in expenditure were carried out in December at the following locations:

Location
Hodzic Road Culvert Ch 1.910
Inspections and General Expenses
Culvert and Causeway Inspections and Maintenance
Cooktown Crossing Causeway, Mitchell River

The table below shows the current budget position of Bridge maintenance for Mareeba Shire Council.

Annual Budget	Year to Date Budget	Year to Date Actual
\$535,950	\$267,270	\$230,351

LINK TO CORPORATE PLAN

ECOM 3 - Undertake the management of Council's assets in accordance with the long term asset management plans developed for all infrastructure asset classes to ensure the Shire's infrastructure networks are maintained and renewed to maximise their long term benefit to industry and the community.

CONSULTATION

Internal
Infrastructure Services staff

External
Nil

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Capital
Included in 2015/2016 budget

Operating
Included in 2015/2016 budget

Is the expenditure noted above included in the 2015/2016 budget?
Yes

If not you must recommend how the budget can be amended to accommodate the expenditure
Nil

IMPLEMENTATION/COMMUNICATION

Advice is provided to residents and businesses affected by any activities.

ATTACHMENTS

Nil

Date Prepared: 06 January 2016

WATER & WASTE

ITEM-19 MAREEBA WASTEWATER RETICULATION AND KURANDA SUBURBAN WATER SECURITY - NATIONAL STRONGER REGIONS FUND

MEETING: Ordinary

MEETING DATE: 20 January 2016

REPORT OFFICER'S TITLE: Strategic Project Officer

DEPARTMENT: Infrastructure Services

EXECUTIVE SUMMARY

The National Stronger Regions Fund (NSRF) is an Australian Government program to promote economic development in Australia's regions. Mareeba Shire Council has previously been successful in attracting funding for the Mareeba Wastewater Treatment Plant Upgrade and the Mareeba Airport Upgrade under this program. It is suggested that Council apply for two projects in Round 3 - the Mareeba Wastewater Reticulation Network Upgrade and the Kuranda Suburban Water Security Project. The Queensland State Government has already committed 50% funding for the Kuranda Suburban Water Security Project and a successful NSRF application would reduce the capital contribution required from Council.

OFFICER'S RECOMMENDATION

"That Council:

1. endorse the funding proposal to the National Stronger Regions Fund Round 2 for the Mareeba Wastewater Reticulation Network Upgrade and the Kuranda Suburban Water Security Project; and
2. commit to funding its co-contribution of \$1.006 million for the Mareeba Wastewater Reticulation Network Upgrade".

BACKGROUND

The National Stronger Regions Fund (NSRF) is an Australian Government program to promote economic development in Australia's regions. The Australian Government is providing \$1 billion over five years, which commenced in 2015/16, to fund priority infrastructure in local communities. Mareeba Shire Council has previously been successful in attracting funding for the Mareeba Wastewater Treatment Plant Upgrade and the Mareeba Airport Upgrade under this program.

The objective of the NSRF is to fund investment ready projects which support economic growth and sustainability of regions across Australia, particularly disadvantaged regions, by supporting investment in priority infrastructure. At the time of writing the updated Guidelines

and Criteria for Round 3 were not available, so this report assumes that there are no major changes to the program.

NSRF funding will be provided for capital projects which involve the construction of new infrastructure, or the upgrade or an extension of existing infrastructure. The replacement of existing infrastructure will only be eligible where there is a demonstrated significant increase in productivity. In Round 2, \$25 million was quarantined for projects seeking less than \$1 million.

The NSRF will not fund infrastructure projects which: do not have all partner funding confirmed; do not deliver sustainable economic benefits, including job creation; are eligible for funding under the National Disaster Relief and Recovery Arrangements; shift costs from state, territory or local governments to the Commonwealth; and/or are integral elements of hospitals, as they are funded by other Government initiatives.

Round 3 of the NSRF opened on Friday, 15 January 2016 with a submission deadline of Tuesday, 15 March 2016.

In identifying potential projects, the following was considered:

- Types of NSRF projects that have previously been successful (airport upgrades, recreational, events and education facilities, business precincts, water and wastewater infrastructure)
- Types of NSRF projects that have not previously been funded (roads and bridges which are typically funded under other federal and state government programs)
- Potential for the project to demonstrate a good benefit cost ratio with a significant increase in economic productivity
- Projects that have already successfully attracted State Government funding to use as leverage
- High priority projects on Council's draft asset management plans.

Whilst there are a number of high priority projects (including water and sewerage mains and reservoir relining, bridges and road rehabilitation), the two projects which best fit the criteria are:

1. Mareeba Wastewater Reticulation Network Upgrade (2017/18 Capital Works Program)

A) Supply, install and commission a new 225mm wastewater rising main on Kenneally Road, Mareeba to service new properties and planned new subdivision works;

and

B) Supply, install and commission a new 300mm wastewater rising main from Hastie Road, underneath the Barron River connecting to the existing Lloyd St manhole to service new properties and planned new subdivision works.

Faster than expected population growth in these areas has caused the current wastewater reticulation network to approach its maximum capacity. The existing wastewater network modelling has demonstrated that both these areas are currently at capacity and require an urgent upgrade to ensure the network can cater for the approved developments.

In the last twelve months at Keneally Road there have been two major sewerage rising main breaks and three (3) wet weather overflows that are attributed to the under capacity infrastructure. The new subdivision approved for Marinelli Road for 102 new allotments could mean an increasing number of sewerage overflows, main breaks and environmental licence breaches unless the wastewater reticulation upgrade is put in place.

In the Hastie Road area, although there have not been any breaks or overflows yet; the modelling indicates that as more of the 415 lots are sold and houses are constructed that the current system could be significantly under sized and the risk to Council of overflows and main breaks will rise proportionally if the proposed upgrade does not proceed.

The Keneally Road and Hastie Road wastewater upgrades have been estimated by Jacob's Engineering Pty Ltd at \$ 2.006 million. Council has previously endorsed this project and a funding application was made to the Queensland State Government's Building our Regions Program. Should NSRF funding be obtained, further funding applications to the Queensland State Government may be possible under grant programs such as the Building our Regions Program.

2. Kuranda Suburban Water Security Project (2016/17 Capital Works Program)

This project will deliver drinking water security and provide critical water holding capacity by constructing an additional 500 kilolitre drinking water reservoir at Mason Road Kuranda and an additional 150 kilolitre drinking water reservoir on Warril Drive. This will immediately ease the burden on the booster pumps and provide additional storage for firefighting, emergencies and anticipated population growth. In the case of Warril Drive, it will also provide additional capacity to allow urgent repairs to the leaking liner in the existing reservoir.

The Queensland State Government has already committed 50% (\$650,000) funding for the Kuranda Suburban Water Security Project. If approved, an application to the Australian Government could provide the remaining 50% which would reduce Council's capital contribution for this \$1.3 million project to nil.

LINK TO CORPORATE PLAN

Should grant applications be successful, the additional funding source will assist Council in upgrading its assets and meeting the following corporate goal:

ECON 2 In partnership with local business, industry groups and economic and regional development organisations, continue to develop strategies to assist, strengthen, develop and promote existing and new businesses and industries.

CONSULTATION

Internal

Director Infrastructure Services
Manager Water and Waste
Manager Finance
Senior Planner

External

Nil

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS*Capital*

Should Council be successful in attracting grant funding, Council will be required to provide matching funding of \$1.006 million. The successful project would be included in the Capital Works Program for 2017/18 as a non-discretionary item. There are sufficient funds in the Wastewater Reserve and the utilisation of these will not impact our long term financial plan.

Operating

Nil

Is the expenditure noted above included in the 2015/2016 budget?

