



AGENDA

Wednesday, 17 December 2025

Ordinary Council Meeting

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

Date: Wednesday, 17 December 2025

Time: 9:00am

Location: Council Chambers

**Peter Franks
Chief Executive Officer**

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- 1 MEMBERS IN ATTENDANCE**
- 2 APOLOGIES/LEAVE OF ABSENCE/ABSENCE ON COUNCIL BUSINESS**
- 3 BEREAVEMENTS/CONDOLENCES**
- 4 DECLARATION OF CONFLICTS OF INTEREST**
- 5 CONFIRMATION OF MINUTES**
Ordinary Council Meeting - 19 November 2025
- 6 BUSINESS ARISING OUT OF MINUTES OF PREVIOUS MEETING**
- 7 DEPUTATIONS AND DELEGATIONS**

8 CORPORATE AND COMMUNITY SERVICES

8.1 K TENNYSON & G BIRCH - RECONFIGURING A LOT - SUBDIVISION (1 INTO 3 LOTS) IN 2 STAGES - LOT 41 ON RP735026 - 100 ORCHID CLOSE, BIBOOHRA - RAL/25/0025

Date Prepared: 24 November 2025

Author: Coordinator Planning Services

Attachments: 1. Proposal Plan [↓](#)

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	K Tennyson & G Birch	ADDRESS	100 Orchid Close, Biboohra
DATE LODGED	30 October 2025	RPD	Lot 41 on RP735026
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot – Subdivision (1 into 3 lots) in 2 stages		
FILE NO	RAL/25/0025	AREA	8.138 hectares
LODGED BY	Freshwater Planning Pty Ltd	OWNER	K Tennyson & G Birch
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Rural Residential zone		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	Nil		

EXECUTIVE SUMMARY

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

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

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

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

OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	K Tennyson & G Birch	ADDRESS	100 Orchid Close, Bibbohra
DATE LODGED	30 October 2025	RPD	Lot 41 on RP735026
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot – Subdivision (1 into 3 lots) in 2 stages		

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

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

And

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

- (A) **APPROVED DEVELOPMENT:** Development Permit for Reconfiguring a Lot – Subdivision (1 into 3 lots) in 2 stages

- (B) **APPROVED PLANS:**

Plan/Document Number	Plan/Document Title	Prepared by	Dated
9955 – LL1	Plan of Lots 1 – 3 Cancelling Lot 41 on RP735026	Twine Surveys Pty Ltd	16.10.2025

- (C) **ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)**

- (a) Development assessable against the Planning Scheme

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

2. Timing of Effect

- 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the endorsement of the plan of survey for the development, except where specified otherwise in these conditions of approval.

3. General

- 3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure or the payment of infrastructure charges/contributions within the conditions of approval.
- 3.2 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
- 3.3 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to the endorsement of the plan of survey and at the rate applicable at the time of payment.
- 3.4 The developer must relocate (in accordance with FNQROC standards) any services such as water, sewer, drainage, telecommunications and electricity that are not wholly located within the lots that are being created/serviced where required by the relevant authority, unless approved by Council's delegated officer.
- 3.5 Where utilities (such as sewers on non-standard alignments) traverse lots to service another lot, easements must be created in favour of Council for access and maintenance purposes. The developer is to pay all costs (including Council's legal expenses) to prepare and register the easement documents.
- 3.6 Where approved existing buildings and structures are to be retained, setbacks to any new property boundaries are to be in accordance with Planning Scheme requirements for the relevant structure and/or Queensland Development Code.
- 3.7 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.
- 3.8 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

New or existing access crossovers must be upgraded/constructed (from the edge of Orchid Close to the property boundaries of Lots 1, 2 and 3) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

4.2 Stormwater Drainage

- (a) The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land as a consequence of the development.
- (b) All stormwater drainage collected from the site must be discharged to an approved legal point of discharge.

4.3 Water Supply

At the time of construction of a dwelling on proposed Lots 1 and/or 2, a water supply must be provided via:

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

4.4 Wastewater Disposal

At the time of construction of a future dwelling or outbuilding on proposed Lots 1 and/or 2, any associated on-site effluent disposal system must be constructed in compliance with the latest version On-Site Domestic Wastewater Management Standard (ASNZ1547) to the satisfaction of the Council's delegated officer.

4.5 Electricity provision/supply

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

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

4.6 Telecommunications

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

(D) ASSESSMENT MANAGER'S ADVICE

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

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

- (c) 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.

- (d) Compliance with applicable codes/policies

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

- (e) Environmental Protection and Biodiversity Conservation Act 1999

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

- (f) Cultural Heritage

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

by the activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from www.dsdsatsip.qld.gov.au.

(g) Electric Ants

Electric ants are designated as restricted biosecurity matter under the *Biosecurity Act 2014*.

Certain restrictions and obligations are placed on persons dealing with electric ant carriers within the electric ant restricted zone. Movement restrictions apply in accordance with Sections 74–77 of the *Biosecurity Regulation 2016*. Penalties may be imposed on movement of electric ant carriers and electric ants in contravention of the legislated restrictions. It is the responsibility of the applicant to check if the nominated property lies within a restricted zone.

All persons within and outside the electric ant biosecurity zone have an obligation (a **general biosecurity obligation**) to manage biosecurity risks and threats that are under their control, they know about, or they are expected to know about. Penalties may apply for failure to comply with a general biosecurity obligation.

For more information please visit the electric ant website at Electric ants in Queensland | Business Queensland or contact Biosecurity Queensland 13 25 23.

(E) RELEVANT PERIOD

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

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

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

- Nil

(G) OTHER APPROVALS REQUIRED FROM COUNCIL

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

2. That an Adopted Infrastructure Charges Notice be issued for the following infrastructure charge/s for:

Development Type	Rate	Measure	Charge	Credit Detail	Balance
	\$ per Lot (40% reduction of standard charge for no town water/sewer)	Lots		Lots	
Rural Residential	\$13,478.40	3 Lots	\$40,435.20	1 lot	\$26,956.80
TOTAL CURRENT AMOUNT OF CHARGE					\$26,956.80

THE SITE

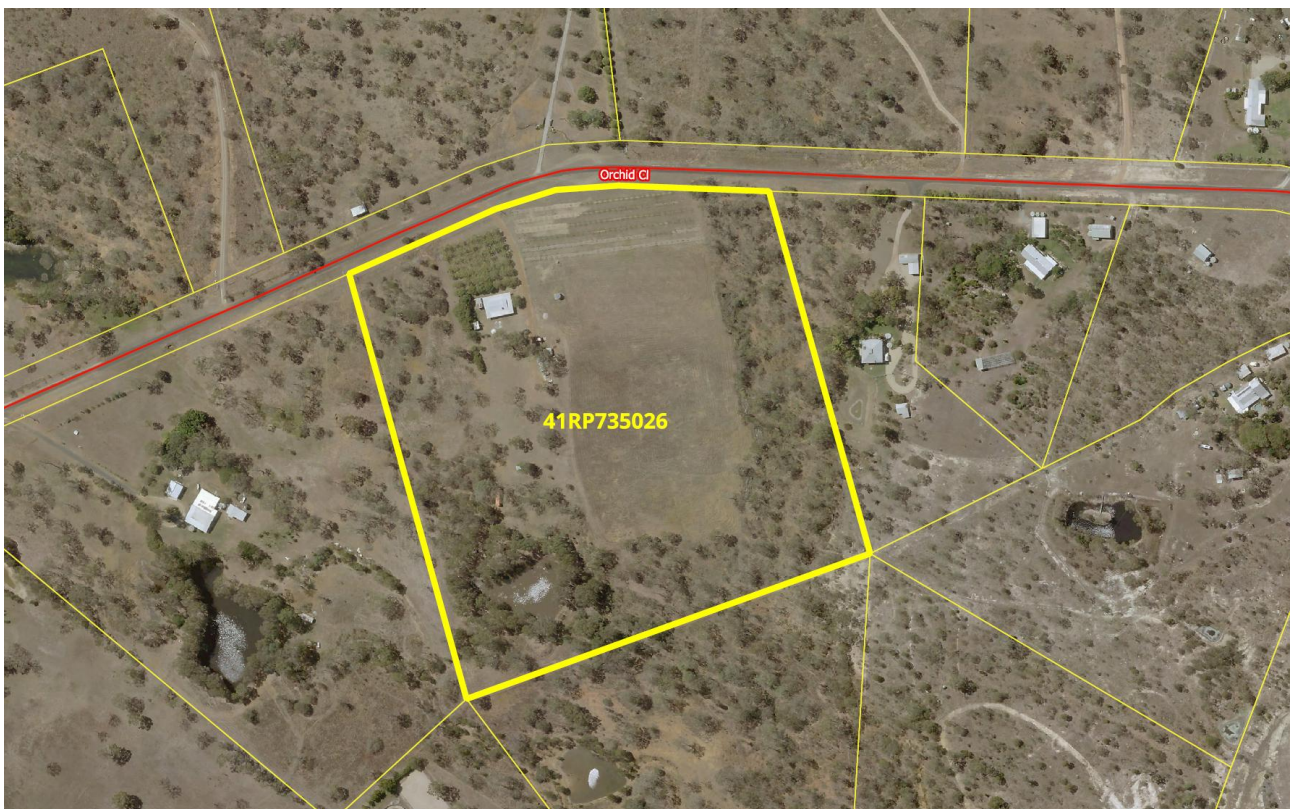
The subject site is situated at 100 Orchid Close, Bibboohra, and is more particularly described as Lot 41 on RP735026. The site is generally regular in shape with an area of 8.138 hectares and is zoned Rural Residential under the Mareeba Shire Council Planning Scheme 2016.

The site has approximately 290 metres of frontage to Orchid Close which is constructed to a bitumen sealed rural road standard, without kerb and channel. A single gravel crossover provides access to the site off Orchid Close.

The site is improved by a single dwelling house and multiple small outbuildings, all of which are sited in the north-western corner of the lot. Strips of non-remnant vegetation remain adjacent to the western, eastern and southern boundaries.

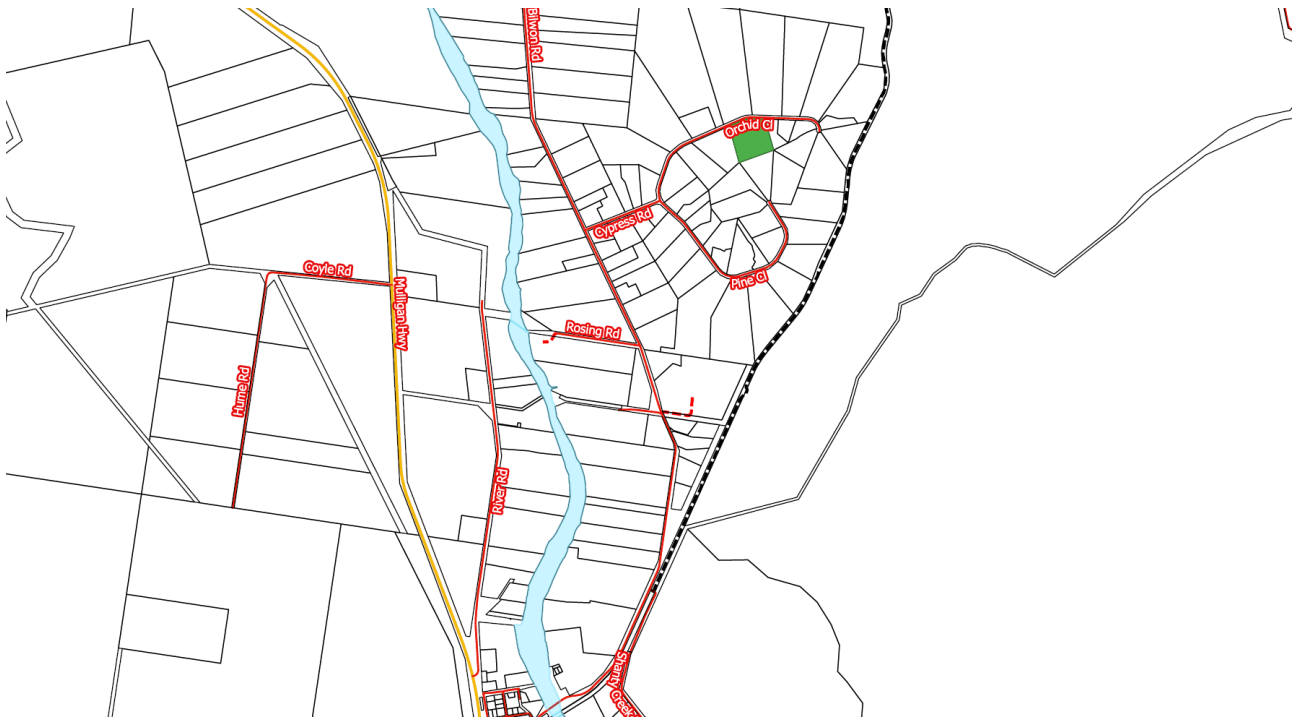
The existing dwelling house is connected to the electricity grid and telecommunication services. An onsite water supply and wastewater disposal system are also connected to the existing dwelling house.

All adjoining lots are zoned rural residential, with most properties containing a single dwelling house.



Map Disclaimer:

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

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BACKGROUND AND CONTEXT

Nil

PREVIOUS APPLICATIONS & APPROVALS

Nil

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Reconfiguring a Lot – Subdivision (1 into 3 lots) in 2 stages in accordance with the plans shown in **Attachment 1**.

The applicant proposes the subdivision of the subject site into the following allotments:

- Lot 1 - area of 2.4 hectares, frontage of 94.361 metres to Orchid Close;
- Lot 2 - area of 2.4 hectares, frontage of 84.309 metres to Orchid Close; and
- Lot 3 - area of 3.335 hectares, frontage of 111.43 metres to Orchid Close.

Proposed Lot 3 will contain the existing dwelling house and other built infrastructure. Proposed Lots 1 and 2 will be vacant when created.

All lots will be connected to the electricity grid and NBN services.

REGIONAL PLAN DESIGNATION

The subject site is included within the Regional Landscape and Rural Production Area land use category in the Far North Queensland Regional Plan 2009-2031. The Regional Plan Map 3- 'Areas of Ecological Significance' does not identify the site as being of any significance.

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	Land Use Categories <ul style="list-style-type: none">• Rural Residential Area Natural Environment Elements <ul style="list-style-type: none">• Biodiversity Areas
Zone:	Rural Residential zone - no precinct
Overlays:	Environmental Significance Overlay Transport Infrastructure Overlay

RELEVANT PLANNING INSTRUMENTS

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

Far North Queensland Regional Plan 2009-2031

Separate assessment against the Regional Plan is not required because the Mareeba Shire Council Planning Scheme appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies to the planning scheme area.

State Planning Policy

Separate assessment against the State Planning Policy (SPP) is not required because the Mareeba Shire Council Planning Scheme appropriately integrates all relevant aspects of the SPP.

Mareeba Shire Council Planning Scheme 2016

Strategic Framework

3.3 Settlement pattern and built environment

3.3.10 Element—Rural residential areas

3.3.10.1 Specific outcomes

- (1) *Rural residential development is consolidated within rural residential areas where it will not result in the fragmentation or loss of agricultural areas or biodiversity areas.*
- (2) *Infill development within rural residential areas occurs only where appropriate levels of infrastructure are available and provided, the existing rural living character can be maintained and an activity centre is proximate.*
- (3) *No further subdivision of greater than anticipated density occurs within rural residential areas that are not proximate to an activity centre and its attending physical and social infrastructure.*

- (4) *Rural residential areas across Mareeba Shire are characterised by a range of lot sizes, consistent with the form of historical subdivision in the vicinity of proposed development.*

Comment

The subject site is in a rural residential area and is not agricultural land.

The site does not contain any mapped remnant vegetation and the vegetation that exist on the site is located along the various drainage lines (along western, eastern and southern boundaries). Proposed Lot 3 is already developed and proposed Lots 1 and 2 will include portions of the centrally located cleared area. This cleared area is suitable to accommodate the expected future development on proposed Lots 1 and 2.

The proposed development is infill and does not require additional infrastructure. The development is consistent in character with the existing Cypress Downs Rural Residential estate and has convenient access to Bibbohra and Mareeba.

The proposed 2 hectare density is consistent with Cypress Downs and the Bilwon Road area in general.

The proposed development does not conflict with these specific outcomes.

Relevant Developments Codes

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

- 6.2.10 Rural residential zone code
- 8.2.4 Environmental significance overlay code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.4 Reconfiguring a lot code
- 9.4.5 Works, services and infrastructure code

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

Relevant Codes	Comments
Rural residential zone code	<p>The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.</p> <p>The proposed development is not consistent with Overall Outcomes (g) and (h) contained within the code which seek to discourage the creation of additional lots in Rural residential zoned areas that lie outside a precinct. Despite this non-compliance, the application is considered to comply with the higher order Strategic Framework provisions contained within the Planning Scheme. Further commentary is provided in the Planning Discussion section of the report.</p>

Environmental significance overlay code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Landscaping code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Parking and access code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Reconfiguring a lot code	<p>The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code apart from the following:</p> <ul style="list-style-type: none"> • Acceptable Outcome AO1.1 • Performance Outcome PO13 (no acceptable outcome) <p>In the case of AO1.1, it is considered the development can comply with the higher order Performance Outcome PO1. In the case of PO13 and AO13 compliance with the higher order Overall Outcomes of the Reconfiguring a Lot code can be achieved.</p> <p>Further commentary is provided in the planning discussion section of report.</p>
Works, services and infrastructure code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.

Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

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

Adopted Infrastructure Charges Notice

In accordance with Council's Adopted Infrastructure Charges Resolution (No. 1) 2025, a standard charge of \$22,464.00 applies to each additional residential allotment created, where serviced by the following five (5) trunk infrastructure networks:

- Transport network (roads);
- Public parks and land for community facilities network;
- Water supply network;
- Sewerage network; and

- Stormwater network

Part 4.1(d) of Council's Adopted Infrastructure Charges Resolution (No. 1) 2025, a 40% discount will be applied to development charges where no connection to Council's reticulated water and sewer network exists.

- \$22,464.00 - 40% = \$13,478.40 per additional allotment.

The application proposes the creation of two (2) additional lots; therefore, the applicable charge is **\$26,956.80**.

REFERRAL AGENCY

This application did not trigger referral to a Referral Agency.

Internal Consultation

Not applicable.

PUBLIC NOTIFICATION

The development proposal was placed on public notification from 5 November 2025 to 28 November 2025. The applicant submitted the notice of compliance on 1 December 2025 advising that the public notification requirements were carried out in accordance with the requirements of the Act.

No submissions were received.

PLANNING DISCUSSION

Compliance with the Performance Outcomes and Purpose of the Rural Residential Zone Code and the Reconfiguring a Lot Code is summarised as follows:

Rural Residential Zone Code

The development generally complies with the Overall Outcomes contained within the Rural Residential zone code apart from the following:

- (g) *Reconfiguring a lot will maintain the predominant lot size of the precinct or intended for the precinct; and*
- (h) *Reconfiguring a lot involving the creation of new lots is not undertaken external to a precinct in the Rural residential zone in consideration of the inherent environmental, and/or physical infrastructure and/or social infrastructure constraints of Rural residential zoned land outside of identified precincts.*

Comment

Despite not complying with overall outcomes (g) and (h), the application is impact assessable and can therefore be assessed against the Planning Scheme's Strategic Framework which is the highest order assessment provisions contained within the Planning Scheme. It is considered that the proposed development achieves compliance with the Strategic Framework provisions relating to

settlement pattern and built environment, specifically for rural residential areas. See the Strategic Framework section of this report for further commentary.

Reconfiguring a Lot Code

PO1 Area and frontage of lots

Lots include an area and frontage that:

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

AO1.1

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

Comment

Table 9.4.4.3B does not nominate a minimum area and frontage for rural residential allotments that are located outside a precinct. Assessment is therefore necessary against PO1 and the criteria it nominates:

- (a) The proposed lots will be consistent with the design/size of lots in the surrounding area.
- (b) The proposed lots allow the desired amenity of the zone to be achieved.
- (c) Each of the proposed lots is of sufficient size and shape to be able to accommodate all buildings, structures and works associated with the intended future residential land use;
- (d) Orchid Close is constructed to a bitumen sealed rural road standard sufficient to provide each proposed lot with good access. Individual access crossovers will be conditioned in accordance with FNQROC Development Manual standards.
- (e) The subject land is within a major existing rural residential node (Cypress Downs Estate). The site is within the catchment of the Bibbohra State Primary School and has convenient access to the Bibbohra Shop and Service Station. Significant areas of natural open space are readily accessible (Barron River and State Forests).
- (f) Proposed Lots 1 and 2 will include cleared areas to accommodate future development needs. Proposed Lot 3 is already fully developed.

- (g) Proposed Lots 1 and 2 are not constrained by slope, contained suitable clearings and ideally suited for the proposed use.

The development complies with PO1.

PO13 Rural residential zone

New lots are only created in the Rural residential zone where land is located within the 4,000m² precinct, the 1 hectare precinct or the 2 hectare precinct.

AO13

No acceptable outcome is provided.

Comment

The proposed development conflicts with PO13 as the subject land is not located within a rural residential zone precinct.

An assessment of the development's consistency with the higher order purpose and overall outcomes contained within the Reconfiguring a Lot Code is therefore required and is discussed below:

The purpose of the Reconfiguring a Lot code will be achieved through the following overall outcomes:

- (a) *Subdivision of land achieves the efficient use of land and the efficient provision of infrastructure and transport services;*

The site is already serviced by all infrastructure typically conditioned for rural residential lots of 2 hectares in size. Each proposed lot will be adequately serviced with a connection to the electricity grid, access and modern telecommunications via the NBN fixed wireless network.

Water supply and wastewater disposal will be achieved on-site which is typical of the existing Cypress Downs Estate and 2 hectare rural residential allotments in general.

- (b) *Lots are of a suitable size and shape for the intended or potential use having regard to the purpose and overall outcomes of the relevant zone or precinct;*

All proposed lots are of a suitable size and shape to accommodate the established and anticipated future rural residential land uses. Proposed Lots 1 and 2 will have a suitable cleared area to accommodate a future dwelling house.

- (c) *Subdivision of land creates lots with sufficient area and dimensions to accommodate the ultimate use, meet user requirements, protect environmental features and account for site constraints;*

Proposed Lot 3 will accommodate the existing dwelling house and other built improvements.

The likely use of proposed Lots 1 and 2 is a single dwelling house with the potential for some ancillary domestic outbuildings. Proposed Lots 1 and 2 contains no significant environmental constraints or mapped hazards.

- (d) *A range and mix of lot sizes is provided to facilitate a variety of industry and housing types;*

The proposed development would add to the range of lot sizes available in the locality.

- (e) *Subdivision design incorporates a road network that provides connectivity and circulation for vehicles and provide safe and efficient access for pedestrians, cyclists and public transport;*

Not applicable. The proposed development does not require an extension to the road network.

- (f) *Subdivision design provides opportunities for walking and cycling for recreation and as alternative methods of travel;*

Walking and cycling opportunities are available along the existing network of road reserves. Further walking and cycling opportunities are available within the State developed State forest recreational trails.

- (g) *Subdivision of land provides and integrates a range of functional parkland, including local and district parks and open space links for the use and enjoyment of the residents of the locality and the shire;*

Not relevant for rural residential lots of this size. Each proposed lot has generous onsite areas for recreation and open space use. The locality also features extensive State forest areas (including walking and mountain bike tracks) and recreational opportunities offered by the Barron River.

- (h) *Subdivision of land contributes to an open space network that achieves connectivity along riparian corridors and between areas with conservation values;*

Not applicable for a small-scale development.

- (i) *Subdivision within the Rural zone maintains rural landholdings in viable parcels;*

Not applicable. The subject land is within the Rural Residential zone, not the Rural zone.

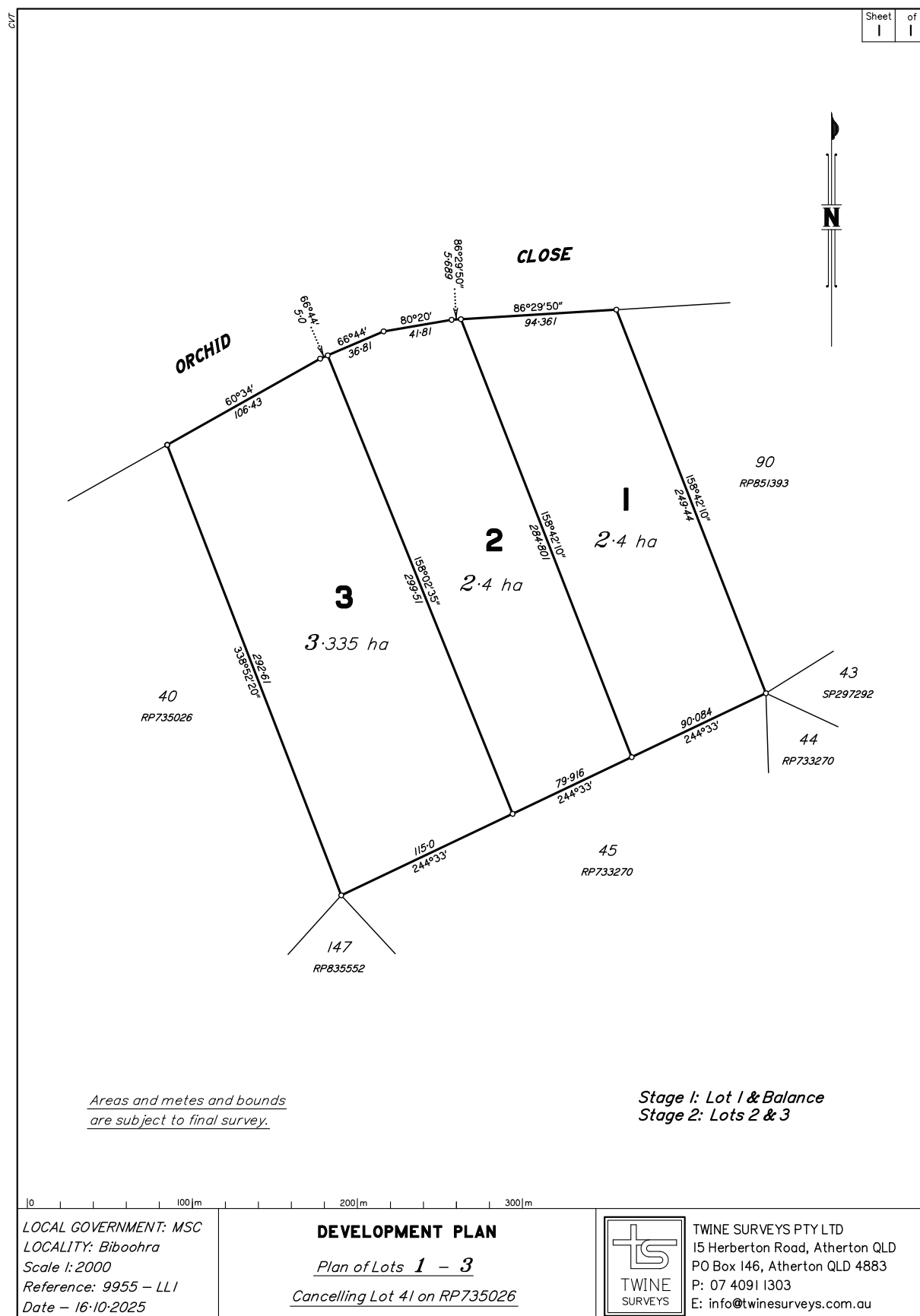
- (j) *Land in historical townships is not reconfigured to be used for urban purposes; and*

Not applicable. The subject land is not within a historical township for the purpose of the planning scheme.

- (k) *Residential subdivision and greenfield development is designed to consider and respect:*
i. topography;

- ii. climate responsive design and solar orientation;*
- iii. efficient and sustainable infrastructure provision;*
- iv. environmental values;*
- v. water sensitive urban design;*
- vi. good quality agricultural land; and*
- vii. the character and scale of surrounding development.*

The proposed lot layout appropriately and efficiently responds to the relevant identified criteria.



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8.2 B & J HERBOHN - RECONFIGURING A LOT - SUBDIVISION (1 INTO 2 LOTS) - LOT 488 ON NR6428 - 3823 KENNEDY HIGHWAY, MAREEBA - RAL/25/0024

Date Prepared: 26 November 2025

Author: Coordinator Planning Services

Attachments:

1. Proposal Plan [↓](#)
2. State Assessment and Referral Agency response dated 25 November 2025 [↓](#)

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	B & J Herbohn	ADDRESS	3823 Kennedy Highway, Mareeba
DATE LODGED	23 October 2025	RPD	Lot 488 on NR6428
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot – Subdivision (1 into 2 lots)		
FILE NO	RAL/25/0024	AREA	3.305 hectares
LODGED BY	U&i Town Plan	OWNER	B & J Herbohn
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Rural Residential zone		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	Nil		

EXECUTIVE SUMMARY

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

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

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

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

OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	B & J Herbohn	ADDRESS	3823 Kennedy Highway, Mareeba
DATE LODGED	23 October 2025	RPD	Lot 488 on NR6428
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot – Subdivision (1 into 2 lots)		

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

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

And

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

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

- (B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
-	Subdivision Plan – 1 into 2 Lots + Easement (water)	U&i Town Plan	16.09.25

- (C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

- (a) Development assessable against the Planning Scheme

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

2. Timing of Effect

- 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the endorsement of the plan of survey for the development, except where specified otherwise in these conditions of approval.

3. General

- 3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure or the payment of infrastructure charges/contributions within the conditions of approval.
- 3.2 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
- 3.3 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to the endorsement of the plan of survey and at the rate applicable at the time of payment.
- 3.4 The developer must relocate (in accordance with FNQROC standards) any services such as water, sewer, drainage, telecommunications and electricity that are not wholly located within the lots that are being created/serviced where required by the relevant authority, unless approved by Council's delegated officer.
- 3.5 Where utilities (such as sewers on non-standard alignments) traverse lots to service another lot, easements must be created in favour of Council for access and maintenance purposes. The developer is to pay all costs (including Council's legal expenses) to prepare and register the easement documents.
- 3.6 Where approved existing buildings and structures are to be retained, setbacks to any new property boundaries are to be in accordance with Planning Scheme requirements for the relevant structure and/or Queensland Development Code.
- 3.7 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.
- 3.8 Charges

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

3.9 Bushfire Management

3.9.1 Any new dwelling erected on proposed Lot 2 must:

- (i) Achieve a setback from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, whichever is greater.
- (ii) Include on-site water storage of not less than 5,000 litres, with a 50mm male camlock fire brigade fitting where necessary, to be provided at the same time the dwelling is constructed.

3.9.2 A Bushfire Hazard Management Plan for the development must be prepared by a suitably qualified person/s. The Bushfire Hazard Management Plan must demonstrate compliance with the relevant performance outcomes of the Mareeba Shire Council Planning Scheme 2016 Bushfire Hazard Overlay Code.

The development must comply with the requirements of the Bushfire Hazard Management Plan at all times.

4. Infrastructure Services and Standards

4.1 Access

An access crossover must be constructed (from the edge of Kay Road to the property boundary of Lots 2) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

4.2 Stormwater Drainage

- (a) The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land as a consequence of the development.
- (b) All stormwater drainage collected from the site must be discharged to an approved legal point of discharge.

4.3 Water Supply

At the time of construction of a dwelling on proposed Lot 2, a water supply must be provided via:

- (a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or
- (b) on-site water storage tank/s:

- (i) with a minimum capacity of 90,000L; and
- (ii) which are installed and connected prior to the occupation of the dwelling.

4.4 Wastewater Disposal

At the time of construction of a future dwelling or outbuilding on proposed Lot 2, any associated on-site effluent disposal system must be constructed in compliance with the latest version On-Site Domestic Wastewater Management Standard (ASNZ1547) to the satisfaction of the Council's delegated officer.

4.5 Electricity provision/supply

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

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

4.6 Telecommunications

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

(D) ASSESSMENT MANAGER'S ADVICE

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

(d) Compliance with applicable codes/policies

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

(e) Notation on Rates Record

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

- conditions regarding bushfire management
- a registered easement over the subject site

(f) Environmental Protection and Biodiversity Conservation Act 1999

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

(g) Cultural Heritage

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

(h) Electric Ants

Electric ants are designated as restricted biosecurity matter under the *Biosecurity Act 2014*.

Certain restrictions and obligations are placed on persons dealing with electric ant carriers within the electric ant restricted zone. Movement restrictions apply in accordance with Sections 74–77 of the *Biosecurity Regulation 2016*. Penalties may be imposed on movement of electric ant carriers and electric ants in contravention of the legislated restrictions. It is the responsibility of the applicant to check if the nominated property lies within a restricted zone.

All persons within and outside the electric ant biosecurity zone have an obligation (a **general biosecurity obligation**) to manage biosecurity risks and threats that are under their control, they know about, or they are expected to know about. Penalties may apply for failure to comply with a general biosecurity obligation.

For more information please visit the electric ant website at [Electric ants in Queensland | Business Queensland](http://ElectricantsinQueensland.com.au) or contact Biosecurity Queensland 13 25 23.

(E) REFFERAL AGENCY CONDITIONS

State Assessment and Referral Agency conditions dated 25 November 2025.

(F) RELEVANT PERIOD

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

- Reconfiguring a Lot – four (4) 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)

2. That an Adopted Infrastructure Charges Notice be issued for the following infrastructure charge/s for:

Development Type	Rate	Measure	Charge	Credit Detail	Balance
	\$ per Lot (40% reduction of standard charge for no town water/sewer)	Lots		Lots	
Rural Residential	\$13,478.40	2 Lots	\$26,956.80	1 lot	\$13,478.40
TOTAL CURRENT AMOUNT OF CHARGE					\$13,478.40

THE SITE

The subject site is situated on the corner of the Kennedy Highway and Kay Road, Mareeba, and is more particularly described as Lot 488 on NR6428, being 3823 Kennedy Highway, Mareeba. The site is irregular in shape with an area of 3.305 hectares and is zoned Rural Residential under the Mareeba Shire Council Planning Scheme 2016.

The site has frontages of approximately 435 metres to the Kennedy Highway and approximately 400 metres to Kay Road. Both of these roads are bitumen sealed for their respective frontages. Access is obtained off the Kennedy Highway.

The site is improved by a single dwelling house, shop (The Termite) and several small sheds, all of which are sited in the north-eastern corner of the lot. Outside of this corner, the remainder of the site is covered by non-remnant vegetation.

The existing dwelling house and shop are connected to the electricity grid and telecommunication services. An onsite water supply and wastewater disposal system are also connected to the existing structures.

Land adjoining to the east is zoned rural residential, with most properties containing a single dwelling house. Land to the west is zoned rural.



Map Disclaimer:

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



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BACKGROUND AND CONTEXT

Nil

PREVIOUS APPLICATIONS & APPROVALS

Nil

DESCRIPTION OF PROPOSED DEVELOPMENT

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

The applicant proposes the subdivision of the subject site into the following allotments:

- Lot 1 - area of 1.1 hectares, frontages of 118 metres to the Kennedy Highway and 25 metres to Kay Road; and
- Lot 2 - area of 2.205 hectares, frontages of 318 metres to the Kennedy Highway and 372 metres to Kay Road.

Proposed Lot 1 will contain the existing dwelling house, shop (The Termite) and other built infrastructure. Proposed Lots 2 will be vacant when created.

All lots will be connected to the electricity grid and NBN services.

REGIONAL PLAN DESIGNATION

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

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

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	Land Use Categories <ul style="list-style-type: none">• Rural Residential Area Transport Elements <ul style="list-style-type: none">• State Controlled Road• Principal Cycle Route
Zone:	Rural Residential zone - no precinct
Overlays:	Bushfire Hazard Overlay Transport Infrastructure Overlay

RELEVANT PLANNING INSTRUMENTS

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

Far North Queensland Regional Plan 2009-2031

Separate assessment against the Regional Plan is not required because the Mareeba Shire Council Planning Scheme appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies to the planning scheme area.

State Planning Policy

Separate assessment against the State Planning Policy (SPP) is not required because the Mareeba Shire Council Planning Scheme appropriately integrates all relevant aspects of the SPP.

Mareeba Shire Council Planning Scheme 2016**Strategic Framework****3.3 Settlement pattern and built environment****3.3.10 Element—Rural residential areas****3.3.10.1 Specific outcomes**

- (1) *Rural residential development is consolidated within rural residential areas where it will not result in the fragmentation or loss of agricultural areas or biodiversity areas.*
- (2) *Infill development within rural residential areas occurs only where appropriate levels of infrastructure are available and provided, the existing rural living character can be maintained and an activity centre is proximate.*
- (3) *No further subdivision of greater than anticipated density occurs within rural residential areas that are not proximate to an activity centre and its attending physical and social infrastructure.*
- (4) *Rural residential areas across Mareeba Shire are characterised by a range of lot sizes, consistent with the form of historical subdivision in the vicinity of proposed development.*

Comment

The subject site is in a rural residential area and is not agricultural land.

Proposed Lot 1 is already fully developed with a dwelling house and shop. Proposed Lot 2 does retain a complete coverage of native vegetation, however none of this vegetation is mapped as being of significance by the planning scheme.

The proposed development is infill and does not require additional infrastructure. The development is consistent in character with the existing Rural Residential node and has convenient access to the Kennedy Highway and nearby service centres,

Proposed Lot 1 at 1.1 hectares in area is below the 2 hectare average, however it is fully developed with a dwelling house and shop and demonstrates its ability to standalone. Proposed Lot 2 is vacant and its 2.205 hectare area is consistent with the design/size of lots in the surrounding area.

The proposed development does not conflict with these specific outcomes.

Relevant Developments Codes

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

6.2.10 Rural residential zone code

- 8.2.3 Bushfire hazard overlay code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.4 Reconfiguring a lot code
- 9.4.5 Works, services and infrastructure code

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

Relevant Codes	Comments
Rural residential zone code	<p>The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.</p> <p>The proposed development is not consistent with Overall Outcomes (g) and (h) contained within the code which seek to discourage the creation of additional lots in Rural residential zoned areas that lie outside a precinct. Despite this non-compliance, the application is considered to comply with the higher order Strategic Framework provisions contained within the Planning Scheme. Further commentary is provided in the Planning Discussion section of the report.</p>
Bushfire hazard overlay code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Landscaping code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Parking and access code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Reconfiguring a lot code	<p>The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code apart from the following:</p> <ul style="list-style-type: none"> • Acceptable Outcome AO1.1 • Performance Outcome PO13 (no acceptable outcome) <p>In the case of AO1.1, it is considered the development can comply with the higher order Performance Outcome PO1. In the case of PO13 and AO13 compliance with the higher order Overall Outcomes of the Reconfiguring a Lot code can be achieved.</p> <p>Further commentary is provided in the planning discussion section of report.</p>

Works, services and infrastructure code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
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Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

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

Adopted Infrastructure Charges Notice

In accordance with Council's Adopted Infrastructure Charges Resolution (No. 1) 2025, a standard charge of \$22,464.00 applies to each additional residential allotment created, where serviced by the following five (5) trunk infrastructure networks:

- Transport network (roads);
- Public parks and land for community facilities network;
- Water supply network;
- Sewerage network; and
- Stormwater network

Part 4.1(d) of Council's Adopted Infrastructure Charges Resolution (No. 1) 2025, a 40% discount will be applied to development charges where no connection to Council's reticulated water and sewer network exists.

- $\$22,464.00 - 40\% = \$13,478.40$ per additional allotment.

The application proposes the creation of one (1) additional lot; therefore, the applicable charge is **\$13,478.40**.

REFERRAL AGENCY

The application triggered referral to the State Assessment and Referral Agency as a Concurrence Agency (State transport infrastructure).

That Department advised in a letter dated 25 November 2025 that they require the conditions to be attached to any approval (**Attachment 2**).

Internal Consultation

Not applicable.

PUBLIC NOTIFICATION

The development proposal was placed on public notification from 19 November 2025 to 3 December 2025. The applicant submitted the notice of compliance on 4 December 2025 advising

that the public notification requirements were carried out in accordance with the requirements of the Act.

No submissions were received.

PLANNING DISCUSSION

Compliance with the Performance Outcomes and Purpose of the Rural Residential Zone Code and the Reconfiguring a Lot Code is summarised as follows:

Rural Residential Zone Code

The development generally complies with the Overall Outcomes contained within the Rural Residential zone code apart from the following:

- (g) Reconfiguring a lot will maintain the predominant lot size of the precinct or intended for the precinct; and*
- (h) Reconfiguring a lot involving the creation of new lots is not undertaken external to a precinct in the Rural residential zone in consideration of the inherent environmental, and/or physical infrastructure and/or social infrastructure constraints of Rural residential zoned land outside of identified precincts.*

Comment

Despite not complying with overall outcomes (g) and (h), the application is impact assessable and can therefore be assessed against the Planning Scheme's Strategic Framework which is the highest order assessment provisions contained within the Planning Scheme. It is considered that the proposed development achieves compliance with the Strategic Framework provisions relating to settlement pattern and built environment, specifically for rural residential areas. See the Strategic Framework section of this report for further commentary.

Reconfiguring a Lot Code

PO1 Area and frontage of lots

Lots include an area and frontage that:

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

AO1.1

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

Comment

Table 9.4.4.3B does not nominate a minimum area and frontage for rural residential allotments that are located outside a precinct. Assessment is therefore necessary against PO1 and the criteria it nominates:

- (a) Proposed Lot 1 at 1.1 hectares in area is below the 2 hectare average, however it is fully developed with a dwelling house and shop and demonstrates its ability to standalone. Proposed Lot 2 is vacant and its 2.205 hectare area is consistent with the design/size of lots in the surrounding area.
- (b) The proposed lots allow the desired amenity of the zone to be achieved.
- (c) Each of the proposed lots is of sufficient size and shape to be able to accommodate all buildings, structures and works associated with the intended future residential land use;
- (d) Kay Road is constructed to a bitumen sealed rural road standard sufficient to provide proposed Lot 2 with sufficient access. A new access crossover for proposed Lot 2 will be conditioned in accordance with FNQROC Development Manual standards. Proposed Lot 1 will continue to be accessed via its Kennedy Highway access.
- (e) The subject land is within a major existing rural residential node. The site has convenient access to the Kennedy Highway which allows easy access to the services offered in Mareeba, Kuranda and Smithfield. Significant areas of natural open space are readily accessible (Davies Creek National Park and Emerald Falls National Park).
- (f) Proposed Lot 1 is already fully developed with a dwelling house and shop. Proposed Lot 2 does retain a complete coverage of native vegetation, however none of this vegetation is mapped as being of significance by the planning scheme.
- (g) All proposed lots have large areas of hazard free land.

The development complies with PO1.

PO13 Rural residential zone

New lots are only created in the Rural residential zone where land is located within the 4,000m² precinct, the 1 hectare precinct or the 2 hectare precinct.

AO13

No acceptable outcome is provided.

Comment

The proposed development conflicts with PO13 as the subject land is not located within a rural residential zone precinct.