N/A

If not you must recommend how the budget can be amended to accommodate the expenditure

N/A

IMPLEMENTATION/COMMUNICATION

Applications for funding will be made for the endorsed projects to Round 3 of the NSRF assuming the projects are still eligible and competitive under the updated Guidelines and Criteria.

ATTACHMENTS

Nil

Date Prepared: 11 January 2016

ITEM-20 **INFRASTRUCTURE SERVICES - WASTE OPERATIONS REPORT - DECEMBER 2015****MEETING:** Ordinary**MEETING DATE:** 20 January 2016**REPORT OFFICER'S TITLE:** Manager Water and Waste**DEPARTMENT:** Infrastructure Services, Water and Waste Group

EXECUTIVE SUMMARY

This report summarises Council's Waste activities undertaken by the Infrastructure Services Department during the month of December 2015.

OFFICER'S RECOMMENDATION

"That Council receive and note the Infrastructure Services, Waste Operations Progress Report, December 2015."

BACKGROUND

The following is a summary of the waste activities undertaken during the month of December 2015.

1. Waste Operations

- 4,894 vehicles entered Mareeba waste facility (to drop off or pick waste).
 - 561 vehicles deposited waste to Mareeba Landfill (total).
 - 306 Suez vehicles deposited waste to Mareeba Landfill.
 - 46 Suez vehicles removed waste from Mareeba WTS to recycling facility in Cairns.
 - 135 cubic metres of mulch sold (includes 33m³ for domestic sales and 102m³ commercial sales)
 - 7 tonnes of recyclable material transported to Cairns MRF
 - Landfill Compaction Density of Waste; 0.875 Tonnes/m³
 - SIMS Metal on site at Mareeba Landfill and Dimbulah Transfer Station and bailed metal waste for transport to Brisbane for processing.
 - Hydro mulching completed to batters of Cells 2 and 3, recent rains have seen good results with the hydro mulching not only beginning to grow but the batters held together during the rain periods with minimal scouring of the batters.
 - Spray trailer being used successfully for day cover.
 - All transfer stations and Mareeba landfill are currently operational.
-

- Recycling bins (12) that were deployed to the old Kuranda school car park off Arara Street near the old school oval has been patronised well with no incidents of littering or contaminated waste deposited in the recycling bins.

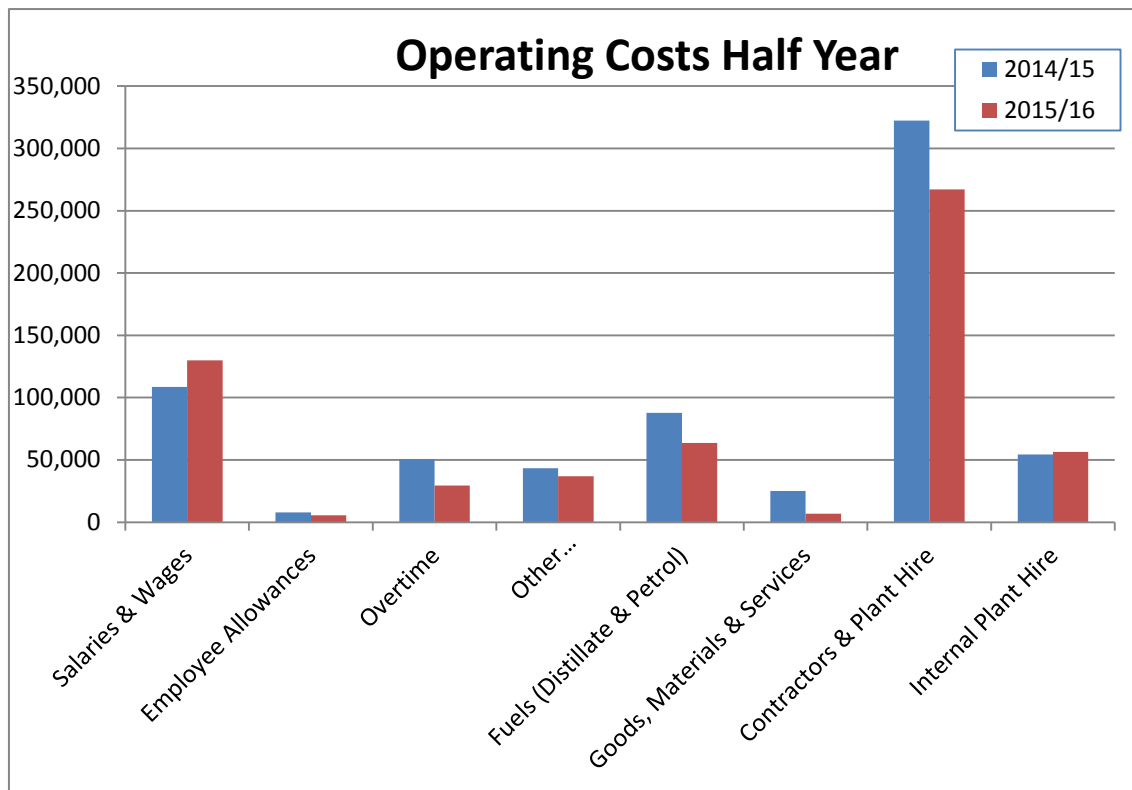
Operational Efficiencies Update:

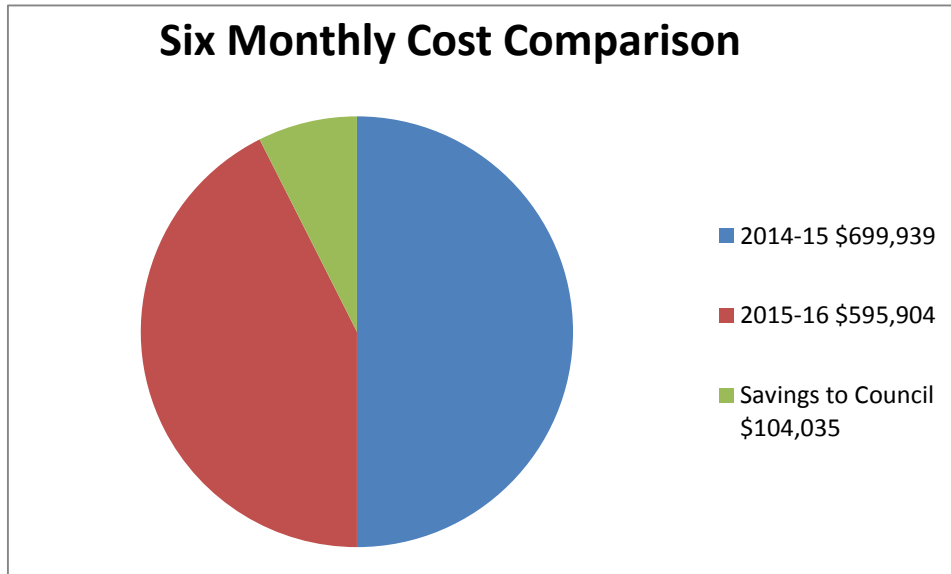
Following the service level review carried out across Council's operations, several operational changes were implemented at the Mareeba Landfill site along with a restructuring of the staff to improve efficiencies.

The below comparison graphs of the first half year of operating costs from 2014 / 2015 to first half year of operating costs for 2015 / 2016 indicate a financial saving to Council of \$104,035.

Voluntary staff redundancy payments are incorporated during the 2015 / 2016 operating period which had these figures not been included would show further savings.

It is anticipated that further cost savings will be achieved in the median to longer term as the benefits of the implemented operational changes will be realised.

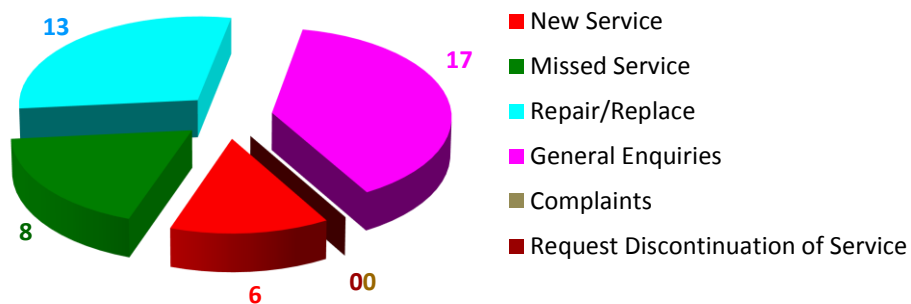




2. Customer Service Waste Statistics

The following graph displays customer requests logged in the Customer Request Management (CRM) system during the month of December 2015.

**MAREEBA SHIRE CUSTOMER REQUESTS
(Number of Requests)**



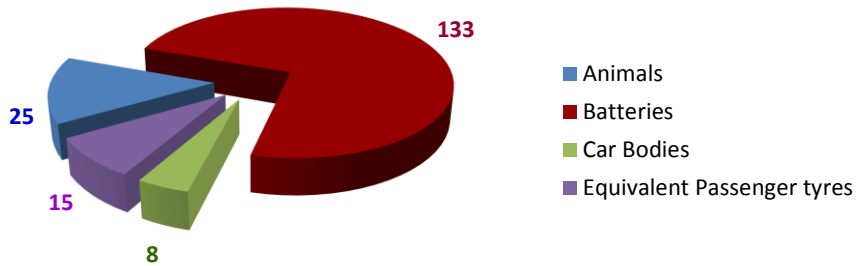
3. Waste Collected at Each of the Transfer Stations

Waste material collected at each of the waste transfer stations is either deposited directly to the Mareeba landfill, recycled or transported to the Suez facility in Cairns for processing.

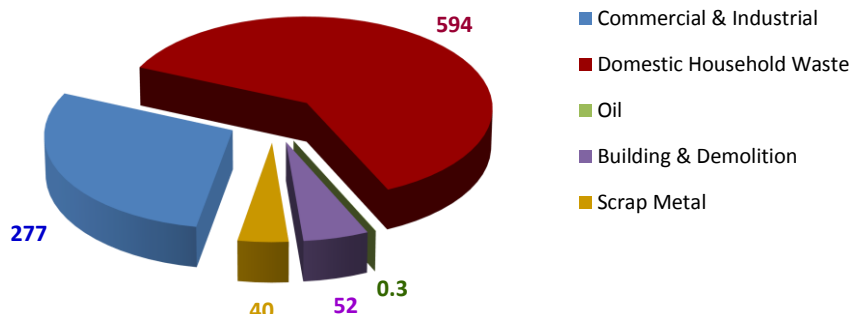
The new recyclables drop off point in Kuranda has proved popular and will be monitored closely to see if additional bins are required.

The following pie charts are separated into waste received as whole units and waste received as accrued tonnage.

**MAREEBA SHIRE WASTE
(Number of Units)**



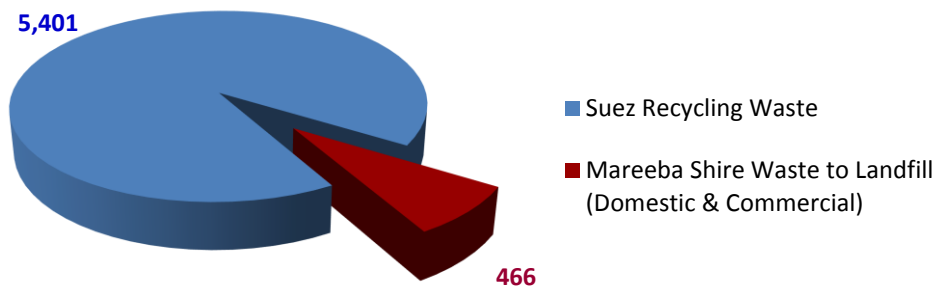
**MAREEBA SHIRE WASTE
(Tonnes)**



4. Waste to Mareeba Landfill

The Mareeba Shire waste shown in the pie chart below is the waste collected at each of the waste transfer stations (Mareeba included), and deposited directly to the Mareeba landfill. The commercial waste shown below is derived from the Suez recycling plant in Cairns and deposited into the Mareeba landfill.

**WASTE TO MAREEBA LANDFILL
(Tonnes)**



5. Revenue

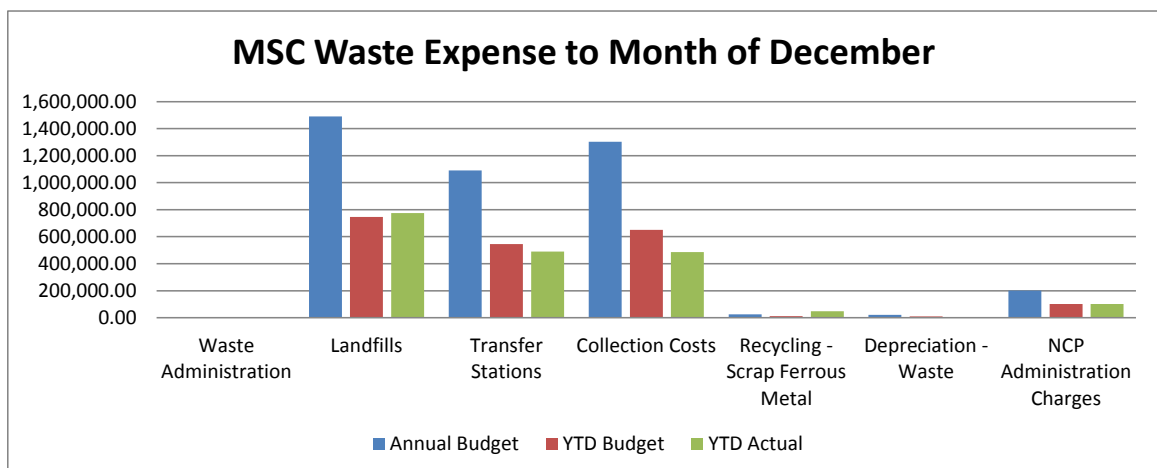
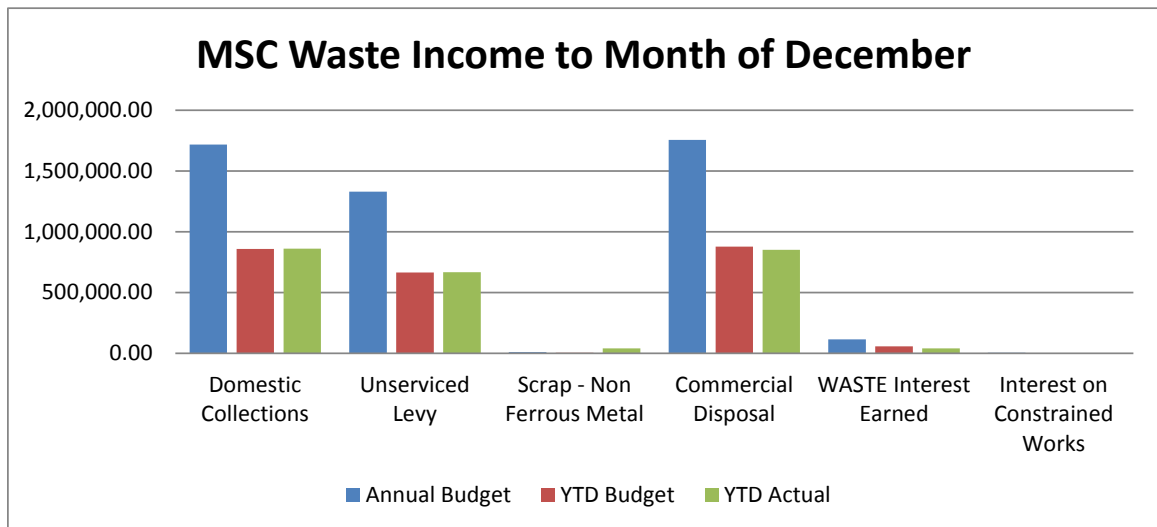
The income is derived from:

- Commercial disposal (predominantly Suez)
- Interest earned
- Interest on Constrained Works
- Recycling (steel, batteries)
- Rates

The expenditure is derived from:

- Waste administration
- Landfill management
- Transfer station management

6. Financial Operational Budget Information per budget Section Overall



LINK TO CORPORATE PLAN

ECON 3 Undertake the management of Council's assets in accordance with the long term asset management plans developed for all infrastructure asset classes to ensure the

Shire's infrastructure networks are maintained and renewed to maximise their long term benefit to industry and the community.