An assessment of the development's consistency with the higher order purpose and overall outcomes contained within the Reconfiguring a Lot Code is therefore required and is discussed below:

The purpose of the Reconfiguring a Lot code will be achieved through the following overall outcomes:

- (a) *Subdivision of land achieves the efficient use of land and the efficient provision of infrastructure and transport services;*

The site is already serviced by all infrastructure typically conditioned for rural residential in this locality. Each proposed lot will be adequately serviced with a connection to the electricity grid, access and modern telecommunications via the NBN fixed wireless network.

Water supply and wastewater disposal will be achieved on-site which is typical of the nearby rural residential allotments.

- (b) *Lots are of a suitable size and shape for the intended or potential use having regard to the purpose and overall outcomes of the relevant zone or precinct;*

All proposed lots are of a suitable size and shape to accommodate the established and anticipated future rural residential land uses. The vegetation on proposed Lot 2 is not mapped as significant by the planning scheme and may be cleared to accommodate a future dwelling house.

- (c) *Subdivision of land creates lots with sufficient area and dimensions to accommodate the ultimate use, meet user requirements, protect environmental features and account for site constraints;*

Proposed Lot 1 will accommodate the existing dwelling house, shop and other built improvements.

The likely use of proposed Lot 2 is a single dwelling house with the potential for some ancillary domestic outbuildings. Proposed Lot 2 contains no significant environmental constraints or unmanageable hazards.

- (d) *A range and mix of lot sizes is provided to facilitate a variety of industry and housing types;*

The proposed development would add to the range of lot sizes available in the locality.

- (e) *Subdivision design incorporates a road network that provides connectivity and circulation for vehicles and provide safe and efficient access for pedestrians, cyclists and public transport;*

Not applicable. The proposed development does not require an extension to the road network.

- (f) *Subdivision design provides opportunities for walking and cycling for recreation and as alternative methods of travel;*

Walking and cycling opportunities are available along the existing network of road reserves. Further walking and cycling opportunities are available within the nearby Davies Creek National Park and Emerald Falls National Park.

- (g) *Subdivision of land provides and integrates a range of functional parkland, including local and district parks and open space links for the use and enjoyment of the residents of the locality and the shire;*

Not relevant for rural residential lots of this size. Each proposed lot has generous onsite areas for recreation and open space use. The locality also features extensive National Park areas (including walking and mountain bike tracks).

- (h) *Subdivision of land contributes to an open space network that achieves connectivity along riparian corridors and between areas with conservation values;*

Not applicable for a small-scale development.

- (i) *Subdivision within the Rural zone maintains rural landholdings in viable parcels;*

Not applicable. The subject land is within the Rural Residential zone, not the Rural zone.

- (j) *Land in historical townships is not reconfigured to be used for urban purposes; and*

Not applicable. The subject land is not within a historical township for the purpose of the planning scheme.

- (k) *Residential subdivision and greenfield development is designed to consider and respect:*
- i. topography;*
 - ii. climate responsive design and solar orientation;*
 - iii. efficient and sustainable infrastructure provision;*
 - iv. environmental values;*
 - v. water sensitive urban design;*
 - vi. good quality agricultural land; and*
 - vii. the character and scale of surrounding development.*

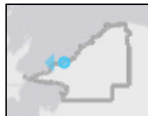
The proposed lot layout appropriately and efficiently responds to the relevant identified criteria.

Subdivision Plan - 1 into 2 Lots + Easement (water)

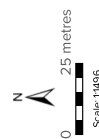
3823 Kennedy Highway, Mareeba (Lot 488 on NR6428) Plan#1, date 16.09.25, prepared by U&I Town Plan



A product of
Queensland Globe



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Printed at: A3

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For more information, visit <https://dqlpba.information.qld.gov.au/help-info/contact-us.htm>

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

Document Set ID: 4568076

Version: 1, Version Date: 21/10/2025

RA6-N

Queensland
GovernmentDepartment of
**State Development,
Infrastructure and Planning**

SARA reference: 2510-49051 SRA
Council reference: RAL/25/0024
Applicant reference: R5-25

25 November 2025

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

Dear Sir/Madam

SARA referral agency response—3823 Kennedy Highway, Mareeba

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

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 30 October 2025.

Response

Outcome:	Referral agency response – with conditions
Date of response:	25 November 2025
Conditions:	The conditions in Attachment 1 must be attached to any development approval
Advice:	Advice to the applicant is in Attachment 2
Reasons:	The reasons for the referral agency response are in Attachment 3

Development details

Description:	Development permit	Reconfiguring a Lot - Subdivision (1 into 2 Lots) + Easement (water)
SARA role:	Referral agency	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 – Reconfiguring a lot near a state transport corridor Schedule 10, Part 9, Division 4, Subdivision 2, Table 3, Item 1 –	

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

2510-49051 SRA

Reconfiguring a lot near a state-controlled road intersection

SARA reference: 2510-49051 SRA

Assessment manager: Mareeba Shire Council

Street address: 3823 Kennedy Highway, Mareeba

Real property description: Lot 488 on NR6428

Applicant name: B & J Herbohn
C/- U&I Town Plan

Applicant contact details: 35 Sutherland St
Mareeba QLD 4880
ramon@uitownplan.com.au

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

Representations

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

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

For further information please contact Helen Reilly, Planning Officer, on 4037 3239 or via email CairnsSARA@dsdip.qld.gov.au who will be pleased to assist.

Yours sincerely



Carl Porter
A/ Manager Planning

cc B & J Herbohn, ramon@uitownplan.com.au

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

2510-49051 SRA

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application)

No.	Conditions	Condition timing
Reconfiguring a lot		
10.9.4.2.1.1 – Reconfiguring a lot near a state transport corridor—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	Direct access is not permitted between the Kennedy Highway and proposed Lot 2.	At all times.

2510-49051 SRA

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) (version 3.3). If a word remains undefined it has its ordinary meaning.
Transport noise corridor	
2.	<p>Mandatory Part (MP) 4.4 of the Queensland Development Code (QDC) commenced on 1 September 2010 and applies to building work for the construction or renovation of a residential building in a designated transport noise corridor. MP4.4 seeks to ensure that the habitable rooms of Class 1, 2, 3 and 4 buildings located in a transport noise corridor are designed and constructed to reduce transport noise. Transport noise corridor means land designated under Chapter 8B of the <i>Building Act 1975</i> as a transport noise corridor. Information about transport noise corridors is available at state and local government offices.</p> <p>A free online search tool can be used to find out whether a property is located in a designated transport noise corridor. This tool is available at the State Planning Policy Interactive Mapping System website: https://www.planning.qld.gov.au/planning-framework/mapping and allows searches on a registered lot number and/or property address to determine whether and how the QDC applies to the land. Transport Noise Corridors are located under Information Purposes within <i>Transport Infrastructure of the State Planning Policy (SPP) mapping system</i>.</p>
Kennedy Highway upgrade planning	
3.	Lot 488 on NR6428 (the subject site) falls within the study area of the Kennedy Highway 4-lane upgrade project which is identified as 'Category B' transport planning. The current planning is concept only and no funding has been allocated to this project.

2510-49051 SRA

Attachment 3—Reasons for referral agency response

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

The reasons for the SARA's decision are:

- the proposed development does not involve any obstructions, advertising devices or construction of buildings or structures that would undermine the physical integrity, operational performance or safety of the state-controlled road
- the proposed development does not involve any landscaping that would create a safety hazard for users of the state-controlled road
- the proposed development does not result in a material worsening of the operating performance, structural integrity or safety hazards on the state-controlled road as a result of anticipated stormwater, overland flow, flooding and drainage impacts
- the proposed development has no public passenger transport infrastructure, public passenger services or active transport infrastructure along the site's frontage to the state-controlled road
- the proposed development does not compromise the safety and operating performance of the state-controlled road intersection
- the proposed development does not require a new or changed access to the state-controlled road and therefore does not contribute to a net worsening of the operational performance, impede delivery of future of any planned upgrades of the state-controlled road or adversely impact the functional requirements or safety of the state-controlled road
- any filling and excavation associated with the proposed development would not cause adverse impacts to the structural integrity of the state-controlled road.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.3), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- State Planning Policy mapping system
- section 58 of the *Human Rights Act 2019*

Attachment 4—Representations about a referral agency response provisions

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Development Assessment Rules—Representations about a referral agency response

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

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

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

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

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

Part 7: Miscellaneous

30 Representations about a referral agency response

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

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

8.3 CONMAT NO 2 PTY LTD - RECONFIGURING A LOT - SUBDIVISION (1 INTO 19 LOTS AND BALANCE LAND - STAGES 5 & 6) - LOT 1 ON RP747077 - RAY ROAD & CATER ROAD, MAREEBA - RAL/25/0022

Date Prepared: 20 November 2025

Author: Senior Planner

Attachments: 1. Proposal Plans [↓](#)

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	Conmat No 2 Pty Ltd	ADDRESS	Ray Road, Mareeba
DATE LODGED	9 October 2025	RPD	Lot 1 on RP747077
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot – Subdivision (1 into 19 Lots and Balance Land – Stages 5 & 6)		
FILE NO	RAL/25/0022	AREA	7.973 Ha
LODGED BY	Freshwater Planning Pty Ltd	OWNER	Conmat No 2 Pty Ltd
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Low Density Residential zone		
LEVEL OF ASSESSMENT	Code Assessment		
SUBMISSIONS	n/a – code assessment only		

EXECUTIVE SUMMARY

Council is in receipt of a code assessable development application described in the above application details. Being code assessable, the application was not required to undergo public notification.

The application proposes the continued staged development of “Highfield Estate”, creating a further 11 residential Lots as Stage 5 and 8 residential lots as Stage 6.

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

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

OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	Conmat No 2 Pty Ltd	ADDRESS	Ray Road, Mareeba
DATE LODGED	9 October 2025	RPD	Lot 1 on RP747077
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot – Subdivision (1 into 19 Lots and Balance Land – Stages 5 & 6)		

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

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

And

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

- (A) **APPROVED DEVELOPMENT:** Development Permit for Reconfiguring a Lot – Subdivision (1 Lot into 19 Lots and Balance Land – Stages 5 & 6)

- (B) **APPROVED PLANS:**

Plan/Document Number	Plan/Document Title	Prepared by	Dated
9348-LL2-Rev A	Sheet 1 of 3	Twine Surveys Pty Ltd	29/08/2025
9348-LL2-Rev A	Sheet 2 of 3	Twine Surveys Pty Ltd	29/08/2025
9348-LL2-Rev A	Sheet 3 of 3	Twine Surveys Pty Ltd	29/08/2025

- (C) **ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)**

- (a) Development assessable against the Planning Scheme

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

- 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the endorsement of the plan of survey for each stage of the development, or alternative documentation as approved by the Land Title Act, except where specified otherwise in these conditions of approval.

3. General

- 3.1 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
- 3.2 All payments or bonds required to be made to the Council pursuant to any condition of this approval or the Adopted Infrastructure Charges Notice must be made prior to the endorsement of the plan of survey, or alternative documentation as approved by the Land Title Act and at the rate applicable at the time of payment.
- 3.3 The developer must relocate (in accordance with FNQROC standards) any services such as water, sewer, drainage, telecommunications and electricity that are not wholly located within the lots that are being created/serviced where required by the relevant authority, unless approved by Council's delegated officer.
- 3.4 Where utilities (such as sewers on non-standard alignments) traverse lots to service another lot, easements must be created in favour of Council for access and maintenance purposes. The developer is to pay all costs (including Council's legal expenses) to prepare and register the easement documents.
- 3.5 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.
- 3.6 Charges
All outstanding rates, charges, and expenses pertaining to the land are to be paid in full.
- 3.7 Local Heritage Place – Heavy Anti Aircraft Gun Station 448
No aspect of this development shall interfere with or damage the heritage significance of Heavy Anti Aircraft Gun Station 448.

4. Infrastructure Services and Standards

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

Manual (QUDM) and the FNQROC Development Manual to the satisfaction of Council's delegated officer.

The Stormwater Management Plan and Report must also consider the existing condition of the downstream Easement A on RP733064 and make all necessary recommendations to ensure the long term stability and functioning of this drainage easement.

- (c) Prior to works commencing the applicant must submit a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline to the satisfaction of Council's delegated officer.
- (d) The Stormwater Quality Management Plan must include an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia) to the satisfaction of Council's delegated officer.
- (e) The applicant/developer must construct the stormwater drainage infrastructure in accordance with the approved Stormwater Management Plan and/or Stormwater Quality Management Plan and Report.
- (f) Temporary drainage is to be provided and maintained during the construction phase of the development, discharged to a lawful point and not onto the construction site.
- (g) All stormwater channels through private property must be registered, with the easement for drainage purposes in favour of Council. All documentation leading to the registration of the easement must be completed at no cost to Council.
- (h) All stormwater drainage collected from the site must be discharged to an approved legal point of discharge.
- (i) The applicant (at their cost) must video all stormwater lines and submit the video for inspection by Council's delegated officer prior to the development being taken "off maintenance" to ensure that no defects have occurred during the 12 month maintenance period.
- (j) All drainage easements must be constructed to prevent erosion. Construction may be in the form of a concrete invert, with outlet protection.

4.2 Earthworks

All earthworks must be carried out in accordance with the requirements of the FNQROC Development Manual (as amended) to the satisfaction of Council's delegated officer.

4.3 Roadworks/footpaths - Internal

- (a) The subdivisions internal road/s must be designed and constructed to Access Street standard in accordance with Council's FNQROC Development Manual, as detailed in Table D.1.1
- (b) Individual property access must be designed in accordance with the requirements of FNQROC Development Manual. Appropriate distances are required from intersections and tangent points in accordance with AS2890.1.

The provision of layback/roll-over kerbing along the frontage of each allotment will satisfy this condition.
- (c) The diameter of any cul-de-sacs must be suitable for the largest refuse collection vehicle used throughout the shire to be able to turn around in a forward direction. Swept path diagrams must be submitted as part of the development application for Operational Works to demonstrate this requirement.
- (d) Any temporary turn-around areas situated at the ends of any semi-constructed stub roads must include a sealed cul-de-sac head (no kerbing required) of a size capable of allowing a garbage truck to turn around on.
- (e) 4-metre-wide road reserve/footpath connections must be provided along the common boundaries of the following allotments:
 - Proposed Lots 21, 22 and 23 (and ultimately proposed Lots 11 & 12)
 - Proposed Lots 57 and 58 (and ultimately proposed Lots 40 & 41)These links are to allow for future pedestrian only connectivity between internal roads and Ray/Cater Roads.
- (f) 2-metre-wide concrete pedestrian footpaths must be installed on at least one (1) side of all proposed internal roads and for the full length of the road reserve/footpath connections required under condition 4.3 (f). The horizontal alignment of all footpaths must comply with the FNQROC development Manual (specifically Standard Drawing S1004A).

4.4 Roadworks - External (Cater Road)

- (a) Cater Road must be designed to a 10 metre wide Minor Collector Road standard (refer to footnote 2 – bus route) in accordance with FNQROC Development Manual standards, for the full frontage of proposed Lots 19-22 and 50-59.
- (b) Undertake road widening along Cater Road for the full frontage of proposed Lots 19-22 and 50-59 equivalent to half of the 10 metre wide Minor Collector Road (bus route), inclusive of pavement, kerb and channel, drainage infrastructure, footpath, landscaping, and street lighting. Services are required to be installed in the location suitable for the future road upgrade of the western half of Cater Road.

- (c) Design and construct the new internal road intersection with Cater Road in accordance with the FNQROC Development Manual.
- (d) Individual property access must be designed in accordance with the requirements of FNQROC Development Manual. Appropriate distances are required from intersections and tangent points in accordance with AS2890.1.

The provision of layback/roll-over kerbing along the frontage of each allotment will satisfy this condition.

The access to all properties with two (2) road frontages (Lots 22, 50 & 51) must be from the lower order road being the new internal road. A condition will be placed on the rates notice for each of these lots to inform future landowners of this requirement.

4.5 Water Supply

- (a) 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
- (b) 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).

4.6 Sewerage Connection

- (a) The developer must connect the proposed development to Council's reticulated sewerage system in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.
- (b) Where sewerage connections are not available to the site, or where existing connections are not satisfactory for the proposed development, the developer is required to extend or upgrade the reticulated sewerage infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).

4.7 Electricity provision/supply

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

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

4.8 Telecommunications

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

4.9 Lighting

Prior to the issue of a development permit for Operational Works a Rate 2 lighting scheme is to be prepared by an Ergon Energy approved consultant and submitted to Council for approval. The Rate 2 lighting scheme is to be designed in accordance with the relevant Road Lighting Standard AS/NZS 1158 and the FNQROC Development Manual. The applicable lighting category is to be determined from the Road Hierarchy Table D1.1.

4.10 Street Trees

One (1) street tree must be planted at centre of each lot's road frontage. Corner allotments must have a street tree planted on each frontage.

All street trees must be provided in accordance with the FNQROC Development Manual - Design Manual D9 Landscaping.

Plans for the development works required under Conditions 4.1 - 4.10 must be submitted to Council for approval as part of a subsequent application for operational works.

(D) ASSESSMENT MANAGER'S ADVICE

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

(c) Easement Documents

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

(d) Endorsement Fees

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

(e) Compliance with applicable codes/policies

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

(f) Environmental Protection and Biodiversity Conservation Act 1999

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

(g) Cultural Heritage

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

(h) Electric Ants

Electric ants are designated as restricted biosecurity matter under the *Biosecurity Act 2014*.

Certain restrictions and obligations are placed on persons dealing with electric ant carriers within the electric ant restricted zone. Movement restrictions apply in accordance with Sections 74–77 of the *Biosecurity Regulation 2016*. Penalties may be imposed on movement of electric ant carriers and electric ants in contravention of the legislated restrictions. It is the responsibility of the applicant to check if the nominated property lies within a restricted zone.

All persons within and outside the electric ant biosecurity zone have an obligation (a **general biosecurity obligation**) to manage biosecurity risks and threats that are under their control, they know about, or they are expected to know about. Penalties may apply for failure to comply with a general biosecurity obligation.

For more information please visit the electric ant website at Electric ants in Queensland | Business Queensland or contact Biosecurity Queensland 13 25 23.

(E) RELEVANT PERIOD

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

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

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

- Development Permit for Operational Works

(G) OTHER APPROVALS REQUIRED FROM COUNCIL

- Nil

2. That an Adopted Infrastructure Charges Notice be issued for the following infrastructure charge/s for:

Development Type	Rate	Measure	Charge	Credit Detail	Balance
Residential	\$ per Lot	Lots		Lots	
Stage 5	\$22,464.00	11 Lots	\$247,104.00	Nil	\$247,104.00
Stage 6	\$22,464.00	8 Lots	\$179,712.00	1 Lot (subject site) No sewer/water – 60% of current charge or \$13,478.40	\$166,233.60
TOTAL CURRENT AMOUNT OF CHARGE					\$413,337.60

THE SITE

The subject site is described as Lot 1 on RP747077 and is situated to the north of the intersection of Ray Road and Cater Road, Mareeba, extending approximately 600 metres further north of the intersection.

The site is triangular in shape, having an area of 7.973 hectares with frontages of approximately 575 metres to Ray Road and 625 metres to Cater Road.

Ray Road is formed to a six (6) metre wide bitumen sealed standard for the site's entire frontage. Cater Road is also formed to a bitumen standard for the site's entire frontage. The standard of Cater Road varies considerably from 7.5 metres to 4.5 metres.

There is no kerbing present along any of the site's frontages.

The site remains unused, being flat and largely cleared of native vegetation from a previous agricultural use. The north-western corner of the site contains several World War 2 era ammunition bunkers and a gun mount.

The subject site is able to be serviced by the Mareeba reticulated town water supply and sewer. Reticulated electricity and telecommunication infrastructure is also established in the immediate vicinity.

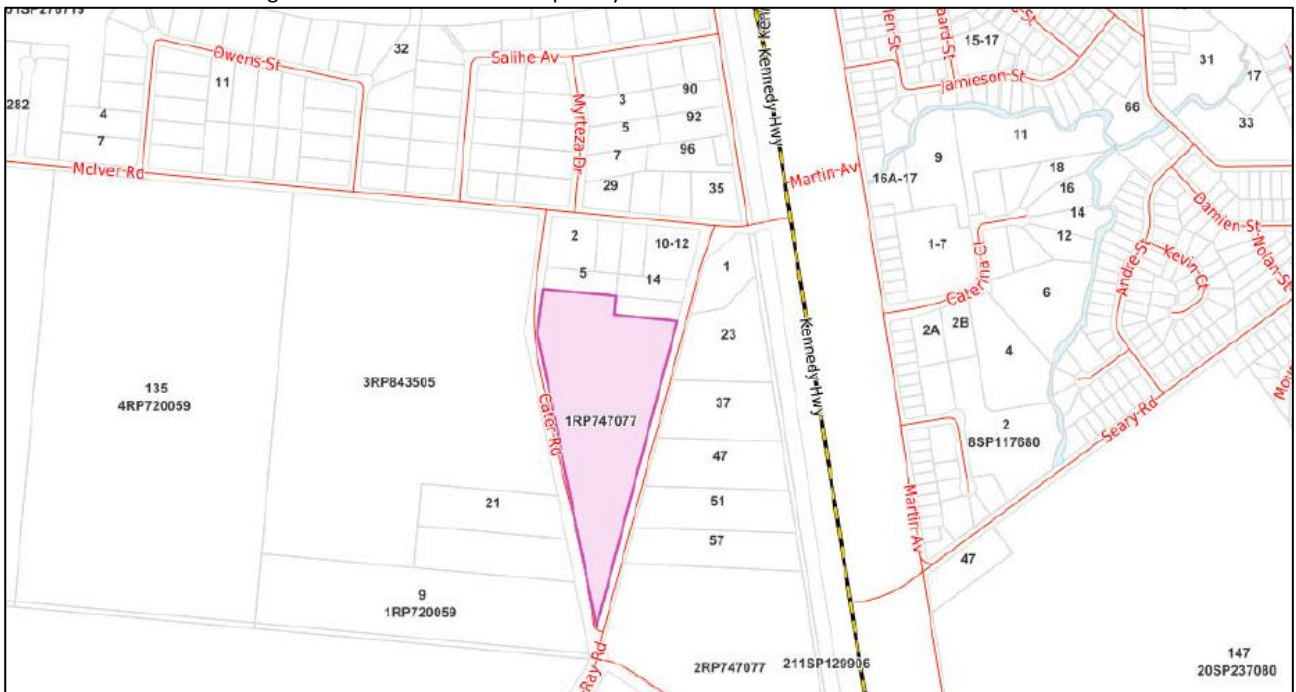
Land to the north, west and east is zoned Low Density Residential under the Mareeba Shire Council Planning Scheme 2016.

St Stephen's Catholic College is located immediately to the west of the site.



Map Disclaimer:

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



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BACKGROUND AND CONTEXT

The subject site contains part of the historic Mareeba Airfield Northern Heavy Anti-Aircraft Gun Station 448 (Station 448) which is designated as a Local Heritage Plan under the Mareeba Shire Council Planning Scheme 2016.

Specifically, the site contains one (1) octagonal gun emplacement and two (2) semi-underground magazines.

The gun emplacement and one (1) magazine will be located with the balance area lot under this application. The second magazine will be retained on proposed Lot 37. Proposed Lot 37 will have sufficient area to accommodate the magazine and a future dwelling house.

The other surviving features of Station 448 are found within the nearby school and several existing residential lots.

PREVIOUS APPLICATIONS & APPROVALS

RCL/06/0034

On 19 September 2006, Council approved the issue of Development Permit (RCL/06/0034) for Reconfiguring a Lot – Subdivision (1 lot into 70 lots) over Lot 1 on RP747077, situated at Ray Road, Mareeba (the subject site).

Various operational works applications were submitted in 2008, however the development did not progress beyond this stage.

RAL/23/0009

Council, at its Ordinary Meeting on 20 December 2023 approved the issue of a Development Permit for Reconfiguring – Subdivision (1 into 41 Lots and balance land – Stages 1 – 4) over the subject site. This approval remains current until 21 December 2027.

OPW/24/0009

On 26 September 2025, Council, under delegated authority, approved the issue of a Development Permit for Operational Works – Roadworks, Earthworks, Drainage, Water Supply Works and Sewer Works) for Stage 1 of Development Permit RAL/23/0009 over the subject site. This approval remains current until 26 September 2027.

DESCRIPTION OF PROPOSED DEVELOPMENT

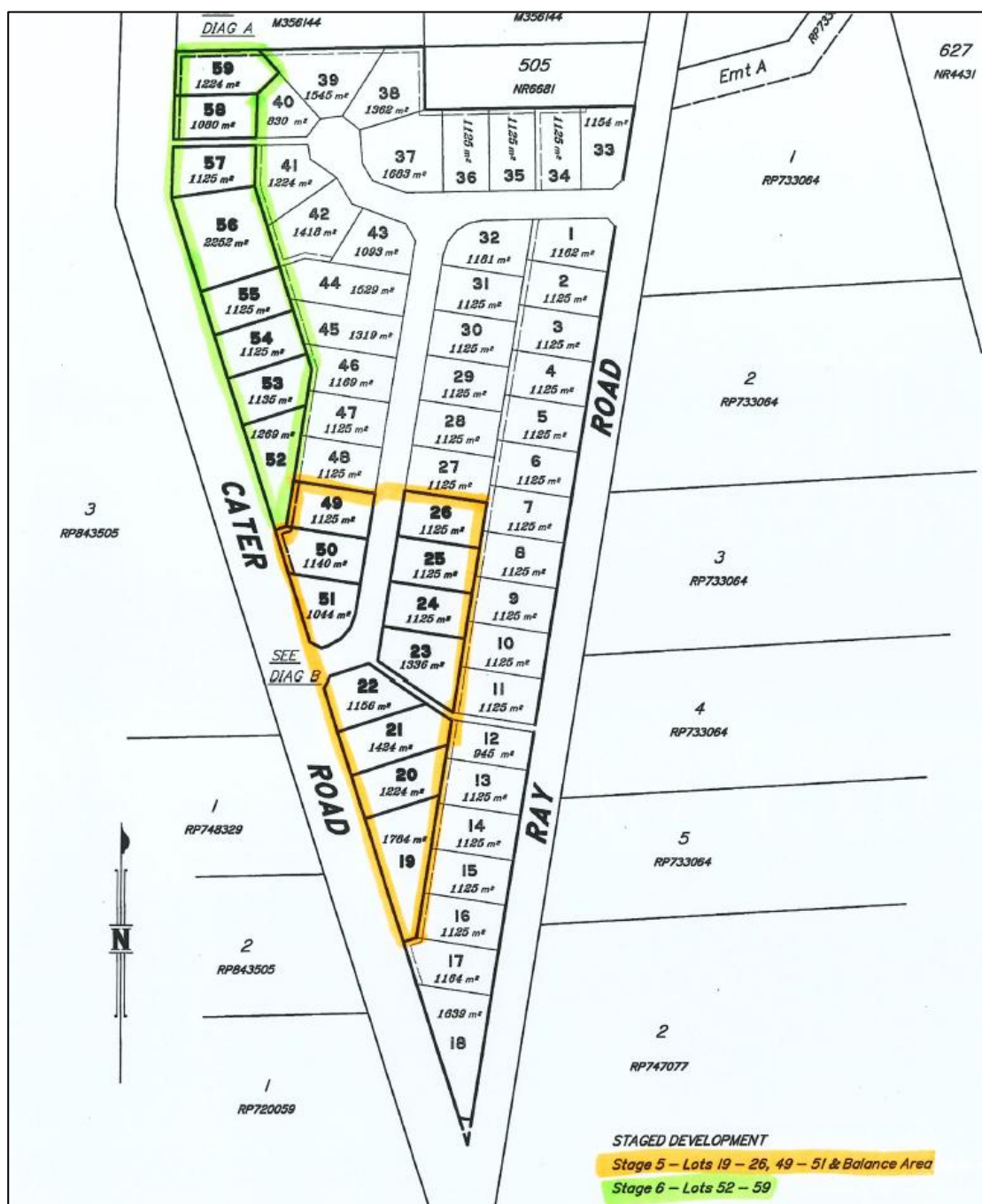
The development application seeks a Development Permit for Reconfiguring a Lot – Subdivision (1 lot into 41 lots in 4 stages) in accordance with the plans shown in **Attachment 1**.

The proposed stages are as follows:

Stage 5 - 11 lots ranging in size from 1,044m² to 1,784m²

Stage 6 - 8 lots ranging in size from 1,080m² to 1,269m²

A plan of the two stages is shown below:



All lots will have the required road frontage, with no rear access lots proposed. All roads will be bitumen/asphalt sealed with layback/rollover kerbing on each side. Pedestrian footpaths will be provided on at least one side of each new section of road.

The new residential lots will be connected to all urban services.

REGIONAL PLAN DESIGNATION

The subject site is included within the Urban Footprint land use category in the Far North Queensland Regional Plan 2009-2031. Mareeba is identified as a Major Regional Activity Centre in the Regional Plan. The Regional Plan Map 3- 'Areas of Ecological Significance' does not identify the site as being of any significance.

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	Land Use Categories <ul style="list-style-type: none"> Residential Area Transport Elements <ul style="list-style-type: none"> Local Collector Road Principal Cycle Network
Zone:	Low Density Residential zone
Overlays:	Airport environs overlay Bushfire hazard overlay Environmental significance overlay Heritage overlay Transport infrastructure overlay

RELEVANT PLANNING INSTRUMENTS

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

(A) Planning Regulation 2017 - Schedule 12A

Schedule 12A Assessment benchmarks for particular reconfiguring a lot (Walkable Neighbourhoods)

4 Connectivity

The reconfiguration provides connectivity for pedestrians by-

- (a) ensuring that any roads constructed or extended in association with the reconfiguration are connected in a grid-like pattern that is responsive to topography and other physical constraints; and
- (b) ensuring that, to the extent topography and other physical constraints reasonably permit, any roads constructed or extended in association with the reconfiguration, or footpaths provided in relation to the reconfiguration-
 - (i) connect to roads and footpaths in surrounding areas; or
 - (ii) allow for connection to future roads and footpaths in surrounding areas.

Comment

The proposed lot layout incorporates a 4-metre-wide road reserve/pathway between the southern section of new road and Ray Road.

Footpaths will be conditioned along the new internal roads and within these road reserve/pathways.

5 Maximum length of particular blocks

- (1) The reconfiguration provides for convenient pedestrian movement by ensuring the length of each boundary of a block for the reconfiguration does not exceed the lesser of-
 - (a) a maximum length for a boundary of a block stated in a local assessment benchmark for the reconfiguration; or

(b) 250m.

- (2) Subsection (1) does not apply in relation to a block for the reconfiguration that the development application for the reconfiguration states will be subdivided as part of a future stage of development.

Comment

The development complies.

6 Street trees

The reconfiguration provides shade for comfortable walking by -

- (a) if a local assessment benchmark for the reconfiguration requires the planting of more than 1 tree per 15m on each side of a new road—complying with the local assessment benchmark; or
- (b) otherwise—ensuring at least 1 tree is planted per 15m on each side of a new road.

Comment

The development will be conditioned to comply with the FNQROC Development Manual specification of one (1) tree at the centre of each lot. Planting a higher density of street trees will likely interfere/conflict with the future development of the proposed lots and would potentially see many of the trees left to die or deliberately damaged.

7 Footpaths

The reconfiguration provides for convenient and comfortable pedestrian movement by ensuring-

- (a) for a new road used mainly for providing direct access to a created lot - a footpath is constructed-
- (i) if a local assessment benchmark for the reconfiguration requires the construction of a footpath on both sides of the new road—on both sides of the road; or
- (ii) otherwise - on at least 1 side of the new road; or
- (b) for another new road - a footpath is constructed on both sides of the road.

Comment

A footpath will be conditioned on one side of each new internal road and pedestrian link.

The development has been appropriately conditioned to comply.

8 Parks and other areas of open space

- (1) The reconfiguration ensures access to areas for recreation, leisure or exercise by ensuring that, to the extent topography and other physical constraints reasonably permit, a part of each block for the reconfiguration is within 400m of a park or another area of open space that is accessible to the public.
- (2) In this section - ***park*** includes -

- (a) an existing park; and
- (b) a park, to be provided under a development approval, if development of the park has started; and
- (c) land identified as a park in a local planning instrument; and
- (d) land identified in an LGIP for public park infrastructure.

Comment

The land is reasonably proximate to the rail trail and Centenary Park. No further parkland will be conditioned.

Infrastructure charges will be payable towards open space infrastructure.

(B) Far North Queensland Regional Plan 2009-2031

Separate assessment against the Regional Plan is not required because the Mareeba Shire Council Planning Scheme appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies to the planning scheme area.

(C) State Planning Policy

Separate assessment against the State Planning Policy (SPP) is not required because the Mareeba Shire Council Planning Scheme appropriately integrates all relevant aspects of the SPP.

(D) Mareeba Shire Council Planning Scheme 2016

Relevant Developments Codes

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

- 6.2.6 Low density residential zone code
- 7.2.2 Mareeba local plan code
- 8.2.2 Airport environs overlay code
- 8.2.3 Bushfire hazard overlay code
- 8.2.4 Environmental significance overlay code
- 8.2.7 Heritage overlay code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.4 Reconfiguring a lot code
- 9.4.5 Works, services and infrastructure code

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

Relevant Codes	Comments
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Low density residential zone code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Mareeba local plan code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Airport environs overlay code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Bushfire hazard overlay code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Environmental significance overlay code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Heritage overlay code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Landscaping code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Parking and access code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Reconfiguring a lot code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Works, services and infrastructure code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.

Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

A condition will be attached to any approval requiring all development works be designed and constructed in accordance with FNQROC Development Manual standards.

Adopted Infrastructure Charges Notice

In accordance with Council's Adopted Infrastructure Charges Resolution (No. 1) 2025, a charge of \$22,464.00 will apply to each additional residential allotment created.

The application proposes the creation of 19 additional residential lots and one (1) balance area authorised for development under development permit RAL/23/0009 (Stages 1 – 4).

No credit has yet been applied for the subject site (or as part of Stages 1 – 4). A credit of \$22,464.00 would ordinarily apply to the subject site, however the land is not currently serviced by reticulated water and sewer, with these networks holding a 20% weighting each, a 40% discount must be applied to the credit.

Credit - \$22,464.00 – 40% = **\$13,478.40.**

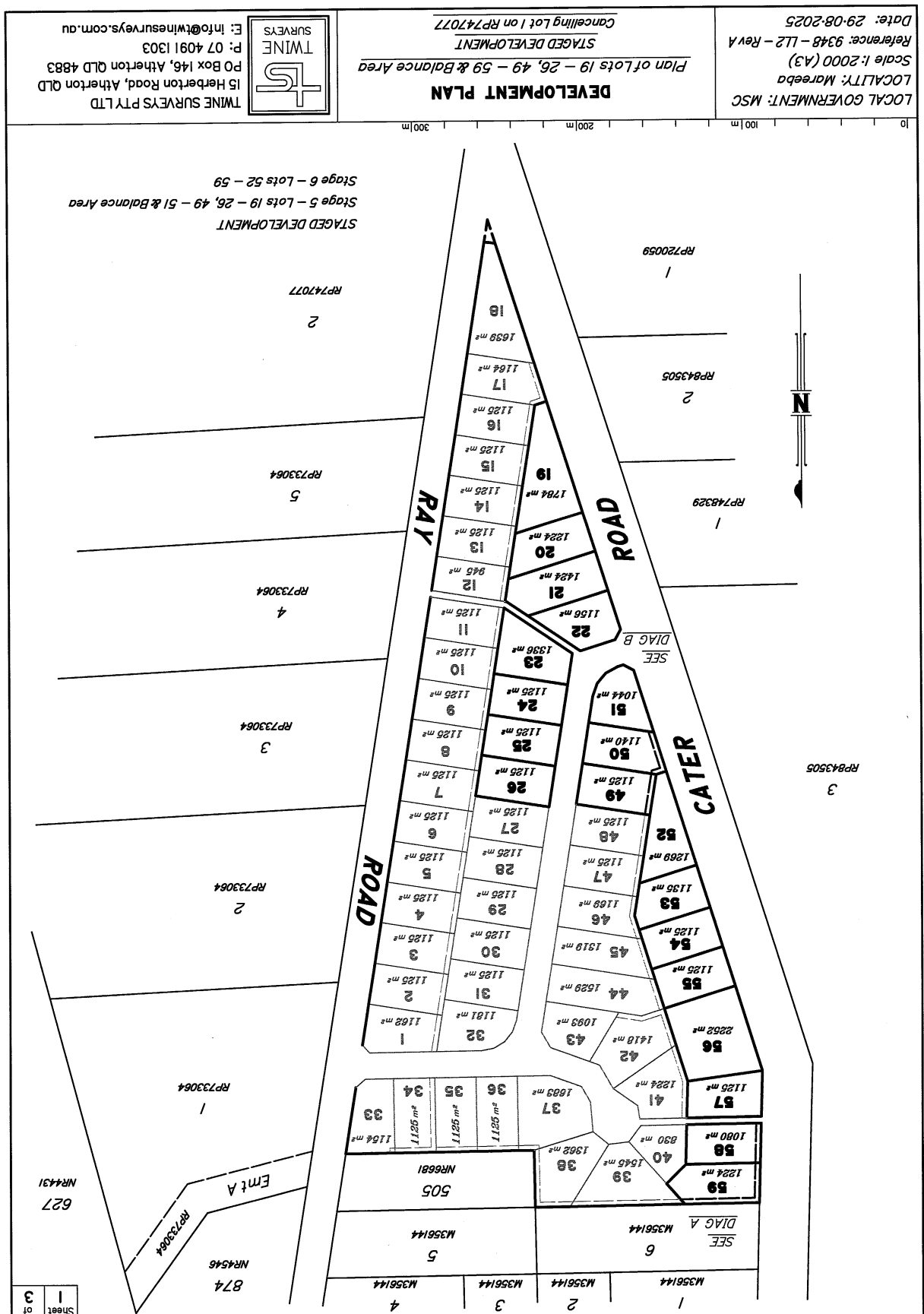
\$22,464.00 x 19 (lots) = \$426,816.00 - \$13,478.40 (credit) = **\$413,337.60**

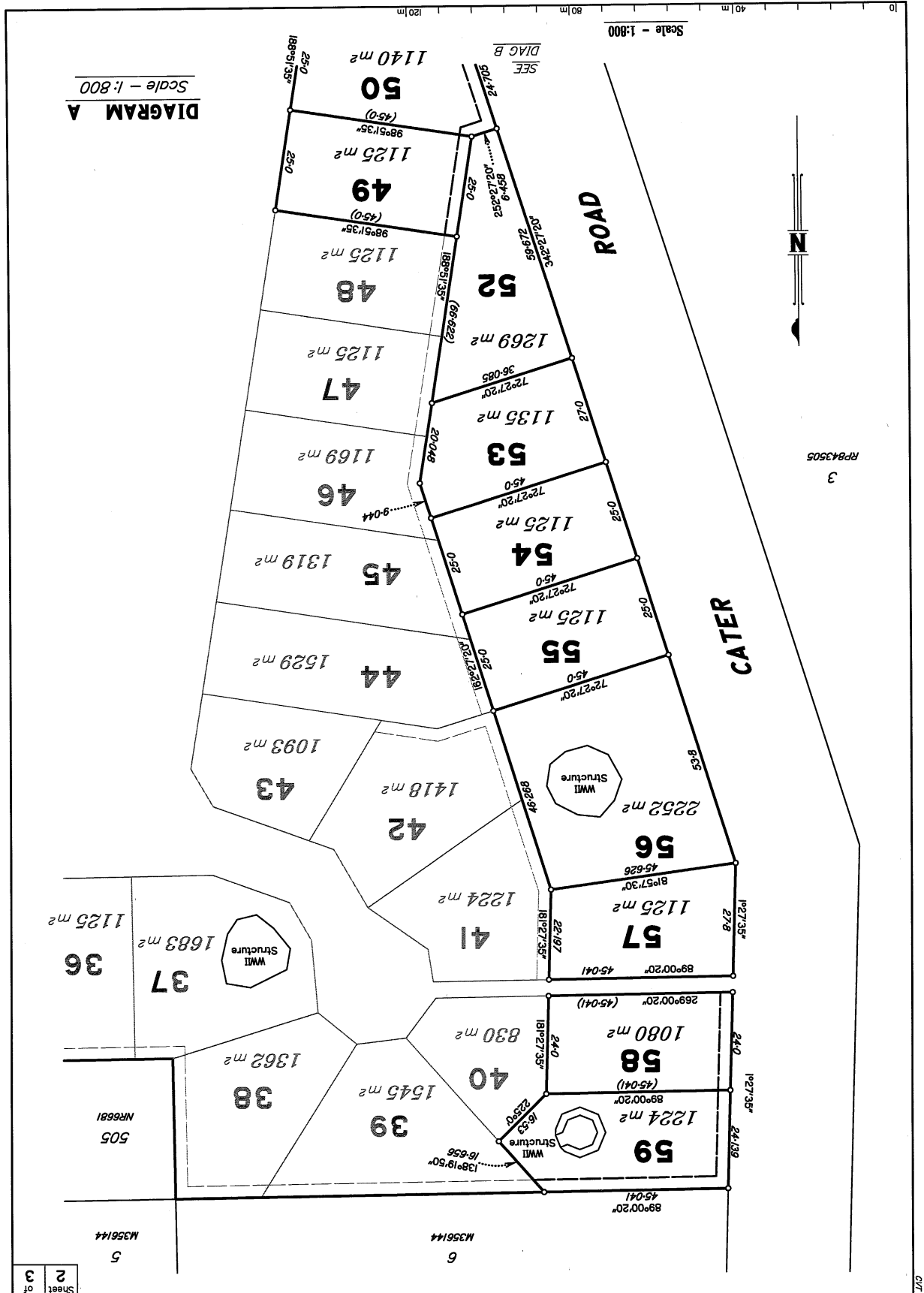
REFERRAL AGENCY

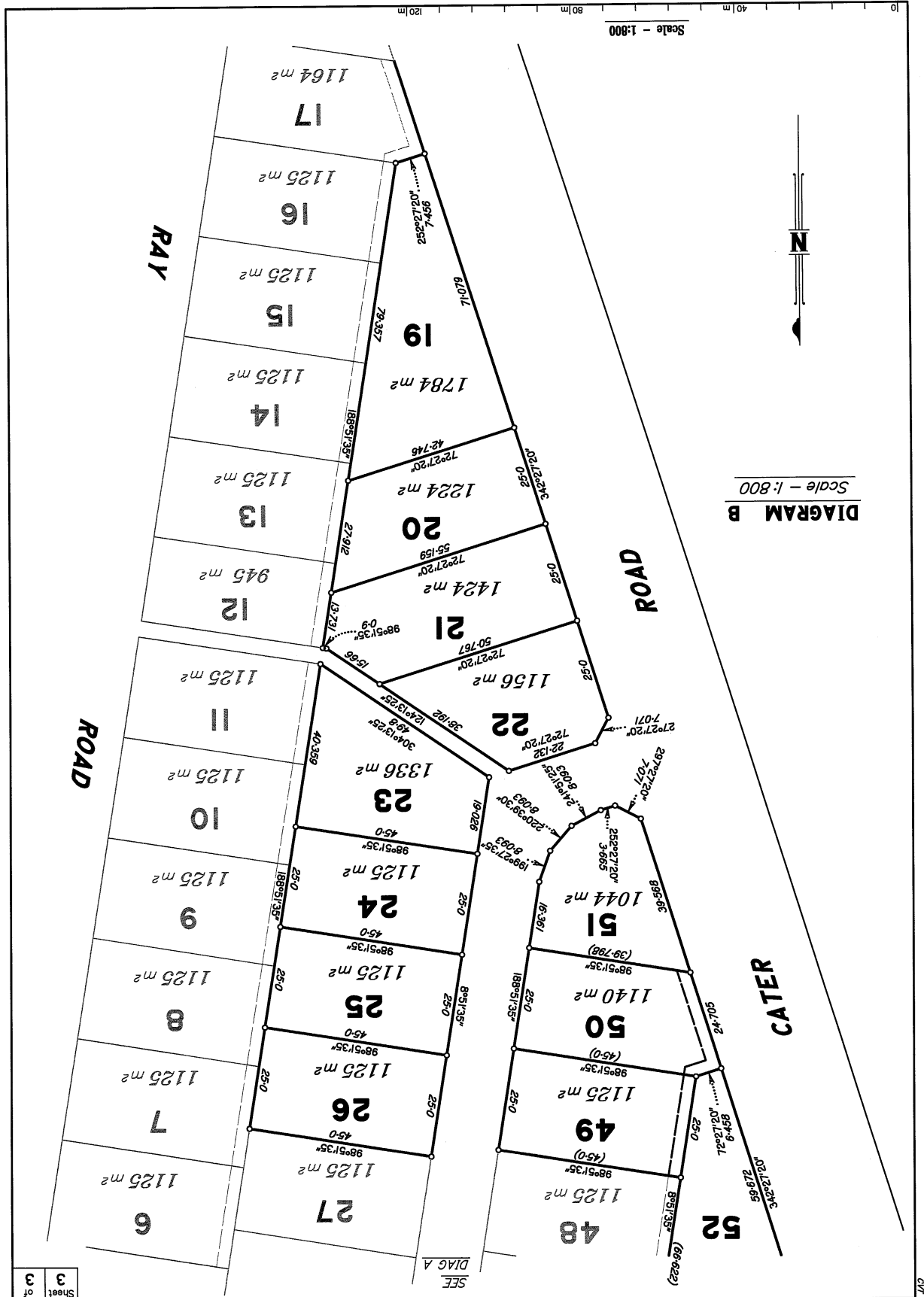
This application did not trigger referral to a Referral Agency.