GOV 3 Undertake a whole of council service level review to establish sustainable operational costs across core local government business and consult with communities.

CONSULTATION

Internal

Director Infrastructure Services
Waste Staff

External

Nil

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Capital

Nil

Operating

Nil

Is the expenditure noted above included in the 2015/2016 budget?

Yes

IMPLEMENTATION/COMMUNICATION

Nil

ATTACHMENTS

Nil

Date Prepared: 8 January 2016

ITEM-21 **INFRASTRUCTURE SERVICES - WATER AND WASTEWATER GROUP - MONTHLY OPERATIONS REPORT - DECEMBER 2015**

MEETING: Ordinary

MEETING DATE: 20 January 2016

REPORT OFFICER'S TITLE: Manager Water and Waste

DEPARTMENT: Infrastructure Services, Water and Waste Group

EXECUTIVE SUMMARY

The purpose of this report is to summarise Council's Water and Wastewater activities undertaken by the Infrastructure Services Department during the month of December 2015.

OFFICER'S RECOMMENDATION

"That Council receive and note the December 2015 Monthly Water and Wastewater Report."

LINK TO CORPORATE PLAN

GOV 3 Undertake a whole of Council service level review to establish sustainable operational costs across core local government business and consult with communities.

1. Capital and Maintenance Works Projects

- Sewerage Pump Station Upgrades and maintenance works progress status:

The sewerage pump station upgrade works are complete with the exception of one pump at the Granite Creek Pump Station which will be replaced during the second round of pump station maintenance works due the week of 11 January 2016. First round of sewerage pump station maintenance works was carried out during December 2015, and the maintenance works are scheduled for every fourth week of each month from 11 January 2016 for the remainder of the 2016 year.

A comprehensive service report is provided to Council Officers at the completion of each service visit which details works carried out and which also includes photos of the pumps serviced. Any rectification or remedial works required are repaired and or scheduled for repair dependant on availability of parts.

Service works reports detail the pumps and equipment installed in each location and where known will include:

- Model numbers
 - Hours of operation
 - Condition of the pumps cooling/lubricant fluid
 - Any visible wear present in the pump
-

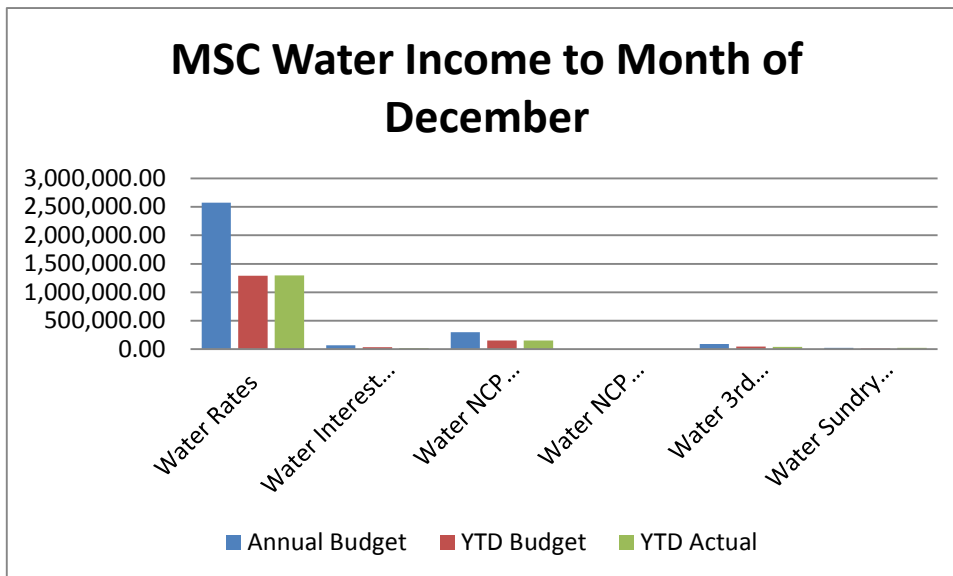
- Condition of ancillary equipment such as guide rails, cables, pump station surrounds
 - Recommendations for remedial works
 - Key reportable details
- Mareeba STP Refurbishment Design and Construct Tender awarded to Downer Utilities.
 - Mareeba STP Critical Infrastructure Upgrade - Rising Main works to commence 11 January and new Inlet Works contractor liaising with Downer Utilities to ensure cohesive design works for integration to new Plant.
 - Kuranda Sludge Management Project tender awarded to Abergeldie Constructions.
 - Taggle device installations and water meter replacement program complete except for a small number (approximately 30) that are across the entire Shire Region of difficult installations which require new meter pits and raising of meters. These outstanding installations will be completed late January / early February 2016.

2. Environmental Monitoring - Treatment

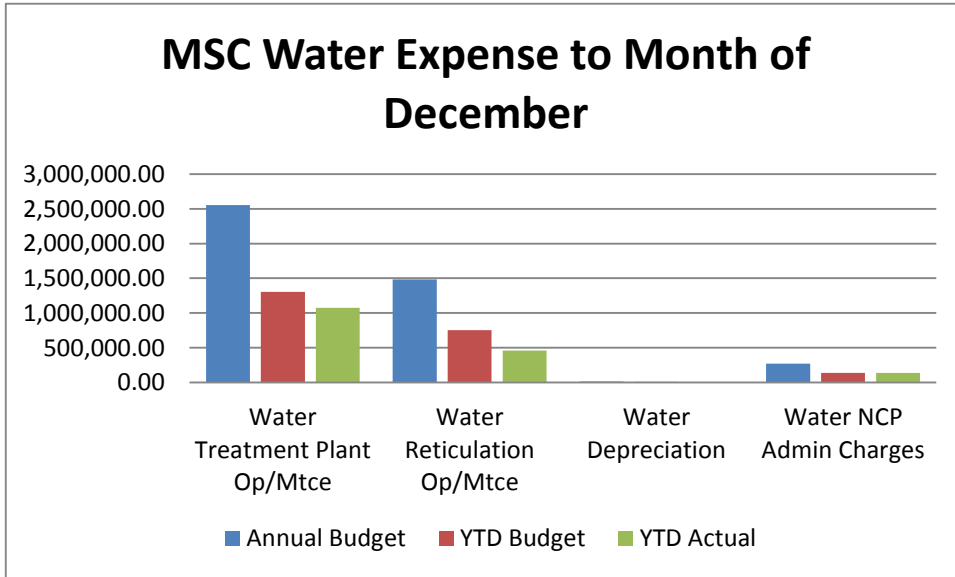
- Mareeba STP non-compliant. Exceeded the Enterococci limit.
- Kuranda STP remains compliant with licence conditions.