PLANNING DISCUSSION

Nil







8.4 A & S GRIST - RECONFIGURING A LOT - SUBDIVISION (2 INTO 12 LOTS) - LOTS 21 & 22 ON SP320486 - 30 MCGRATH ROAD, MAREEBA - RAL/25/0017

Date Prepared: 4 December 2025

Author: Senior Planner

Attachments:

1. [Proposal Plan](#)
2. [Submissions](#)
3. [Applicants Response to Submissions](#)

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	A & S Grist	ADDRESS	30 McGrath Road, Mareeba
DATE LODGED	29 August 2025	RPD	Lots 21 & 22 on SP320486
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot – Subdivision (2 into 12 Lots)		
FILE NO	RAL/25/0017	AREA	Lot 21 – 3.161 ha Lot 22 – 1.543 ha
LODGED BY	Innovate Urban Pty Ltd	OWNER	Lot 21 – A & S Grist Lot 22 – McGrath Devco Pty Ltd (formerly R Fanna)
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Emerging Community		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	2 Submissions		

EXECUTIVE SUMMARY

Council is in receipt of an impact assessable development application described in the above application details. During the mandatory public notification period, 2 properly made submissions were received.

The application proposes the subdivision of the 2 land parcels into 12 new lots to be serviced via a new road branching off McGrath Road. The 12 lots will range in size from 2,455m² up to 7,377m² and will be connected to all available urban services. Town sewer is not readily available at the site, so each future dwelling will be serviced by on-site treatment systems.

The application and supporting material have been assessed against the Mareeba Shire Council Planning Scheme 2016 and does not conflict with any relevant aspect of the Planning Scheme.

Draft conditions were provided to the Applicant care of their consultant and have been agreed to. It is recommended that the application be approved in full, subject to conditions.

OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	A & S Grist	ADDRESS	30 McGrath Road, Mareeba
DATE LODGED	29 August 2025	RPD	Lots 21 & 22 on SP320486
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot – Subdivision (2 into 12 Lots)		

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

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

And

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

- (A) APPROVED DEVELOPMENT: Development Permit for Reconfiguring a Lot – Subdivision (2 into 12 Lots)

- (B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
9648 LL6 – Rev A	Development Plan Plan of Lots 1 – 12	Twine Surveys Pty Ltd	10/08/2025

- (C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

- (a) Development assessable against the Planning Scheme

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, and subject to any alterations:
 - found necessary by the Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.
2. Timing of Effect
 - 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the endorsement of a Form 18B, except where specified otherwise in these conditions of approval.

3. General

- 3.1 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
- 3.2 All payments or bonds required to be made to the Council pursuant to any condition of this approval or the Adopted Infrastructure Charges Notice must be made prior to the endorsement of a Form 18B, except where specified otherwise in these conditions of approval.
- 3.3 The developer must relocate (in accordance with FNQROC standards) any services such as water, sewer, drainage, telecommunications and electricity that are not wholly located within the lots that are being created/serviced where required by the relevant authority, unless approved by Council's delegated officer.
- 3.4 Where utilities (such as sewers on non-standard alignments) traverse lots to service another lot, easements must be created in favour of Council for access and maintenance purposes. The developer is to pay all costs (including Council's legal expenses) to prepare and register the easement documents.
- 3.5 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.
- 3.6 Charges
- All outstanding rates, charges, and expenses pertaining to the land are to be paid in full.
- 3.7 Bushfire Management
- A Bushfire hazard management plan for Lots 5 – 8 only must be prepared by suitably qualified person to the satisfaction of Council's delegated officer.
- The future use of each lot must comply with the requirements of the bushfire hazard management plan at all times.
- 3.8 Flood Immunity
- (a) Habitable components of any future dwelling on Lots 1-5 and 8-12, including dwelling extensions must achieve a finished floor height of RL395.35m AHD.
- Non habitable structures can be built at ground level.
- (b) Habitable components of any future dwelling on Lots 6 and 7, including dwelling extensions must achieve a finished floor height of RL395.38m AHD.
- Non habitable structures can be built at ground level.

This condition negates the need for individual flood referrals to Council at time of dwelling construction on each lot. At time of dwelling construction on each lot it will be the respective Building Certifier's responsibility to ensure that each dwelling achieves the flood immunity heights.

The applicant/developer is to place 4 evenly spaced, easily identifiable, and clearly labelled permanent AHD height pins in the new road kerbing. These height pins are required to aid in determining compliant finished floor heights.

- 3.9 All future dwellings on Lots 1 – 5 must be setback a minimum of 20 metres from the outermost projection of the high voltage electricity infrastructure located in each lot.

4. Infrastructure Services and Standards

4.1 Access

- (a) Access to each allotment must be constructed (from the edge of the new road pavement to the property boundary of each lot) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

The provision of layback/roll-over kerbing along the frontage of each allotment will satisfy this condition.

- (b) An asphalt sealed, or concrete driveway shall be provided within the access handle of Lot 7 to the satisfaction of Council's delegated officer. The driveway will:

- have a minimum formation width of three (3) metres
- be constructed for the full length of the access handle
- be formed with one-way crossfall to cater for stormwater drainage such that any stormwater runoff is contained within the access handle
- service and utility conduits are to be provided for the full length of the concrete or sealed driveway constructed within the access handle.

4.2 Stormwater Drainage

- (a) The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land as a consequence of the development.
- (b) Prior to works commencing the applicant must submit a Stormwater Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual to the satisfaction of Council's delegated officer.
- (c) Prior to works commencing the applicant must submit a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the

standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline to the satisfaction of Council's delegated officer.

- (d) The Stormwater Quality Management Plan must include an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia) to the satisfaction of Council's delegated officer.
- (e) The applicant/developer must construct the stormwater drainage infrastructure in accordance with the approved Stormwater Management Plan and/or Stormwater Quality Management Plan and Report.
- (f) Temporary drainage is to be provided and maintained during the construction phase of the development, discharged to a lawful point and not onto the construction site.
- (g) All stormwater channels through private property must be registered, with the easement for drainage purposes in favour of Council. All documentation leading to the registration of the easement must be completed at no cost to Council.
- (h) The use of polypropylene stormwater piping is not permitted on-site.
- (i) The applicant (at their cost) must video all stormwater lines and submit the video for inspection by Council's delegated officer prior to the development being taken "off maintenance" to ensure that no defects have occurred during the 12 month maintenance period.
- (j) All drainage easements must be constructed to prevent erosion. Construction may be in the form of a concrete invert, with outlet protection.

4.3 Earthworks

All earthworks must be carried out in accordance with the requirements of the FNQROC Development Manual (as amended) to the satisfaction of Council's delegated officer.

4.4 Roadworks – Internal/external

- (a) The 'new road' must be constructed to an Access Street Standard in accordance with Table D1.1 of the FNQROC Development Manual (as amended) to the satisfaction of Council's delegated officer.
- (b) The intersection of the 'new road' and McGrath Road must be constructed in accordance with the requirements of the FNQROC Development Manual (as amended) to the satisfaction of Council's delegated officer.
- (c) Any temporary turn-around areas situated at the ends of any semi-constructed roads must include a sealed cul-de-sac head (no kerbing required) of a size capable of allowing a garbage truck to turn around on.

4.5 Water Supply

- (a) 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
- (b) 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).

4.6 Sewerage Connection

- (a) At the time of construction of a future dwelling or outbuilding on proposed Lots 1, 5 and 7 – 11, any associated on-site effluent disposal system must be constructed in compliance with the latest version On-Site Domestic Wastewater Management Standard (ASNZ1547) to the satisfaction of the Council's delegated officer.
- (b) At the time of construction of a future dwelling or outbuilding on proposed Lots 2 – 4, any associated on-site effluent disposal system must be an advanced secondary treatment system constructed in compliance with the latest version On-Site Domestic Wastewater Management Standard (ASNZ1547) to the satisfaction of the Council's delegated officer. Each advanced treatment system must be constructed at the front of each lot.

A notation will be placed on the rates record for lots 2 – 4 advising prospective landowners of this requirement.

4.7 Electricity provision/supply

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

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

4.8 Telecommunications

The applicant/developer must enter into an agreement with a telecommunication carrier to provide telecommunication services to each allotment and arrange provision of necessary conduits and enveloping pipes. Alternatively, the applicant/developer must ensure that each lot is capable of being serviced by the NBN Fixed wireless network or equivalent wireless provider.

4.9 Lighting

Street lighting must be provided to all roads in accordance with FNQROC Development requirements (as amended) and to the satisfaction of Council's delegated officer.

Plans for the development works required under Conditions 4.1 – 4.5 and 4.7 – 4.9 must be submitted to Council for approval as part of a subsequent application for operational works.

(D) ASSESSMENT MANAGER'S ADVICE

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

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

- (c) Easement Documents

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

- (d) Endorsement Fees

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

- (e) Compliance with applicable codes/policies

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

- (f) Notation on Rates Record

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

- an approved bushfire management plan (Lots 5 – 8 only)
- flood immunity
- dwelling setback from high voltage powerlines (Lots 1 – 5 only)
- On-site wastewater treatment system requirements

- (g) Transportation of Soil

All soil transported to or from the site must be covered to prevent dust or spillage during transport. If soil is tracked or spilt onto the road pavements as a result of works on the subject site, it must be removed prior to the end of the working day and within four (4) hours of a request from a Council Officer.

(h) 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.

(i) 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.

(E) RELEVANT PERIOD

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

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

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

- Development Permit for Operational Works

- That an Adopted Infrastructure Charges Notice be issued for the following infrastructure charge/s for:

Development Type	Rate	Measure	Charge	Credit Detail	Balance
	\$ per Lot	Lots		Lots	
Residential	\$17,971.20 (20% discount for no sewer)	12 Lots	\$215,654.40	2 Lots - \$35,942.40	\$179,712.00
TOTAL CURRENT AMOUNT OF CHARGE					\$179,712.00
<i>Note: The 2 Lot credit shown above applies at time of creation of Lots 6 & 12 only.</i>					

THE SITE

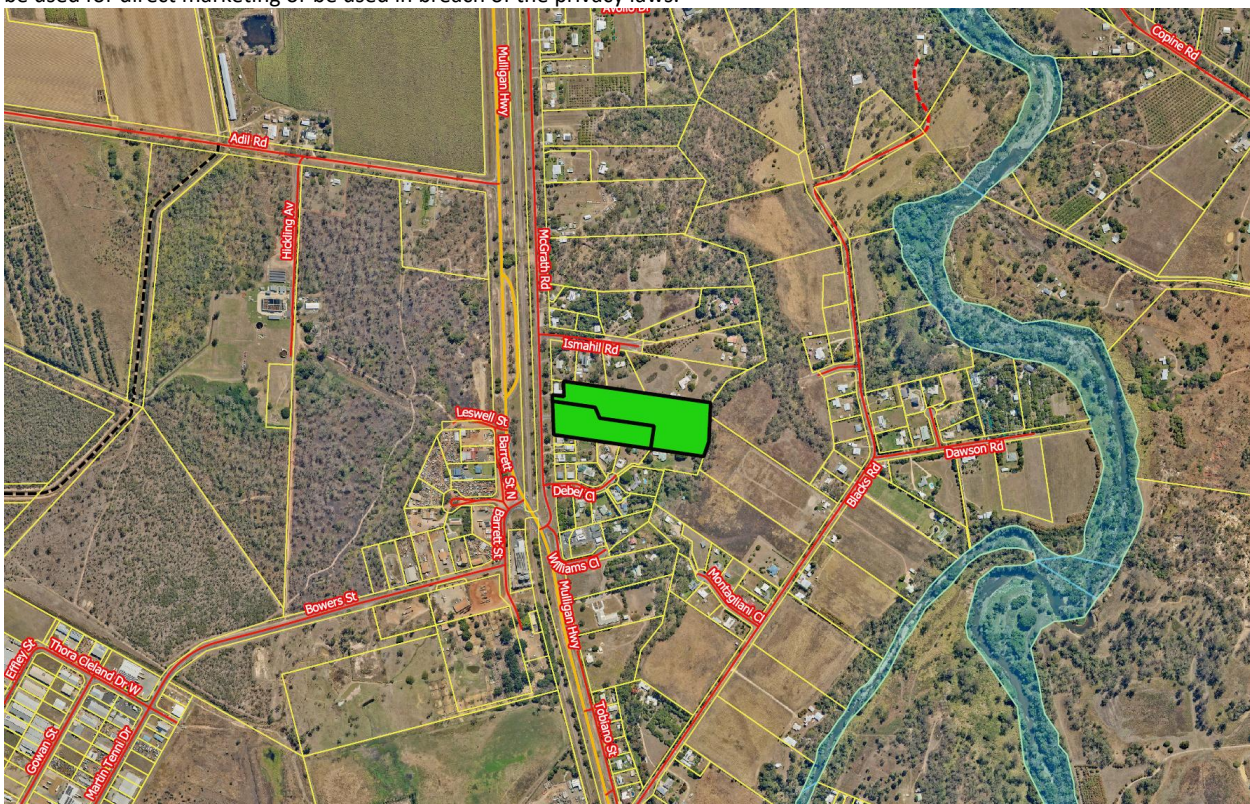
The subject site comprises of the following allotments:

- Lot 21 on SP320486, having an area of 3.161 hectares and 15 metres frontage to McGrath Road; and
- Lot 22 on SP320486, having an area of 1.543 hectares and 79.325 metres frontage to McGrath Road.



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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Each lot is improved by a dwelling house and shed with access being obtained via separate bitumen sealed crossovers off McGrath Road. The land has been cleared of remnant vegetation and currently contains scattered landscaping.

All of the western half and some parts of the eastern half are mapped as being within a low flood hazard area. The subject land is serviced by the Mareeba reticulated town water supply, reticulated electricity and telecommunication infrastructure.

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

BACKGROUND AND CONTEXT

N/A

PREVIOUS APPLICATIONS & APPROVALS

RAL/25/0016

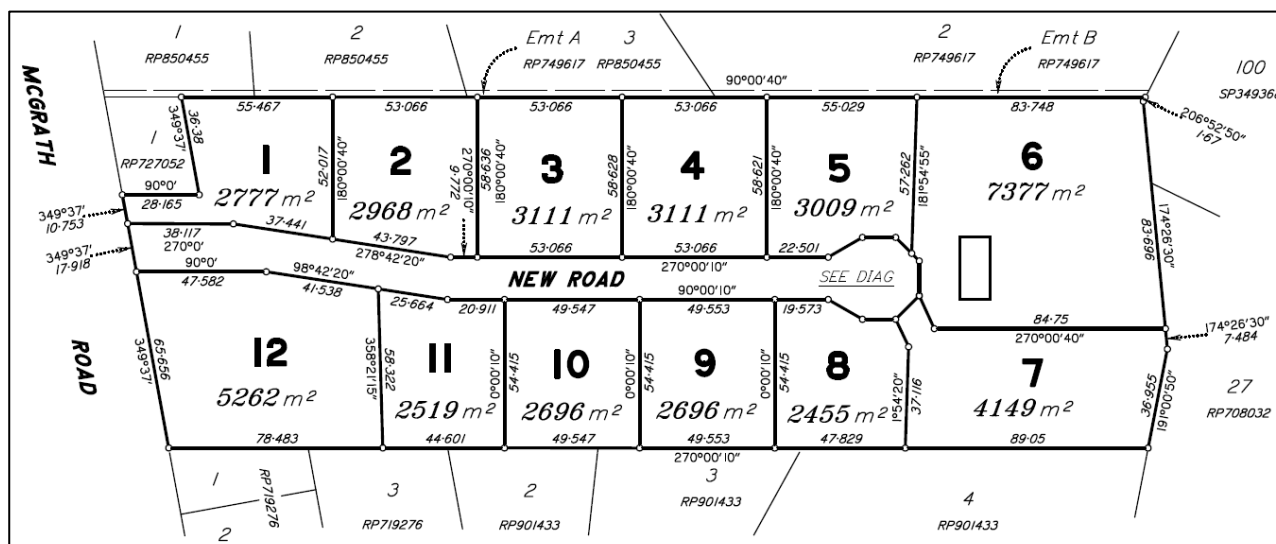
On 27 August 2025 Council, under delegated authority, approved an application made by A & S Grist seeking the issuing of a Development Permit for Reconfiguring a Lot – Boundary Realignment over the land the subject of this application (Lots 21 & 22). This boundary realignment was sought to transfer approximately 1.0168 hectares of land from Lot 22 to Lot 21 to create smaller proposed Lot 12 with an area of 5,262m².

It is understood the intent of this boundary realignment was to allow for the creation of smaller Lot 12 (which already contains an established dwelling and shed) as an independent allotment, leaving the remaining 4.18 hectares of land to be developed into the other 11 lots proposed by this current application (Lots 1 – 11).

Development Permit RAL/25/0016 remains current till 29 August 2029; however, this approval has essentially been acted upon, with Council having endorsed a Form 18B for the final Survey Plan which is yet to be registered with Titles Queensland.

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Reconfiguring a Lot – Subdivision (2 into 12 Lots) in accordance with the plans shown below and included as **Attachment 1**.



Proposed Lots 6 and 12 contain existing dwellings. Proposed Lot 12 will contain frontage to the new road however is currently accessed and serviced from McGrath Road. Proposed Lots 1 – 11 will be accessed and serviced from the new road which will be asphalt sealed including kerbing either side.

All lots will be serviced by town water, power and the NBN network. Town sewer is not readily available at the site, so future dwellings on each lot will be serviced by individual on-site treatment systems.

REGIONAL PLAN DESIGNATION

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

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

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	Land Use Categories <ul style="list-style-type: none"> Investigation Area Natural Environment Elements <ul style="list-style-type: none"> Biodiversity Areas Other Elements <ul style="list-style-type: none"> Major Electrical Infrastructure
Zone:	Emerging Community Zone
Mareeba Local Plan:	Precinct G Mareeba Northern Expansion
Overlays:	Airport Environs Overlay Bushfire Hazard Overlay Environmental Significance Overlay Flood Hazard Overlay Regional Infrastructure Corridors and Substations Overlay Transport Infrastructure Overlay

RELEVANT PLANNING INSTRUMENTS

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

Far North Queensland Regional Plan 2009-2031

Separate assessment against the Regional Plan is not required because the Mareeba Shire Council Planning Scheme appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies to the planning scheme area.

State Planning Policy

Separate assessment against the State Planning Policy (SPP) is not required because the Mareeba Shire Council Planning Scheme appropriately integrates all relevant aspects of the SPP.

Mareeba Shire Council Planning Scheme 2016

Strategic Framework

3.3.8 Element—Urban expansion and investigation areas

3.3.8.1 Specific outcomes

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

Comment

- The site is bounded by Ismahil Road to the north and Debel Close to the south. These established residential developments as well as the waterway to the east limit development connectivity in all directions. The site is further constrained by low level flood hazard mapping and the absence of reticulated sewerage infrastructure.
 - The proposed development layout is a reasonable response to the site constraints and is consistent with adjoining development.
 - The proposed development appropriately addresses density, the availability of urban services and the constraints of the land. The development does not compromise the potential for future residential development in the vicinity.
 - The development complies with Specific outcome (1).
- (2) *Well-serviced and designed greenfield residential development occurs in urban expansion areas of Mareeba and Kuranda only where it is planned, logically sequenced and can be efficiently serviced.*

Comment

- The site is bounded by Ismahil Road to the north and Debel Close to the south. These established residential developments as well as the waterway to the east limit development connectivity in all directions. The site is further constrained by low level flood hazard mapping and the absence of reticulated sewerage infrastructure.
- The proposed development layout is a reasonable response to the site constraints and is consistent with adjoining development. The development is efficiently serviced with all

urban services other than reticulated sewer which is consistent with existing lots in the immediate vicinity.

- The development complies with Specific outcome (2).

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

Comment

- The site is bounded by Ismahil Road to the north and Debel Close to the south. These established residential developments as well as the waterway to the east limit development connectivity in all directions. The site is further constrained by low level flood hazard mapping and the absence of reticulated sewerage infrastructure.
- Despite achieving a residential density of only 2.5 dwellings per hectare, which is more akin to rural residential development than residential, the development proposed is considered to be more responsive to the land's constraints, particularly the flood hazard overlay.
- Council planning officers do not consider the Planning Scheme's desired density of 12 dwellings per hectare (56 dwellings over the subject land) to be a sensible planning outcome, particularly considering that the future dwellings built on-site will need to be either built on stilts or large earthen pads in order to achieve flood immunity.
- The development does not compromise Specific outcome (3).

3.3.8.2 Land use strategies

(1) *Investigation areas are to be investigated to accommodate future development beyond the life of the planning scheme. Investigation areas are not to be developed unless there is an insufficient supply of land for the purpose intended to be developed. The purpose of development in an investigation area should promote a logical land use pattern, having regard to nearby land use and the established hierarchy of activity centres. In the instance that new or expanded areas are investigated, these are to be supported by detailed land use investigations that must demonstrate:*

- (a) *need for land for the proposed land use;*
- (b) *mitigation or avoidance of impacts on sensitive receiving environments;*
- (c) *where involving good quality agricultural land:*
 - (i) *there is no alternative land available that is not good quality agricultural land; and*
 - (ii) *the need for future development represents a public benefit.*
- (d) *suitable mitigation or offset arrangements in respect to impacts on areas of high ecological significance*
- (e) *consistency with the Strategic Framework.*
- (f) *consistency with State and Regional Planning requirements.*

Comment

- The site is bounded by Ismahil Road to the north and Debel Close to the south. These established residential developments as well as the waterway to the east limit development connectivity in all directions. The site is further constrained by low level flood hazard mapping and the absence of reticulated sewerage infrastructure.
- The proposed development layout is a reasonable response to the site constraints and is consistent with adjoining development.

- The proposed development appropriately addresses density, the availability of urban services and the constraints of the land. The development does not compromise the potential for future residential development in the vicinity.
- The development complies with Land use strategy (1).

3.3.14 Element – Natural hazard mitigation

3.3.14.1 Specific outcomes

- (1) *The risk of loss of life and property associated with bushfires, cyclones, flooding, landslides and other weather related events are minimised through the appropriate use of land having regard to its level of susceptibility to the hazard or potential hazard.*
- (2) *Development in an area subject to a natural hazard incorporates appropriate siting and design measures that mitigate risks to infrastructure, buildings and the community.*
- (3) *Development considers the potential for increased occurrence of natural hazards as a result of climate change, including greater frequency of extreme weather events and increased rainfall intensities.*

Comment

The proposed development has been appropriately conditioned to ensure that each future dwelling constructed on each lot achieves Q100 flood immunity based on Council's current flood mapping data.

Some bushfire risk exists at the eastern end of the proposed estate, however this will be addressed through the requirement for a bushfire management plan.

Each lot will be provided with an easy evacuation route via the new internal road and McGrath Road, and each lot will be serviced with reticulated water.

The development has been conditioned to comply with Specific outcomes (1), (2) and (3).

Relevant Developments Codes

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

- 6.2.4 Emerging community zone code
- 7.2.2 Mareeba local plan code
- 8.2.2 Airport environs overlay code
- 8.2.3 Bushfire hazard overlay code
- 8.2.4 Environmental significance overlay code
- 8.2.6 Flood hazard overlay code
- 8.2.9 Regional infrastructure corridors and substations overlay code
- 8.2.10 Residential dwelling house and outbuilding overlay code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.4 Reconfiguring a lot code
- 9.4.5 Works, services and infrastructure code

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

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

Relevant Codes	Comments
Emerging community zone code	The application complies with applicable acceptable/probable solutions/performance criteria contained within the code. Further discussion is warranted with respect to the following: <ul style="list-style-type: none"> Performance Outcome PO7 Refer to planning discussion section of report.
Mareeba local plan code	The application complies with applicable acceptable/probable solutions/performance criteria apart from the following: <ul style="list-style-type: none"> Performance Outcome PO18 Refer to planning discussion section of report.
Airport environs overlay code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Bushfire hazard overlay code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Environmental significance overlay code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Flood hazard overlay code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Regional infrastructure corridors and substations overlay code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Residential dwelling house and outbuilding overlay code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Landscaping code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Parking and access code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Works, services and infrastructure code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).

Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

A condition will be attached to any approval requiring all development works be designed and constructed in accordance with FNQROC Development Manual standards.

Adopted Infrastructure Charges Notice

In accordance with Council's Adopted Infrastructure Charges Resolution (No. 1) 2025, a charge of \$22,464.00 applies to each additional residential allotment created.

The proposed Lots will not be serviced by town sewer which holds a 20% weighting for the infrastructure charges calculation. Therefore a 20% discount will apply to the \$22,464.00 charge.

$$\$22,464.00 \times 0.8 = \$17,971.20$$

The application proposes the creation of 12 residential lots. A credit will be applied to 2 of the residential lots, being proposed Lots 6 and 12 which will contain established dwellings. The infrastructure charges applicable are as follows:

$$\$17,971.20 \times 12 \text{ (lots)} = \$215,654.40 - \$35,942.40 \text{ (credit)} = \underline{\underline{\$179,712.00}}$$

REFERRAL AGENCY

This application did not trigger referral to a Referral Agency.

Internal Consultation

Technical Services

PUBLIC NOTIFICATION

The development proposal was placed on public notification from 1 October 2025 to 22 October 2025. The applicant submitted the notice of compliance on 23 October 2025 advising that the public notification requirements were carried out in accordance with the requirements of the Act.

Two properly made submissions were received. The grounds for objection/support are summarised and commented on below:

Grounds for objection /support	Comment
<p>Stormwater and Overland Flow -</p> <p>The submitters raise that the proposed development may alter the natural drainage pattern and increase stormwater runoff toward adjoining properties, creating potential for ponding and nuisance flooding. Concerns were also expressed that any filling of the site could redirect surface flows and exacerbate overland flow impacts.</p>	<p>The applicant's consultant provided the following response:</p> <p><i>"The application to Council includes a Stormwater Management Plan prepared by BuildPlan Consulting Engineers (Rev B, July 2025), which concludes that post-development peak flows will not exceed pre-development flows and that stormwater will be managed in accordance with the Queensland Urban Drainage Manual. The report indicates that general drainage patterns will be maintained and that the development will not result in an actionable nuisance to adjoining properties with the post development catchments seeking to ensure that stormwater runoff from each lot is directed to kerb and channel within the new road. This is illustrated in Figure 8: Post-Development Stormwater Surface Runoff within the submitted Stormwater Management Plan."</i></p> <p>Council officers agree with the consultants response.</p>
<p>The submitters raise that the proposed development is located on land with a high water table and seasonal saturation, and that the use of on-site wastewater systems may result in effluent seepage, odour, or contamination of adjoining land and waterways.</p>	<p>All lots will be serviced by individual wastewater systems designed to comply with the Australian standards. As an added precaution, a condition has been included that requires advanced treatment systems on proposed Lots 2, 3 and 4 which are required to be located at the front of the lots.</p>

The submitters raise that the proposed development may involve filling or regrading of land to achieve drainage outcomes, which could alter existing flow paths, affect stability, or impact the visual appearance of the subdivision when viewed from adjoining properties.	<p>The applicant's consultant provided the following response:</p> <p><i>"The application before Council is for reconfiguring a lot and not operational work. Any future application for operational work will provide additional detail detailing the interface of site works and the surrounding properties to ensure adjacent properties are not affected by site works."</i></p> <p>Council officers agree with the consultants response.</p>
The submitters raise that the proposed development may affect the established rural-residential character and visual amenity of the locality, particularly if unit blocks or duplex dwellings are constructed.	<p>The applicant's consultant provided the following response:</p> <p><i>"The application before Council is for Reconfiguring a Lot only. Future development of the individual lots will be subject to separate applications and will need to comply with the requirements of Council's Planning Scheme. It is noted that Dual Occupancy and Multiple Dwelling land uses are Impact Assessable in the Emerging Community Zone, meaning that any such proposals would require further public notification and detailed assessment by Council at that time."</i></p> <p><i>The proposed lot sizes have been designed to reflect the surrounding development pattern and are considered appropriate for the site and consistent with the intended form and density of the Emerging Community Zone."</i></p> <p>Council officers agree with the consultants response.</p>
The submitters raise that the proposed development may not adequately address available infrastructure connections, noting the potential to connect to existing sewer infrastructure nearby and the need to ensure downstream stormwater systems can accommodate additional discharge.	<p>This application is for reconfiguring a lot only, with a subsequent application for operational works required to be submitted to Council for assessment.</p> <p>Given the size of the lots, the development is not required to be connected to town sewer.</p>
The submitters raise the need to ensure that new development maintains safe separation from existing high-voltage infrastructure.	Refer to Condition 3.9. This concern has been adequately addressed.

Submitters

Name of Principal submitter	Address
1. Chris & Joanne Lea	jo@amaroomedical.com.au
3. Gregory Childs, Jason Childs, Deborah Childs & Kylie Childs	10 Ismahil Road, Mareeba QLD 4880

PLANNING DISCUSSION

Compliance with the Performance Outcomes of the Emerging Community Zone Code and Mareeba Local Plan Code are summarised as follows:

Emerging Community Zone Code

PO7

Development occurs as outlined in a Structure Plan that:

- (a) is prepared in accordance with Planning Scheme Policy 8 Structure Planning;*
- (b) takes into consideration land use need and the type, scale, density of proposed urban development;*

- (c) *includes a road network that:*
 - (i) *is logically designed;*
 - (ii) *can be delivered sequentially;*
 - (iii) *includes an urban morphology that is consistent with the surrounding area;*
 - (iv) *provides pedestrian links to centres and open space;*
- (d) *locates any non-residential development:*
 - (i) *on major roads;*
 - (ii) *where not introducing non-residential traffic to residential streets; and*
 - (iii) *to provide the day to day needs of the immediate residential community;*
- (e) *scales any non-residential development to:*
 - (i) *be consistent with the scale of surrounding residential development;*
 - (ii) *not undermine the viability of nearby centres or the centres network; and*
 - (iii) *not unduly detract from the amenity of nearby residences.*

A07

No acceptable outcome provided.

Comment

A structure plan has not been prepared as part of this development application.

- The site is bounded by Ismahil Road to the north and Debel Close to the south. These established developments and the waterway to the east limit development connectivity.
-
- The site is further constrained by low level flood hazard and the absence of reticulated sewerage infrastructure.

The proposed development layout is a reasonable response to the site constraints and is consistent with adjoining development.

The development complies with PO7.

Mareeba Local Plan Code**PO18**

Development provides an average net accommodation density of at least 12 dwellings or accommodation units per hectare.

Note—Calculation of accommodation density excludes areas not developed as a result of provisions of an overlay.

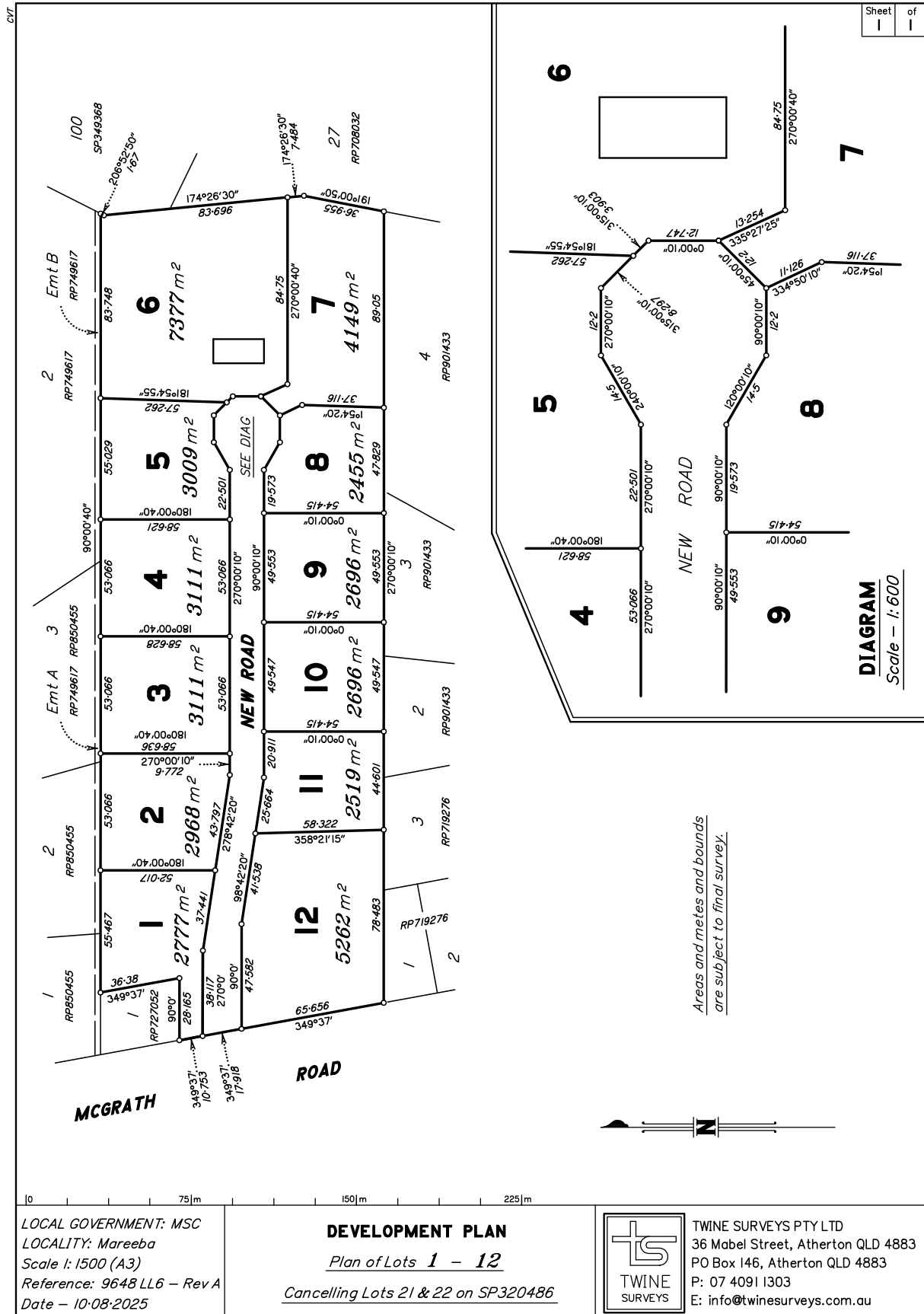
A018

No acceptable outcome is provided.

Comment

- The site is bounded by Ismahil Road to the north and Debel Close to the south. These established residential developments as well as the waterway to the east limit development connectivity in all directions. The site is further constrained by low level flood hazard mapping and the absence of reticulated sewerage infrastructure.
- Despite achieving a residential density of only 2.5 dwellings per hectare, which is more akin to rural residential development than residential, the development proposed is considered to be more responsive to the land's constraints, particularly the flood hazard overlay.

- Council planning officers do not consider the Planning Scheme's desired density of 12 dwellings per hectare (56 dwellings over the subject land) to be a sensible outcome in this instance, particularly considering that the dwellings built on-site will need to be either built on stilts or large earthen pads in order to achieve flood immunity. The proposed development layout is a reasonable response to the site constraints and is consistent with adjoining development.



Your Reference: 30 McGrath Road

16th October 2025

Lots 21-22 on SP320486

Application reference: RAL/25/0017



Our Reference: Lot 2

RP 850455

Property Number:15654

10 Ismahil Road,

Mareeba

Dear Sir/Madam,

Following are our concerns of the proposed sub-division of 30 McGrath Road, Mareeba.

As our property backs on to the proposed sub-division site and there is a natural fall of land from that site to our block, drainage from that site is a major concern to us.

Additional concerns are:

Preparation of Earthworks for proposed buildings [ie: will the land be built up or carved out]

Drainage from proposed dwellings and outbuildings

Overflow from water tanks [will that be directed to council drainage or direct to ground]

Seepage from Graywater Systems and odour particularly during and after a wet season

The possible building of unit blocks and or duplex dwellings.

Potential devaluation of our property.

As the above concerns have the potential to impact our lives in a negative way we look forward to Council Town Planning Department addressing those concerns and respond accordingly.

Sincerely,

A handwritten signature in black ink, appearing to be 'G. A. Childs', written over a horizontal line.

G A, DB, JG and KD Childs

A handwritten signature in black ink, appearing to be 'K. Childs', written over a horizontal line.



Figure 8: Post-Development Stormwater Surface Runoff

BuildPlan Consulting Engineers

14

- ① DRAINAGE FROM LOT 2+3
WATER FROM BUILDINGS + OUTBUILDINGS
WILL DRAIN INTO LAND AT REAR OF LOTS
- ② EXCESS WATER FROM WATER TANKS WILL
DRAIN ~~DOWN~~ INTO LAND AT REAR OF LOTS
- ③ SEPTIC SYSTEM SEEPAGE DURING WET SEASON
WILL SEEP DOWNHILL INTO LAND AT REAR OF LOTS

Gregory A. Childs
GREGORY A. CHILDS

From: "jo@amaroomedical.com.au" <jo@amaroomedical.com.au>
Sent: Wed, 22 Oct 2025 09:02:14 +1000
To: "Info" <info@msc.qld.gov.au>; "Brian Millard" <BrianM@msc.qld.gov.au>; "Carl Ewin" <CarlE@msc.qld.gov.au>
Subject: Chris and Joanne Lea Submission RAL250017 Development Application
Attachments: Chris Joanne Lea Submission RAL250017 Development Application.pdf
Categories: Add to ECM;Erika

MSC Planning

Refer to attached submission from Chris and Joanne Lea in regards to the proposed development RAL250017
For consideration.

Regards Joanne Lea

Attention: Planning Department

Chris & Joanne Lea

Owners Ismahil Road RA14-3RP850455

In reference to Development Application RAL250017

Our submission outlines development concerns in regards the impact of runoff and groundwater saturation and how it affects our property and has the potential to be exacerbated by aspects of the development and future building works if conditions aren't applied.

We've resided at the 14 Ismahil Rd property for 30 years and have a good appreciation of overland flows and groundwater conditions.

We believe the proposed block sizes are consistent with surrounding development and appropriate to the benchmarks for the Emerging Community zoning code.

We have briefly discussed our concerns with Council Planning Department officers.

The attached photos show runoff, stormwater flow and saturation affecting our back yard.



Ground Water

The lower section of our backyard that is effectively a water course is a 'clay pan'. The clay layer is at contour 392 and extends underneath the property subject to the development application and reconfiguration. The clay layer traps the ground water causing saturation of the sandy upper layer of Lots 1-12. When saturation occurs groundwater oozes from the slopes at the back of our property and into our backyard.

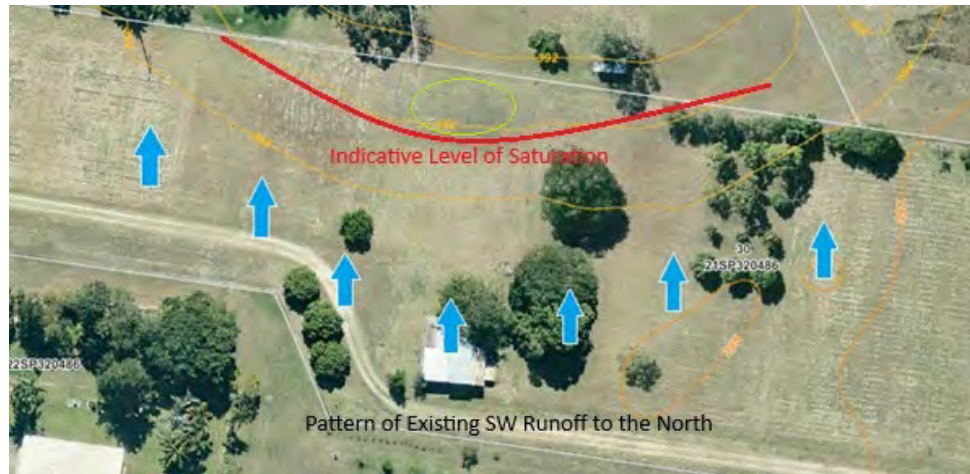
Photo 1 shows the saturation level in the slope at ≈ 393.5 contour level

Saturation generally occurs during periods of extended monsoonal rain in February and March and can extend to months either side depending on the wet season cycle. We've witnessed mowers and slashers becoming bogged on the sandy lower slopes of what is proposed to be Lot 3 of the subdivision.