3. Budget - Water

Graphical - Revenue



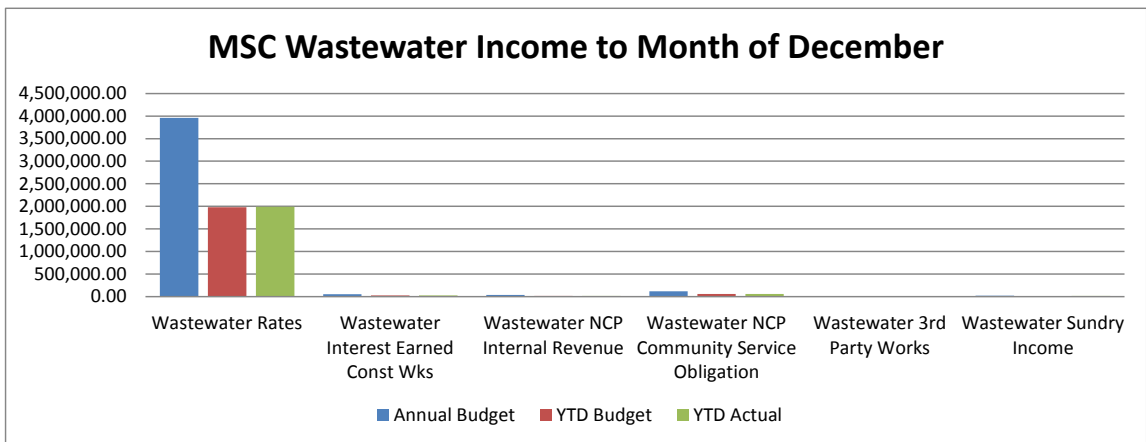
Graphical – Expense

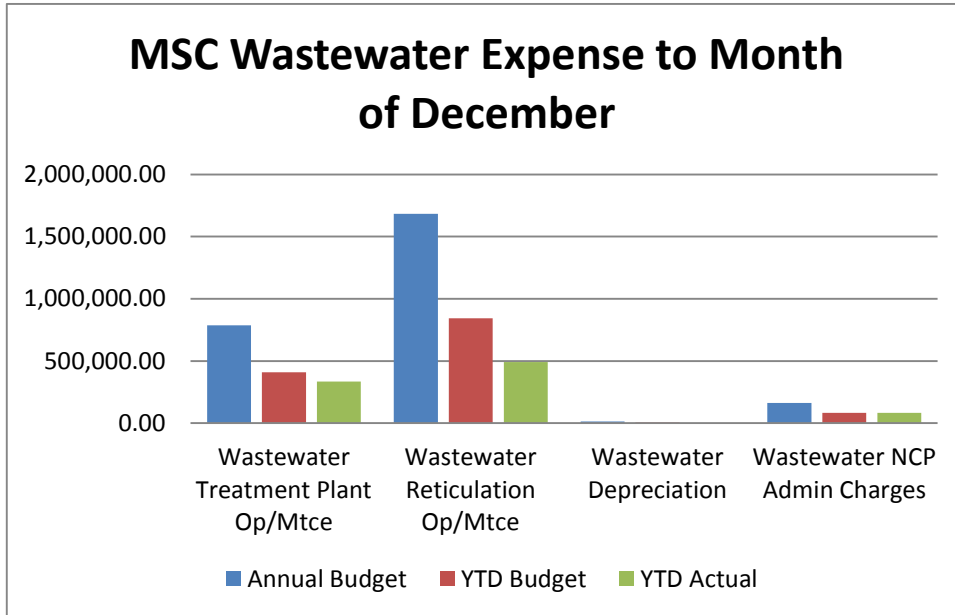


* Depreciation costs are now part of the operational expense

4. Budget - Wastewater

Graphical - Revenue

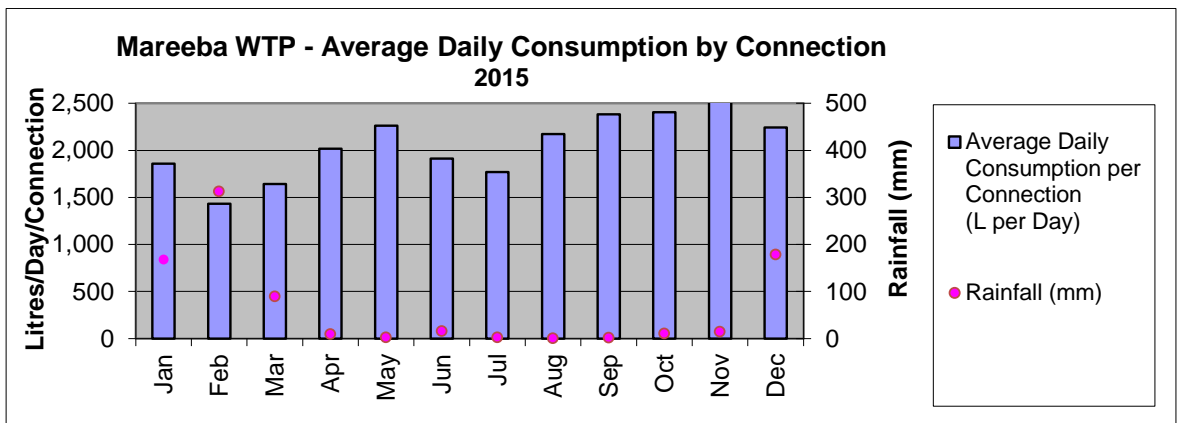
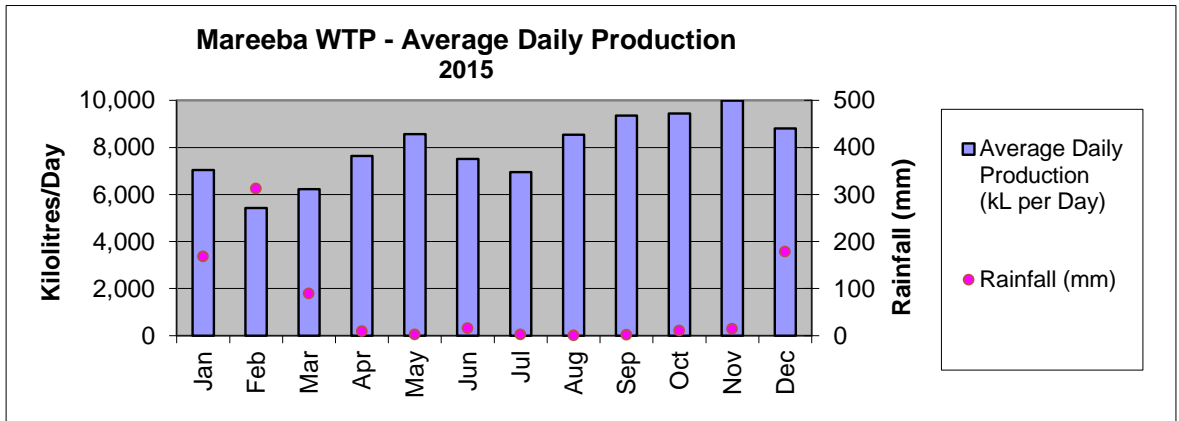
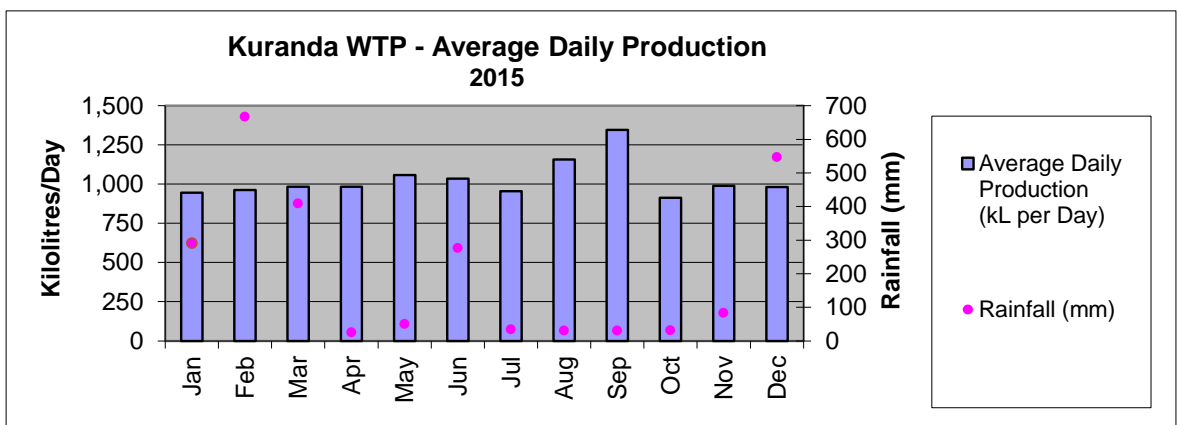