Waste Water Management

The ground water issues raise concerns about sewer and wastewater management particularly in relation to the adjacent Lots 2-3-4 and the potential impact to our property. I have an objection to the very real possibility that e.coli contaminated water from septic trenches or Wisconsin mounds will ooze into my backyard with ground water when saturation occurs.

There is a soak or green spot in the slope at the back of proposed Lot 3 for months after the wet season when the rest of the surrounding country has browned off.



Mareeba Local Planning Code

Waterways and Wetlands PO4

No wastewater is discharged to a waterway.

While the contamination of groundwater isn't a direct discharge to a watercourse I believe the prevailing groundwater conditions should be considered and taken into account when assessing the building requirements for the new lots.

It is noted that the gully in our backyard forms part of the flood overlay and flows into the Barron River which is part of the Barrier Reef Marine Park catchment.

Photos 2 & 3 indicate the flow of water in the watercourse during an intense event.

8.2.9 Regional Infrastructure Corridors and Substation Code

Wastewater Disposal PO2

The developer has indicated 'not applicable as the subject site is not connected to reticulated sewer'. I note that the developer has the opportunity to connect to a sewer main that is across the road from the proposed cul-de-sac access to the subdivision.

I believe that at a minimum Council should condition that Lots 2-3-4 have onsite treatment plants to address the potential contamination of groundwater that seeps into RA14-3RP850455 Ismahil Road.

The Mareeba Planning Scheme Map, Sewer-PFT11 indicates a proposal to extend sewer reticulation along McGrath Road to Studt Road in the next 11-15yrs.

Stormwater Overland Flow

In regards the applications Stormwater Runoff Figure 7 catchment areas 1-2-4.

I have not witnessed any significant stormwater runoff 'generally' flowing to McGrath Road or to the Eastern Gully due to a combination of the flatness of the top of the block and the permeability of the sandy soil.

Stormwater Runoff Figure 8 on Page 14 of the Stormwater Management Plan seems to indicate that the back of lots 2-3-4 will be filled to direct water to the road as currently all of the stormwater from proposed Lot 3 flows into the adjacent northern water course in our backyard.



Excavation & Filling PO12

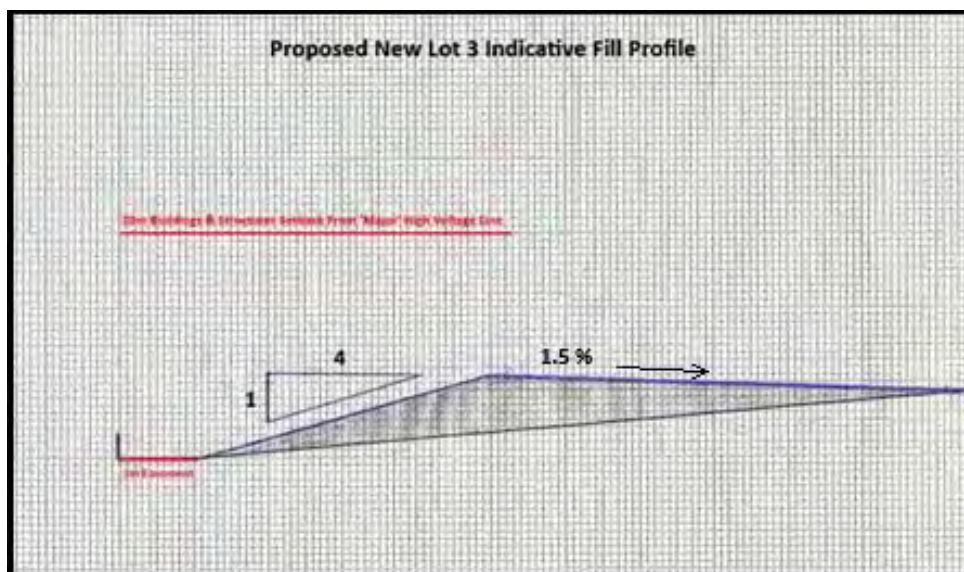
Not applicable as the proposed development does not involve excavation or filling.

The applicants' comment is not consistent with what seems to be an intent to redirect the majority Lot 3 overland flow to the front kerb. If the intent is to reprofile the lots, consideration should be given to establishing a 1 in 4 maintainable batter slope so as not to impact the scenic amenity of the back residents (Performance Criteria PO7).

It is noted that 'Acceptable Outcomes' requires that filling is to be no greater than 1.5 metres above natural ground level.

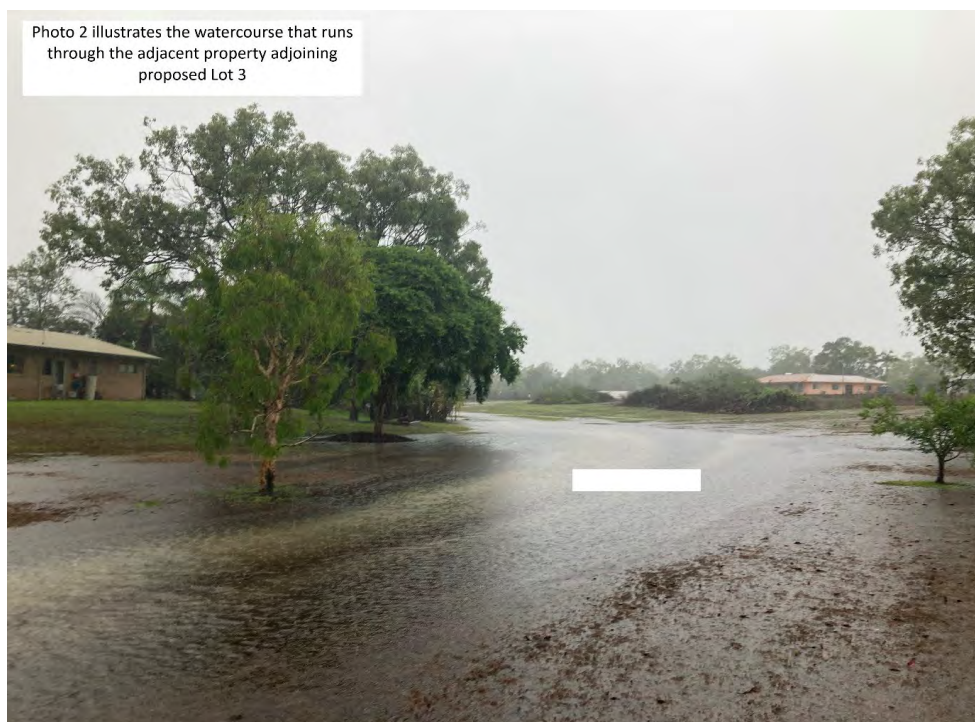
Consideration should also be given to the 20m setback requirement from 'Major Electricity Infrastructure'. From memory the high voltage distribution line has come down on 3 occasions, during storm events while I've been a resident.

The respondent has indicated that no structures are proposed within 20m of the adjoining infrastructure (PO2) however the condition should be set as a building condition for the new property owners.



This proposal will not compromise the viability of the property while maintaining the scenic amenity of adjoining property owners.

While it won't impact our property it is suspected that the increased stormwater discharge from the proposed cul-de-sac will threaten the capacity of existing downstream property access pipes.



Document Set ID: 4568382
Version: 1, Version Date: 22/10/2025



Document Set ID: 4568382
Version: 1, Version Date: 22/10/2025



Document Set ID: 4568382
Version: 1, Version Date: 22/10/2025

Our ref: 2536/McGrath Road
Your ref: RAL/25/0017



0402 809 203
peter@innovateurban.com.au
PO Box 8170, Cairns Qld 4870
innovateurban.com.au

11 November 2025

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

Email: info@msc.qld.gov.au

Att: Mr Carl Ewin

Dear Carl,

Response to items raised in submissions – Reconfiguring a lot (2 lots into 12 lots and new road) at
30 McGrath Road, Mareeba QLD 4880 – Lot 21 & Lot 22 on SP320486

The following is provided in response to the matters raised in submissions received by Council during the public notification period.

Item 1 – Stormwater and Overland Flow

The submitters raise that the proposed development may alter the natural drainage pattern and increase stormwater runoff toward adjoining properties, creating potential for ponding and nuisance flooding. Concerns were also expressed that any filling of the site could redirect surface flows and exacerbate overland flow impacts.

Response:

The application to Council includes a Stormwater Management Plan prepared by BuildPlan Consulting Engineers (Rev B, July 2025), which concludes that post-development peak flows will not exceed pre-development flows and that stormwater will be managed in accordance with the Queensland Urban Drainage Manual. The report indicates that general drainage patterns will be maintained and that the development will not result in an actionable nuisance to adjoining properties with the post development catchments seeking to ensure that stormwater runoff from each lot is directed to kerb and channel within the new road. This is illustrated in Figure 8: Post-Development Stormwater Surface Runoff within the submitted Stormwater Management Plan.

Item 2 – Groundwater and Wastewater Management

The submitters raise that the proposed development is located on land with a high water table and seasonal saturation, and that the use of on-site wastewater systems may result in effluent seepage, odour, or contamination of adjoining land and waterways.

Response:

The existing wastewater systems servicing the dwellings will be retained and new lots will be serviced by individual on-site wastewater treatment systems in accordance with ASNZ 1547 On-Site Domestic Wastewater Management.

Item 3 – Earthworks and Filling

The submitters raise that the proposed development may involve filling or regrading of land to achieve drainage outcomes, which could alter existing flow paths, affect stability, or impact the visual appearance of the subdivision when viewed from adjoining properties.

Response:

The application before Council is for reconfiguring a lot and not operational work. Any future application for operational work will provide additional detail detailing the interface of site works and the surrounding properties to ensure adjacent properties are not affected by site works.

Item 4 – Amenity and Character

The submitters raise that the proposed development may affect the established rural-residential character and visual amenity of the locality, particularly if unit blocks or duplex dwellings are constructed.

Response:

The application before Council is for Reconfiguring a Lot only. Future development of the individual lots will be subject to separate applications and will need to comply with the requirements of Council's Planning Scheme. It is noted that Dual Occupancy and Multiple Dwelling land uses are Impact Assessable in the Emerging Community Zone, meaning that any such proposals would require further public notification and detailed assessment by Council at that time.

The proposed lot sizes have been designed to reflect the surrounding development pattern and are considered appropriate for the site and consistent with the intended form and density of the Emerging Community Zone.

Item 5 – Infrastructure and Servicing

The submitters raise that the proposed development may not adequately address available infrastructure connections, noting the potential to connect to existing sewer infrastructure nearby and the need to ensure downstream stormwater systems can accommodate additional discharge.

Response:

The proposed infrastructure for the lots is that they be connected to reticulated water, electricity, and telecommunications networks, and that on-site wastewater systems will service new dwellings.

Item 6 – Regional Infrastructure Corridor and Setbacks

The submitters raise the need to ensure that new development maintains safe separation from existing high-voltage infrastructure.

Response:

Future development on the proposed lots will be required to avoid encroachment within the mapped Regional Infrastructure Corridor and to comply with the setback provisions of the Regional Infrastructure Corridors and Substations Overlay Code. Each lot has been designed with sufficient area and dimensions to accommodate the required setbacks and ensure safe separation from existing infrastructure. The establishment of a dwelling or other built form will be subject to assessment against the Overlay Code at the time of any future development application.

Should you require any further information, please do not hesitate to contact the undersigned on 0402 809 203.

Kind regards,



Peter Boyd
Director

8.5 MAREEBA GOLF CLUB INC. - OPERATIONAL WORKS - ADVERTISING DEVICE - LOT 351 ON NR8084 - 7 HAMPE STREET, MAREEBA - OPW/25/0009

Date Prepared: 5 December 2025

Author: Senior Planner

Attachments: 1. Proposal Plans [↓](#)

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	Mareeba Golf Club Inc.	ADDRESS	7 Hampe Street, Mareeba
DATE LODGED	2 December 2025	RPD	Lot 351 on NR8084
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Operational Works – Advertising Device		
FILE NO	OPW/25/0009	AREA	35.2 hectares
LODGED BY	Mareeba Golf Club Inc.	OWNER	Mareeba Golf Club Inc. (Lessee)
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Recreation and Open Space		
LEVEL OF ASSESSMENT	Code Assessment		
SUBMISSIONS	N/A		

EXECUTIVE SUMMARY

Council is in receipt of a code assessable development application described in the above application details. Being code assessable, the application was not required to undergo public notification.

The Mareeba Golf Club is proposing the establishment of a large advertising platform along the fence line facing the State controlled Mareeba – Dimbulah Road. The advertising device will be 120 metres long x 1.2 metres high and will include 50 x 2.4 metre wide sections for the erection of individual signage for local businesses/sponsors. The advertising device is proposed to help with the sponsorship and income base for the Golf Club.

The key issue with the proposed development is the potential visual amenity impacts the sign may have on road users as well as Vaughan Street residents who live opposite the golf course. Considering the signage is only 1.2 metres high and will only cover a small portion of the golf course frontage, the likelihood of impacts on road users is minimal. Furthermore, the signage will be setback approximately 42 metres from the dwellings opposite. The signage proposed is not dissimilar to existing club advertising media in Mareeba such as the sponsors signage along the fence of the cricket field on Chewko Road.

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	Mareeba Golf Club Inc.	ADDRESS	7 Hampe Street, Mareeba
DATE LODGED	2 December 2025	RPD	Lot 351 on NR8084
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Operational Works – Advertising Device		

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

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

And

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

- (A) APPROVED DEVELOPMENT: Development Permit for Operational Works – Advertising Device

- (B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
-	Fence Advertising Device Cross-section Plan	Applicant	19/11/2025
-	Fence Advertising Device Site Plan	Applicant	19/11/2025
-	Fence Advertising Device Setout Plan	Applicant	19/11/2025

- (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 plan/s and the facts and circumstances of the development 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. General
 - 2.1 The length of the combined advertising sign face must not exceed 120 metres and must not exceed 1.2 metres in height from ground level.
 - 2.2 The advertising device/s and any future advertising content must not, to the satisfaction of Council's delegated officer:
 - resemble traffic control devices;

- give instructions to traffic;
- resemble a hazard or warning light;
- incorporate highly reflective materials or finishes; and
- be illuminated, move, revolve, strobe or flash.

- 2.3 The advertising device/s must be kept clean, in good order and safe repair for the life of the development, to the satisfaction of Councils delegated officer.
- 2.4 No part of the advertising device/s is permitted to encroach onto the State controlled road reserve.
- 2.5 The advertising device/s must comply with the relevant criteria set out in the Department of Transport and Main Roads Roadside Advertising Manual (as amended).

(D) ASSESSMENT MANAGER'S ADVICE

(a) Compliance with Acts and Regulations

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

Although a building approval may not be required for the proposed structure, it is recommended that the structure be engineered to withstand strong wind forces.

(E) RELEVANT PERIOD

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

- Any other development – two (2) years (starting the day the approval takes effect).

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

- Nil – refer to Advice Clause (a)

(G) OTHER APPROVALS REQUIRED FROM COUNCIL

- Nil

THE SITE

The subject site forms part of the Mareeba Golf Club (1 of 3 Lots) situated at 7 Hampe Street, Mareeba and is more particularly described as Lot 351 on NR8084. The site is irregularly shaped, with an area of 35.2 hectares and is zoned Recreation and open space under the Mareeba Shire Council Planning Scheme 2016.

The site contains frontage to Vaughan Street, Hampe Street and Moody Street all of which are bitumen sealed. Access is only possible from Hampe and Moody Streets with no direct access available from Vaughan Street.

The site is primarily improved by golf course tees, fairways and greens as well as scattered mature trees. Golf buggy storage sheds are also constructed in the south-east corner of the site adjacent the clubhouse which is on a separate allotment.



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.

BACKGROUND AND CONTEXT

Nil

PREVIOUS APPLICATIONS & APPROVALS

Nil

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Operational Works – Advertising Device in accordance with the plans shown in **Attachment 1**.

The Mareeba Golf Club is proposing the establishment of a large advertising platform along the fence line facing the State controlled Mareeba – Dimbulah Road. The advertising device will be 120 metres long x 1.2 metres high and will include 50 x 2.4 metre wide sections for the erection of individual signage for local businesses. The advertising device is proposed to help with the sponsorship base for the Golf Club.

The existing fence will be replaced with an engineered fence structure for the individual sign faces to be mounted to.

Below is a Google Streetview image taken of similar advertising media along the fence line of Fred Simpson Memorial Oval (used by the Mareeba Cricket Club). This signage spans approximately 140 metres along the fence line.



REGIONAL PLAN DESIGNATION

The subject site is included within the Urban Footprint land use category in the Far North Queensland Regional Plan 2009-2031. Mareeba is identified as a Major Regional Activity Centre in the Regional Plan. The site contains no areas of ecological significance.

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	Land Use Categories <ul style="list-style-type: none"> Residential Area Community Identity Elements <ul style="list-style-type: none"> Enterprise and Employment Transport Elements <ul style="list-style-type: none"> State Controlled Road B-double Route
Zone:	Low Density Residential Zone
Overlays:	<ul style="list-style-type: none"> - Airport environs overlay - Bushfire hazard overlay - Transport Infrastructure Overlay

RELEVANT PLANNING INSTRUMENTS

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

Far North Queensland Regional Plan 2009-2031

Separate assessment against the Regional Plan is not required because the Mareeba Shire Council Planning Scheme appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies to the planning scheme area.

State Planning Policy

Separate assessment against the State Planning Policy (SPP) is not required because the Mareeba Shire Council Planning Scheme appropriately integrates all relevant aspects of the SPP.

Mareeba Shire Council Planning Scheme 2016

Relevant Developments Codes

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

- 6.2.8 Recreation and open space zone code
- 8.2.12 Transport infrastructure overlay code
- 9.4.1 Advertising devices code

The application did not include a planning report and assessment against the planning scheme. An officer assessment has found that the application satisfies the relevant acceptable outcomes (or performance outcomes where no acceptable solution applies) of the relevant codes set out below, provided reasonable and relevant conditions are attached to any approval.

Relevant Codes	Comments
Recreation and open space zone code	The application complies or can be conditioned to comply with the acceptable outcomes (or performance outcome where no acceptable outcome is provided) contained within the code.
Transport infrastructure overlay code	The application complies or can be conditioned to comply with the acceptable outcomes (or performance outcome where no acceptable outcome is provided) contained within the code.
Advertising devices overlay code	<p>The application complies or can be conditioned to comply with the acceptable outcomes (or performance outcome where no acceptable outcome is provided) contained within the code apart from the following:</p> <ul style="list-style-type: none"> • Acceptable Outcome AO2.1 • Acceptable Outcome AO2.2 <p>Despite not complying with the abovementioned acceptable outcomes, it is considered that in each case compliance can be achieved with the corresponding higher order performance outcomes. Refer to planning discussion section of report for full commentary.</p>

Planning Scheme Policies/Infrastructure Charges Plan

Nil

Adopted Infrastructure Charges Notice

Nil

REFERRAL AGENCY

This application did not trigger referral to a Referral Agency. Despite the site fronting the State controlled Vaughan Street, there are no referral triggers within the Planning Regulation for operational works (advertising devices).

Internal Consultation

Nil

PLANNING DISCUSSION

The proposed development's noncompliance with assessment benchmarks contained within the Advertising devices code are summarised as follows:

Advertising devices code

PO2 – Character and amenity

Advertising devices are designed and located to:

- (a) avoid visual clutter;*
- (b) avoid overshadowing of adjoining premises or public places;*
- (c) prevent loss of daylight or sunlight access for nearby uses;*
- (d) be consistent with the built and natural character of the immediate surrounds; and*
- (e) allow for the identification of premises, uses and business.*

AO2.1

Advertising devices:

- (a) do not move, revolve, strobe or flash;*
- (b) are not painted or erected on a roof (excluding awnings) or structure (such as a silo or tank);*
- (c) do not incorporate overt or explicit language or visual content that is likely to be offensive to the general public;*
- (d) primarily advertise a business and/or commercial premises rather than products;*
- (e) are located on the property to which the advertising relates;*
- (f) do not protrude above the roofline or parapet; and are limited to those devices identified in **Table 9.4.1.3B***

AO2.2

*The number, type and design of advertising devices complies with **Table 9.4.1.3D**.*

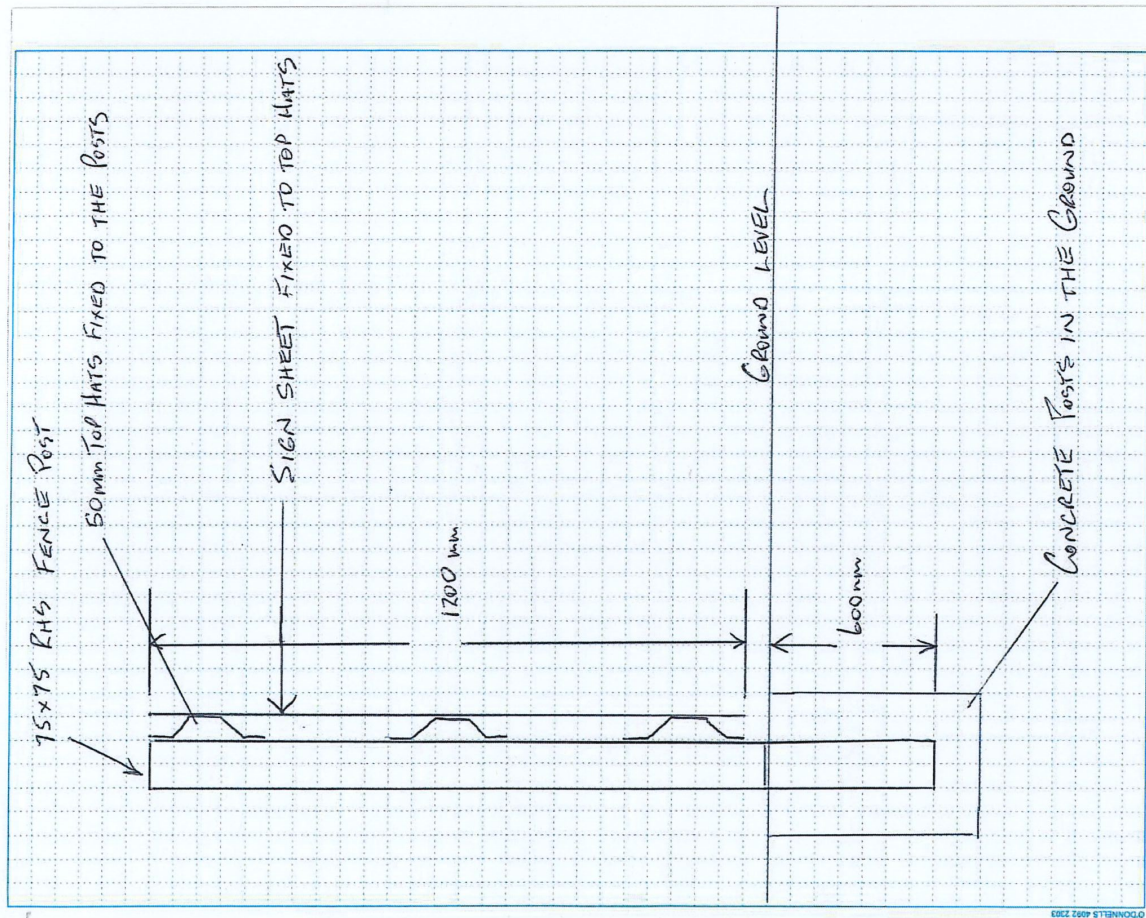
Comment

The proposed advertising device will advertise up to 50 individual businesses that are not located on the subject site, and the number of individual signs (up to 50) will exceed the limitations outlined in Table 9.4.1.3D. The development is therefore non-compliant with AO2.1(e) and AO2.2.

The key planning issues with the proposed development is the potential visual amenity impacts the sign may have on road users as well as Vaughan Street residents who live opposite the golf course. Considering the signage is only 1.2 metres high and will only cover a small portion of the golf course frontage (120m or approx. 26% of frontage), the likelihood of impacts on road users is minimal. Furthermore, the signage will be setback approximately 42 metres from the Vaughan Street dwellings opposite the club. The signage proposed is not dissimilar to existing club advertising media in Mareeba such as the sponsors signage along the fence of the cricket field on Chewko Road.

The proposed development will comply with higher order Performance outcome PO2.

Fence Advertising Device
Cross-section Plan
19/11/2025

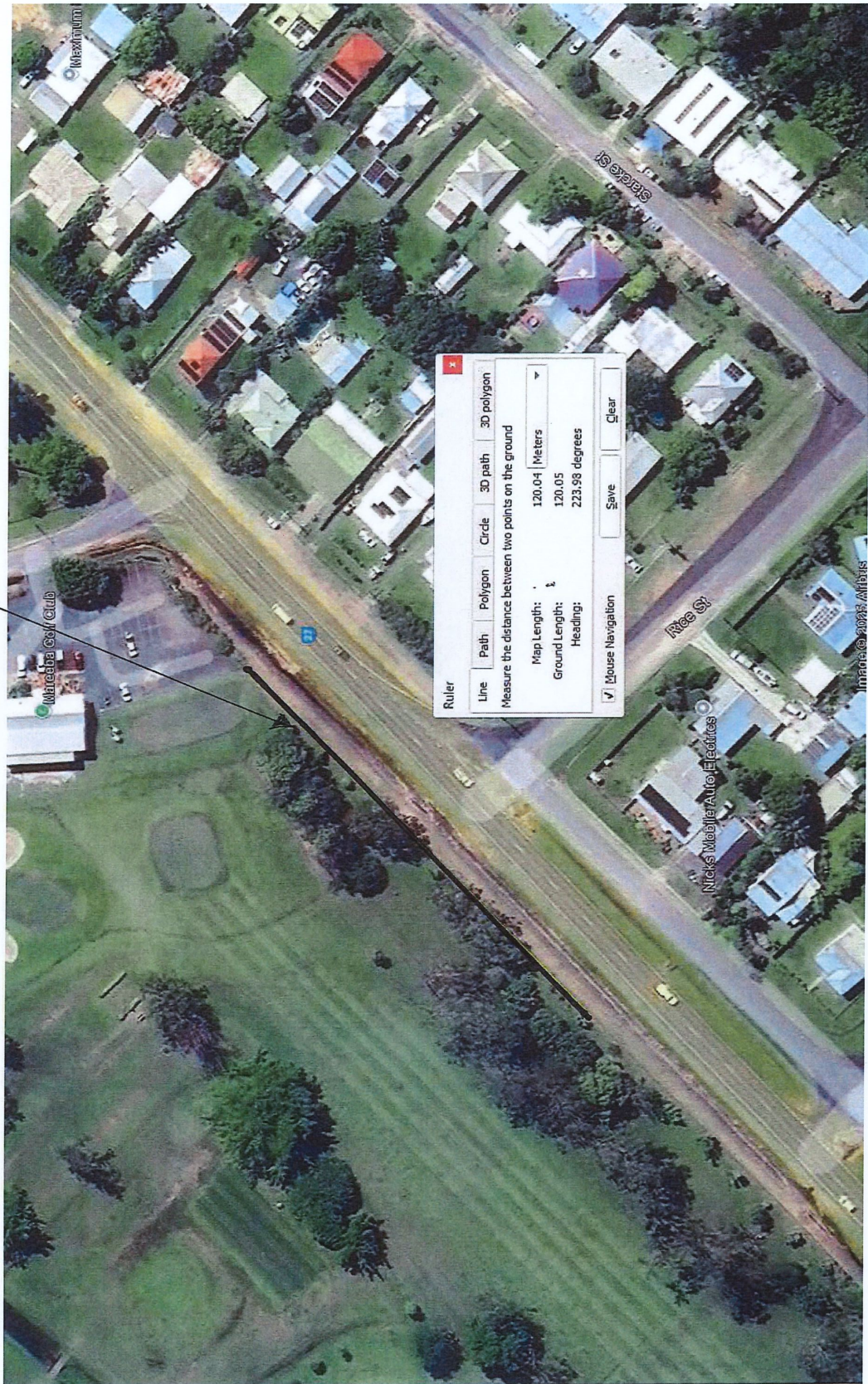


Document Set ID: 4577370
Version: 1, Version Date: 19/11/2025

19/11/2025

Fence Advertising Device Site Plan

PROPOSED LENGTH OF SIGN IS 120mTS



Document Set ID: 4577370
Version: 1, Version Date: 19/11/2025

Fence Advertising Device Setout Plan

19/11/2025



Document Set ID: 4577370
Version: 1, Version Date: 19/11/2025

8.6 TECHNOLOGY ONE CONTRACT VARIATION

Date Prepared: 5 December 2025
Author: Manager Information Systems & Governance
Attachments: Nil

EXECUTIVE SUMMARY

Technology One Limited (“Tech One”) are a major software provider in the Local Government space. Council has made extensive use of such software since 2005. Tech One have been progressing a major software modernisation program over the past several years with the final component, Property & Rating, scheduled for update in the first quarter of 2027. In order to secure this position, via the *CiA Live Staged Transition methodology*, Council has been required to execute an amendment to vary the original agreement, entered into in 2019.

RECOMMENDATION

That Council endorse the execution of the variation (251127) to the existing Technology One Software as a Service Agreement dated 28 June 2019.

BACKGROUND

Council has been utilising software provided by Tech One since 2005.

Over the years we have invested significant time and effort to improve our use of its functionality. Currently, many functional areas rely on Tech One software as the ‘single source of truth’ for managing their business processes. These include:

- Human Resources, Payroll and Financials
- Project Management
- Purchasing and Receipting
- Property and Animal management
- Building and Planning
- Records Management
- Mapping

In 2019 Council transitioned to the Tech One Cloud as part of the broader ‘Cloud First’ ICT Strategy. Council is deeply embedded in, and reliant on, the services that Tech One provide.

CiA Modernisation

Council has been progressively moving across to Tech One’s modernised software platform CiA and is at a point where the next major shift to CiA exists within the Property and Rating (P&R) area.

The majority of this transition to CiA has, in the past, been under a ‘soft’ methodology that greatly reduced the effort and impact on the organisation. The last phase of this program targets the P&R suite and cannot be handled in the same way. A far more significant effort will be required; one that dictates considerable input from Tech One. To this end they have developed a managed transition process referred to as *CiA Live Staged Transitions*. This method is only available to customers who enter into an amended contract accordingly.

Contract Variation

Over the past months Council officers have been liaising with Tech One to arrive upon an amendment that is agreeable to both parties.

The minimum variation term offered by Tech One is four years. While longer terms have been explored, an eight-year contract offers the best financial outcomes to Council. Whilst lengthy, compared with comparable contracts Council maintains, the history Council has with Tech One renders an eight-year period appropriate.

Broadly speaking the contract amendment covers:

- CiA Live Staged Transition (cost of actual migration work)
- Additional software; both mandatory and optional (enhanced functionality)

These costs are realised as annual uplift increases, to be added to the existing yearly fee. The amendment stipulates a fixed CPI increase over the contract period and provides for a staggered uplift, where the total effect of the price increases is applied over a number of years, 'softening' the fiscal impact.

Additional Software functionality

The majority of the transition process focuses on updating the existing software to the new architecture however, due to the significant changes involved, Council has both a mandated requirement to license further software components and the option to enhance the suite through the adoption of new software.

An example of where Council can utilise this opportunity to enhance service delivery to the community is via the adoption of the new Digital experience Platform (DxP). DxP provides for significantly enhanced digital customer engagement, allowing rate payers to interact with Council on-line, should they choose to do so. This includes such business processes as Property enquiries, Animal Management, Customer Requests and Development Applications, and includes an integrated payment gateway, providing for an almost 'frictionless' digital experience.

RISK IMPLICATIONS

Financial

The variation includes an increase to the annual Software as a Service (SaaS) fee. This increase will be applied gradually over a three-year period, commencing FY 26/27.

Service Delivery and IT

The CiA Live Staged Transition process will require a significant internal effort to ensure continuity of service delivery as the various modules are transitioned. Council will look to build up the necessary internal resources via the 'Key User' methodology that has been used successfully in the past.

FINANCIAL AND RESOURCE IMPLICATIONS

Operating

This will be catered for in the forthcoming annual budgets.

LINK TO CORPORATE PLAN

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

Community and Culture: An informed, engaged and resilient community which supports and encourages effective partnerships to deliver better outcomes.

IMPLEMENTATION/COMMUNICATION

Nil.

8.7 AGISTMENT RENEWAL - PART OF LOT 539 SP146295 - STAGE 1

Date Prepared: 3 December 2025

Author: Coordinator Governance & Compliance

Attachments: Nil

EXECUTIVE SUMMARY

This report seeks Council consent to renewal for a further three (3) year term of a current Agistment Land Occupancy Permit over part of the land described as Lot 539 SP146295 Bowers Street Mareeba.

RECOMMENDATION

That Council:

1. Decide that section 236(1)(c)(iii) of the *Local Government Regulation 2012* (Qld) applies to the disposal of a valuable non-current asset – that being part of Lot 539 SP146295 Bowers Street Mareeba – other than by tender or auction.
2. Approve a renewal term of three years for the Agistment Land Occupancy Permit over part of Lot 539 SP146295 Bowers Street Mareeba as issued to the current Permittee, Trustee for the HMBT Trust.

BACKGROUND

The Trustee for the HMBT Trust as Permittee currently hold an Agistment Land Occupancy Permit ("the Permit") over the eastern most portion of the land described as Lot 539 SP146295 Bowers Street Mareeba. The Permit is due for expiry on date of 30 January 2026.

Council is in receipt of correspondence from the Permittee seeking a renewal period of three (3) years to commence on 1 February 2026, expiring 30 January 2029.

RISK IMPLICATIONS

Nil identified

LEGAL/COMPLIANCE/POLICY IMPLICATIONS**Renewal period**

Council's *Use of Council Land for Agistment Purposes Policy* provides for a 12-month renewal, therefore any renewal of the permit for a period exceeding twelve months requires resolution of Council.

Local Government Regulation 2012

Sections 224 and 227 of the *Local Government Regulation 2012* (Qld) (LGR) provides that where Council seeks to enter into a contract for the disposal of a valuable non-current asset, Council must first seek tenders or proceed to auction. Section 224(6) provides that the disposal of a valuable non-current asset by a local government includes the disposal of all or any part of an interest in the asset, for example, the grant of a lease over land or a building.

Section 236 of the LGR provides for exceptions to the above requirements. Relevantly, Section 236(1)(c)(iii) provides that a local government may dispose of a valuable non-current asset other than by tender or auction if the disposal is for the purpose of renewing the lease of land to the existing tenant of the land. Section 236(2) further provides that the above exception applies to a local government disposing of a valuable non-current asset only if, before the disposal, the local government has decided, by resolution, that the exception may apply to the local government on the disposal of a valuable non-current asset other than by tender or auction.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Nil.

LINK TO CORPORATE PLAN

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

Community and Culture: An informed, engaged and resilient community which supports and encourages effective partnerships to deliver better outcomes.

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

IMPLEMENTATION/COMMUNICATION

8.8 ASSIGNMENT OF INTEREST - LEASE N - TOM GILMORE AVIATION INDUSTRIAL PRECINCT

Date Prepared: 27 November 2025

Author: Coordinator Governance & Compliance

Attachments: Nil

EXECUTIVE SUMMARY

This report seeks Council consent for the assignment of all interests in Lease N located at Tom Gilmore Aviation Industrial Park, held by Richard Eric Rudd described as Lease N in Lot 20 on RP748320, to Christopher Roy Waters.

RECOMMENDATION

That Council consents to the assignment of all interests in Lease N located at Tom Gilmore Aviation Industrial Park held by Richard Eric Rudd, as assignor, being Lease N in Lot 20 RP748320 on SP171528, to Christopher Roy Waters, as assignee, conditional upon:

- a) Full payment of all amounts of lease rental and rates, fees and charges due as at the date of the assignment being effected, including any outstanding amounts;
- b) Cost of all legal fees associated with lease interest assignment and lodgement of necessary legal instruments with the Titles Office to effect the assignment being borne by the assignor. This includes any legal fees, reasonably incurred by Council, to achieve this outcome; and
- c) Full adherence by the assignor and assignee to conditions contained in Clause 2.08.1 and all sub-clauses relevant thereto, as contained in the Lease.

BACKGROUND

Richard Rudd currently holds Lease N located at Tom Gilmore Aviation Industrial Park. Lease N has an aircraft hangar constructed upon it. Council has received contact from David Anthony Solicitors on behalf of Christopher Waters seeking Council consent to the assignment of the lease from Richard Rudd to Christopher Roy Waters.

The Lease commenced 1 October 2006 with an expiry date of 30 September 2037.

Clause 2.08.1 of the Lease provides for a lessee to be able to assign its interest in the Lease to another entity upon provision of certain information relevant to the proposed assignee and subject to Council consent, which shall not be unreasonably withheld.

The Lease provides for all costs reasonably incurred by Council, as Lessor, to be reimbursed by the assignor as part of the assignment process. It will be necessary for appropriate legal instruments to be prepared by the assignor for execution by Council and subsequent lodgement, by the assignor, on Title.

RISK IMPLICATIONS

Nil.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Compliance with the terms of the lease relevant to clause 2.08.1 as relates to assignment of a lease interest.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Nil.

Operating

Nil.

LINK TO CORPORATE PLAN

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

IMPLEMENTATION/COMMUNICATION

Resolution outcome to be communicated to the parties.

8.9 COUNCIL POLICY REVIEW

Date Prepared: 2 December 2025

Author: Senior Advisor Governance & Compliance

Attachments:

1. **Signing of Correspondence and Documents Policy** [↓](#)
2. **Animal Noise Nuisance Investigation Procedure** [↓](#)
3. **Community Loans Policy** [↓](#)

EXECUTIVE SUMMARY

As part of the ongoing organisation-wide compliance policy review work, amended and newly created instruments, along with instruments marked for repeal, are presented to Council for consideration.

RECOMMENDATION

That Council:

1. Repeals the:
Community Loans Policy – adopted 20 November 2024
Signing of Correspondence and Documents Policy – adopted 14 December 2022
2. Adopts the:
Community Loans Policy
Animal Noise Nuisance Investigation Procedure
Signing of Correspondence and Documents Policy

BACKGROUND***Community Loans Policy*****Purpose**

To provide for a principled and consistent approach to the assessment, approval and provision of loans as a form of assistance offered to community organisations.

Summary of amendments

- a. Header matrix – update policy type field to Governance type in accordance with established protocols for publicly available policy instruments
- b. Section 3, para 3, bullet point 5 – declare loan limit amount of \$30,000 per organisation.
- c. Page 1 of 2 – omit footnote 3 reference to \$120,000 loan limit in bullet point 2 of Under Treasurer issued General Approval instrument of 2012; omit footnote 4 reference to total outstanding \$2M loan limit in bullet point 4 of Under Treasurer issued General Approval instrument of 2012.

All remaining content continues to be relevant for a further term.

Animal Noise Nuisance Investigation Procedure**Purpose**

To ensure that when a complaint is received regarding an alleged animal noise nuisance, the Council response is managed in accordance with requirements under relevant legislation and local laws.

Summary of amendments

- a. Header matrix – omit Administrative policy type; insert Governance policy type; update officer position descriptions to align with current reporting lines and in accordance with established naming conventions
- b. Section 3 – update and modernise procedural language and wording in all sub-section bullet point series to reflect new instrument audience (public); insert new subsection heading and content for handling of independent noise monitoring activities; insert new bullet point 7 for alternative and handling of noise monitoring diary submission at the discretion of an authorised Council officer; Action of complaints bullet point series – insert new bullet point 6 requirement for declaration of specified number of data collection days in a 21-day period; Where independent monitoring activities confirms noise nuisance bullet point series – insert new bullet point 3 declaring timeframe to comply (7 to 14 days) with a compliance notice
- c. Section 7 – update responsible Manager position description
- d. Apply minor grammatical amendments throughout

This instrument previously held an 'Administrative' policy type status for internal reference only. The recent review of the content has resulted in an assessment supporting publishing for external public reference.

Signing of Documents and Correspondence Policy**Purpose**

To inform Council employees of the levels of responsibility for signing of correspondence and documents on behalf of Council.

Summary of amendments

- a. Header matrix – Policy Type field, omit Governance type, insert Administrative type; Responsible Officer field, omit Director Corporate & Community Services position, insert Manager Information Systems & Governance position; Author field, omit Senior Compliance Officer, insert Senior Advisor Governance & Compliance
- b. Section 3.1 para 6 – update wording to provide clarity on escalation of decision to higher authority; final paragraph, omit redundant delegated authority statement.
- c. Sections 3.2-3.7 – modernise wording to remove expressive redundancy; omit repeated use of the term Chief Executive Officer, insert CEO
- d. Section 3.10 Authority table – omit Manager Development & Governance delegated position from Authority No. A; omit bullet point one Licence Agreements document category from Description of Powers in Authority No. A6
- e. Apply minor spelling, grammatical and formatting amendments throughout.

Note that in the instrument type has been amended from 'Governance' type to 'Administrative' type to account for its intended audience (internal). Note further that whilst this action accords with requirements under s 3.3 of Council's *Policy and Procedure Framework*, the instrument has historically been adopted via resolution of Council due to the statutory delegated authority under which the instrument is referenced – that being the recording of authority as declared under s 236 of the *Local Government Act 2009* (Qld) from the Mayor and CEO to other Council officers to

facilitate routine procedural execution of documents on behalf of Council. In this regard, it is considered prudent that this instrument continues to be adopted via formal resolution of Council.

Financial and Resource Implications:

Capital

Nil

Operating

Nil

LINK TO CORPORATE PLAN

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

IMPLEMENTATION/COMMUNICATION

Upload instruments to Council's internal Policy Library and publish to Council's website in accordance with applicable policy type and audience.



Signing of Correspondence and Documents Policy

Policy Type	Administrative Policy	Version:	6.0
Responsible Officer	Manager Information Systems & Governance	Date Approved:	17/12/2025
Review Officer:	Director Corporate & Community Services	Review Due:	17/11/2028
Author:	Senior Advisor Governance & Compliance	Commencement:	17/12/2025

1. PURPOSE

To inform employees of the levels of responsibility for signing of documents on behalf of Council.

2. SCOPE

This policy applies across Council.

3. POLICY STATEMENT

3.1 AUTHORITY

The *Local Government Act 2009* (Qld) (LGA) relevantly provides the authority for the signing of local government documents as follows:

"236 Who is authorised to sign local government documents

(1) The following persons may sign a document on behalf of a local government—

- (a) the head of the local government;*
- (b) a delegate of the local government;¹*
- (c) a councillor or local government employee who is authorised by the head of the local government, in writing, to sign documents."*

This Policy records authority from the Mayor and Chief Executive Officer (CEO) to other Council officers to sign correspondence and documents on behalf of Council.

Officers have the responsibility of making decisions on behalf of Council. This means that decisions may be subject to appeal or to the making of administrative action complaints. Officers are therefore expected to exercise their discretion in accordance with the provisions of the law as it would have applied to Council were it making the decision.

In making decisions, officers should make themselves aware of any specific Council policies, decisions, local laws, etc, that may be relevant. This is a critical responsibility that forms an integral part of the authority to sign documents. This authority does not derogate from the power of Council or the CEO to act in any matter itself. Accordingly, decisions that appear to the officer to be of public interest, controversial, or to have some special importance, should be referred to the officer's supervisor for prior determination. In exercising this

¹ See *Local Government Act 2009* (Qld) s 257. Authority is commonly delegated by Council to the Chief Executive Officer.

Signing of Correspondence and Documents Policy

judgment, decisions should be referred to an officer of higher seniority if the officer has any doubts about the interest in or significance of the proposal.

Before signing any Council document, an officer must ensure that they have the delegated authority to do so.

Separate delegated authority may be given through other legislation, for example, under Instruments of Appointment and Instruments of Delegation. Some of Council's Local Laws also have provision for delegated authority.

3.2 GENERAL CORRESPONDENCE AND DOCUMENTATION

This Policy is to be applied by officers in dealings involving correspondence and documentation drafted on behalf of Council under delegation. All officers to whom the duty and authority to sign outward correspondence and other documentation have been delegated have the following obligations:

- correspondence which appears to the officer to be potentially controversial or to have major policy ramifications, should be discussed with the CEO, Director or Manager prior to signing; and
- to be aware of specific statutes and Council policies, decisions and Local Laws which relate to the matter in issue. This is a key responsibility which forms an integral part of the authority.

3.3 EXCEPTIONS

The following correspondence is expressly **excluded** from this Policy and requires the signature of the CEO:

- correspondence originating from or otherwise involving the CEO's direct interest;
- correspondence determined to be legally requiring signature by the CEO, that cannot be delegated;
- letters of legal action and or prosecution that have not been particularly described in a delegation; and
- any other letter which a Director of the relevant section of Council feels, for reasons of protocol or importance, should be personally signed by the CEO.

3.4 DESIGNATED OFFICERS

Officers at Supervisor/Coordinator/Senior Officer level may sign their own name on template letters approved by the relevant Manager and Director under section 3.5, including minor variations emanating from areas under their supervision but excluding correspondence under clause 3.3.

3.5 MANAGERS

Managers may sign, in their own name, routine correspondence generated by business areas under their control excluding correspondence under clause 3.3.

The Manager Human Resources has the delegated authority to sign letters of appointment for internal transfers and appointments in accordance with an appropriately completed selection report and endorsement of the Executive Management Team.

All standard letter templates should be reviewed by the Manager annually and approved by the Director. Any merge file letter template (including authority generated letters) must be appropriately profiled.

Signing of Correspondence and Documents Policy

In special circumstances, the CEO may approve the delegation to sign standard correspondence to a specific position for a specified period, for a maximum period of three months. A copy of this delegation is to be placed on the officer's personnel file and recorded in the Delegations Register.

3.6 DIRECTORS

Directors may sign in their own name for correspondence concerning both routine and policy items excluding correspondence under clause 3.3.

3.7 CORRESPONDENCE RELEVANT TO APPOINTMENT AND DISCIPLINARY ACTION OF EMPLOYEES

The LGA provides that the CEO appoints the local government's employees (other than senior executive employees) and is the only person who may take disciplinary action against a local government employee.² The LGA permits the CEO to delegate the CEO's powers.³

The CEO has delegated to the Directors the power to appoint a local government employee up to and excluding Contract Managers.

3.8 FORMAT OF SIGNATURE BLOCK

The signature block displayed upon correspondence between Council and other parties is to hold the following format:

Signature of Delegated Signatory
TYPED FIRST NAME AND SURNAME OF SIGNATORY
POSITION TITLE OF SIGNATORY

3.9 USE OF SCANNED SIGNATURES

The use of scanned signatures must have documented approval of the relevant authorised person.

3.10 AUTHORITY TO SIGN DOCUMENTS

Excluding those exceptions set out in section 3.3, the following table sets out those positions which are authorised to sign documents.

Authority No.	Description of Powers	Delegated Position
A1	Plans of Survey and other documentation relating to subdivisions of land and community management plans	CEO Director Corporate & Community Services
A2	Deeds of indemnity, agreements and service level agreements relating to operational matters within their area of responsibility	CEO Directors

² Ibid ss 196-197.

³ Ibid s 259.

Signing of Correspondence and Documents Policy

Authority No.	Description of Powers	Delegated Position
A3	Approve and issue variation for contracts/agreements (Subject to delegations from Council)	CEO Directors Authorised officers in accordance with <i>Local Government Regulation 2012</i> (Qld) (LGR) and Procurement Policy
A4	Approve purchasing contract documentation and associated variations within the delegated purchasing authority	CEO Directors Authorised officers in accordance with LGR and Procurement Policy
A5	Agreements for professional services, copyrights, reproduction, indemnification, grants, etc.	CEO Directors
A6	Statutory and legal documents including: <ul style="list-style-type: none"> • Leases • Employment contracts (CEO only for contract positions) • Appointment of an employee not included in the organisational structure (with the exception of casual staff) • Contracts for sale/purchase of major assets within the delegated purchasing authority • Termination of staff 	CEO Directors
A7	<ul style="list-style-type: none"> • Statutory compliance reports and documentation 	CEO Directors Authorised officers in accordance with the sub-delegation under the relevant legislation

4. REPORTING

No additional reporting is required

5. DEFINITIONS

Correspondence – means:

- letters compiled to manage the day-to-day administration relating to operational matters within the officer's area of responsibility;
- technical correspondence, standard and form letters relating to operational matters within the officer's area of responsibility;
- letters compiled to manage the day-to-day administration and operational requirements of Council within the CEO's or Director's area of responsibility.

Signing of Correspondence and Documents Policy

Council – means: the Mareeba Shire Council including all elected representatives, employees, contractors, volunteers, a Standing or Joint Standing Committee, committee members and any entity under direct Council ownership, management, sponsorship or financial control.

Documents – include:

- plans of survey;
- deeds of indemnity;
- agreements;
- contracts;
- licences;
- variation orders for contracts;
- tenders;
- sponsorship and endorsements;
- leases;
- applications;
- memorandum of understanding
- Statutory compliance reports and documentation in accordance with delegation or sub-delegation under the relevant legislation.

Head of Local Government – means:

"(a) the mayor; or

(b) if all of the councillors have been suspended or the local government has been dissolved under section 123 and an interim administrator is appointed—the interim administrator; or

*(c) if there are no councillors for any other reason and an interim administrator has not been appointed—the chief executive officer."*⁴

6. RELATED DOCUMENTS AND REFERENCES

Local Government Act 2009 (Qld)

Local Government Regulation 2012 (Qld)

7. REVIEW

It is the responsibility of the Director Corporate & Community Services to monitor the adequacy of this policy and implement and approve appropriate changes. This policy will be formally reviewed every three (3) years or as required by Council.

⁴ Ibid s 236(2).



Animal Noise Nuisance Investigation Procedure

Policy Type	Governance Procedure	Version:	3.0
Responsible Officer	Coordinator Health & Local Laws	Date Approved:	17/12/2025
Review Officer:	Manager Customer & Community Services	Review Due:	17/11/2029
Author:	Coordinator Health & Local Laws	Commencement:	17/12/2025

1. PURPOSE

To ensure that when a complaint is received regarding an alleged animal noise nuisance, the Council response is managed in accordance with requirements under relevant legislation and local laws.¹

2. SCOPE

This procedure applies to all animal noise nuisance complaints reported in the Mareeba Shire Council jurisdictional boundary.

3. PROCEDURE STATEMENT

This procedure will be followed in sequence upon Council receipt of a report of an animal noise nuisance from an affected person (the complainant):

Complaint Received

- All complaints received will be managed via Council's Customer Request Management system (CRM) and full and accurate notation of each action taken in relation a complaint will be recorded against the Customer Request (CR) complaint file.
- All complaints will be processed within three (3) days from date of receipt.

Action of complaints:

- Health and Local Laws Administration Officer (HLLAO) will send out a noise monitoring package (NMP) to the complainant. The NMP will include information on Council's investigation process as well as information on how to mediate with the relevant animal owner regarding an animal noise nuisance.
- Noise monitoring of 14 days in a 21-day window is to be undertaken by the complainant. Noise monitoring can be submitted outside this window where circumstances prevent monitoring activities e.g., the complainant is a fly-in-fly-out (FIFO) worker.
- where no NMP is submitted by the complainant, Council will not progress investigation of the complaint.
- Once the NMP is submitted to Council, a new CR will be created by the HLLAO with the NMP attached. Local Laws Officers (LLOs) will commence assessment of the submission.
- If the NMP has been submitted incorrectly, LLOs will contact the complainant and discuss further requirements. If the NMP has been submitted correctly, LLOs will contact the complainant, discuss the evidence and explain that corroborating evidence will now be sought.

¹ See Subordinate Local Law No. 2 (Animal Management) 2018 (MSC). See also Animal Management (Cats and Dogs) Act 2018 (Qld).

Animal Noise Nuisance Investigation Procedure

- Council requires the NMP to be submitted with the correct number of days (14 days in a 21 day window) the animal noise nuisance issue was recorded, and it must be signed and dated by a Justice of the Peace in the relevant areas, to verify the validity of the data within.
- LLOs will undertake a neighbourhood door knock exercise in the relevant geographic area. LLOs will seek input from an additional two (2) properties and a maximum of five (5) properties (where possible) willing to also complete an NMP.
- LLOs will provide detailed notes against the relevant CR of all contact made on the door knock exercise and where NMP submissions were made.
- If the additional property owners do not wish to complete a full noise monitoring diary of 14 days in a 21 day period, the authorised officer may ask if they wish to complete a written statement form outlining the days and times the barking noise nuisance is occurring. Alternatively, the property owner can complete a shortened noise monitoring period (these options may be available at the discretion of the authorised officer).
- If no corroborating evidence (additional NMP submissions) is submitted or sourced, LLOs will decide if further investigation is required (including if further noise monitoring sessions are to be carried out by the authorised officer).
- HLLAO will attach any additional NMPs received. LLOs will assess the submissions.

Noise nuisance determined (Noise diary assessed as sufficiently adequate to proceed to independent monitoring)

- LLOs will conduct a minimum of two (2) independent noise monitoring sessions within the appropriate times to eliminate any collusion based results. Where noise nuisance is proven to be outside of Council's normal business hours, the matter must be prior escalated to management for direction.
- Where no corroborating properties were obtained, LLOs will determine the necessity for conduct of extra noise monitoring sessions if the original submission indicates potential existence of a noise nuisance.
- All noise monitoring activities undertaken will be captured using Body Worn Cameras (BWC).
- LLOs will contact all parties (including corroborating parties) on the outcome of the additional NMPs and any independent monitoring activities.

Where independent noise monitoring activities does not constitute a nuisance

- LLOs will contact complainant/s and animal owner/s on the outcome of the investigation and independent monitoring activities. HLLAO to assist in the drafting of written correspondence to be sent to complainant detailing the outcome. Any written correspondence will be attached to the relevant CR.

Where independent monitoring activities confirms noise nuisance

- LLOs will assess the evidence to determine if a breach has occurred and a Penalty Infringement Notice (PIN) may be issued to the animal owner for the offence of failing to maintain minimum standards – noise nuisance.

OR

- LLOs will assess the evidence and inform the animal owner if a Compliance Notice (CN) is to be issued for the breach.

Animal Noise Nuisance Investigation Procedure

- The CN will give the animal owner a timeframe to comply and resolve the issue (this will be determined on a case by case basis, but usually between 7 to 14 days).
- LLOs to dispatch CN as may be required.
- LLOs will hand deliver CN where possible. LLOs will note the actions taken and the relevant CR will remain open until after assigned date of CN expiry.
- LLOs will contact complainant and ascertain if compliance has been achieved.
- LLOs will notify all animal owners of the outcome.

Where non-compliance with Compliance Notice is reported

- LLOs will determine if further independent noise monitoring is required.
- LLOs will determine if a PIN is to be issued or the subject animal is to be seized and removed from the property.

Decision and review rights

Council will keep complainants informed of the progress of an investigation into an animal noise nuisance complaint. Upon arriving at a decision on the outcome of an investigation into a complaint, Council will provide complainants with information on any available review rights relevant to the decision.

4. REPORTING

No additional reporting is required

5. DEFINITIONS**Local government controlled area—**

- 1) A local government controlled area means land, facilities and other infrastructure owned, held in trust or otherwise controlled by the local government, other than a road.

Examples of Local Government Controlled Areas:

- parks, reserves and gazetted foreshores
 - a. camping grounds or caravan parks on land owned or controlled by the local government
 - b. local government swimming pools
 - c. cemeteries
 - d. Council Chambers and local government offices
- 2) A local government controlled area includes part of a local government controlled area.
- 3) A local government controlled area does not include a residential lot on 'Deed of Grant in Trust' land.
- 4) A local government controlled area means land, facilities and other infrastructure owned, held in trust or otherwise controlled by the local government, other than a road.²

6. RELATED DOCUMENTS AND REFERENCES

Animal Management (Cats and Dogs) Act 2008 (Qld)

Body Worn Camera Policy (MSC)

Local Law No.1 (Administration) 2018 (MSC)

Local Law No. 2 (Animal Management) 2018 (MSC)

² See *Local Law No. 1 (Administration) 2018* sch 1.

Animal Noise Nuisance Investigation Procedure

Subordinate Local Law No. 2 (Animal Management) 2018 (MSC)

7. REVIEW

It is the responsibility of the Manager Customer & Community Services to monitor the adequacy of this procedure and implement and approve appropriate changes. This procedure will be formally reviewed every four (4) years or as required from time to time.



Community Loans Policy

Policy Type	Governance Policy	Version:	3.1
Responsible Officer	Manager Finance	Date Approved:	17/12/2025
Review Officer:	Director Corporate & Community Services	Review Due:	20/10/2028
Author:	Manager Finance	Commencement:	17/12/2025

1. PURPOSE

To provide for a principled and consistent approach to the assessment, approval and provision of loans as a form of assistance offered to community organisations.

2. SCOPE

This policy covers one-off applications for loans for community organisations as defined in this policy. Applicants requesting other types of financial assistance from Council should refer to Council's *Community Partnerships Program Policy*.

3. POLICY STATEMENT

Mareeba Shire Council values and recognises the role of community groups within the Council area and endeavours to support them in a variety of ways.

Council holds conditional General Approval from the Queensland Treasury (QT) issued under the *Statutory Bodies Financial Arrangements Act 1982* (Qld), to offer low-interest or interest-free loans¹ where Council is satisfied that the purpose for a given loan aligns with an identified community benefit within the local government area.

Council will apply the following principled approach to assessment of loan requests:

- The recipient of a Community Loan must be a community-based and not-for-profit organisation located within the jurisdictional boundaries of the Mareeba Shire Council.
- Applications for a Community Loan will be assessed by Council on a case-by-case basis taking into consideration the purpose of the loan and if Council deems it appropriate to provide a benefit to the residents of the community.
- Where appropriate, requests may additionally be assessed against the eligibility criteria, conditions and priorities outlined within Council's *Community Partnerships Program Policy*.
- Council will apply a consistent approach with the setting of interest rates and repayment terms.² Interest rates will be determined using the QT interest rate as at the time of loan drawdown.
- All approved Community Loan applicants will be required to enter into a written agreement with Council.
- Loans will not exceed the amount of \$30,000 for each organisation.

The remove doubt, eligible organisations must:

- Be community-based and not-for-profit;

¹ See General Approval instrument as issued by the Queensland Treasurer under s 76 delegation on date of 4 October 2012 pursuant to the *Statutory Bodies Financial Arrangements Act 1982* (Qld) pt 7 ss 60A-61A.

² Ibid General Approval instrument condition point 3, to be 5 years maximum or lesser as determined by Council.

Community Loans Policy

- Be based in the Mareeba Shire jurisdictional area;
- Identify the purpose of the loan;
- Clearly demonstrate that all other avenues of financial support have been exhausted;
- Demonstrate an ability to repay the debt within the timeframe specified;
- Have fully paid off any previous loans with Mareeba Shire Council;

Approvals will be conditional upon the following:

- loan funds must be utilised for the agreed purpose
- Community organisations must contact Council's Financial Accountant within Three (3) months of approval to accept the offer of loan finance and to progress the loan documentation and funding arrangements
- An approval or offer of finance will remain valid for a period of twelve (12) months beyond which the approval will lapse and the organisation will need to reapply if the funds are still required
- Where loan funds are not fully expended, any remaining loan funds are to be returned to Council

4. REPORTING

Council will maintain a register to record each loan that is provided to a community organisation under this policy.³

5. DEFINITIONS

Community organisation means—

- (a) an entity that carries on activities for a public purpose;
- or
- (b) another entity whose primary object is not directed at making a profit.⁴

6. RELATED DOCUMENTS AND REFERENCES

Community Partnerships Program Policy (MSC)
Statutory Bodies Financial Arrangements Act 1982 (Qld)

7. REVIEW

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

³ See *Statutory Bodies Financial Arrangements Act 1982 (Qld)* s 74.

⁴ See General Approval condition point 1 as defined as remaining in force under the General Approval conditions.

8.10 FINANCIAL STATEMENTS PERIOD ENDING 30 NOVEMBER 2025**Date Prepared:** 3 December 2025**Author:** Manager Finance**Attachments:** 1. Financial Statements - November 2025 [↓](#)**EXECUTIVE SUMMARY**

The purpose of this report is to provide Council with an overview of financial matters for the period 1 July 2025 to 30 November 2025.

RECOMMENDATION

That Council;

1. receives the Financial Report for the period ending 30 November 2025; and
2. endorse one (1) emergency purchase order.

BACKGROUND

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

For the period ending 30 November 2025, the actual results are in line with the year-to-date budget.

There are no issues or concerns to discuss or highlight at this stage, any variances at this stage are due to budget allocation timing issues.

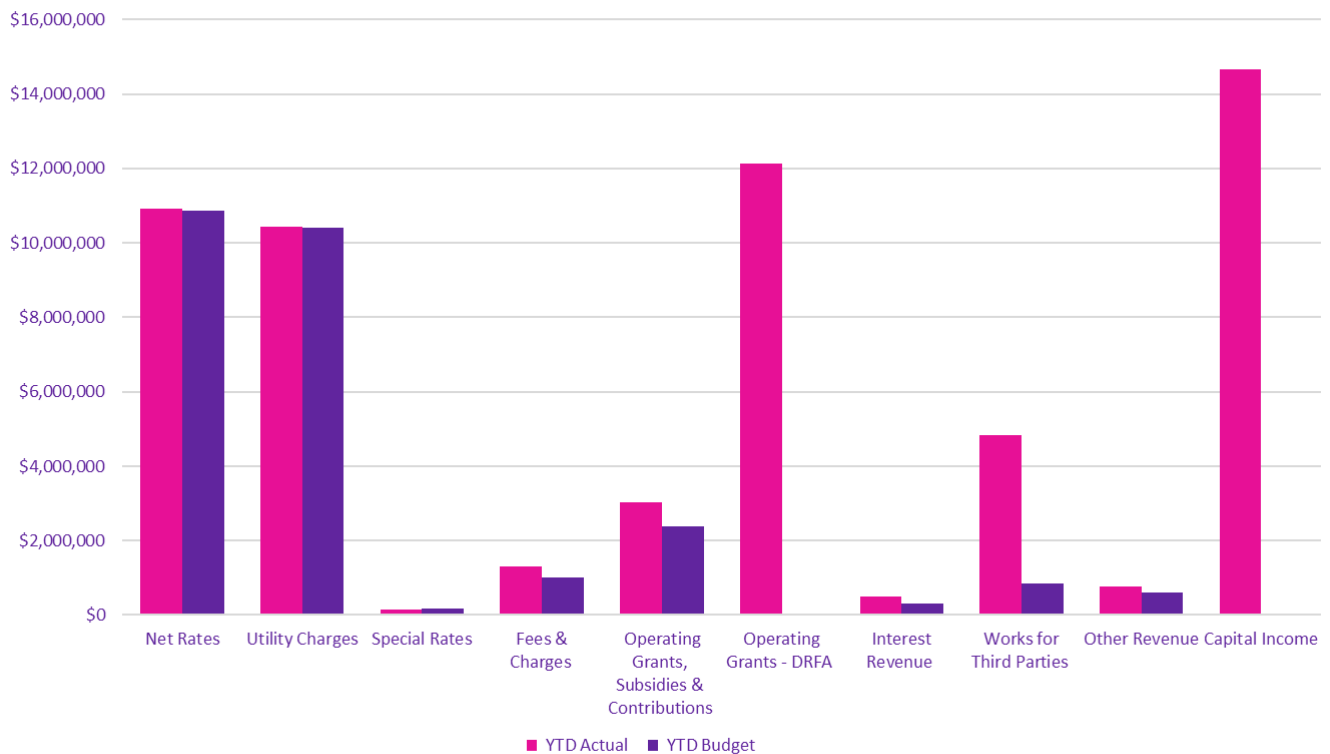
The budgeted figures reflect the 2025/26 Budget as adopted by Council at the 16 July 2025 meeting.

<i>November 2025 – Snapshot</i>	Actuals YTD	Budget YTD
Council Operating Income	\$ 31,927,167	26,601,766
Council Operating Expenditure	\$ 25,595,836	23,206,094
Council Operating Surplus/(Deficit)	\$ 6,331,331	3,395,672
Disaster Recovery Funding Arrangement - surplus/(deficit)	\$ (908,387)	-
Total Operating Surplus/(Deficit)	\$ 5,422,944	3,395,672
Total Capital Income	\$ 14,670,362	-

Income Analysis

Total income for the period ending 30 November 2025 is **\$58,721,756** (which includes \$14,670,362 in capital income and \$12,124,227 in Disaster Recovery Funding Arrangements (DRFA) income) compared to the year-to-date budget of **\$26,601,766**. The variance is primarily due to capital and DRFA income, which are not budgeted for, as the timing and amounts are typically unknown at the time the budget is prepared.

The graph following shows actual income against budget for the period ending 30 November 2025.

Actual Income V Budget Income

Income	Actuals YTD	Budget YTD	Note
Net Rates	\$ 10,913,383	10,855,234	1
Utility Charges	\$ 10,442,384	10,419,064	1
Special Rates	\$ 145,465	162,991	1
Fees & Charges	\$ 1,303,224	1,012,291	2
Operating Grants, Subsidies & Contributions	\$ 3,017,970	2,393,800	
Operating Grants - DRFA	\$ 12,124,227		3
Interest Revenue	\$ 484,833	311,666	
Works for Third Parties	\$ 4,845,941	850,000	4
Other Revenue	\$ 773,967	596,720	5
Capital Income	\$ 14,670,362		6
Total Income	\$ 58,721,756	26,601,766	

Notes:

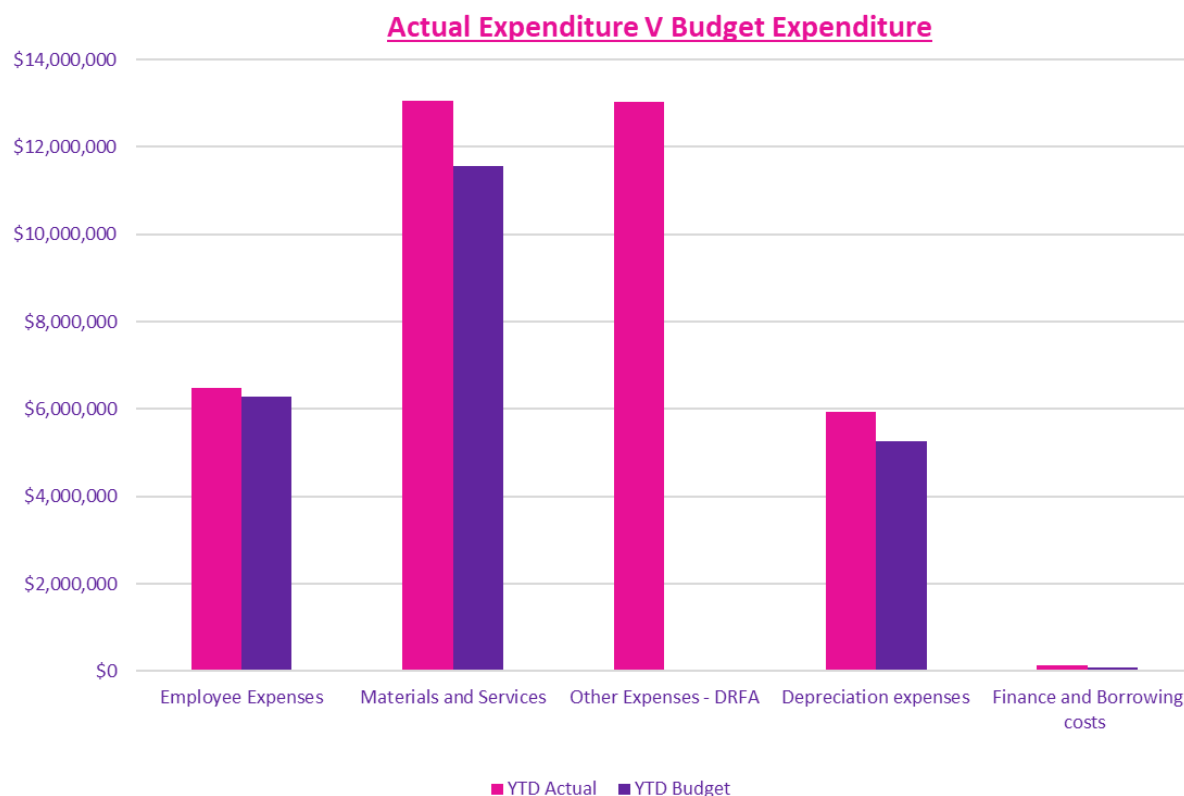
1. Rates for the half year ending 31 December 2025 were levied in August. Actual general rates and utility charges are slightly higher than originally budgeted, while special rates are lower due to extractive industry road contributions being lower than budgeted for year to date.
2. Revenue from local laws, building and plumbing applications and cemeteries are trending higher than budget.

3. Disaster Recovery Funding Arrangements (DRFA) restoration works is revenue that is not budgeted for. An expenditure offset will occur against this revenue.
4. The favourable result is due to third party works not budgeted for as well as Road Maintenance Performance Contract (RMPC) income received. RMPC income budget is allocated equally over 12 months, however actual income is not following the same trend. This will be the same for expenditure.
5. Annual invoices have been raised for some rent and leases. Whilst the variation is currently favourable, the annual rental is not anticipated to exceed the annual budget.
6. Capital income represents interest on constrained works, capital grants and developer contributions received. There have been some asset write off amounts recorded against capital income making it lower than in previous reports.

Expenditure Analysis

Total expenses for the period ending 30 November 2025 amount to **\$38,628,450**, compared to the year-to-date budget of **\$23,206,094**.

The graph below shows actual expenditure against budget for the period ending 30 November 2025.



<i>Expenses</i>		Actual YTD	Budget YTD	Note
Employee Expenses	\$	6,481,523	6,292,105	1
Materials and Services	\$	13,047,181	11,562,370	2
Other Expenses - DRFA	\$	13,032,614	-	3
Depreciation Expenses	\$	5,944,693	5,269,041	4
Finance and Borrowing Costs	\$	122,439	82,578	5
Total Expenses	\$	38,628,450	23,206,094	

Notes:

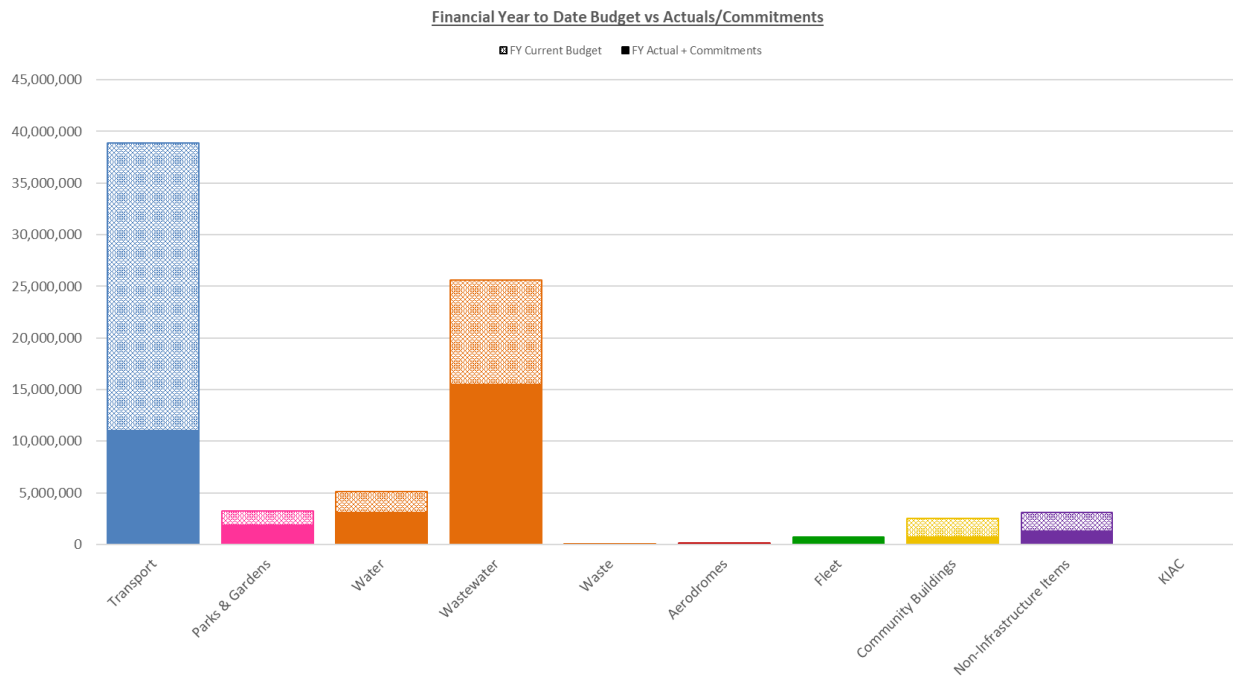
1. There are no significant issues to report. The variance in employee expenses is due to a timing difference between the fortnightly pay processing and the preparation of this report. Whilst, actuals are currently higher than budget, this is due to leave payouts and terminations, and is expected to even out by 30 June.
2. The majority of the variance is due to expenditure on unbudgeted third party works and the RMPC expenditure trend.
3. Expenditure incurred for the DRFA restoration works are not budgeted for. This expenditure will be offset against income.
4. Depreciation actual higher than budget due to revaluations of roads and capitalisations of projects since budget was prepared. Any adjustments to depreciation will be done at year end.
5. Bank charges are higher than YTD due to budget allocation and actual expenses incurred due to rates period.

Vandalism Expenses

For the period to November, a total of **\$18,897** has been spent on repairs and maintenance due to vandalism. These costs are not budgeted include employee expenses and materials and services.

Capital Expenditure

Total capital expenditure of **\$34,245,037** (including commitments) has been incurred for the period ending 30 November 2025, against the revised 2025/26 annual capital budget of **\$72,826,116**.



Loan Borrowings

Council's loan balance is **\$5,988,671** as at 30 November 2025.

Rates and Charges

The total rates and charges receivable as at 30 November 2025 are **\$3,313,170** which is broken down as follows:

	November 2025		November 2024	
Status	No. of properties	Amount	No. of properties	Amount
Valueless Land	3	14,145	3	9,663
Payment Arrangement	225	132,418	222	124,669
Collection House	448	1,606,706	418	1,436,329
Exhausted – Awaiting Sale of Land	8	410,185	11	96,628
Exhausted – Mining Leases	10	988,122	10	728,474
Sale of Land	-	-	-	-
Other (includes supplementary rates)	311	161,594	351	118,675
TOTAL	1005	\$ 3,313,170	1015	\$ 2,514,438

Rate Notices for the period ending 31 December 2025 were issued on 11 August 2025, with a discount due date of 12 September 2025.

Collection House collected **\$109,921** for the month of November 2025. In November, 271 new accounts were sent to Collection House to commence recovery action.

Approximately 120 Supplementary Rate Notices were issued on 7 November 2025 with a due date of 8 December 2025.

Sundry Debtors

The total outstanding for Sundry Debtors as at 30 November 2025 was **\$4,018,257** which is made up of the following:

Current	30 days	60 days	90 + days
\$276,644	\$520,392	\$3,206,097	\$15,124
6.88%	12.95%	79.79%	0.38%

Procurement

There was one emergency purchase order for the month of November 2025.

Order Number	PAD25780	Quotation Process	EMERGENCY	Order Date	20/11/2025
Supplier Name	MC Group Qld Pty Ltd				
Order Amount (Incl GST)	\$6,614.30				
Reason	Emergency load of gravel delivered to impassible boggy section of the Burke Developmental Road, East of Highbury Station.				

There are no new suppliers to be added to the Sole Supplier Register.

RISK IMPLICATIONS

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Section 204 of the *Local Government Regulation 2012* requires the financial report to be presented to local government if the local government holds its ordinary meetings more frequently (than once per month) - to a meeting in each month.

FINANCIAL AND RESOURCE IMPLICATIONS

Nil

LINK TO CORPORATE PLAN

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

IMPLEMENTATION/COMMUNICATION

Nil

Budgeted Income Statement by Fund 2025/26 Budget

Consolidated			
	Actual YTD	Budget YTD	2025/26 Budget
Revenue			
Rates and utility charges	22,727,447	22,668,539	45,337,076
Less Discounts and Pensioner Remissions	(1,226,215)	(1,231,250)	(2,462,499)
Net Rates and Utility Charges	21,501,232	21,437,289	42,874,577
Fees and Charges	1,303,224	1,012,291	2,025,000
Operating Grants and Subsidies	2,958,872	2,393,800	9,220,544
Operating Grants and Subsidies - DRFA	12,124,227	-	-
Operating Contributions	59,098	-	174,000
Interest Revenue	484,833	311,666	748,000
Works for Third Parties	4,845,941	850,000	2,040,000
Other Revenue	773,967	596,720	1,338,565
Total Operating Revenue	44,051,394	26,601,766	58,420,686
Expenditure			
Employee Expenses	6,481,523	6,292,105	19,936,564
Materials and Services	13,047,181	11,562,370	20,813,344
Other Expenses - DRFA	13,032,614	-	-
Depreciation expense	5,944,693	5,269,041	12,645,712
Finance and Borrowing costs	122,439	82,578	234,952
Total Operating Expenses	38,628,450	23,206,094	53,630,572
Operating Surplus/(Deficit)	5,422,944	3,395,672	4,790,114
Capital Income			
Capital Contributions	224,835	-	-
Capital Grants and Subsidies	17,139,783	-	15,642,392
Capital Income Other	-	-	-
Interest on Contributions/Reserves	1,061,500	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	(3,755,756)	-	180,000
Total Capital Income	14,670,362	-	15,822,392
Net Result	20,093,306	3,395,672	20,612,506

Budgeted Income Statement by Fund 2025/26 Budget

General			
	Actual YTD	Budget YTD	2025/26 Budget
Revenue			
Rates and utility charges	12,207,174	12,171,785	24,343,570
Less Discounts and Pensioner Remissions	(1,226,215)	(1,230,275)	(2,460,549)
Net Rates and Utility Charges	10,980,959	10,941,510	21,883,021
Fees and Charges	904,129	694,583	1,262,500
Operating Grants and Subsidies	2,639,477	2,268,910	8,925,394
Operating Contributions	-	-	-
Interest Revenue	231,015	215,833	518,000
Works for Third Parties	4,835,334	850,000	2,040,000
Other Revenue	664,389	495,970	1,141,565
Total Operating Revenue	20,255,303	15,466,806	35,770,480
Expenditure			
Employee Expenses	5,817,543	5,529,889	18,086,687
Materials and Services	8,812,792	6,280,803	8,635,678
Depreciation expense	4,120,795	3,638,985	8,733,577
Finance and Borrowing costs	83,250	59,600	143,041
Total Operating Expenses	18,834,380	15,509,277	35,598,983
Operating Surplus/(Deficit)	1,420,923	(42,471)	171,497
Capital Income			
Capital Contributions	224,835	-	-
Capital Grants and Subsidies	6,626,180	-	12,478,691
Capital Income Other	-	-	-
Interest on Contributions/Reserves	856,396	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	(3,420,012)	-	180,000
Total Capital Income	4,287,399	-	12,658,691
Net Result	5,708,322	(42,471)	12,830,188

Budgeted Income Statement by Fund 2025/26 Budget

Disaster Recovery Funding			
	Actual YTD	Budget YTD	2025/26 Budget
Revenue			
Rates and utility charges	-	-	-
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	-	-	-
Fees and Charges	-	-	-
Operating Grants and Subsidies	12,124,227	-	-
Operating Contributions	-	-	-
Interest Revenue	-	-	-
Works for Third Parties	-	-	-
Other Revenue	-	-	-
Total Operating Revenue	12,124,227	-	-
Expenditure			
Employee Expenses	68,608	-	-
Materials and Services	12,964,006	-	-
Depreciation expense	-	-	-
Finance and Borrowing costs	-	-	-
Total Operating Expenses	13,032,614	-	-
Operating Surplus/(Deficit)	(908,387)	-	-
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	4,088,506	-	-
Capital Income Other	-	-	-
Interest on Contributions/Reserves	-	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	4,088,506	-	-
Net Result	3,180,119	-	-

Budgeted Income Statement by Fund 2025/26 Budget

Waste			
	Actual YTD	Budget YTD	2025/26 Budget
Revenue			
Rates and utility charges	2,556,506	2,532,254	5,064,507
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	2,556,506	2,532,254	5,064,507
Fees and Charges	295,956	251,458	603,500
Operating Grants and Subsidies	313,640	124,890	208,150
Operating Contributions	59,098	-	54,000
Interest Revenue	69,449	33,333	80,000
Works for Third Parties	10,607	-	-
Other Revenue	78,400	68,750	165,000
Total Operating Revenue	3,383,656	3,010,685	6,175,157
Expenditure			
Employee Expenses	41,561	56,383	136,365
Materials and Services	1,712,196	2,646,385	6,097,151
Depreciation expense	102,166	100,444	241,066
Finance and Borrowing costs	-	-	-
Total Operating Expenses	1,855,923	2,803,212	6,474,582
Operating Surplus/(Deficit)	1,527,733	207,473	(299,425)
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	-	-	-
Capital Income Other	-	-	-
Interest on Contributions/Reserves	61,569	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	61,569	-	-
Net Result	1,589,302	207,473	(299,425)

Budgeted Income Statement by Fund 2025/26 Budget

Wastewater			
	Actual YTD	Budget YTD	2025/26 Budget
Revenue			
Rates and utility charges	3,410,232	3,368,328	6,736,656
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	3,410,232	3,368,328	6,736,656
Fees and Charges	33,389	31,667	76,000
Operating Grants and Subsidies	-	-	-
Operating Contributions	-	-	-
Interest Revenue	73,651	41,667	100,000
Works for Third Parties	-	-	-
Other Revenue	-	-	-
Total Operating Revenue	3,517,272	3,441,662	6,912,656
Expenditure			
Employee Expenses	219,642	239,840	580,181
Materials and Services	944,970	959,784	2,177,238
Depreciation expense	890,886	821,526	1,971,662
Finance and Borrowing costs	39,189	22,978	91,911
Total Operating Expenses	2,094,687	2,044,128	4,820,992
Operating Surplus/(Deficit)	1,422,585	1,397,534	2,091,664
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	5,963,756	-	1,949,000
Capital Income Other	-	-	-
Interest on Contributions/Reserves	94,029	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	(192,801)	-	-
Total Capital Income	5,864,984	-	1,949,000
Net Result	7,287,569	1,397,534	4,040,664

Budgeted Income Statement by Fund 2025/26 Budget

Water			
	Actual YTD	Budget YTD	2025/26 Budget
Revenue			
Rates and utility charges	4,475,646	4,518,482	9,036,964
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	4,475,646	4,518,482	9,036,964
Fees and Charges	69,750	34,583	83,000
Operating Grants and Subsidies	5,755	-	87,000
Operating Contributions	-	-	-
Interest Revenue	74,673	20,833	50,000
Works for Third Parties	-	-	-
Other Revenue	31,178	32,000	32,000
Total Operating Revenue	4,657,002	4,605,898	9,288,964
Expenditure			
Employee Expenses	402,777	465,993	1,133,331
Materials and Services	1,532,223	1,610,877	3,804,427
Depreciation expense	801,600	681,397	1,635,352
Finance and Borrowing costs	-	-	-
Total Operating Expenses	2,736,600	2,758,267	6,573,110
Operating Surplus/(Deficit)	1,920,402	1,847,631	2,715,854
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	461,341	-	1,214,701
Capital Income Other	-	-	-
Interest on Contributions/Reserves	40,095	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	(142,943)	-	-
Total Capital Income	358,493	-	1,214,701
Net Result	2,278,895	1,847,631	3,930,555

Budgeted Income Statement by Fund 2025/26 Budget

Benefited Area			
	Actual YTD	Budget YTD	2025/26 Budget
Revenue			
Rates and utility charges	77,889	77,690	155,379
Less Discounts and Pensioner Remissions	-	(975)	(1,950)
Net Rates and Utility Charges	77,889	76,715	153,429
Fees and Charges	-	-	-
Operating Grants and Subsidies	-	-	-
Operating Contributions	-	-	120,000
Interest Revenue	36,045	-	-
Works for Third Parties	-	-	-
Other Revenue	-	-	-
Total Operating Revenue	113,934	76,715	273,429
Expenditure			
Employee Expenses	-	-	-
Materials and Services	45,000	64,521	98,850
Depreciation expense	29,246	26,689	64,055
Finance and Borrowing costs	-	-	-
Total Operating Expenses	74,246	91,210	162,905
Operating Surplus/(Deficit)	39,688	(14,495)	110,524
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	-	-	-
Capital Income Other	-	-	-
Interest on Contributions/Reserves	9,411	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	9,411	-	-
Net Result	49,099	(14,495)	110,524

8.11 REGIONAL ARTS DEVELOPMENT FUND (RADF) 2024 / 2025 PROGRAM OUTCOMES

Date Prepared: 28 November 2025

Author: Senior Community Services Officer

Attachments: 1. RADF 24/25 Program Outcome Report [↓](#)

EXECUTIVE SUMMARY

This Report presents the outcomes of the 2024/25 Regional Arts Development Fund (RADF) Program.

RECOMMENDATION

That Council receives the 2024/25 RADF Program Outcome Report.

BACKGROUND

The Regional Arts Development Fund (RADF) is delivered as a partnership between the Queensland Government through Arts Queensland and eligible local councils across the state. RADF is a flexible fund, enabling local councils to tailor RADF programs to suit the needs of their communities.

- RADF drives social change and strengthens communities through programs and initiatives that:
- increase access to arts and cultural experiences in regional Queensland;
- grow employment and capacity building opportunities for artists; and
- deliver against local arts and cultural priorities.

In 2024/25, Council delivered ten council-led activities, totalling an investment of \$48,417 from Council and Arts Queensland.