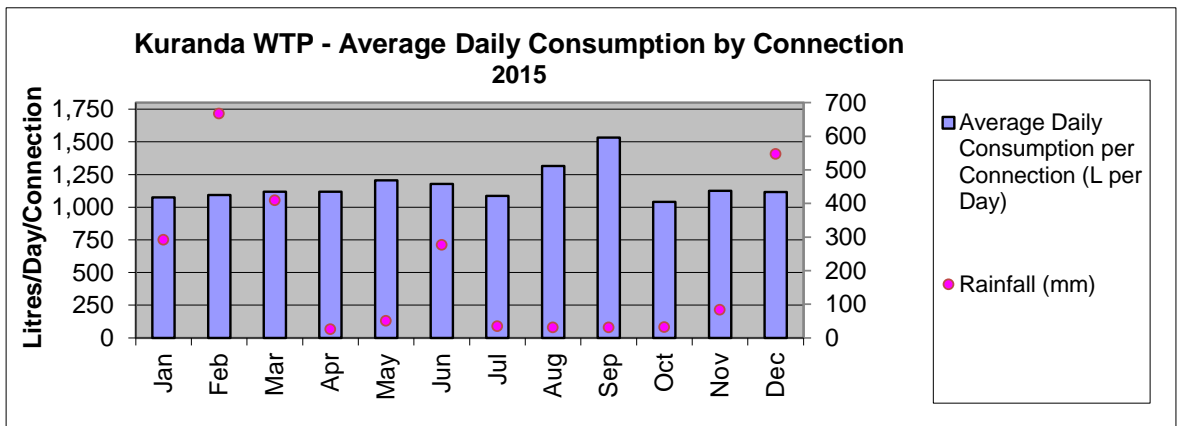
Graphical – Expense


* Depreciation costs are now part of the operational expense

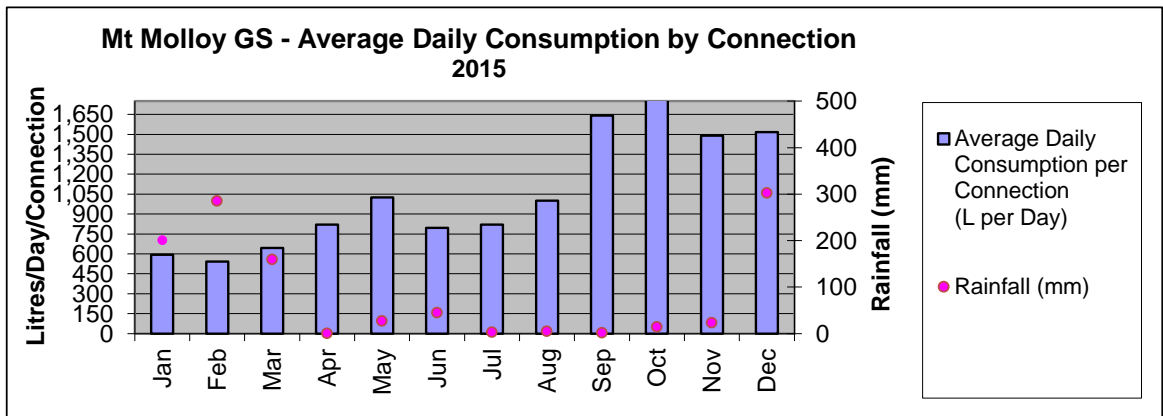
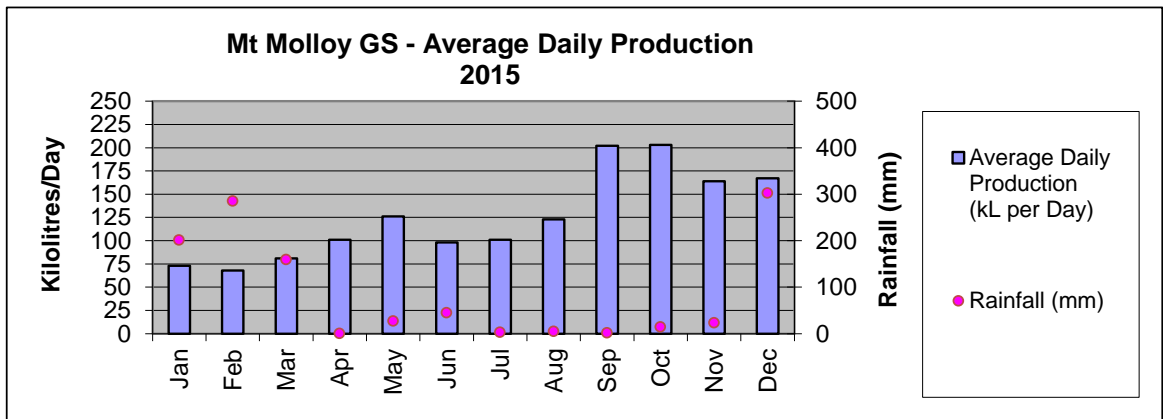
5. Chlorine Residual Readings

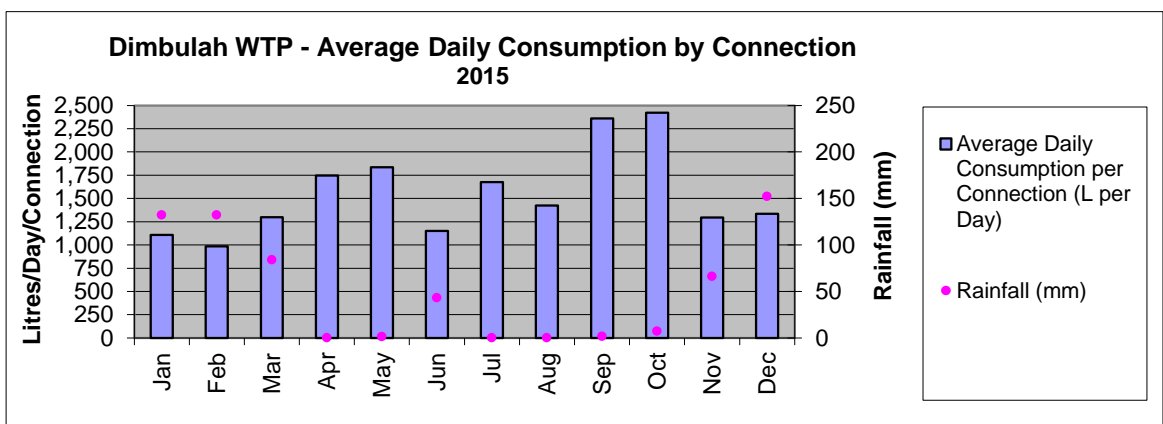
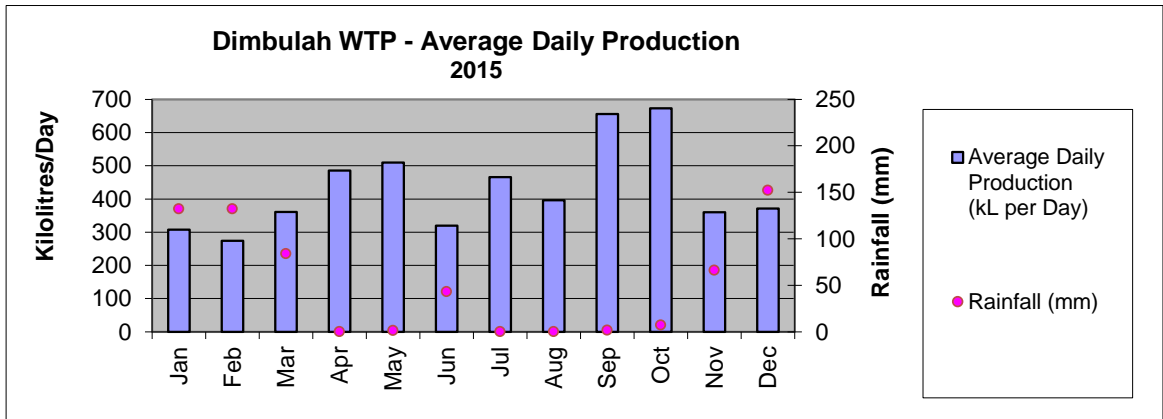
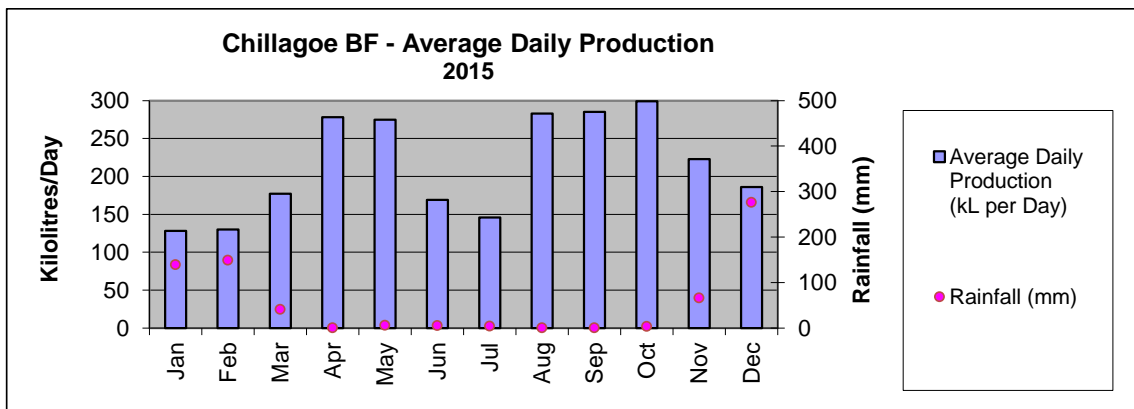
December 2015	Chlorine Residual Readings 2015												
	Australian Drinking Water Guidelines Maximum 5mg/L												
	Wed 2nd	Fri 4th	Mon 7th	Wed 9th	Fri 11th	Mon 14th	Wed 16th	Fri 18th	Mon 21st	Wed 23rd	Fri 25th	Mon 28th	Wed 30th
	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)
Mareeba Rankine St	1.18	1.23	1.10	1.21	1.03	1.10	1.26	1.24	1.08	1.07	1.10	1.15	1.18
Wylandra Drive Mareeba	0.70	0.68	0.77	0.68	0.70	0.72	0.52	0.61	0.65	0.67	0.58	0.68	0.43
Gregory Terrace Kuranda	0.71	0.65	0.92	0.96	0.79	0.85	0.56	0.78	0.71	0.97	0.85	0.35	0.30
Mason Rd PS Kuranda	0.83	1.05	1.04	1.06	1.04	1.05	0.69	0.98	0.92	1.00	1.10	1.20	0.94
Chillagoe	0.80	0.83	0.82	0.84	0.83	0.82	0.86	0.83	0.58	0.58	0.62	0.82	0.80
Dimbulah	1.23	1.13	1.16	1.27	0.72	1.10	1.03	1.18	1.02	1.06	0.81	0.82	0.84

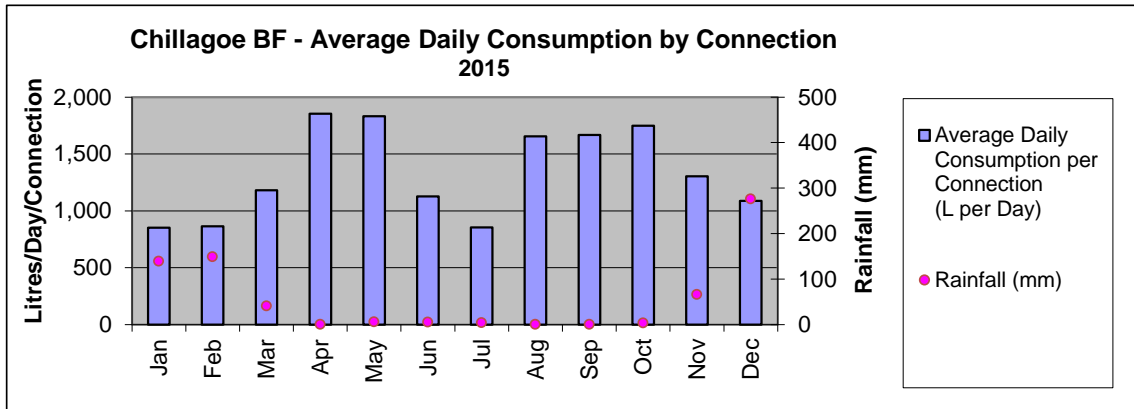
6. Mareeba Water Supply Scheme – Operations Data