The Program outputs were:

- Three new public artworks – Irvinebank, Kuranda, Julatten
- Maintenance of one existing public artwork - Mareeba
- Online listing of Shire-wide public artwork
- Three professional development workshops (social media and grant writing)
- Comprehensive community consultation – local arts and cultural priorities
- Renewed membership of the RADF Advisory Committee

The 2024/25 program has contributed significantly to the skills and capacity of the local arts sector and enhanced the liveability of the Shire.

The Program outcomes include:

- Reached an audience of over 12,000 residents through public art initiatives
- Active participation of at least 268 residents in arts and cultural activities

- Contributed to the employment of 15 artists and arts / cultural worker
- Activated 21 volunteers in arts and cultural projects
- Leveraged an additional \$44,000 from other sources for arts initiatives.

Significant Achievements include:

- Successful completion of Council four-year Public Art Action Plan delivering eleven public artworks across the Shire.
- Community consultation resulting in development of new local arts and cultural priorities to direct future RADF activities.

LINK TO CORPORATE PLAN

Community and Culture: An informed, engaged and resilient community which supports and encourages effective partnerships to deliver better outcomes.

IMPLEMENTATION/COMMUNICATION

Nil

REGIONAL ARTS DEVELOPMENT FUND

2024/25 OUTCOMES REPORT

In 2024/25, Council delivered ten Council-led activities through an investment of \$48,417 from Council and Arts Queensland.

Program outputs:

- Three new public artworks – Irvinebank, Kuranda, Julatten
- Maintenance of Mareeba Bicentennial Lakes mural
- Online listing of Shire-wide public artwork
- Three professional development workshops
- Comprehensive community consultation about local arts and cultural priorities
- Renewed membership of the RADF Advisory Committee.

The 2024/25 RADF program has contributed significantly to the skills and capacity of the local arts sector and enhanced the liveability of the Shire.

Program outcomes:

- Reached an audience of over 12,000 residents through public art initiatives
- Active participation of at least 268 residents in arts and cultural activities
- Contributed to the employment of 15 artists and arts / cultural worker
- Activated 21 volunteers in arts and cultural projects
- Leveraged an additional \$44,000 from other sources for arts initiatives.

Significant Achievements

- Successful completion of Council's four year Public Art Action Plan delivering eleven public artworks across the Shire.
- Community consultation resulting in development of new local arts and cultural priorities to direct future RADF activities.



Queensland
Government

The Regional Arts Development Fund is a partnership between the Queensland Government and Mareeba Shire Council to support local arts and culture in regional Queensland.

8.12 LYONS STREET COMMUNITY HOUSING CONSTRUCTION PROPOSAL

Date Prepared: 1 December 2025
Author: Communities Officer
Attachments: Nil

EXECUTIVE SUMMARY

Council has received a request from Mareeba Community Housing Company for a co-contribution from the Community Housing Reserve funds. The funding would support an Expression of Interest (EOI) application to construct two one-bedroom units on the Aged Housing reserve lot located at 7 Lyons Street, Mareeba.

RECOMMENDATION

That Council endorses a financial contribution of \$150,000 from Community Housing Reserve funds towards the Lyons Street construction project, subject to receipt of funding approvals from the Department of Housing & Public Works.

BACKGROUND

Mareeba Community Housing Company has progressed discussions with the Department of Housing & Public Works regarding an EOI to the Queensland Community Housing Investment Pipeline program (QCHIPS). This program prioritises projects that include co-contributions.

MCHC is seeking Council endorsement for a \$150,000 co-contribution towards the proposed housing project. This contribution would be allocated from the Community Housing Reserve.

RISK IMPLICATIONS**Financial**

Construction of the new dwellings are met by government funding and by the funded Community Housing Reserve.

Political and Reputational

MCHC is an accredited and reputable community housing provider highly experienced in social housing property and tenancy management with a demonstrated track record in developing new social housing.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Final Department of Housing approval is required.

FINANCIAL AND RESOURCE IMPLICATIONS**Capital**

This project is not allocated in the Capital Works budget. The balance of the Community Housing Reserve and the Community Housing Management Plan (CHAMP) demonstrates that the project can be accommodated.

An approved co-contribution will be included in Community Housing Capital Works funding program budget.

Operating

Nil

LINK TO CORPORATE PLAN

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

Community and Culture: An informed, engaged and resilient community which supports and encourages effective partnerships to deliver better outcomes.

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

IMPLEMENTATION/COMMUNICATION

Council Officers will inform MCHC of the outcome of this request.

9 INFRASTRUCTURE SERVICES

9.1 TENDER T-MSC2025-28 WALSH STREET CIVIL, STORMWATER, LIGHTING, TRAFFIC SIGNALS & LANDSCAPING UPGRADES

Date Prepared: 5 December 2025

Author: Project Manager Civil

Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with an assessment of the tenders received for T-MSC2025-28 Walsh Street Civil, Stormwater, Lighting, Traffic Signals and Landscaping Upgrade.

RECOMMENDATION

That Council awards Tender T-MSC2025-28 Walsh Street Civil, Stormwater, Lighting, Traffic Signals and Landscaping Upgrade to HEH Civil Pty Ltd for the amount of \$3,997,659.29 (excl GST).

BACKGROUND

The Walsh Street Upgrade Project focuses on the section of Walsh Street primarily between the Herberton Street and Rankin Street roundabouts.

The project aims to enhance the safety of the overall traffic and pedestrian environment near Coles and K-Hub, including upgrades to traffic devices and civil infrastructure within this section of Walsh Street as well as improving the capacity of the underground stormwater system. The tendered scope of works includes:

- Walsh/Rankin Street roundabout demolition and reconfiguration to improve heavy vehicle turning radius's compliant with requirements for 'as of right' semi-trailer operations.
- Installation of a centre median pedestrian refuge to minimise vehicle stopping times at the pedestrian crossing between K-Hub and the Coles shopping centre to improve pedestrian safety and reduce congestion at peak times.
- Asphalt reprofiling of traffic lane crossfalls in conjunction with the establishment of the mid-block centre median island and the reconfigured roundabout.
- A streetlighting upgrade to improve pedestrian safety at the mid-block pedestrian crossing.
- The installation vehicle detector loops in the asphalt road pavement of the Rankin Street approach to the Byrnes Street traffic lights.
- The upgrade of stormwater infrastructure capacity, capturing stormwater at the Herberton Street end of Walsh Street and conveying it to the Hastie Street intersection at St Thomas's Catholic Primary School via Rankin Street.
- Landscaping improvements that will include the establishment gardens and associated infrastructure in the centre median island and the planting of street trees along the footpath.

TENDER

Tender T-MSC2025-28 was advertised through 'Vendor Panel' on Friday 10 October 2025 and closed at 11:00 am, Tuesday 11 November 2025.

Tenders Received

At the closure of T-MSC2025-28 five (5) submissions were received. A summary of the tender prices at opening is provided below:

Tenderer	Tendered Price (excluding GST)
Durack Civil Pty Ltd	\$5,705,872.00
Everest Civil Pty Ltd	\$4,465,358.81
FGF Developments Pty Ltd	\$4,304,165.65
HEH Civil Pty Ltd	\$3,997,659.29
HEH Civil Pty Ltd (Alternate Submission)	\$3,826,395.73

Tender Assessment

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

Criteria	Weighting
Value For Money (Tendered Price)	40%
Relevant Skills and Experience	30%
Demonstrated Understanding	15%
Methodology	15%
Total	100%

Tenders are assessed for conformance, compliance, and discrepancies, against the requested response schedules and tender documentation provided. Tenderers Bill of Quantities pricing was reviewed for possible anomalies that may have required post-tender conformation. The process included identification of any specified exclusions with the potential to impact the Contract price. All tenders were conforming, with all tenderers assessed as capable of completing the works.

Post-Tender Clarification

During the Tender Assessment process, Council officers sought clarification from a shortlist of tenderers in regards aspects of their submissions and requested additional clarification of pricing in the eventuality of encountering rock shelves and pockets of oversize rock during stormwater pipe excavation and installation.

Officers seeking assurance that the tendered prices fully represented the scope of works and that any significant omissions that would potentially affect the contract price could be identified.

A summary of the Tender assessment, incorporating the evaluation against conformance, price and non-priced base criteria, resulted in the ranking of submissions displayed below.

Tenderer	Score (100%)	Rank
Durack Civil Pty Ltd	61.3 %	4
Everest Civil Pty Ltd	82.0 %	3
FGF Developments Pty Ltd	92.55 %	2
HEH Civil Pty Ltd	92.74%	1
HEH Civil Pty Ltd (Alternate Submission) Not Considered	NA	

Risk Consideration

The Constance Street sewer upgrade projects trench excavation has encountered pockets of rock which indicates the possibility of uncovering rock during excavation of the new stormwater pipeline from Walsh to Rankin to Constance Street terminating at the Hastie Street intersection.

Officers have sought to confirm methodologies and pricing structure to deal with any excessive rock that may be encountered during the project.

RISK IMPLICATIONS

Financial

There is a possibility of price variations associated with excavation works if rock is encountered.

Infrastructure and Assets

The stormwater pipe installation requires the contractor to negotiate existing underground services particularly at the Walsh-Rankin and Constance- Rankin intersections.

Political and Reputational

Walsh Street is a significant urban connector road so the traffic will need to be managed to limit impacts and disruption to major businesses located adjacent to the proposed works.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Is the expenditure noted above included in the current budget?

In addition to the approved budget, an additional allocation is proposed from the Australian Government Roads to Recovery Program is needed to complete the extra scoped items including stormwater, lighting and electrical upgrades. This allocation is noted in the November 2025 Capital Works Monthly Report.

LINK TO CORPORATE PLAN

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

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

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

IMPLEMENTATION/COMMUNICATION

The Community will be notified of the works schedule and the changed traffic conditions.

9.2 TENDER T-MSC2025-35 ADA CREEK CROSSING UPGRADE - TINAROO CREEK ROAD

Date Prepared: 5 December 2025
Author: Project Manager Civil
Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with an assessment of the tenders received for T-MSC2025-35 Ada Creek Crossing Upgrade – Tinaroo Creek Road.

RECOMMENDATION

That Council awards Tender T-MSC2025-35 Ada Creek Crossing Upgrade to Northern Civil Earthworks Pty Ltd trading as Terranovus Civil for the amount of \$1,993,259.65 (excl GST).

BACKGROUND

The Ada Creek Crossing Upgrade on Tinaroo Creek Road is jointly funded by the Heavy Vehicle Safety and Productivity Program (Round 8) and Mareeba Shire Council.

The proposed works aim to improve safety at the creek crossing and raise the carriageway height to enhance flood immunity.

The tendered scope of works includes:

- Establishment of a side-track for continued access during construction
- Demolition and disposal of the existing single lane concrete causeway/ floodway
- Construction of a two (2) lane, 1800mm high, seven (7) cell, box culvert causeway crossing
- Installation of concrete road approaches, particularly on the flood prone southern side

**CONCRETE BATTER SLOPE PROTECTION ON THE SOUTHERN UPSTREAM SIDE OF THE SOUTHERN APPROACH
INSTALLATION OF ROCK SCOUR PROTECTION
TENDER**

Tender T-MSC2025-35 was advertised through 'Vendor Panel' on Tuesday, 4 November 2025 and was extended by one (1) week to close on Tuesday 2, December 2025.

Tender Evaluation

Tenders are assessed for conformance, compliance, and discrepancies, against the requested response schedules and tender documentation provided. Tenderers Bill of Quantities pricing was reviewed for possible anomalies that may have required post-tender conformation. The process included identification of any specified exclusions with the potential to impact the Contract price. All tenders were conforming, with all tenderers assessed as capable of completing the works.

Tenders Received

At the closure of T-MSC2025-35 six (6) submissions were received. A summary of the tender prices at opening is provided below:

Tenderer	Tendered Price (excluding GST)
Lohman Contracting Pty Ltd	\$2,184,863.51
Lohman Contracting Pty Ltd (Alternate Submission)	\$1,993,585.15
NQ Civil Contractors Pty Ltd	\$3,359,520.00
See Civil Pty Ltd	\$2,819,083.89
MJC Civil Pty Ltd	\$1,997,543.96
Terranovus Civil	\$1,993,259.65

Tender Assessment

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

Criteria	Weighting
Value For Money (Tendered Price)	40%
Relevant Skills and Experience	30%
Demonstrated Understanding	15%
Methodology	15%
Total	100%

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

The Lohman Contracting alternate submission was reviewed but not accepted as it proposed significant departures from the tendered design and altered the design intent.

A summary of the Tender assessment, incorporating the evaluation against conformance, price and non-priced base criteria, resulted in the ranking of submissions displayed below.

Tenderer	Score (100%)	Rank
Lohman Contracting Pty Ltd	83.5%	2
Lohman Contracting Pty Ltd (Alternate Submission) Not Accepted	NA	*
NQ Civil Contractors Pty Ltd	63.5%	5
See Civil Pty Ltd	74.5%	4
MJC Civil Pty Ltd	81.3%	3
Terranovus Civil	90.4%	1

RISK IMPLICATIONS**Environmental**

The works inside the Ada Creek watercourse are subject to SARA approval and compliance of the approval conditions must be monitored and maintained.

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Yes. In addition to the current budget, additional funding of \$844,881.57 for CP001558 Ada Creek Causeway is needed, proposed to be funded from depreciation. This additional funding is requested in the November 2025 Capital Works Monthly Report.

Is the expenditure noted above included in the current budget?

Yes

Jointly funded by the Australian Government and Mareeba Shire Council.

Operating

NA.

LINK TO CORPORATE PLAN

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

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

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

IMPLEMENTATION/COMMUNICATION

Residents and industry will be advised of the works schedule and the changed traffic conditions.

9.3 INFRASTRUCTURE SERVICES, CAPITAL WORKS MONTHLY REPORT - NOVEMBER 2025

Date Prepared: 20 November 2025

Author: Manager Assets and Projects

Attachments: 1. Capital Works Summary - November 2025 [↓](#)
2. Capital Works Highlights - November 2025 [↓](#)

EXECUTIVE SUMMARY

The purpose of this report is to provide an update on capital works projects undertaken by the Infrastructure Services Department during the month of November 2025.

RECOMMENDATION

That Council:

1. Receives the Infrastructure Services Capital Works Monthly Report for the month of November 2025; and
2. Approves additional funding of \$844,881.57 for CP001558 Ada Creek Causeway, with funding from depreciation.
3. Allocate Roads to Recovery of funding of \$3,186,498.88 for CP00797 Walsh Street Upgrades.

BACKGROUND

Council's Capital Works program is focussed on renewal and upgrade of Council infrastructure to achieve Council's corporate vision of "A growing, confident and sustainable Shire". The program is funded through a combination of Council's own funding and external grants and subsidies.

In addition to the monthly report attached, Council approval is sought for additional funding for the amount of \$844,881.57 for CP001558 Ada Creek Causeway, from depreciation. This is due to construction cost escalation and change in delivery method over several years since the project was initially estimated.

Council approval is also sought to allocate Roads to Recovery funding of \$3,186,498.88 for CP00797 Walsh Street Upgrades Civil, Stormwater, Lighting, Traffic Signals and Landscaping. This project now also includes stormwater, lighting, traffic signals and landscaping in addition to the original civil road safety improvements and the budget allocation is needed to fund these additional components.

RISK IMPLICATIONS**Financial**

Additional funding for the amount of \$844,881.57 for CP001558 Ada Creek Causeway is sort, to be funded from depreciation.

An allocation of Roads to Recovery funding for the amount of \$3,186,498.88 for CP00797 Walsh Street Upgrades is requested.

Infrastructure and Assets

Infrastructure and Assets Projects included in the current capital works program were identified through Council's Project Prioritisation Tool (PPT) which uses a risk-based, multi-criteria approach to rank projects in order of priority. The PPT is aligned with Council's Long-Term Financial Plan and Asset Management sub-plans, which focus of renewal of existing assets.

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

All capital works are listed in and funded by the 2025/26 Capital Works Program.

LINK TO CORPORATE PLAN

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

IMPLEMENTATION/COMMUNICATION

Capital Works Summary Report November 2025



Project Code	Project Description	Project Comment	Project Stage
Program: 01 - Rural and Urban Roads Reseal Program (Renewal)			
CP0003731	24/25 Bitumen & Asphalt Reseal Program	Rankin Street line marking complete. Project to be closed out.	Completed
CP0003915	25/26 Bitumen & Asphalt Reseal Program	Bitumen sealing of sites programmed to commence February 2026 weather pending.	Construction
Program: 02 - Gravel Resheet			
CP0003916	25/26 Gravel Resheet Program	Resheeting scheduled to commence December 2025. Roads with resheeting sites include: Braund Road, Boonmoo Road and Ericson Road.	Construction
Program: 03 - Urban Streets			
CP00797	TIDS 22/23 24/25 Rankin/Walsh St R'bout	Tenders have closed with reporting and award expected in 2025.	Procurement
Program: 04 - Rural Roads			
CP0002040	KDA KIA08 Barron Falls/Masons Rd/L-out	Survey is underway, design to be scheduled	Design
CP0002041	KDA KIA09 Barron Falls Rd Thongon-Mason	Survey is underway, design to be scheduled	Design
CP0002048	KDA Kda Heights Rd Intersection Upgrade	Survey is Complete, design to be scheduled	Design
CP0002050	MBA McIver Rd Upgrades	Designs to be completed prior to end of financial year by external consultant. Survey and soil investigations complete.	Design
CP0002051	DIM Leadingham Ck Rd - Ch3.598-5.2	Preliminary design to be issued early December. Early drainage works commenced November 2025.	Design
CP0002052	TIDS 24-27 DIM Leadingham C/R 8.04-11.48	1200mm Reinforced Concrete Pipe crossing complete. Pavement works for 2025 complete. Seal booked for early December 2025.	Construction
CP0002055	DIM Leadingham Ck Rd - Ch1.65-3.598	Works complete.	Completed
CP0002056	DIM Leadingham Ck Rd - Ch5.2-6.72	Design underway by external consultant.	Design
CP0002060	KDA Oak Forest Rd Rehab & Widen	Survey complete, design to be scheduled.	Design
CP0002061	KOAH Koah Rd Widen & Seal to 8m	Concept plan completed, funding application submitted, awaiting result.	Pending Future Allocation of Construction Budget
CP0002063	DIM Leadingham Ck Rd - Ch6.72-8.04	Design underway by external consultant.	Design
CP0002066	DIM Leafgold Weir Rd Widen Curves	Design to be finalised 2026	Design
CP0002077	MBA Fassio Rd Widen & Bitumen Seal	Funding application submitted, awaiting result.	Pending Future Allocation of Construction Budget
CP0002082	CRC Ootann Rd Widen & Seal CH72.5 - 77.7	Survey, Geotech and Design have commenced.	Design
Program: 05 - Bridges			
CP0001558	MBA Tinaroo Creek Rd Ada Creek Causeway	In procurement.	Procurement
CP0001564	KDA Oak Forest Rd, Barron River Bridge	The refurbished deck is in place. Construction is complete.	Completed
Program: 06 - Drainage			
CP0003695	Irvinebank Jessie St/Rubina Tce Upgrade	Investigations to be scheduled	Design
CP0003914	25/26 Renew Minor Culverts & Drainage	Scope being determined on priority basis.	Construction
CP00844	MBA Amaroo Drainage Upgrades	Assessment & Planning.	Planning

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Project Code	Project Description	Project Comment	Project Stage
Program: 08 - Parking			
Program: 09 - Footpaths			
CP0001665	Mt Molloy Footpath & Furniture Refurb	Funding application submitted, awaiting result.	Design
CP0001666	KDA Barron Falls Rd Replace Footpath	Survey is complete, design to be scheduled	Design
CP0001687	KDA WNP Arara St Footpath Missing Link	Civil construction is complete. Turfing and cleanup is underway.	Construction
CP0001721	MBA WNP Constance St Link (Atherton St)	Design being reviewed by funding body.	Design
CP0001790	MBA WNP Anzac Avenue Footpath Renewal	Planning scheduled for early 2026.	Not Commenced
Program: 10 - Parks and Gardens			
CP0001803	Julatten Geraghty Park Pump Track	Procurement to commence early January 2026.	Planning
CP0001805	MBA Bicentennial Lakes Northern	Waterway reconfiguration is complete. Stormwater pipes are in manufacturing ahead of installation through the western bay. The civil contractor has received quotes and engaged a contractor to construct the observation deck. Once the observation deck and the stormwater pipes are installed connecting sections of footpath can be completed.	Construction
CP0001928	MUT Refurb Community Hall Park	Scoping underway	Planning
CP0003818	KDA KIAC Kuranda Community Precinct	Planning underway for playground procurement in early 2026.	Planning
CP00861	KDA Coondoo Street Refurb	Ergon have completed the upgrade of the lower Coondoo Streetlights to LED standard. Works are complete.	Construction
Program: 11 - Water			
CP0002682	FY24/25 - Irvinebank Ibis Dam PS	Final parts are ordered and in delivery. Works expected to be completed by January.	Procurement
CP0002684	FY24/25 - Smart Meters Replacement	Project completed.	Completed
CP0002686	25/26 WTP Minor Infrastructure	Dimbulah tank restoration works are ongoing.	Construction
CP0002687	25/26 Smart Meters Replacement	Replacement of meters ongoing. Current focus on Mareeba and Kuranda.	Construction
CP0002688	25/26 Water Main Replacement	Works commenced on Walsh Street and due for completion early December. JR pipelines to mobilise to Mammino Street early December.	Construction
CP0002689	25/26 Telemetry/SCADA Upgrades	Alarming systems upgraded, alarm rationalisation works now ongoing.	Construction
CP0002691	25/26 Hydrants & Valve Renewal	Quotes assessed and suitable Contractor has been selected for works. Works for valves in Dimbulah to be completed by January.	Construction
CP0002692	DIM WTP Sand Filtration	Currently seeking quotes for filtration sand replacement.	Procurement
CP0002697	KDA WTP Turbidity Meters	Equipment delivered to site. Awaiting contractor availability for installation.	Construction
CP0002698	DIM WTP Raw Water Pump Station	Awaiting contractor availability to commence renewal works on pumps.	Construction
CP0002764	MOL Replace Hunter Ck Weir	Detailed scope of works documentation being developed.	Design
CP0003667	FY24/25 Irvinebank Ibis Dam Valves	Final electrical works underway. Expected completion date by end of December.	Construction

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Project Code	Project Description	Project Comment	Project Stage
CP0003734	MBA WTP Fuel Pod For Generator	Final stage of fit out	Procurement
CP0003820	KDA WTP Intake Works	In negotiation with contractor regarding project start date. Long lead time on anchor chain encountered, expected delivery in January.	Procurement
Program: 12 - Wastewater			
CP0001043	Atherton St Pump Station Refurb	Tenders currently being evaluated.	Procurement
CP0002474	FY24/25 - MBA Sewer CCTV & Reline Prog	CCTV works for Kuranda Sewer network to commence early December 2025.	Construction
CP0002481	FY24/25 - MBA Constance St Rising Main	Trenching works continued along Constance Street, and the contractor is now at manhole construction site K1/8 in front of St Thomas's School near the Hastie Street intersection. Hard rock has continued to be encountered along trench alignment. Ripping and hammering were carried out as required.	Construction
CP0002483	25/26 MBA Sewer CCTV & Reline Prog	Design specification for relining and patchworks to sewer lines underway. Due mid December 2025.	Design
CP0002484	25/26 WW Pump Station Ancillary	Safety signage planned for all pump stations. While in parallel inspection reports being reviewed to inform scope of works for other maintenance works.	Construction
CP0002485	25/26 WW Reticulation Pumps Renewal	Replacement of pumps at end-of-life for critical pump stations ongoing.	Construction
CP0002487	25/26 Telemetry/SCADA Upgrades	Improvement of data analytics capabilities ongoing.	Construction
CP0002489	25/26 Manhole Rehab & Replace	Construction for remediation works to manholes continuing. Completion due late December.	Construction
CP0002490	MBA WWTP Inline Instruments	Instruments have arrived on site. Awaiting Contractor availability for installation.	Construction
CP0002491	KDA WWTP Sludge Conveyor	Works underway, rollers and bearings have been renewed. Contractor to continue renewal of other components of sludge conveyor.	Construction
CP0003722	KDA WWTP Renew 6x6m Shed	Works complete.	Completed
CP00889	22/23 MBA Sewer CCTV & Relining	Investigation works underway	Construction

Project Code	Project Description	Project Comment	Project Stage
Program: 13 - Waste			
CP0003875	KDA Weigh Bridge Surface Renewal	Works to be programmed	Not Commenced
Program: 14 - Aerodromes			
Program: 15 - Fleet			
CP0003744	Replace Asset 637 Job Truck	Vehicle at body fabricators	Procurement
CP0003746	Replace Asset 1279 Toyota Hilux	Vehicle in final stages of fit out	Procurement
CP0003862	Electric Forklift 2 Ton capacity	Waiting Delivery	Procurement
CP0003926	Replace Asset 617 Job Truck	Vehicle at at the body fabricator	Procurement
CP0003929	Replace Asset 4061 Kubota Mower	Waiting Delivery	Procurement
CP0003930	Asset 6221 Forklift Forks Upgrade	Waiting of the delivery of the stores forklift so as Asset # 6221 can stood down to complete the project	Planning
Program: 16 - Depots and Council Offices			
Program: 17 - Community Buildings			
CP0001059	Mba/Dim Aquatic Condition Assessment	Consultant engaged to project manage assessment RFQ	Procurement
CP0001816	25/26 Shire Wide Toilet Facilities	Planning postponed to early 2026.	Planning
CP0003890	25/26 Annual Minor Building Refurb	Works on hold until early January 2026.	Not Commenced
CP0003891	KDA Centenary Park Amenities Refurb	Construction works commenced and due for completion mid December.	Construction
CP0003893	DIM Caravan Pk & KDA Pool Painting	Planning postponed to early 2026.	Not Commenced
CP0003912	MBA Gymnasium Roof Replacement	Works completed.	Completed
CP0003913	MBA Cedric Davies Hub Place of Refuge	Planning to commence early January 2026.	Not Commenced
CP0003934	Annual Facilities LED Lighting	Planning to commence early 2026.	Not Commenced
CP0006602	CHI SES Facility Improvements	Planning to commence early 2026.	Not Commenced
CP00793	MBA Women's Restroom Refurb	To be completed in conjunction with the Mareeba CBD Blueprint Project	Planning
Program: 18 - Non-Infrastructure Items			
CP0001085	Mba Cemetery Expansion Planning	Scheduled to be complete by end of financial year.	Planning
CP0003754	Mareeba CBD Blueprint	Community Engagement for Draft Masterplan is Complete. Project Prioritisation and finalisation of Masterplan is underway.	Design
CP0003888	ICT Data Centre Replacement	Ongoing planning as software costs are impeding plans.	Planning
CP0003908	MBA New Cemetery Headstone on Beam	Header beamed formed and poured. Works complete.	Completed
CP0003909	Mba Cemetery New Double Columbarium Wall	Planning to commence early 2026.	Not Commenced
CP0006603	Replace Data Centre Storage	Software costs are impeding the planning.	Planning
CP00928	MBA Rankin/Kowa St Network Switches	Switches have been ordered. Awaiting delivery then installation.	Procurement
CP00932	MBA MIP Expansion	Design and tender documents are underway.	Design

Infrastructure Services Capital Works Report Project Highlights – November 2025



Project Name: Leadingham Creek Road Rehabilitation, Widen and Seal

Program: Rural Roads

Background

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

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

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

Scope of Works

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

Progress Update

Chainage 1.65 – 3.598 (Delacy Road Intersection to Braund Road Intersection)

- 1) Sealing from Delacy Road intersection to Braund Road Intersection with C130 16/10 bitumen seal.
- 2) Line marking from Delacy Road Intersection to Braund Road Intersection.
- 3) Completion of project.



Completed line marking at Delacy Intersection

Infrastructure Services Capital Works Report Project Highlights – November 2025



Chainage 3.598 – 5.2

- 1) Extension of pipes, construction of aprons and headwalls.



Apron and headwall works on pipe extensions

Chainage 8.04 – 11.48

- 2) Cart, lay and compact shoulder and embankment fill.
- 3) Cart, lay and compact shoulder and road pavement gravel including trimming to height.
- 4) Installation of driveway pipes.



Laying and compacting gravel pavement

Infrastructure Services Capital Works Report Project Highlights – November 2025



Project Name: Kuranda Arara Street Footpath Missing Link

Program: Footpaths

Background

This project aims to enhance pedestrian accessibility and safety with the construction of a designated footpath that separates pedestrians from vehicle traffic between Barang Street and the Community Precinct/ Library.

This project identified in the Kuranda Walking Network Plan and jointly funded by the Australian Government's Active Transport Program and Mareeba Shire Council.

Scope of Work

This project to construct a new footpath connection on Arara Street to address the missing pedestrian link. This initiative proposed to install a two (2) metre wide concrete pathway on the footpath frontage to the Community Precinct. Where the footpath profiles aren't conducive to maintaining disability access the footpath crosses the road to run along the opposite verge to link into an existing footpath at the Barang Street intersection.

The section of footpath on the eastern verge of Arara Street to have a barrier kerb that provides separation between vehicular traffic and pedestrians for improved safety.

The project deliverables include:

- Construction of the (2) metre wide concrete footpath.
- Widening the eastern side of Arara Street to establish a minimum (3) metre traffic lane.
- Installation of a dividing barrier kerb.

Project Complete

Ikin Civil have completed the road works, footpath and kerb upgrade project. The contractor is currently waiting on the turf supplier before tidy up of the site and finalization of the project.

The installation of turf strips proposed to accelerate grass rejuvenation on the exposed gravel fill areas and reduce scouring where it was required to reprofile the existing slope to accommodate the footpath construction.

Infrastructure Services Capital Works Report Project Highlights – November 2025



Footpath Installation & Road Widening



Bitumen Seal & Kerb Installation



Civil Construction Complete

Infrastructure Services Capital Works Report Project Highlights – November 2025



Project Name: Oak Forest Road Barron River Bridge Upgrade

Program: Bridges

Background

Renewal of the timber bridge section of the Barron River crossing at Oak Forest is required due to its deteriorated condition. This bridge is a critical route for timber industry trucks, supporting current operations and enabling future business growth, with approximately 210 heavy vehicles currently using this crossing.

Replacing the bridge will maintain access to nine rural properties and provide a vital connection for three Indigenous communities—Mantaka, Kowrowa, and Mona Mona—located on either side of the river.

This project is funded by the Australian Government's Bridges Renewal Program and Mareeba Shire Council.

Scope of Work

The scope of works includes the removal and replacement of the old timber decking boards and the treatment and fabrication of the existing steel I-Beam girders to form a new steel sub-structure.

GHD were engaged to design the new steel sub-structure and certify the installation.

Progress Update

The project commenced 7 October 2025 with the dismantling of the old bridge timbers and removal of the existing steel I-beams to Cairns for treatment and fabrication. A temporary bridge was installed to provide access for residents living on the western side of the Barron River.

Neater Constructions have completed the project and the relevant certification has been received from GHD. The bridge is now load rated to a T44 standard which accommodates road legal vehicles with compliant axles or axle groups.

**Infrastructure Services Capital Works Report
Project Highlights – November 2025**



Infrastructure Services Capital Works Report Project Highlights – November 2025



Project Name: 2025-2026 Water Main Replacement

Program: Water

Background

As part of Council's 10-year Water Strategy, ageing water mains are being replaced and upgraded throughout the Shire. An allocation has been provided in the 2025/26 capital works program to replace failing and ageing asbestos cement (AC) composition watermain at (3) three locations within the Mareeba township.

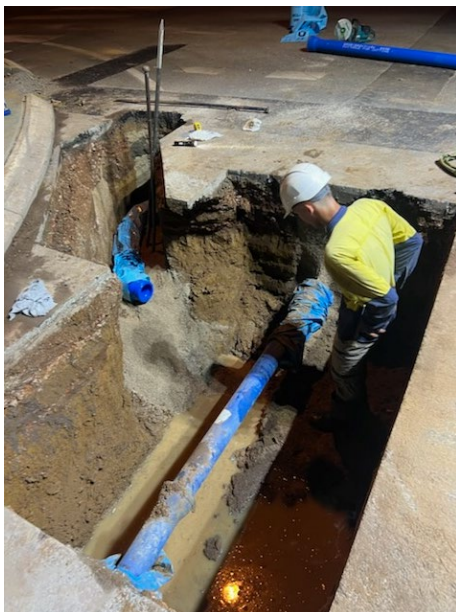
This project is funded by the Australian Government's Water Infrastructure for Sustainable and Efficient Regions (WISER) initiative.

Scope of Works

The scope of works includes the supply and installation of PVC Supermain and Ductile Iron Concrete Lined (DICTL) on road crossings, in addition to new service connections, valves and hydrants are being installed.

Progress Update

Works have progressed on the Walsh Street, between Rankin Street and Hort Street, with no major interruptions to the scheduled program. Construction of the Walsh Street section are programmed for completion early December 2025. Contractor to mobilise to the Mammino Street area early December.



Night works on Walsh Street.



Completed section on Walsh Street.

Infrastructure Services Capital Works Report Project Highlights – November 2025



Project Name: 2025-2026 Manhole Refurbishment

Program: Wastewater

Background

As part of Council's three year Barron River Catchment Sewer Infrastructure Upgrade project, Council are continuing works to remediate sewer manholes within the Mareeba Sewerage Reticulation network to reduce inflow and infiltration.

The works have been jointly funded by the Australian Government's Reef Guardian Councils Program and the Queensland Government's 2024-27 Works for Queensland Program. The project aims to enhance the sewerage network in Mareeba and Kuranda, reducing the risk of sewage overflows into the Barron River catchment and ultimately the Great Barrier Reef.

Scope of Works

The scope of works includes complete remediation of 155 sewer manholes located within private and public property within Mareeba. The works will be carried out across three (3) separate locations within Mareeba, specifically along Peters Street to Atherton Street, Atherton Street to Granite Creek and the Mareeba West township area. The work to be performed under this contract comprises the provision of all materials, plant and labour and the performance of all operations necessary for the complete and proper rehabilitation of the nominated sewer manholes.

Progress Update

Works are continuing and have progressed well with no major interruptions to the scheduled program. Remediation works have commenced across the three (3) separate locations within Mareeba, specifically along Peters Street to Atherton Street, Atherton Street to Granite Creek and the Mareeba West township area. The contractor has commenced relining works to the worst affected manholes. A further 49 manholes have been identified for relining works. Works are programmed for completion mid December 2025.



Works in progress



Relined manhole

Infrastructure Services Capital Works Report Project Highlights – November 2025



Project Name: Kenneally Road Gravity Sewer Main Upgrade

Program: Wastewater

Background

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

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

Scope of Works

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

The project scope includes:

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

Progress Update

During November, trenching works continued along Constance Street, and the contractor is now at manhole construction site K1/8 in front of St Thomas's School near the Hastie Street intersection.

Construction has remained on track. Challenges and resolutions include:

- Hard rock has continued to be encountered along trench alignment. Ripping and hammering were carried out as required, resulting in minor construction delays due to the extra works required.
- Manhole construction works commenced on manholes K1/7 and K1/8 in the section of the project in front of St Thomas's School.
- Once these works are completed the contractor will reinstate the road pavement from the Mareeba State primary School to the Hastie Street intersection.

**Infrastructure Services Capital Works Report
Project Highlights – November 2025**



Constance Street Manhole and sewer pipe construction

9.4 INFRASTRUCTURE SERVICES, TECHNICAL SERVICES OPERATIONS REPORT - NOVEMBER 2025

Date Prepared: 20 November 2025

Author: Manager Technical Services

Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to outline Council's Fleet, Design, Soils Lab, Survey, Quality, GIS, Facilities and Investigation Services activities undertaken by Infrastructure Services during the month of November 2025.

RECOMMENDATION

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

BACKGROUND

Technical Services

Design, quality, and investigations:

Investigation activities undertaken in November included:

Activity	New Requests	Closed Requests	Active EOM
Lodged via CRM:			
Road Infrastructure Review	14	18	57
Drainage Investigations	11	11	29
Parks Investigations	0	0	3
Miscellaneous e.g. Planning; Local Laws	17	18	24

Routine Activities	Investigations Completed
Traffic Count / Surveys	15
As Constructed Plans	10
National Heavy Vehicle Regulator (NHVR) Permits/Investigations	0
Before You Dig Requests	111

Soil Laboratory:

Council's Soil Laboratory provides NATA-accredited soil and material testing for internal and external services. The laboratory delivered 227 tests in November, with majority of testing being delivered for external clients.

GIS:

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

Operational Works and Subdivisions:

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

Locality	Subdivisions Name/Description	Road
Works Approved for Commencement		
Koah	Popovic Road Development	Popovic Road
Kuranda	Jum Rum Rainforest Estate Stage 2	Fallon Road
Kuranda	2-6 Black Mountain Road	Black Mountain Road
Mareeba	St Stephen's Catholic College	Mclver Road
Mareeba	Quill Street Development	Quill Street
Mareeba	Rayfield Estate	Rayfield Road
Mareeba	Amaroo Stage 14A	Karobean Drive
Mareeba	Wylandra Estate	Wylandra Drive

On-Maintenance Period		
Kuranda	Myola Heights Estate Stage 2A	Christensen Road
Kuranda	Jum Rum Rainforest Estate Stage 1	Fallon Road
Mareeba	Mareeba Roadhouse & Accommodation Park	Williams Close
Mareeba	9 Kenneally Road	Kenneally Road
Mareeba	Emerald Creek Service Station	Malone Road
Mareeba	Prestige Gardens Stage 5-6	Mclver Road
Mareeba	Amaroo Stage 13b (Drainage)	Karobean Drive
Mareeba	The Rise: Stage 3 (Drainage)	Catherine Atherton Drive
Mareeba	7 Kenneally Road	Kenneally Road
Mareeba	Country Road Estate Stage 4	Lee Sye Road

Off-Maintenance for Month		
Mareeba	Prestige Gardens Stage 1-4 (Drainage)	Mclver Road
Mareeba	Amaroo Stage 13a (Drainage)	Moondani Avenue

Facilities

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

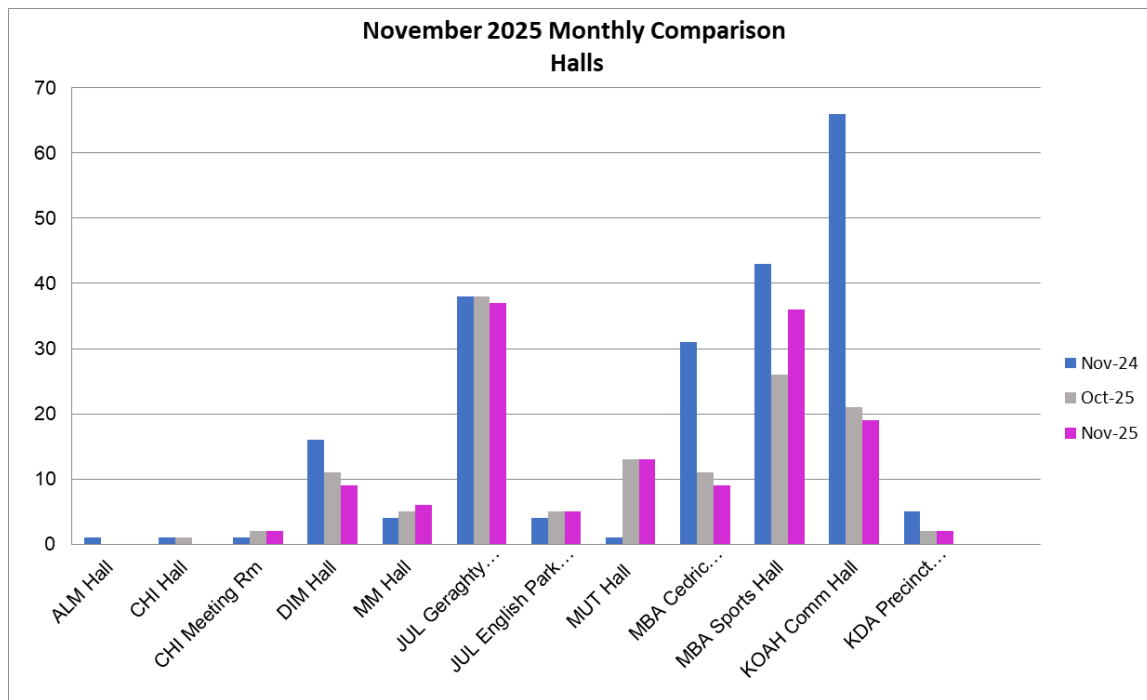
Facility	Works completed
Chillagoe Depot	Upgraded the septic system at the Depot
Mareeba Aerodrome	Works commenced on repairs to the Major Drain within the aerodrome. Works include the removal of surplus culverts within the internal drain, re-establish bund walls and the cleaning downstream drains.
Chillagoe Aerodrome	DRFA works to reinstate fully operation of the aerodrome completed. Scours between the Gables and Sealed Runway repaired.

Mareeba Aerodrome Works:*Chillagoe Aerodrome Works:*Preventative Maintenance:

- The pest control services of all council building and infrastructure has been completed with the next round to be completed by May 2026.
- Servicing of the air conditioners for Council buildings have been completed.
- RCD testing has been completed for the year.
- Tag and Testing for the construction areas, depots and SES buildings has been completed

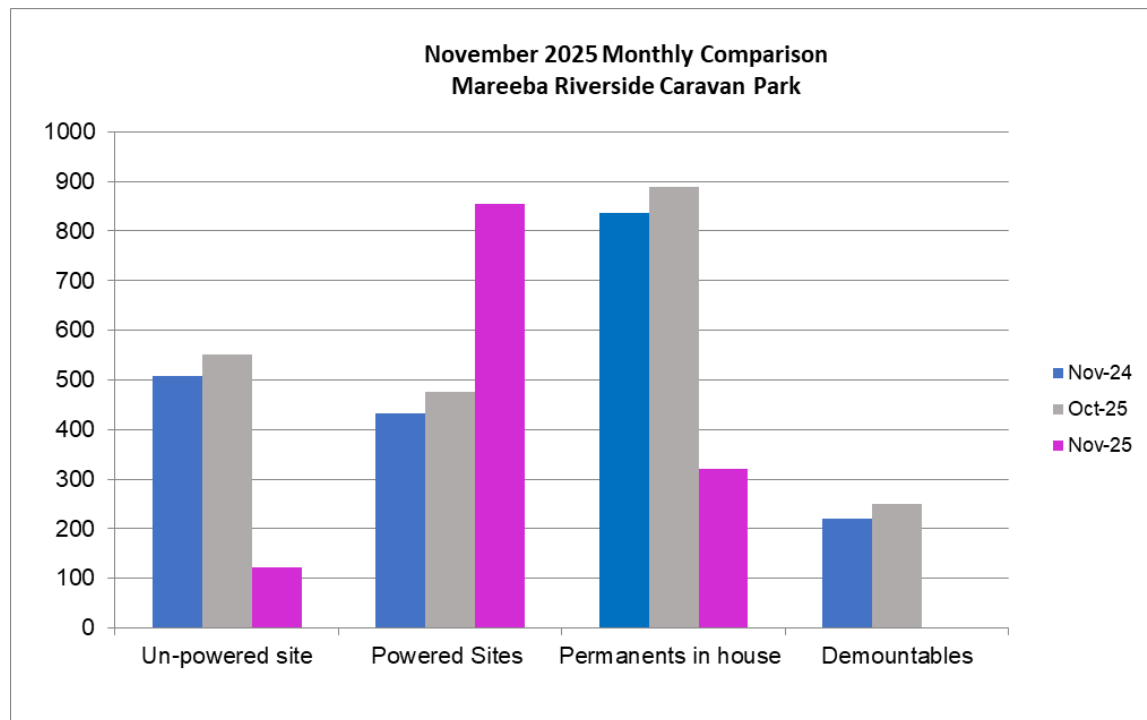
Community Halls:

Maintaining safe and efficient access to Council's Community Halls is recognised as an important aspect for the community's ongoing wellbeing. Utilisation for community managed facilities has shown reduced levels when compared against similar period for previous year, which may align with early onset of wet weather / heat waves.