7. Kuranda Water Supply Scheme - Operations Data




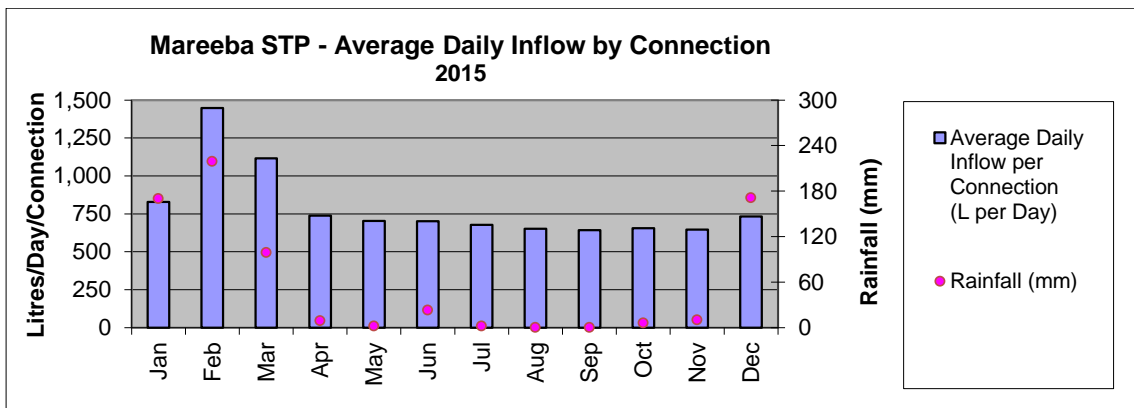
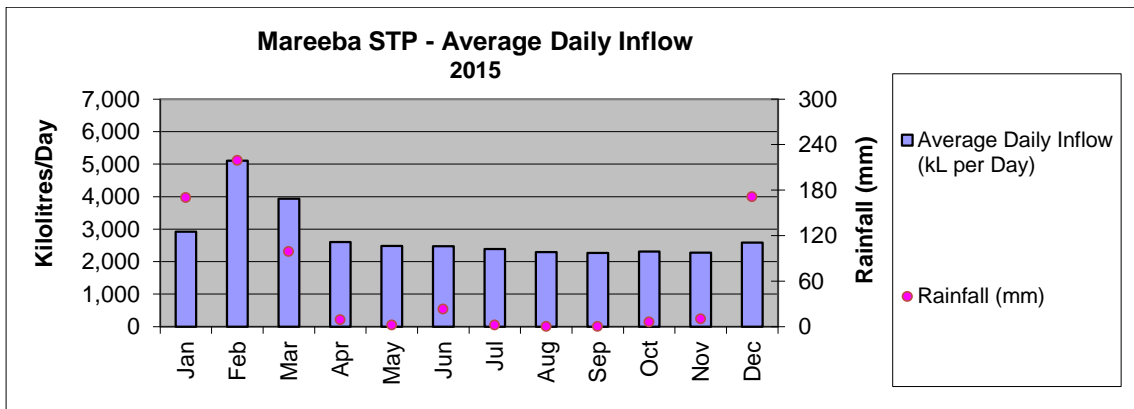
8. Mount Molloy Water Supply Scheme - Operations Data



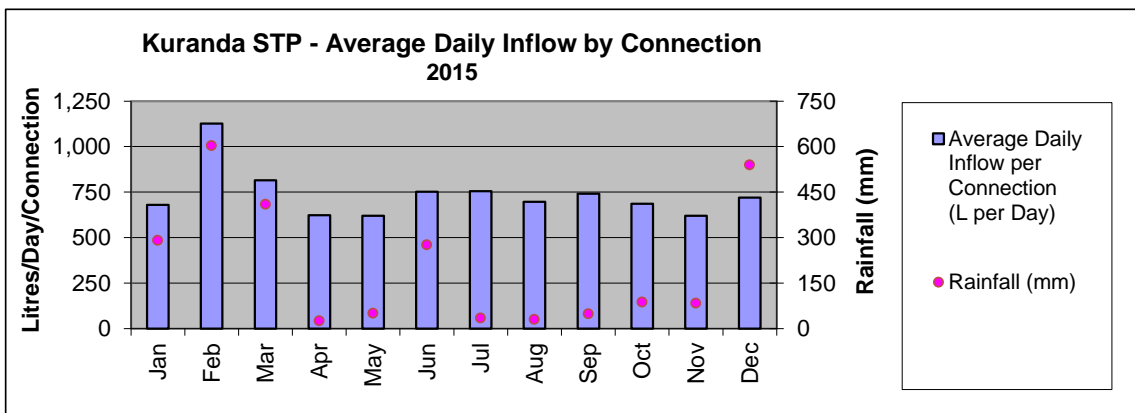
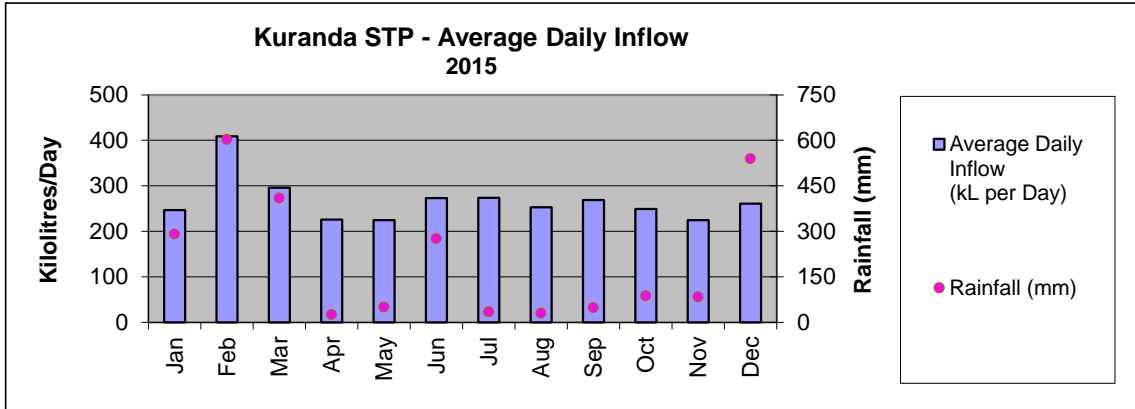
9. Dimbulah Water Supply Scheme - Operations Data

10. Chillagoe Water Supply Scheme - Operations Data




11. Mareeba Wastewater Treatment Plant - Operations Data



12. Kuranda Wastewater Treatment Plant - Operations Data



Date Prepared: 5 January 2016

BUSINESS WITHOUT NOTICE

NEXT MEETING OF COUNCIL

The next meeting of Council will be held at 9:00 am on Wednesday 3 February 2016

APPENDIX - FOR INFORMATION

SUMMARY OF NEW PLANNING APPLICATIONS & DELEGATED DECISIONS FOR THE MONTH OF DECEMBER 2015

Summary of new Planning Development Applications and Delegated Decisions for December 2015

New Development Applications					
Application #	Lodgement Date	Applicant/ Address	Property Description	Application Type	Status
DA/15/0053	1/12/2015	Bill Barber Design & Drafting (Blenners Transport) Thora Cleland Drive, Mareeba	Lot 119 on SP278486	Material Change of Use - Freight Depot	Approved on 8/12/2015.
DA/15/0054	8/12/2015	L. Smart & P Carpenter 31-39 Black Mountain Road, Kuranda	Lot 1 on RP896876	Reconfiguring a Lot - Subdivision (1 into 3 lots)	In decision making stage.
DA/15/0055	11/12/2015	Mareeba Investments No. 10 Pty Ltd Effley Street, Mareeba	Part of Lots 47, 48 & 49 on SP198053 & Lot 879 on SP198060	Material Change of Use - Warehouse & Bulk Store	In referral stage.
DA/15/0056	22/12/2015	S & A Grist 1 Copland Road, Koah	Lot 267 on NR6781	Reconfiguring a Lot - Subdivision (1 into 2 lots)	In referral stage.
DA/15/0057	22/12/2015	Planz Town Planning (M Hatfield) 14 Thora Cleland Drive, Mareeba	Lot 24 on SP198053	Material Change of Use - Industry (Truck and other heavy vehicle mechanical business)	In decision making stage.

Decision Notices issued under Delegated Authority					
Application #	Date of Decision Notice	Applicant	Address	Property Description	Application Type
DA/15/0049	7/12/2015	M Prein	Two Chain Road, Koah	Lot 101 on SP211120	Reconfiguring a Lot - Subdivision (1 into 3 lots)
DA/15/0053	9/12/2015	Bill Barber Design & Drafting (Blenners Transport)	Thora Cleland Drive, Mareeba	Lot 119 on SP278486	Material Change of Use - Freight Depot

December 2015 (Regional Land Use Planning)

Extensions to Relevant Period issued					
Application #	Date of Decision	Applicant	Address	Property Description	Application Type
DA/13/0048	18/12/2015	S & J Royster	3 & 5 Black Mountain Road, Kuranda	Lot 1 on RP724696 & Lot 1 on RP725539	Reconfiguring a Lot - Subdivision (1 into 2 lots) Extension to 11 September 2016.

December 2015 (Regional Land Use Planning)