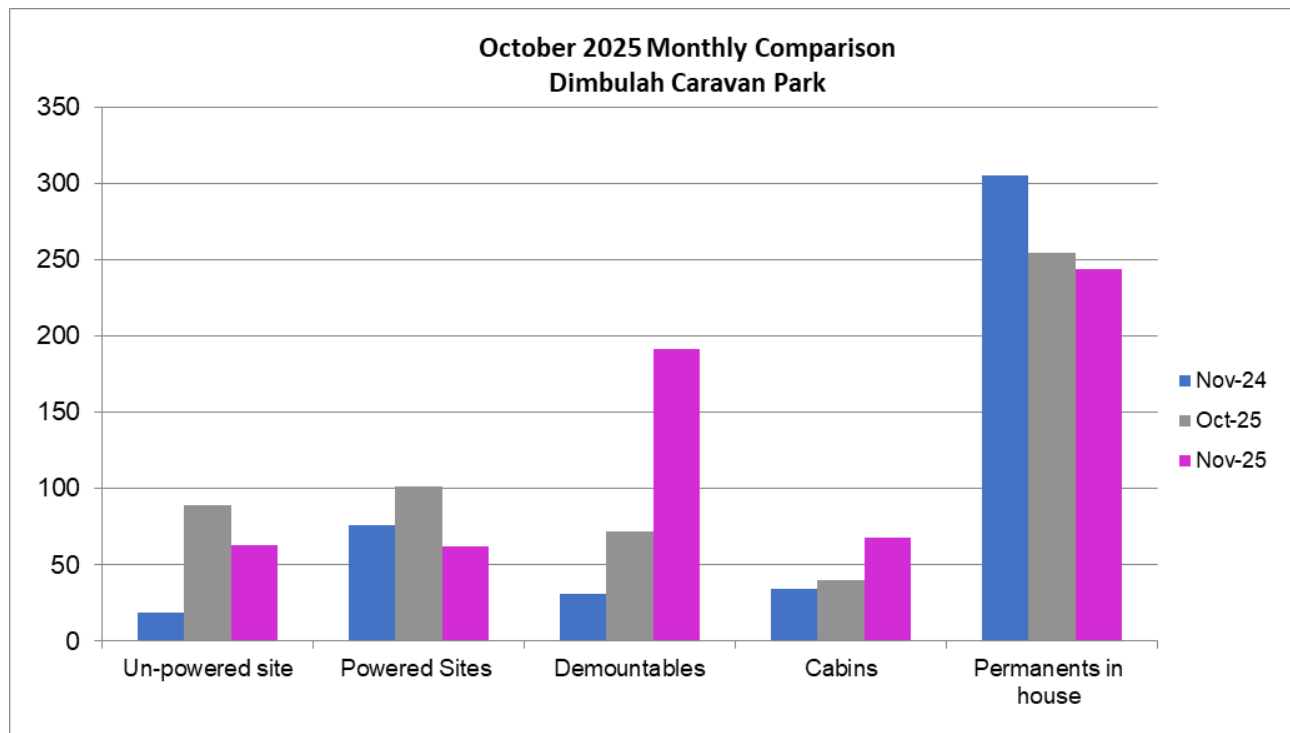


Caravan Parks:

Mareeba Riverside Caravan Park: Reduction in numbers due to seasonal workers leaving the area.

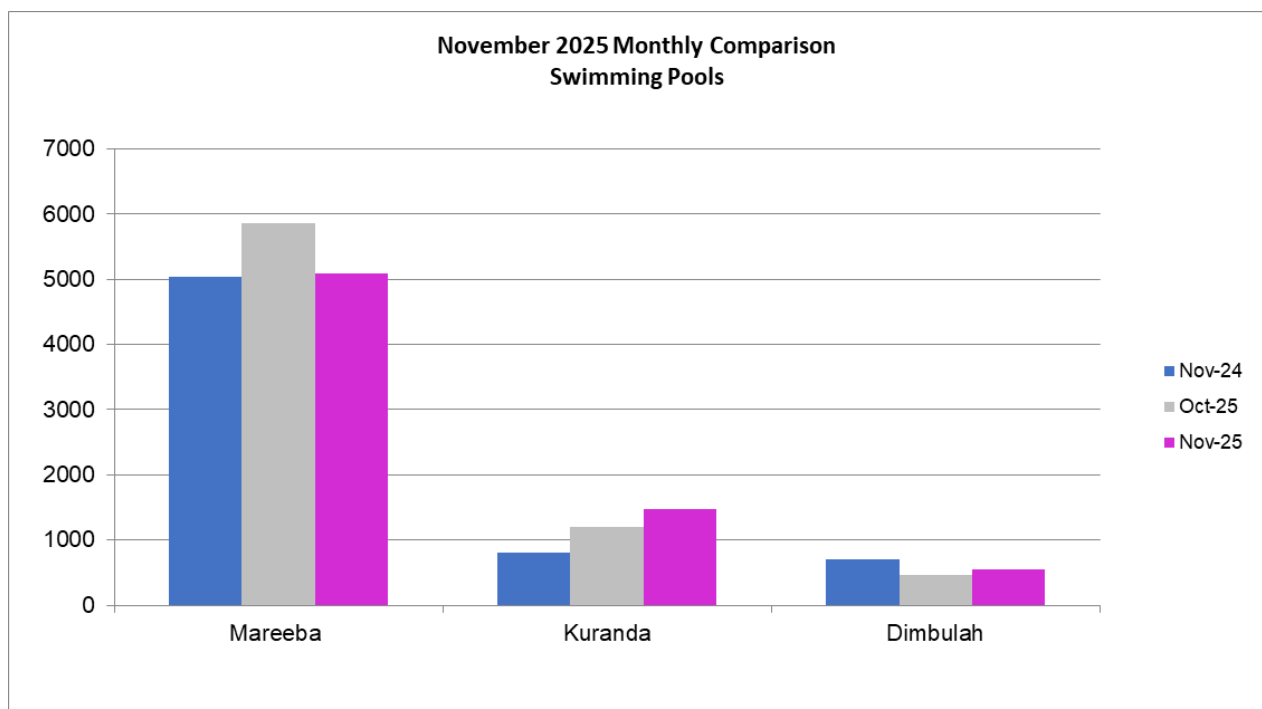


Dimbulah Caravan Park: Overall utilisation has strengthened when compared to previous month, which aligns with the return of seasonal workers to the area.



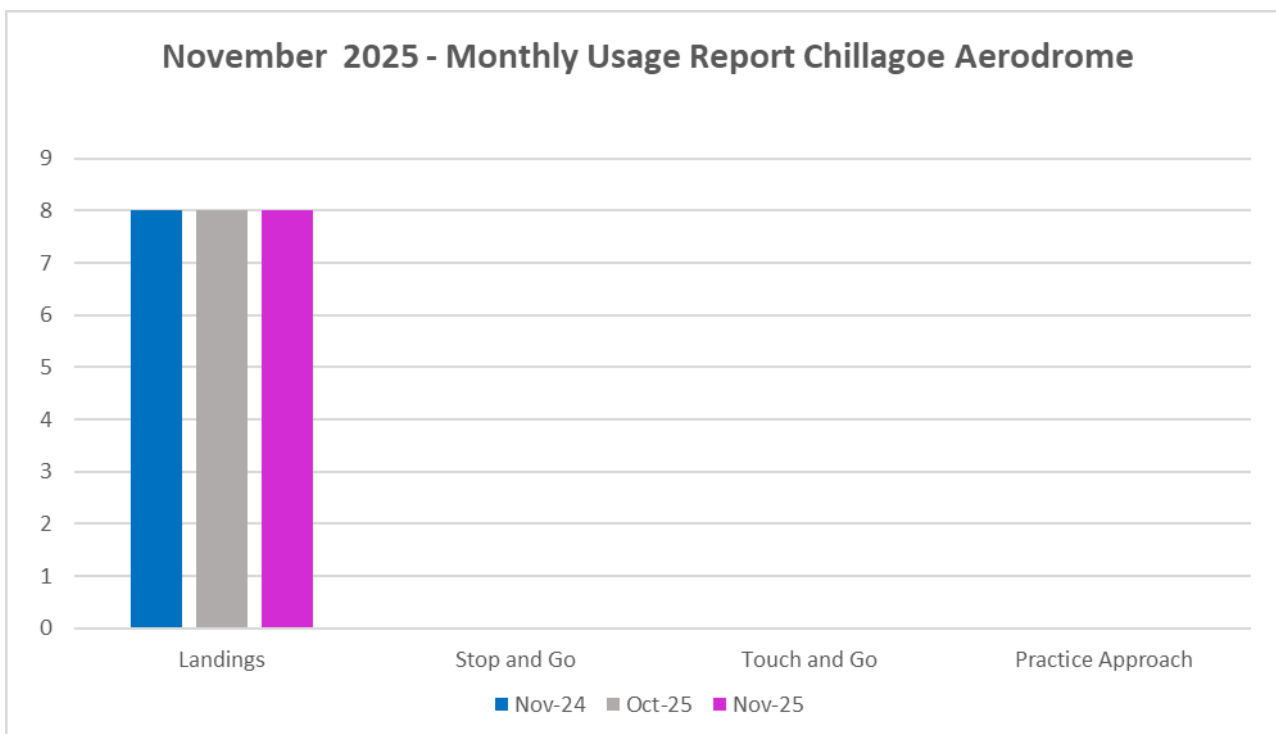
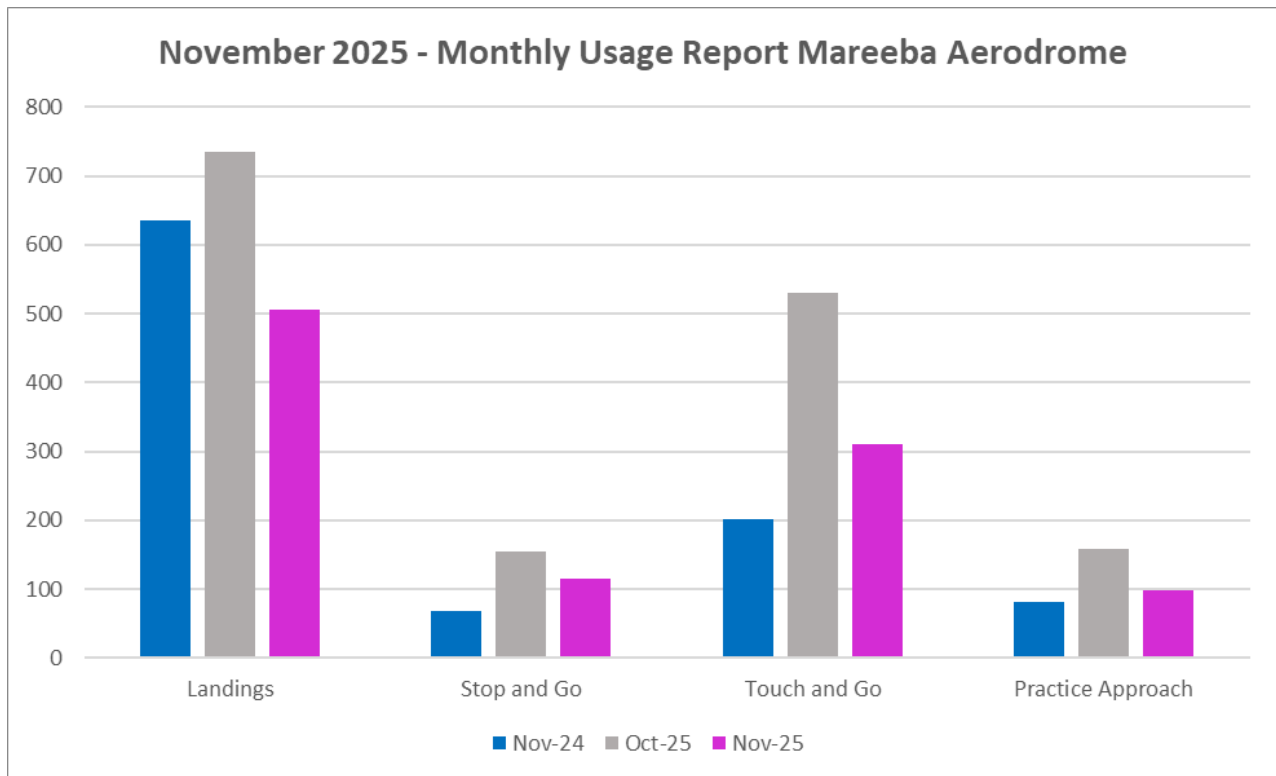
Aquatic Centres

Attendance at all Aquatic Facilities has remained consistent with previous year.



Aerodromes:

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



LINK TO CORPORATE PLAN

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

Community and Culture: An informed, engaged and resilient community which supports and encourages effective partnerships to deliver better outcomes.

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

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

IMPLEMENTATION/COMMUNICATION

Nil

9.5 MAREEBA SHIRE COMMUNITY BIOSECURITY PLAN 2025-2030

Date Prepared: 5 December 2025

Author: Manager Technical Services

Attachments: 1. Mareeba Shire Community Biosecurity Plan 2025-2030 [↓](#)
2. Mareeba Shire Community Biosecurity Plan Snapshot 2025-2030 [↓](#)

EXECUTIVE SUMMARY

This report seeks to inform Council of the Public Consultation process for the Draft Mareeba Shire Community Biosecurity Plan 2025-2030 (Draft Plan) and present the finalised Community Biosecurity Plan 2025-2030 for adoption. A one-page "snapshot" has been developed to complement the Plan.

Consultation on the Draft Plan was undertaken between 16 October 2025 and 5 November 2025.

RECOMMENDATION

That Council adopt the 'Mareeba Shire Community Biosecurity Plan 2025-2030'.

BACKGROUND

The *Biosecurity Act 2014* requires every local government in Queensland to develop a biosecurity plan for their area. To meet this requirement, Council must adopt the Plan through resolution following public consultation.

The Mareeba Shire Community Biosecurity Plan 2025-2030 (Plan) (*Attachment 1*) will replace the previous Mareeba Shire Council Biosecurity Plan 2020-2025 and reflects changes to management of invasive plants and animals, having occurred since its adoption. A one-page "snapshot" has been developed to complement the Plan (*Attachment 2*).

Council adopted the Draft Plan for public consultation at its Ordinary Meeting of Council, 15 October 2025. Consultation was undertaken through various methods, as described below:

- Draft Plan was published Council's website, 16 October 2025
- A Media release was provided 16 October 2025
- Social Media posts were made 27 October 2025, 30 October 2025 and 4 November 2025
- The Mayor discussed the Draft Plan on Blackstar Radio, 16 October 2025

Additionally, the Draft Plan was distributed to members and participants of Council's Pest Management Advisory Committee (PMAC), who were also invited to provide comment.

Feedback from Community and PMAC were incorporated into the 2025–2030 Plan, which included:

- an updated overview
- inclusion of local laws relating to prohibited matter
- revisions to priority invasive plants, animals, and alert species
- updates to the Biosecurity Pest Management Action Plans

Public consultation closed on 5 November 2025.

RISK IMPLICATIONS

Environmental

The Plan is non-prescriptive, aimed at providing guidance and tools for the management of Invasive plants and animals within the Mareeba Shire Council local government area. There is a focus general biosecurity obligation which means that everyone is responsible for managing pest plants and animals that are under their control or that they know about or should reasonably be expected to know about.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

The *Biosecurity Act 2014* requires a Council to adopt the Plan by resolution following community consultation, having regard to the level of appropriate consultation and any submissions made.

Consultation on the Draft Plan was undertaken via Council website, social & traditional media and PMAC.

FINANCIAL AND RESOURCE IMPLICATIONS

Operating

Council undertakes a broad range of pest plant and animal management activities within its existing operational budget. The Plan will assist in providing a framework for targeting existing and future external funding towards regional objectives.

LINK TO CORPORATE PLAN

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

Community and Culture: An informed, engaged and resilient community which supports and encourages effective partnerships to deliver better outcomes.

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

IMPLEMENTATION/COMMUNICATION

Mareeba Shire Community Biosecurity Plan 2025-2030 and Snapshot will be published to Councils website.



Mareeba Shire Community Biosecurity Plan 2025 - 2030

Mareeba Shire Community Biosecurity Plan 2025-2030



Mareeba Shire Community Biosecurity Plan 2025-2030

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Mareeba Shire Community Biosecurity Plan 2025-2030

Acronyms

BSO	Biosecurity Security Order
DAF	Department of Agriculture and Fisheries
DNRME	Department of Natural Resources Mines and Energy
FNQROC	Far North Queensland Regional Organisation of Councils
HEV	High Environmental Value
MSC	Mareeba Shire Council
MSCBP	Mareeba Shire Community Biosecurity Plan
MLGA	Mareeba Local Government Area
NAMAC	Natural Asset Management Advisory Committee
NRM	Natural Resource Management
NTWEP	National Tropical Weed Eradication Program
PMAC	Pest Management Advisory Committee
WONS	Weeds of National Significance

Mareeba Shire Community Biosecurity Plan 2025-2030

1 Biosecurity Plan and Overview

The aim of the Mareeba Shire Community Biosecurity Plan (2025–2030) is to bring together efforts from all sectors of the local community by providing a cohesive framework for effective and targeted biosecurity management within the Mareeba Local Government Area (MLGA).

The Plan uses a risk-based approach to.

- Assist in the prioritisation of resources to manage invasive plants and animals.
- Develop management strategies for high priority invasive plants and animals which occur, or might occur, within the MLGA.
- Provide management outcomes for specific high priority species; and
- Provide for the preservation and enhancement of the natural environment and liveability of the MLGA.

The plan complements existing key projects and programs delivered in collaboration with the community, organisations, and various partnerships. These initiatives aim to promote biosecurity awareness and enhance the local community's understanding, with a focus on the identification, control, and eradication of invasive plants and animals.

The Far North Queensland Regional Organisation of Councils (FNQROC) facilitated the Biosecurity risk assessment process using the State Biosecurity planning framework and assists in developing the action plans for the priority species.

The risk assessment and planning framework was used to develop action plans for invasive species control recommendations.

These action plans have been developed with consideration of management priorities, known species distribution, feasibility, and achievability. They also consider existing and potential impacts on key biosecurity considerations within the MLGA, including human health, social amenity, the economy, and the environment.

In addition, the plan outlines species management responsibilities across individuals, agencies, and organisations, while providing landholders with strategic guidance and practical tools to help prioritise the management of invasive plants and animals.

Vision

*A community united in managing
biosecurity risks to the Mareeba Local
Government Area*

2 Introduction

Mareeba Shire is located on the Northern Tablelands which supports a great diversity of regional ecosystems and environmentally sensitive areas. It straddles the three bioregions of the Wet Tropics, the Einasleigh Uplands and Cape York.

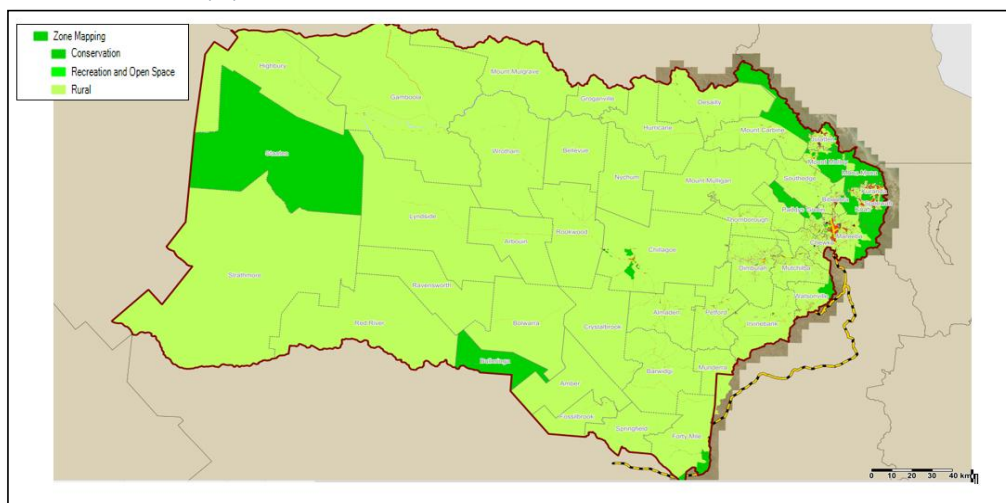
The MLGA contains important landscape linkages for biodiversity of tropical rainforests, open eucalypt woodlands and dry savannah country, including a network of important riparian corridors and waterways.¹

¹ <http://plan.northerngulf.com.au/northerntablelands/>

Mareeba Shire Community Biosecurity Plan 2025-2030

3 Protecting the Regions Assets and Environment

The Mareeba Shire stretches across the base of Cape York Peninsula and comprises rural and remote agricultural communities in an area of 53,547km²,² approximating the size of Tasmania. The MLGA had an estimated resident population of 24,003 as of 30 June 2024.³



Map 1 Mareeba Shire Council local government area

3.1 Protecting Agricultural Lands

Mareeba's agriculture sector generates employment, income and business growth and positions the MLGA as the key contributor to making the Far North region the third largest fruit producing region in Australia⁴. It is important for landholders and key stakeholders to have a collaborative approach when setting priorities for invasive plants and animal management on affected properties.

3.2 Protecting our Inland Waters and Environmentally Sensitive Areas

The MLGA inland waterways (rivers, creeks, and wetlands) have an inherent value to the broader community, environment and the economy. These waterways are unique and form part of an inland water system flowing both to the Gulf of Carpentaria and the Great Barrier Reef.



Photo 2 Removal of Amazon Frobit by Cleanco - Barron River, Kuranda



Photo 1 Chillagoe Creek, Chillagoe

² Compiled and presented in economy.id®. <http://economy.id.com.au/fnqroc>

³ profile.id.com.au/fnqroc/population-estimate

⁴ Cunningham-Reid. A., Mareeba Shire Demographic and Socioeconomic Profile 2018

Mareeba Shire Community Biosecurity Plan 2025-2030

When managed effectively, healthy inland waters can sustain their environmental, economic, cultural, and recreational benefits while also safeguarding the aquatic and ecological biodiversity they support. Proper stewardship ensures that these freshwater systems continue to provide clean water, habitat for native species, opportunities for cultural connection, and spaces for recreation and tourism.

3.3 Protecting Community, Residential and Tourism Values

MSC recognises that sustainability extends beyond caring for the natural environment and physical assets. It also involves understanding and addressing the social and economic impacts of our actions as a community.

Providing the community with residential spaces, parklands and gardens, is an important part of the MLGA, its where people live, work and relax, whilst being able to continue the connections between people, culture and nature.

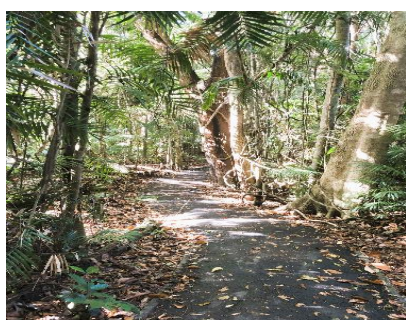


Photo 3 Kuranda Walking Trail from Barron Falls

The MLGA area is rich in history, with picturesque landscapes attracting locals and tourists to visit the region, which is reflected by relatively high visitor and international worker population, further supporting the local economy.

The implementation of this plan will assist in contributing to the long-term protection of the local environment, ecosystems and attractions, by working with the community and stakeholders to keep the environment free from invasive plants and animals for future generations to enjoy and appreciate.

3.4 Engaging with Stakeholders

The plan recognises the importance of a collaborative approach between key stakeholders and community organisations involved in the management of invasive plants and animals in the MLGA.

The aim of biosecurity engagement is to capture concepts, principles, ideas and share information for the planning and management of invasive plants and animals; and to

- Build relationships with an emphasis on community engagement.
- Determine goals, management and resourcing; and
- Monitoring of projects and programs.



Figure 1 Collaborative Network of Stakeholders

4 Queensland Biosecurity Act

The Queensland Biosecurity Act 2014 (the Act) requires each local government in Queensland to produce a Biosecurity Plan that prioritises invasive plants and animals, ensuring that the highest priority species are targeted and managed.

Mareeba Shire Community Biosecurity Plan 2025-2030

The Act provides guidance on the management of non-native plants and animal species and uses the term 'biosecurity matter' to describe all non-human living things. Biosecurity matter is divided into prohibited matter and restricted matter.

Under the Act, local governments are only required to consider 'Prohibited' or 'Restricted' invasive plants and animals within the biosecurity plan.

However, other invasive plants and animals which may have the potential to impact the local government area can also be considered, these can include invasive plants and animals such as exotic (not native to Australia) or native species which are not naturally occurring within the MLGA area.

4.1 Local Government Laws

Locally declared pests can be managed either under Council's Local Laws or through a Biosecurity Order under the Biosecurity Act 2014. These measures give Council the ability to work with landholders to ensure pests are controlled and do not spread. This helps protect local farming, the environment, and the wider community from the impacts of invasive plants and animals.

4.1.1 Categories of restricted matter

Restricted matter is divided into seven categories (Table 1), each outlining requirements to reduce, control, or contain its spread and impacts.

Table 1 Restricted invasive matter biosecurity obligations

Restricted Invasive Biosecurity Matter (invasive plants and animals)	
Prohibited matter	Prohibited matter refers to species not yet established in Queensland but capable of harming health, amenity, the economy, or the environment. Everyone including residents, visitors, businesses, and community groups must stay informed and take steps to prevent its entry and spread
Restricted matter	Restricted matter is biosecurity matter already present in Queensland that threatens health, amenity, the economy, or the environment. It must be managed to limit impacts and prevent its spread to uninfested areas.
Reporting Requirements	Examples
Category 1 and 2 You must report Call Biosecurity Queensland immediately (Category 1) or within 24 Hours (Category 2)	Includes: electric ants, Asian honeybees, certain animal and aquatic diseases, certain noxious fish, invasive plants and animals such red-eared slider turtle.
Category 3 Must not be distributed. This means it must not be released into the environment unless the distribution or disposal is authorised by a regulation or under a permit.	Includes all invasive plants and animals where deliberate distribution or disposal is a key source of spread of invasive plants, animals and noxious fish.
Category 4 You must not move This is to prevent the spread into other areas of the state.	Includes specific invasive plants and animals, such as noxious fish, feral pigs.
Category 5 You must not possess or keep Unless you have a permit under the Biosecurity Act 2014 or another act.	Invasive plants and animals and noxious fish e.g. miconia, rabbits and carp.
Category 6 You must not feed Except for the purpose of preparing for or undertaking a control program.	Invasive animals such as feral deer, rabbits, wild dogs and noxious fish such as carp, and tilapia.
Category 7 Must be humanely killed and disposed of to prevent spread Must be destroyed and disposed of as soon as practicable (<i>generally limited to noxious fish</i>)	Noxious fish such as carp and tilapia.

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More information on prohibited plants and animals is available at:

<https://www.business.qld.gov.au/industries/farms-fishing-forestry/agriculture/land-management/health-pests-weeds-diseases/weeds-diseases/invasive-plants/prohibited>

4.2 General Biosecurity Obligation

The General Biosecurity Obligation (GBO) is one of the core principles of the Biosecurity Act and represents a major shift in thinking – from prescriptive to outcome-based management. This means that everyone has a responsibility for managing biosecurity risks.

4.3 Biosecurity Risks and Biosecurity Events

Responsibilities under the GBO, biosecurity risks and biosecurity events are determined by the following⁵

A biosecurity risk is the risk that exists when you deal with:

- any pest, disease or contaminant.
- something that could carry a pest, disease or contaminant (e.g. animals, plants, soil, equipment—known as 'carriers').

A biosecurity event is an event that:

- has, or may have, a significant harmful effect on human health, social amenity, the economy, or the environment; and
- is caused by a pest, disease or contaminant.

4.4 Biosecurity Risks

The GBO is an overarching obligation that requires all persons who deal with biosecurity matter, or a carrier, to take all reasonable and practical measures to prevent or minimise the risk. However, the obligation only arises when the person *knows or ought reasonably to know* that the biosecurity matter, carrier or activity poses or is likely to pose a biosecurity risk.

For example:⁶

- A commercial grower should stay informed about the pests and diseases that could affect or be carried by crops, as well as invasive plants and animals that could be on the property.
- A livestock owner should stay informed about pests and diseases that could affect or be carried by animals, as well as invasive plants animals that could be on the property.
- A landowner should stay informed about the invasive plant's animals (such as wild dogs) that could be on the property.
- For the transportation of agricultural produce, checks should be made as to whether the activity could pose a risk for the spread of diseases or pests.
- For areas where people live or work in a high biosecurity zone (e.g. a builder or developer might be in the fire ant biosecurity zone), the requirements of what precautions need to be made for the controls of what cannot be moved into and out of the zone need to be taken into consideration; and
- A residential gardener should know about the biosecurity risks that might affect their plants.

4.5 What are reasonable and practical steps?

The steps that are considered reasonable and practical will vary depending on the situation and the risks involved. Key factors include:

- How likely an activity is to pose a risk, the more likely it is, the more action is required.
- How harmful an activity could be (e.g. whether it could cause human deaths, extensive productivity losses or other significant economic or community losses).
- How much the person managing the activity knows, or should reasonably be expected to know, about the risk (e.g. how dangerous it is and how it is spread);

⁵ <https://www.daf.qld.gov.au/business-priorities/biosecurity/policy-legislation-regulation/biosecurity-act-2014/general-biosecurity-obligation>

⁶ <https://www.daf.qld.gov.au/business-priorities/biosecurity/policy-legislation-regulation/biosecurity-act-2014/general-biosecurity-obligation>

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- What methods are available to minimise the risk (e.g. equipment and work practices).

Information is widely available on reasonable and practical steps that can be taken to meet the GBO for many common pests and diseases (e.g. on government and industry websites).

4.6 Measures to Reduce Biosecurity Risks

In most cases, biosecurity risks can be reduced by following simple steps. For example.

Manage pests (e.g. invasive plants and wild dogs) and diseases that could have negative impacts on neighbouring properties.

- Carefully examine animals before moving them. Moving animals will pose a biosecurity risk if they are carrying pests or diseases that could adversely affect the environment or agricultural industries. Check for animal diseases that could be spread by contact with other animals, and for invasive plant seeds.
- Closely inspect pot plants and potting mix before taking them home. They will pose a biosecurity risk if they are carrying yellow crazy ants or electric ants, or plant pests, invasive plants or diseases that are not already present in a suburb or area.

5 Biosecurity Planning

5.1 Landowners Property Planning

Landowners are encouraged to, and benefit from, preparing Pest Management Plans for land under their control.

Benefits of planning:⁷

- Property owners are encouraged to effectively control invasive plants and animals.
- Comply with invasive plant and animal laws in Queensland.
- Integrate control activities and other components of a property plan.
- Coordinate control activities with neighbours.
- Improve efficiency by ensuring control activities are prioritised and resources are used at optimal times.
- Monitor how well control activities are working.
- Report progress to funding bodies and local governments.

Other control methods include:

- Provide and maintain access for pest control programs.
- Participate in baiting and trapping programs.
- Reduce priority invasive plants.
- Develop a property pest management plan and when required, a farm biosecurity plan.

For more information on pest management plans contact Department of Agriculture and Fisheries on; 132523 or visit their website. <https://www.daf.qld.gov.au/business-priorities/biosecurity/invasive-plants-animals/pest-management-planning/develop-plan>

Table 2 Examples of Obligations and Actions which landholders could consider

	Reasonable and Practicable Actions
Action Plan Primary Producers (Horticulture)	Regularly check crops, orchards, and nurseries for unusual pests, weeds, or diseases
	Keep machinery, vehicles, bins, and tools clean before moving them on or off the property.
	Use clean, certified planting material and buy from trusted suppliers.

⁷ www.business.qld.gov.au/industries/farms-fishing-forestry/agriculture/land-management/health-pests-weeds-diseases/weeds-diseases/controlling-weeds/planning

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	Reasonable and Practicable Actions
	Set up simple on-farm biosecurity measures like visitor sign-in, wash-down areas, and clear farm signage.
	Actively manage weeds and pest animals on your land.
	Keep records of chemical use, pest treatments, and plant/produce movement.
	Train staff and contractors on how to spot and handle biosecurity risks.
	Report anything unusual (new pests, diseases, or weeds) as soon as possible.
	Implement trapping and baiting programs for pest animals (e.g., feral cats, rabbits, wild dogs, pigs).
	Develop a property pest management plan and/or a farm biosecurity plan.
	Install pest-appropriate fencing
	Reasonable and Practicable Actions
Action Plan Primary Producers: (Grazing)	Regularly check livestock for signs of pests, diseases, or unusual behaviour.
	Keep fences, watering points, and feed storage areas well maintained to reduce pest and weed risks.
	Maintain good livestock records, including movements, treatments, and purchases.
	Quarantine new or returning stock before mixing with the main herd.
	Manage declared weeds and pest animals on grazing land.
	Clean vehicles, machinery, and equipment before moving them on or off the property.
	Train staff and contractors on farm biosecurity practices.
	Report unusual pests, diseases, or suspected prohibited matter immediately.
	Develop a property pest management plan and/or a farm biosecurity plan.
	Install pest-appropriate fencing.
	Reasonable and Practicable Actions
Action Plan Landholders Fruit Production	Regularly inspect fruit trees and crops for unusual pests, diseases, or weeds.
	Keep harvest bins, machinery, vehicles, and tools clean before moving them on or off the property.
	Source clean, certified planting stock and rootstock from trusted suppliers.
	Implement orchard biosecurity measures such as visitor sign-in, hygiene stations, and restricted access to production areas.
	Manage declared weeds and pest animals on the property and around orchards.
	Prune and dispose of plant waste correctly to avoid spreading pests and diseases.
	Keep accurate records of chemical use, pest treatments, and fruit movement
	Train family, staff, and contractors to recognise and respond to biosecurity risks.
	Report any unusual pests, diseases, or suspected restricted matter immediately.
	Reasonable and Practicable Actions
Action Plan Nursery Industry and Plant Sellers	Inspect plants regularly for signs of pests, diseases, or unusual growth before sale or distribution.
	Only source stock and propagation material from clean, reputable suppliers
	Keep production areas, benches, tools, and pots clean and free from soil or plant debris.
	Quarantine and monitor new or returning plants before mixing with existing stock.
	Clearly label plants and maintain traceability records of where stock was sourced and sold for major supplies.
	Train staff to recognise biosecurity risks and apply hygiene practices when handling plants.
	Manage weeds and pest animals around nursery sites and retail outlets.
	Report unusual pests, diseases, or suspected restricted matter immediately.

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	Reasonable and Practicable Actions
Action Plan Landholders (Rural Residential, Lifestyle, Urban Residential)	Regularly inspect your property, gardens, and yards for unusual pests, weeds, or plant diseases.
	Maintain fences, garden beds, and water points to reduce pest and weed habitat.
	Only source plants, seeds, and animals from reputable suppliers.
	Dispose of garden waste responsibly, such as through council green waste collection or composting, to avoid spreading pests.
	Manage weeds and pest animals on your property, including rabbits, feral pigs, deer or invasive plants.
	Implement trapping and baiting programs for pest animals (e.g., feral cats, rabbits, wild dogs, pigs).
	Train household members or staff (if applicable) to recognise and respond to biosecurity risks.
	Report unusual pests, diseases, or suspected prohibited matter to council or Biosecurity Queensland immediate.
	Maintain clean tools, equipment, and vehicles that move on and off the property.
	Reasonable and Practicable Actions
Action Plan Road Corridor & infrastructure managers & Contractors	Responsibility for transporting clean equipment to and from the site, ensuring that all machinery, vehicles, and tools are free of weeds, soil, seeds, and other contaminants to prevent the spread of pests, diseases, and invasive species
	Completion of the Weed Declaration Form as part of site requirements, providing a formal record of inspection and cleaning in line with environmental regulations, landholder conditions, and project-specific weed management protocol
	Consultation with Council officers in identified high-risk weed areas prior to commencing works to confirm requirements, obtain necessary approvals, and ensure compliance with local weed management protocols
	Reasonable and Practicable Actions
Action Plan Local Government (MSC)	Regularly engage with stakeholders on education and awareness on pest species
	Risk assessment on priority species
	Pest management control and surveillance
	Vehicle and equipment hygiene is maintained
	Data collection of infestations
	Pest management and treatment in line with pest risk on Council land
	Provide community assistance and education programs to support pest management
	Prioritise pest weed and animal management with achievable outcomes
	Develop and implement best practise for roadside slashing weed hygiene

Road Corridor & infrastructure managers & Contractors (Road & Rail, Power & Communications, Water & Sewage Network)

5.2 Failing to Comply General Biosecurity Obligations

Failing to comply with the Act could result in a biosecurity officer or MSC Land Protection Officer issuing a Biosecurity Order requiring specific action to be taken within a reasonable timeframe⁸. This formal compliance action ensures an individual, business or other organisation improves the way they manage biosecurity risks.

6 Local Government Area Collaboration

In recognition of the vast spaces and limited resources available community wide, MSC actively collaborates in managing biosecurity risks across the MLGA and participates in several groups to share information and efficiently deploy resources, such as (PMAC), neighbouring councils and (FNQROC).

⁸ www.daf.qld.gov.au/business-priorities/biosecurity/policy-legislation-regulation/biosecurity-act-2014/general-biosecurity-obligation

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6.1 Pest Management Advisory Committee (PMAC)

The purpose of MSC's PMAC to provide expert advice to Council on community biosecurity matters to assist Council and advise on emerging pest management issues and projects.

PMAC also

1. Advise on the preparation and review of the Mareeba Shire Community Biosecurity Plan.
2. Provide advice on prioritising invasive plant and animal species, including emerging species, to plan for management strategies and resource requirements.
3. Provide a forum to share knowledge and collaborate on invasive species management, control and sustainable environmental solutions including site rehabilitation, restoration and revegetation.
4. Identify and advise on funding and partnership opportunities for resourcing and cost sharing.
5. Provide expert advice on other matters as referred to the PMAC Committee by the Council regarding Biosecurity.

6.2 Far North Queensland Regional Organisation of Councils (FNQROC)

FNQROC has facilitated the establishment of several committees. To assist in the collaboration of information and resources between Council's resulting in the distribution of action plans targeted at priority species.⁹

Natural Asset Management Advisory Committee (NAMAC) is one of the established committees, which is actively involved in pest management, landscape repair and restoration, biodiversity conservation and general landscape management.¹⁰ Local governments work together with key stakeholders and partners to provide the community with information on best practice land and invasive species management.

7 Priority Invasive Plants and Animals in the MLGA

Tables 3 and 4 provide a list of invasive plants and animals which are either found in or may affect the MLGA. Action plans have been developed for priority invasive species listed in Table 3. These action plans are located at the back of this plan.

Table 3 MSC priority and other invasive species listing

Species Common Name	Biosecurity Act 2014Categories Categories							Invasive Plant Programs and Classifications WONS- Weeds of National significance NTWEP – National Tropical Weed Eradication Program
	1	2	3	4	5	6	7	
Priority Species List								
Amazon frogbit								WONS
Bellyache bush			3					WONS
Gamba grass			3					
Giant rats tail grass			3					
Giant sensitive plant			3					WONS
Hymenachne			3					
Kosters Curse		2	3	4	5			
Lions tail								
Miconia species		2	3	4	5			NTWEP
Parkinsonia			3					
Parthenium			3					WONS
Rubber vine			3					WONS
Salvinia			3					

⁹ <https://www.fnqroc.qld.gov.au/>

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Species Common Name	Biosecurity Act 2014 Categories							Invasive Plant Programs and Classifications WONS- Weeds of National significance NTWEP – National Tropical Weed Eradication Program
	1	2	3	4	5	6	7	
Siam weed			3					
Sickle pod			3					
Thunbergia species			3					WONS
Water hyacinth			3					WONS
Water lettuce			3					WONS
Electric Ants	1							
Feral cat			3	4		6		
Feral pig			3	4		6		
Rabbit								
Deer species			3	4		6		
Wild dog			3	4	5	6		
Other Invasive Plants and Animals List								
Aleman grass Pest fact								-
African tulip Pest fact			3					-
Agave Pest fact								
Buddleia			-					-
Broad-leaved privet Pest fact			3					-
Camphor laurel Pest fact			3					-
Cats claw creeper Pest fact			3					WONS
Calotrope Pest fact			-					-
Cestrum			-					-
Cherry guava			-					-
Chinese privet Pest fact			3					-
Chinee apple Pest fact			3					-
Coffee			-					-
Coral bush			-					-
Grader grass Weblink			-					-
Giant bramble Pest fact			-					-
Guava Pest fact			-					-
Himalayan magnolia			-					-
Japanese sunflower Pest fact			-					-
Lantana Pest fact			3					WONS
Leucaena Pest fact			-					-
Madeira vine Pest fact			3					WONS
Navua sedge Pest fact			-					-
Parkinsonia Pest fact			3					WONS
Prickly acacia Pest fact			3					WONS
Singapore daisy Pest fact			3					-
Thatch grass			-					-
Tobacco weed Pest fact			3					
Turbina vine Pest fact			-					-
Wynn cassia			-					-
Yellow oleander Pest fact			3					-
Thatch grass								-
Tobacco weed								-
Cane toad Pest fact								
Eastern gambusia Pest fact			3	4	5	6		
Indian myna Pest fact								
Tilapia Pest fact			3	4	5	6		

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8 Key Projects and Programs

The following key projects and programs are active across the MLGA and highlight the partnerships and programs that are currently underway and may be continued for the duration of this plan. The seven projects and programs for the MLGA have been determined in consultation with key stakeholders with the aim of establishing management goals, performance indicators and outcomes.

These key projects and programs have been established over several years, with the aim of removal and eradication of invasive plants and animals, with the assistance of community groups; local industries and businesses.

Table 4 Key projects and programs for invasive plants and animals

Jatropha (Physic, and Bellyache Bush & Rubber vine)	
Management Goal	Strategic and staged removal from Irvinebank to the Walsh River Junction.
Performance Indicator	Staged removal from upper tributaries.
Strategic Actions	<ul style="list-style-type: none"> • Reduce infestation in the Emu Creek area. • Survey lower Mitchell Flats to protect the adjoining waterway catchments • To locate and control infestations. • Promote individual landholders and other departments to control target plants and monitor for recurrence. • Facilitate public awareness programs such as displays at local field days and run awareness talks, with landholders in high-risk areas. • Identify funding opportunities to assist in all the above programs.
Project Partners	Mareeba Shire Council, Southern Gulf Catchments NRM, Mitchell River Watershed Management Group, Landholders, Australian Native Bee Research Group, Australian Agriculture Colleges Corporation, Biosecurity Queensland, Traditional Owners, Department of Natural Resources, Mines and

Gamba Grass containment and eradication	
Management Goal	Management and containment
Performance Indicator	Prevention of spread and containment of infestations. Management of plantings on private lands, and community engagement and awareness.
Strategic Actions	<ul style="list-style-type: none"> • Remove gamba grass from western catchments of the upper Walsh. • To ensure that infestations located are controlled. • Promote individual landholders and other departments to control target plants on their lands and monitor for recurrence. • Facilitate public awareness programs such as displays at local field days and run awareness talks with landholders. • Identify funding opportunities to assist in all the above programs. • Roadside control to reduce the spread.
Project Partners	Mareeba Shire Council, Landholders, Tablelands Regional Council, Cook Shire Council, Queensland Parks and Wildlife Service, Mitchell River Watershed Management Group, Biosecurity Queensland and FNQROC

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Parthenium - Parthenium detection and removal	
Management Goal	Strategic surveillance, detection and removal of incursions across entire MLGA.
Performance Indicator	Detection and removal of incursions and introductions of Parthenium, new incursions mapped, and monitoring of historical sites.
Strategic Actions	<ul style="list-style-type: none"> To ensure that all incursions are located and controlled. Promote individual landholders and other departments on their lands and monitor for recurrence at controlled sites. Facilitate public awareness programs such as displays at local field days and run awareness talks with landholders in high-risk areas. Identify funding opportunities to assist in all the above programs.
Project Partners	Mareeba Shire Council, Landholders, Mitchell River Watershed Management Group, Local Bushwalking Clubs, Biosecurity Queensland, FNQROC.

Siam Weed Eradication	
Management Goal	Map and containment of Siam Weed from the Gibb and Emu Creek, and Rifle Creek, Mt Molloy, Watsonville, Mt Carbine and Dimbulah.
Performance Indicator	All new incursions detected and controlled
Strategic Actions	<ul style="list-style-type: none"> Revisits and monitoring to monitor seed bank. Promote individual landholders and other departments on their lands and monitor populations and impacts of target pest. Facilitate public awareness programs such as displays at local field days and run awareness talks with landholders in high-risk areas.
Project Partners	Mareeba Shire Council, Landholders, Biosecurity Queensland, Mitchell River Watershed Management Group, FNQROC.

National tropical weed eradication program, - (Mikania vine and Miconia spp.)	
Management Goal	In partnership with the Nation tropical weed eradication program to locate and control all infestations within the MLGA with the aim to eradicate.
Performance Indicator	Surveys completed within management areas, all target invasive plants located mapped and treated with no reproductive events.
Strategic Actions	<ul style="list-style-type: none"> Participate in survey and control program. To ensure that all infestations located are controlled prior to seeding. Assist or facilitate public awareness programs such as displays at local field days and run awareness talks with landholders in high-risk areas.
Project Partners	National Tropical Weed Eradication program, Mareeba Shire Council, Queensland Parks and Wildlife Service.

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Animal Pest Specific Programs

Feral pigs and wild dogs, coordinated baiting programs	
Management Goal	Deliver coordinated programs to reduce population and impacts through selective baiting and trapping.
Performance Indicator	Reduction of impacts from feral pig or wild dog on primary industry and environment, reduction of feral pig or wild dog numbers, successful delivery of selective baiting and trapping to minimise impacts.
Strategic Actions	<ul style="list-style-type: none"> To ensure that all landholders in management area participate/contribute to programs. Promote individual landholders and other departments on their lands to monitor populations and impacts of target pest. Facilitate public awareness programs such as displays at local field days and run awareness talks with landholders in high-risk areas. Feral pig traps to reduce impacts in peri urban areas.
Project Partners	Mareeba Shire Council, Landholders, Biosecurity Queensland.

Feral Deer	
Management Goal	Map distribution of feral deer in the shire
Performance Indicator	Mapping of populations.
Strategic Actions	<ul style="list-style-type: none"> To ensure that all landholders participate/contribute to programs. Promote individual landholders and other departments on their lands to monitor populations and impacts of target pest. Facilitate public awareness programs such as displays at local field days and run awareness talks with landholders in high-risk areas. Control isolated deer populations.
Project Partners	Mareeba Shire Council, Landholders, Biosecurity Queensland., Queensland Parks and Wildlife Service.

8.1 Key objectives and actions

This table summarises the Plan's objectives and the results they are intended to achieve through coordinated action.

Table 5 Key objectives and outcomes

Key objectives	Key Objectives
1.	The introduction, establishment and spread of invasive plants and animals are prevented.
2.	Stakeholders are committed to and undertake coordinated management of invasive plants and animals.
3.	Strategic directions are established, maintained and owned by stakeholders.
4.	Stakeholders are informed, knowledgeable and have ownership of invasive plant and animal management
5.	Integrated systems for managing the impacts of established invasive plants and animals are developed and widely implemented

Action Plan: - The introduction, establishment and spread of invasive plants and animals are prevented					
Desired Outcome 1	Issue	Strategic Objective	Strategic Action	Success Criteria	Success Indicators
Introduction of invasive plants and animals is prevented through strong biosecurity systems.	Pathways such as trade, transport, and movement of soil, machinery, and plants enable new species to enter.	Identify, monitor, and manage key pathways to prevent invasive species from entering the region.	<ul style="list-style-type: none"> Strengthen compliance and enforcement of biosecurity regulations. 	<ul style="list-style-type: none"> Reduced risk of invasive plants and animals entering the region. 	<ul style="list-style-type: none"> Number of inspections and compliance checks. Adoption rate of hygiene practices.
Spread of invasive plants and animals is detected early and contained.	New incursions may spread quickly without rapid detection and response.	Maintain surveillance and rapid response protocols.	<ul style="list-style-type: none"> Provide information sessions on invasive species identification. 	<ul style="list-style-type: none"> Early detection and containment actions are effective. Incursions are eradicated before widespread establishment. 	<ul style="list-style-type: none"> Number of community/industry reports. Response time from detection to action. Incursions successfully contained or eradicated.
Community and industry actively support invasive species prevention.	Low awareness and engagement increase the risk of spread.	Enhance awareness, capacity, and participation in biosecurity measures.	<ul style="list-style-type: none"> Run community awareness campaigns. Deliver information sessions and workshops. Encourage reporting to relevant authorities. 	<ul style="list-style-type: none"> Strong community and industry participation in prevention. Improved knowledge and proactive biosecurity practices 	<ul style="list-style-type: none"> Number of campaigns and workshops delivered. Participation levels. Number of reports received.

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Action Plan: Stakeholders are committed to and undertake coordinated management of invasive plants and animals					
Desired Outcome 2	Issue	Strategic Objective	Strategic Action	Success Criteria	Success Indicators
Stakeholders demonstrate long-term commitment to pest and weed management.	Competing priorities (e.g., production vs. conservation); limited resources to maintain long-term programs.	Strengthen and sustain stakeholder commitment	<ul style="list-style-type: none"> Provide information to landholders for pest management planning. Promote clear roles and responsibilities under legislation. 	Stakeholders actively prioritise pest and weed management as part of core business operations.	<ul style="list-style-type: none"> Stakeholders with plans. Ongoing participation in weed and pest eradication programs.
Coordinated control programs target priority pests across boundaries	Unaligned pest control allows reinfestation	Implement strategic, cross-boundary pest control programs.	<ul style="list-style-type: none"> Facilitate joint aerial control programs. Monitor results collectively. 	Effective, sustained reduction in priority pest species across multiple properties.	<ul style="list-style-type: none"> Coordinated control programs delivered annually Measurable reduction in targeted pest populations. Positive feedback from participants.
Partnerships between agencies, landholders, Traditional Owners, and community groups are strong and collaborative.	Limited funding/resources to support partnerships; risk of duplication of effort.	Strengthen cross-sector partnerships and collaboration.	<ul style="list-style-type: none"> Support joint on-ground projects, with neighbouring Councils and local NRM groups. Share resources, knowledge, and equipment between organisations. 	Partnerships deliver coordinated and efficient pest and weed management outcomes.	<ul style="list-style-type: none"> Partnership established. Cross-boundary collaborative projects. Joint resource-sharing initiatives
Stakeholders work together to achieve shared outcomes for pest and weed management	Differing priorities and expectations; lack of a shared vision or consistent approach.	Build shared ownership of pest and weed management goals	<ul style="list-style-type: none"> Facilitate cross-boundary planning sessions and workshops, through PMAC, and other methods 	Stakeholders act collectively with a common vision.	<ul style="list-style-type: none"> Participation in regional workshops. Evidence of collective outcomes reported.
Shared resources and expertise enhance pest management outcomes.	Smaller landholders and groups lack access to equipment, funding, and expertise.	Facilitate resource-sharing and capacity building among stakeholders	<ul style="list-style-type: none"> Equipment loan schemes (pig traps). Apply for joint funding grants. 	Increased access to tools and expertise for coordinated pest management.	<ul style="list-style-type: none"> Number of grant applications submitted annually. Satisfaction rate from stakeholders accessing support.

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Action Plan: Strategic directions are established, maintained and owned by stakeholders					
Desired Outcome 3	Issue	Strategic Objective	Strategic Action	Success Criteria	Success Indicators
Stakeholders collaboratively establish, maintain, and own strategic directions for pest and weed management	Fragmented responsibility among stakeholders	Ensure inclusive, transparent, and accountable collaboration across all stakeholders.	<ul style="list-style-type: none"> Establish transparent communication channels. 	<ul style="list-style-type: none"> Ongoing commitment and accountability. Clear governance and communication in place. 	<ul style="list-style-type: none"> Number and diversity of stakeholders engaged. Frequency of consultation sessions. Stakeholder satisfaction levels.
Shared responsibility and ownership of pest and weed management outcomes across all sectors.	Limited alignment of efforts between community, industry, and government.	Foster joint accountability and cooperative action for pest and weed outcomes	<ul style="list-style-type: none"> Develop partnerships. Encourage joint projects and funding bids. Build capacity in local groups and industry partners. 	<ul style="list-style-type: none"> Increased collaboration across sectors. Shared initiatives demonstrate collective action. 	<ul style="list-style-type: none"> Number of joint projects undertaken. Co-funded initiatives.
Strategies are adaptive, evidence-based, and supported by continuous improvement	Strategies become outdated or fail to respond to emerging threats.	Monitor, evaluate, and improvement of strategies.	<ul style="list-style-type: none"> Report outcomes annually. Integrate new research and technology. 	<ul style="list-style-type: none"> Strategies remain relevant and effective Stakeholders recognise ongoing improvement. 	<ul style="list-style-type: none"> Updated strategies with evidence-based changes. Adoption of new technologies.
Prevention systems are adaptive, evidence-based, and continuously improved	Biosecurity measures may become outdated or fail to respond to emerging threats.	Maintain dynamic and evidence-based prevention frameworks that respond to changing risks.	<ul style="list-style-type: none"> Review prevention measures annually. Integrate new technologies (e.g., drones, eDNA monitoring). Share data and lessons learned across stakeholders. 	<ul style="list-style-type: none"> Prevention strategies remain current and effective. New tools and technologies are applied to prevention efforts. 	<ul style="list-style-type: none"> Updated prevention frameworks documented. Adoption of new technology in surveillance and monitoring.

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Action Plan: Stakeholders are informed, knowledgeable and have ownership of invasive plant and animal management					
Desired Outcome 4	Issue	Strategic Objective	Strategic Action	Success Criteria	Success Indicators
Stakeholders are informed, knowledgeable and committed to invasive plant and animal management.	Limited awareness among community, landholders, and other stakeholders about pest plant and animal impacts and responsibilities.	Increase stakeholder knowledge, engagement, and shared responsibility in pest and weed management.	<ul style="list-style-type: none"> Deliver targeted awareness campaigns (fact sheets, website, social media). Encourage reporting of invasive plants. 	Community and stakeholders demonstrate improved understanding of pest management obligations	<ul style="list-style-type: none"> Awareness campaigns delivered annually. Increase in invasive species reporting. Stakeholders show improved knowledge.
Active landholder participation in pest management programs	Landholders may not undertake timely or adequate control of invasive plants and animals.	Improve landholder compliance and participation in coordinated management efforts.	<ul style="list-style-type: none"> Promote the General Biosecurity Obligation (GBO) under the Biosecurity Act. Support local pest management groups. 	Increased landholder compliance and timely pest control actions	<ul style="list-style-type: none"> Landholders demonstrate GBO awareness. Increase in landholders participating in council programs.
Strong community partnerships support pest and weed management.	Limited collaboration between council, community, and external organisations	Build and maintain partnerships to share resources, expertise, and responsibility	<ul style="list-style-type: none"> Collaborate with Landcare, Traditional Owners, and industry groups. Establish joint projects (weed control days, feral animal monitoring). 	Evidence of collaborative projects delivering shared pest management outcomes.	<ul style="list-style-type: none"> Community projects conducted School program delivered, as required.

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Action Plan: - Integrated systems for managing the impacts of established invasive plants and animals are developed and widely implemented					
Desired Outcome 5	Issue	Strategic Objective	Strategic Action	Success Criteria	Success Indicators
A coordinated and collaborative system is established for managing invasive species across landscapes	Current management efforts are fragmented and often duplicated between stakeholders.	Work on an integrated frameworks that connect government, industry, and community efforts	<ul style="list-style-type: none"> Participate in regional partnerships and joint planning frameworks. Share resources, expertise, and data. 	<ul style="list-style-type: none"> Strong cross-sector collaboration 	<ul style="list-style-type: none"> Stakeholder participation rates. Examples of shared funding, staff, or equipment.
All landholders and communities share responsibility for managing invasive species.	Limited resources and uneven participation hinder success.	Strengthen community, industry, and government partnerships for shared responsibility.	<ul style="list-style-type: none"> Provide training, tools, and resources to local groups. Establish co-investment and incentive schemes. Celebrate and reward community achievements. 	<ul style="list-style-type: none"> Broad and sustained participation in management activities. Resources and costs are shared across stakeholders. 	<ul style="list-style-type: none"> Number of landholders and groups actively involved. Increased community reporting and action.

8.2 Alert Species

Pest plant and animal alert species in (table 5 and table 6) have been found in North Queensland local government areas but have not yet been discovered in the Mareeba Shire region despite suitable habitats. Department of Agriculture and Forestry has detailed species information.

The community has a responsibility to be vigilant and reports can be submitted to the Mareeba Shire Council through one of the following methods:

- Phone 1300 308 461
- Email info@msc.qld.gov.au
- Visit the customer service centres at
 - 65 Rankin Street, Mareeba
 - Kuranda Library 18-22 Arara Street, Kuranda.

8.3 Invasive Plant Alert Species

The following tables include information about invasive plants and animals which may be found in the MLGA and how they can be spread.

Table 6 Invasive Plants which could be found in the MLGA

Species	Common name	Scientific name	Vicinity	Likely source and mode of spread
	Bunny Ears Cactus	<i>Opuntia microdasys</i> , <i>O.leucotricha</i> , <i>O.rufida</i>	Mareeba and Cairns	Nursery and ornamental gardens
	Bog Moss	<i>Mayaca fluviatilis</i>	Cassowary Coast	Aquariums and water plants
	Brillantaisia	<i>Brillantaisia lamium</i>	Douglas, Cairns and Cassowary Coast	Machinery, vehicles, livestock and potted plants
	Cha-om or Pennata wattle	<i>Senegalia insuavis</i>	Cairns, Whitsunday Regional Council	Private gardens
	Hiptage	<i>Hiptage benghalenses</i>	Douglas Shire	Ornamental gardens and wind
	Hygrophilla	<i>Hygrophila costata</i>	Cairns, Cassowary Coast & Hinchinbrook	Aquariums and water plants
	Limnocharis	<i>Limnocharis flava</i>	Cairns, Cassowary Coast and Townsville	Aquariums and water plants
	Madras Thorn	<i>Pithecellobium dulce</i>	Cairns and Cassowary Coast	Ornamental gardens
	Mexican Bean tree	<i>Cecropia species</i>	Douglas, Cairns, Cassowary Coast	Ornamental gardens, birds and flying foxes
	Mimosa	<i>Mimosa pigra</i>	Northern Territory and Mackay	Boats and fishing gear

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Species	Common name	Scientific name	Vicinity	Likely source and mode of spread
	Water Mimosa	<i>Neptunia oleracea</i> and <i>N. plena</i>	South-east QLD, Cairns	Private gardens and flood events
	Sagittaria	<i>Sagittaria platyphylla</i>	Townsville, Mackay and South-east Queensland	Aquariums and water plants
	Crofton Weed	<i>Ageratina adenophora</i>	Tableland Regional Council Southeast Queensland	Ornamental gardens Machinery, vehicles & animals
	Baleria or porcupine flower	<i>Barleria prionitis</i>	Townsville, Boigu Island	Prickly shrub, grown in gardens

Table 7 Pest animals which could be found in the MLGA

Species	Common name	Scientific name	Vicinity	Likely source and mode of spread
	Asian Spiny Toad	<i>Bufo melanostictus</i>	Cairns	Transport via plane or sea
	American Corn Snake	<i>Pantherophis guttatus</i>	Cairns	Pet trade
	Fox	<i>Vulpes</i>	Central Queensland	Natural migration
	Red-eared Slider Turtle	<i>Trachemys scripta elegans</i>	South-east Queensland (eradicated)	Aquariums and pet trade
	Fall Army Worm	<i>Spodoptera frugiperda</i>	Far North Queensland, Torres Strait	Transport via plane or sea

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9 Action Plans for Control of Priority Plant Pest and Animal Species

Action plans have been developed for priority pest plant and animals which occur in the local government area. The action plans detail specific requirements and strategies for management in addition to what is required of all people under the general biosecurity obligation. The action plans outline management objectives based on established principles of pest management and are designed to assist all stakeholders to:

- Understand the biology and distribution of priority pest plant and animals.
- Implement appropriate strategic actions at the most appropriate time to have the greatest impact on the targeted pest (best management practice) and ensure they meet their general biosecurity obligation.

Plan and coordinate pest management activities with neighbouring properties by targeting common management objectives and goals within relevant geographic areas.

Table 8 Key to control method icons

Key to control methods which can be found in the biosecurity action plans		
	Frill or stem injection	Herbicide can be applied to woody weeds and trees via cuts or frills made close to the ground around the trunk or stem. This approach is best used when it is ok to leave the dead plant standing.
	Basal bark	Herbicide can be applied to woody weeds or vines with a low-pressure spray (which usually includes diesel or synthetic oil) to the lower stem. This method is not suited to use near or in water ways.
	Cut stump	Many vines, trees and woody weeds can be controlled by applying herbicide to the freshly cut stem. The application is made quickly with a dabber or spray before the plants vascular tissue closes over.
	Chop or grub	Many weeds can be selectively managed manually by grubbing or chopping. This approach is useful for reducing the competition from weeds while native vegetation or desirable plants re-establish.
	Drill/stem injection	Herbicide can be applied as a measured dose into evenly spaced, downward-facing holes drilled near the base of each stem. Cordless or petrol- powered drills are usually used due to their portability.
	Best practice grazing	Carefully managing stocking rates will keep healthy groundcover which provides competition for many weeds. Grazing can also be used in some situations to knock weeds down prior to control.
	Hand removal	Many weeds can be removed manually, particularly when they are at a seedling stage. Hand weeding is very selective and can be used where as little as possible disturbance is required.
	Foliar spray	Most weeds can be controlled at various life stages by applying herbicide via a spray. Sprays applicators can be low or high pressure and are suited to covering larger areas or dense infestations.
	Biocontrol	The release of carefully selected natural pests or diseases of plants and animals can control them, or to interrupt their reproduction. Biocontrol is most effective when integrated with other control tools.
	Slashing	Slashing can often be used to reduce the growth or reproduction of many weeds and is particularly useful before other control actions. Timing is critical in order to prevent the spread of seeds or fragments.
	Mechanical removal	Large scale infestations may require mechanical removal or control. Machinery can also be used to clean up after control activities but will usually require follow-up to control and prevention work.
	Fire	A well planned and timed fire can be a very effective management tool which can reduce or stimulate dormant seeds or control living plants. It is most suited to fire adapted vegetation types.

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











Key to control methods which can be found in the biosecurity action plans		
	Exclusion fencing	There are a wide range of fencing materials and designs to protect domestic and agricultural assets. Fencing can also be used manage grazing pressure or access to reduce weed or disease spread.
	Pesticide	Pesticides are used in certain situations to control anything from ants to wild dogs. There are strict usage and permitting requirements for many pesticides. They can be an effective tool over large areas.
	Trapping	Trapping is widely used for feral pigs but can also be used to control wild dogs, feral cats and feral deer. Trapping is labour intensive but can very target specific when conducted using best practice tools.
	Shooting	Shooting or hunting is sometimes used to control individual animals. It is usually less effective and even disruptive to other control strategies but is a useful tool to supplement trapping and baiting.

Table 9 Key to mechanism of spread

Key to mechanism of spread		
	Droppings	Many plants have evolved to use animals to spread seeds by producing a tasty fruit. Seeds are eaten along with the flesh of the fruit and can be dispersed in droppings up to kilometres away.
	Illegal dumping	Deliberate or accidental spread of many plants can occur when green waste is not disposed of responsibly. Areas of bushland, creeks and farmland often suffer impacts from dumped garden plants.
	Machinery and vehicles	Slashers and earthworks equipment are most commonly blamed, for moving pests, but cars, 4wds, motorcycles, boats and caravans are all capable of moving pest plants and animal's great distances.
	People and animals	Some plants have seeds adapted to stick to and hitch a ride on passing animals and can move long distances attached to animals' fur or peoples' clothing.
	Stock, raw materials & produce	Raw materials and produce including hay, animal feed, seed mixes and even livestock can contain or carry weed seed or other biosecurity risks like invasive ants, pathogens or diseases.
	Vegetative	Many plants can spread from cuttings, stem or root fragments. For some species this is their primary means of reproduction but for others it is in addition to producing seeds or spores.
	Water	Many aquatic plants rely entirely on water to spread their seeds. Others have seeds or fragments which can float for long distances and move during regular flows or on flood events.
	Wind	Many plants have seeds which are lightweight with attachments to help them glide or float on the air or in the wind. The lightweight seeds can also get caught on vehicles and clothing.

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10 Appendix 1 Action Plan Management Zones and Control Methods

The action plans use catchment-based management zones to identify the location-specific management actions required for each priority pest plant and animal. The management zones are based on the pest management concept of the 'invasion curve'. The invasion curve describes how as a biosecurity issue becomes more abundant over time the management options and strategies available to manage it or its impacts also change. At each stage of the curve, as the area occupied by the pest or weed increases, the implied impact and required resources to respond also increase.

The key message is that prevention and early intervention are the most cost-effective (proactive) actions we can take. When these actions are not successful, we need to carefully consider the most strategic (reactive) management approaches to ensure local impacts and potential spread to new areas is reduced.

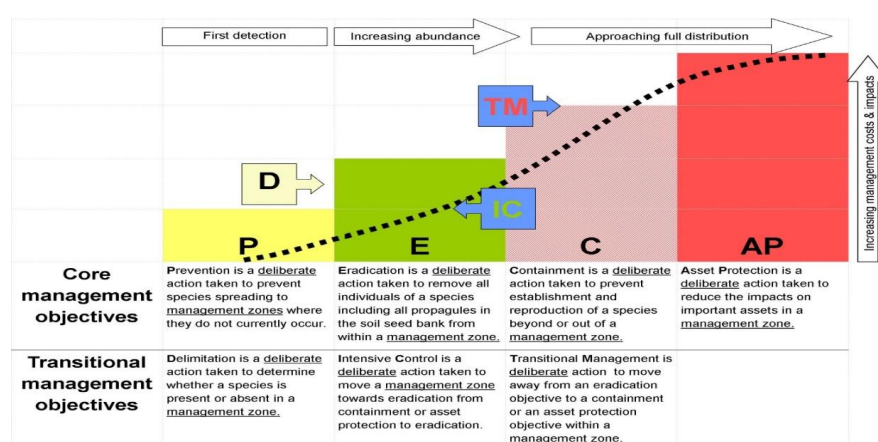


Figure 2 Action plan management objectives

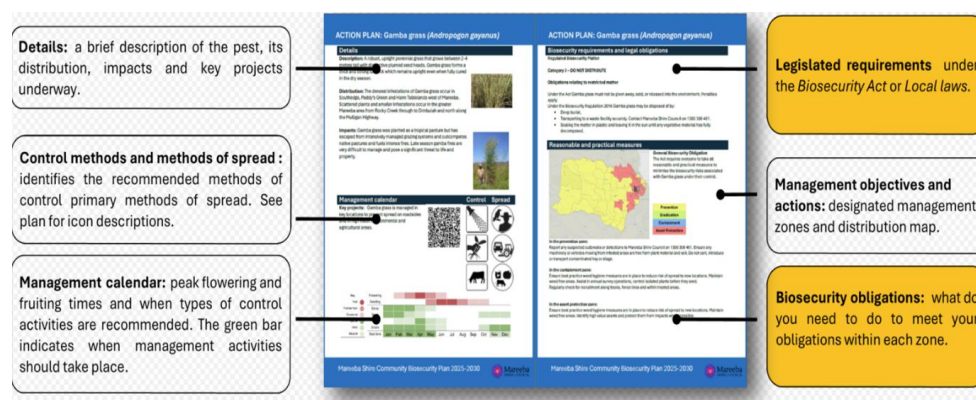


Figure 3 Action plan explanation

ACTION PLAN: Amazon frogbit (*Limnobium laevigatum*)

Details

Description: A floating, mat-forming aquatic plant with dangling roots and glossy semi-circular leaves which are spongy underneath. As the leaves mature, they are held more upright on swollen stems. Mature plants may reach up to 50cm tall. Flowers are small, white and form a fleshy berry-like capsule which is usually held under the water or in the mud.



Distribution: Amazon frogbit was initially detected in Granite Creek and has subsequently entered the Barron River due to spread on flood waters. It is not currently known to occur in the gulf watersheds but may be in use in home aquariums or traded on social media.

Impacts: Amazon frogbit is a floating aquatic weed that can smother and choke waterways. It grows in still or slow-moving water and can rapidly expand to cover the entire water surface with a thick mat of vegetation. This shades out any submerged plant life and impedes oxygen exchange impacting fish and aquatic organisms.



Management calendar

Key projects: A sentinel site project is in place to detect outbreaks into the gulf catchments. Control works to protect key assets are undertaken as required. Downstream infestations in the Barron River are often temporarily cleared by wet season floods. A top of infestation management program on along Chinaman and Atherton Creeks is continuing



Control Spread



Key Peak First/last flush Occasional Optimal Good Marginal	Flower													
	Seed													
	Spray													
	Manual													
	Best time	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	

ACTION PLAN: Amazon frogbit (*Limnobium laevigatum*)

Biosecurity requirements and legal obligations

Declared Local Pest

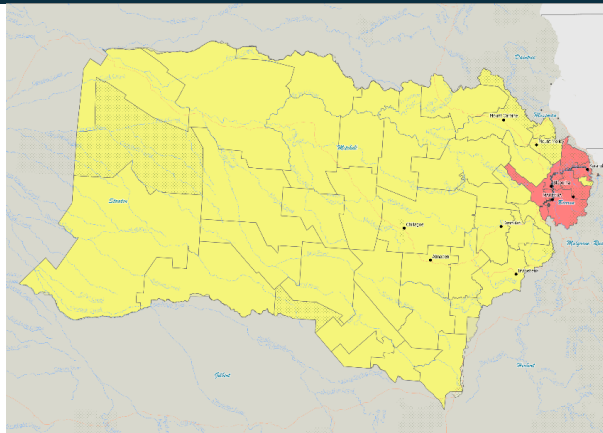
DO NOT SELL OR SUPPLY

DPO NOT OFFER OR DISPLAY FOR SALE OR SUPPLY

DO NOT INTRODUCE, PROPAGATE OR BREED

Amazon frogbit is a locally declared plant under Mareeba Shire Council Local Laws. It is also locally declared in the Cairns, Cassowary Coast and Tablelands local government areas. It is an offence under Local Law to distribute or propagate. Penalties apply.

Reasonable and practical measures



General Biosecurity Obligation

The Act requires everyone to take all reasonable and practical measures to minimise the biosecurity risks associated with Amazon frogbit under their control.

Prevention

Eradication

Containment

Asset Protection

in the prevention zone:

Contact Mareeba Shire Council to report any suspect plants on 1300 308 461.

You are responsible to know what you are buying online or at local markets to ensure you don't unintentionally introduce Amazon frogbit from a contaminated source.

Be responsible and do not dump garden pond or fish tank contents into waterways.

In the asset protection zone:

Remove and bag specimens from water features and dispose of accordance with the regulation. Contact Mareeba Shire Council on 1300 308 461 if you require advice on disposal.

If you have Amazon frogbit in your possession do not share contaminated material including aquatic plants and do not dump garden pond or fish tank contents into waterways.

You are responsible to know what you are selling online or at local markets to ensure you don't unintentionally spread Amazon frogbit.

ACTION PLAN: Bellyache bush & physic nut (*Jatropha* spp.)

Details

Description: A squat, thick stemmed shrub 2.4-4m tall. Seedlings single stemmed with deeply divided purple leaves. Mature leaves are a brighter green with up to 5 lobes and coarse dark brown hairs on the margins. Small red flowers followed by green fleshy pods. Physic nut (*J. curcas*) is a similar plant to *J. gossypifolia* with pale veined large green leaves that are less deeply lobed.



Distribution: Bellyache bush is currently restricted to riparian areas in the Lower Walsh River and Emu Creek but is readily spread on floodwaters so may be present in the gulf plains. Infestations are known from the Palmer River to the north and Charters Towers area to the south.

Impacts: The fruits are poisonous to humans and livestock which when eaten lead to symptoms of gastroenteritis and sometimes death. Bellyache bush has a devastating impact on rangeland river systems and pastures.

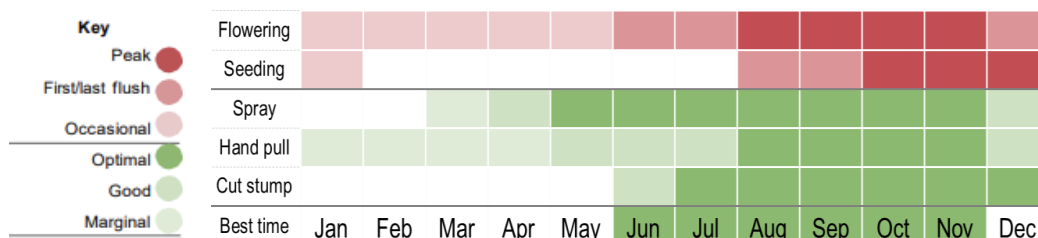
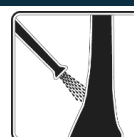


Management calendar

Key projects: A containment area is in place to prevent the spread into the Staaten River catchment from Mitchell River.



Control Spread



ACTION PLAN: Bellyache bush & physic nut (*Jatropha spp.*)

Biosecurity requirements and legal obligations

Regulated Biosecurity Matter

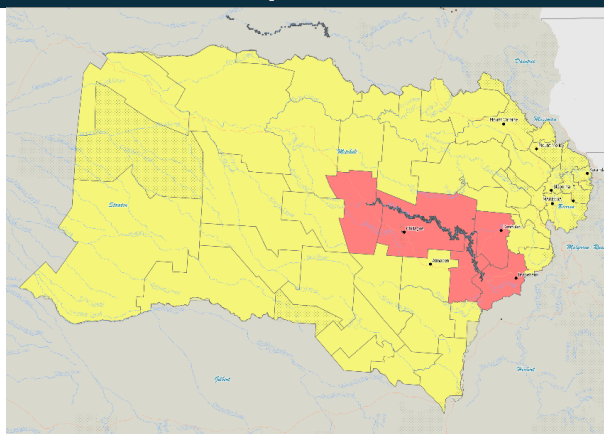
Category 3 – DO NOT DISTRIBUTE

Under the Act bellyache bush must not be given away, sold, or released into the environment. Penalties apply.

Under the Biosecurity Regulation 2016 bellyache bush may be disposed of by:

- Deep burial,
- Transporting to a waste facility securely. Contact Mareeba Shire Council on 1300 308 461.
- Sealing the matter in plastic and leaving the matter in the sun until any vegetative material being disposed has decomposed.

Reasonable and practical measures



General Biosecurity Obligation

The Act requires everyone to take all reasonable and practical measures to minimise the biosecurity risks associated with bellyache bush under their control.

Prevention

Eradication

Containment

Asset Protection

In the prevention zone:

Report any suspect plants to Mareeba Shire Council on 1300 308 461.

To prevent spread to new locations or introduction from known infestations ensure machinery, vehicles and raw materials are free from soil which may contain seed.

Spell stock in holding yards for 7 days prior to releasing to pasture/rangeland to allow for seed to pass through the gut or fall from hooves and hide.

In the asset protection zone:

Ensure best practice weed hygiene measures are in place to reduce risk of spread to new locations.

Regularly check for recruitment along tracks, water courses, fence lines and in areas near known infestations. Control isolated plants before they seed.

You are responsible to ensure materials or products leaving your property are free from bellyache bush seed or plant material. Do not move or sell contaminated produce, soil and spell stock for at least 7 days prior to movement.

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ACTION PLAN: *Thunbergia grandiflora*

Details

Description: A rapidly growing vine which forms large underground tubers. *Thunbergia* climbs and smothers native vegetation. *Thunbergia* has lavender-blue trumpet shaped flowers. The leaves may vary from a choko-like shape to an oval with a narrow-pointed tip.

Distribution: *Thunbergia* vine occurs as a significant infestation and scattered locations in the Kuranda area and at several isolated outbreaks near Myola, Speewah and Julatten. The main method of spread for *Thunbergia* vine has been through the sharing plants between gardeners so most infestations are associated with house gardens.

Impacts: *Thunbergia* vine climbs and smothers native vegetation, killing and often pulling down mature trees with the weight of the vine.

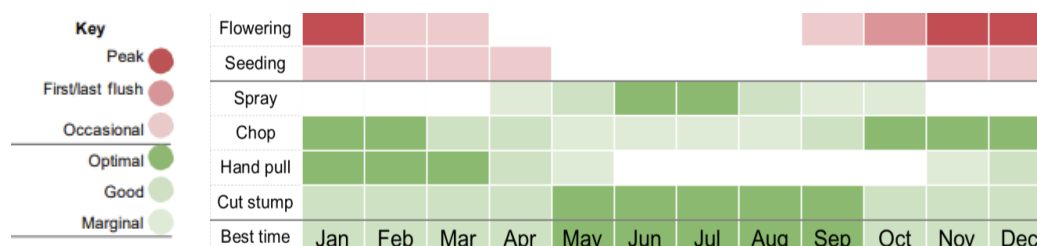
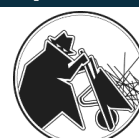


Management calendar

Key projects: Eradication of infestation from dumped garden waste in Julatten.



Control Spread



ACTION PLAN: *Thunbergia* (*Thunbergia grandiflora*)

Biosecurity requirements and legal obligations

Regulated Biosecurity Matter

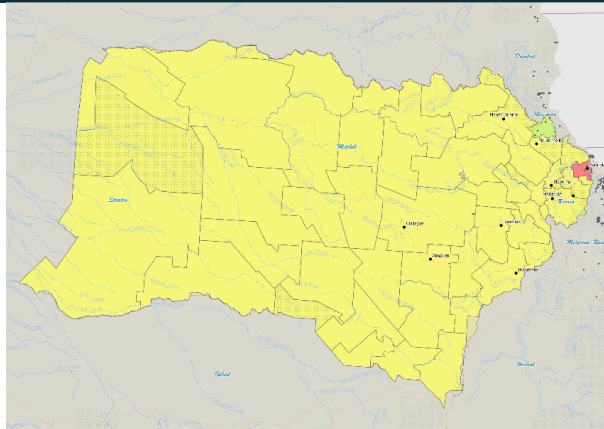
Category 3 – DO NOT DISTRIBUTE

Under the Act *thunbergia* must not be given away, sold, or released into the environment. Penalties apply.

Under the Biosecurity Regulation 2016 *thunbergia* may be disposed of by:

- Deep burial,
- Transporting to a waste facility securely. Contact Mareeba Shire Council on 1300 308 461.
- Sealing the matter in plastic and leaving the matter in the sun until any vegetative material being disposed has decomposed.

Reasonable and practical measures



General Biosecurity Obligation

The Act requires everyone to take all reasonable and practical measures to minimise the biosecurity risks associated with *thunbergia* under their control.

Prevention

Eradication

Containment

Asset Protection

In the prevention zone:

Report any suspect plants to Mareeba Shire Council on 1300 308 461.

In the eradication zone:

Contact Mareeba Shire Council on 1300 308 461 to report any suspect plants.

Landholders can assist the program by maintaining easy access to treatment areas or by assisting council staff during control activities.

If your property has an active infestation, make sure your green waste does not contain *thunbergia* and is disposed of in accordance with the regulation.

In the asset protection zone:

Manage risk of spread from your property and protect priority assets using best practice methods to control infestations where practical to do so.

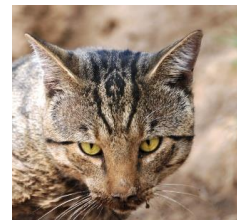
If your property has an active infestation, make sure your green waste does not contain live plant material and is not disposed of in areas where the plant might establish like creeks and bushland.

ACTION PLAN: Feral cat (*Felis catus*)

Details

Description: Cats have a long history of naturalisation in Australia. A feral cat is any non-domestic cat which is not owned by a person. They have the same markings to domestic cats but may be larger in size particularly around the head and shoulders. Their fur is generally short, and they may be any colour. Males may weigh up to 6 kg, females up to 4 kg. They are usually most active at night.

Distribution: Feral cats are present in all areas of mainland Australia and many islands.



Impacts: Feral cats eat any small to medium prey item they can catch including birds, reptiles, amphibians, mammals, fish and insects. They compete directly with native carnivores and are a definitive host of toxoplasmosis which can be transmitted to birds and other mammals including humans. Feral cats may scavenge around towns and may prey on domestic pets and poultry.



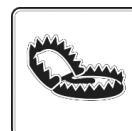
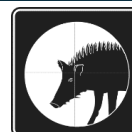
Management calendar

Key projects:

In urban and settled areas Mareeba Shire Council will respond to individual issues as they arise on a case-by-case basis.



Control Spread



Breeding												
Kittens												
Trap												
Shoot												
Bait												
Fence												
Best time	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec

ACTION PLAN: Feral cat (*Felis catus*)

Biosecurity requirements and legal obligations

Regulated Biosecurity Matter

Category 3 – DO NOT DISTRIBUTE

Category 4 – DO NOT MOVE

Category 6 – DO NOT FEED

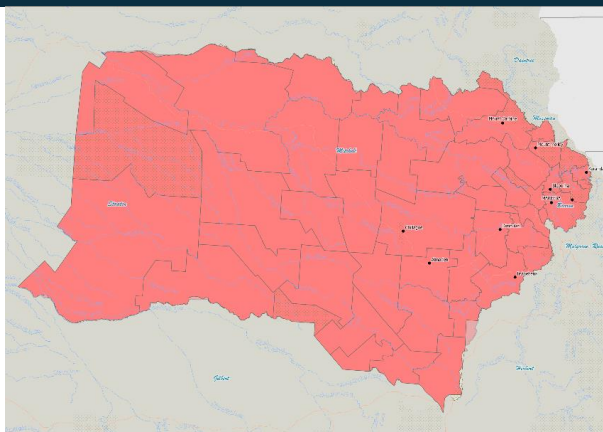
Under the Act you must not move, keep, feed, give away, sell or release feral or unowned cats into the environment. Penalties apply.

Local Laws

Mareeba Shire Council has laws and regulations (Local Law 2) concerning animals. It is an offence to:

- Keep more than two cats on any property (without an approval)
- To allow cats to wander onto public or other private property
- Or to keep cats without a microchip

Reasonable and practical measures



General Biosecurity Obligation

The Act requires everyone to take all reasonable and practical measures to minimise the biosecurity risks associated with feral and unowned cats under their control.

Prevention

Eradication

Containment

Asset Protection

In the asset protection zone:

Feral cats are restricted matter under the Biosecurity Act 2014. They must not be moved, fed, given away, sold, or released into the environment without a permit. This includes releasing or dumping of domestic cats or feeding of unowned cats. The description of feral cat includes Bengal cat hybrids derived from *Prionailurus bengalensis* x *Felis catus*.

Any other species of cat is prohibited in Queensland and must be reported within 24 hours to Biosecurity Queensland on 13 25 23.

Domestic cats are managed in accordance with Mareeba Shire Councils local laws.

ACTION PLAN: Feral deer

Details

Description: A feral deer is any deer not contained within an escape proof enclosure. Rusa (*Cervus timorensis*) are the main feral deer known in the Mareeba Shire. Other pest deer that may be present in the region include Red Deer (*Cervus elaphus*), Fallow Deer (*Dama dama*) and Chital deer (*Axis axis*).

Refer to the [Deer Scan](#) website for more information on identification.

Distribution: Rusa deer are known from the Speewah and Koah areas. Chital and Rusa deer may also be present in the western regions.

Impacts: Feral deer pose a serious traffic hazard, and may harass stock, compete for pasture or damage crops and gardens. They can be aggressive to people or gore domestic animals. Deer cause significant environmental damage from grazing/browsing, contributing to erosion, fouling water points and competing for resources. Feral deer may carry diseases of livestock.



R u s a d e e r



C h i t a l d e e r

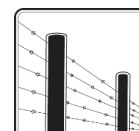
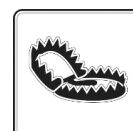
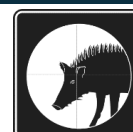
Management calendar

Key projects:

In urban and settled areas Mareeba Shire Council will respond to individual issues as they arise on a case-by-case basis.



Control Spread



Key		Breed	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Peak	●	Fawns												
First/last flush	●	Shoot												
Occasional	●	Trap												
Optimal	●	Fence												
Good	●	Best time												
Marginal	●													

ACTION PLAN: Feral deer

Biosecurity requirements and legal obligations

Regulated Biosecurity Matter

Category 3 – DO NOT DISTRIBUTE

Category 4 – DO NOT MOVE

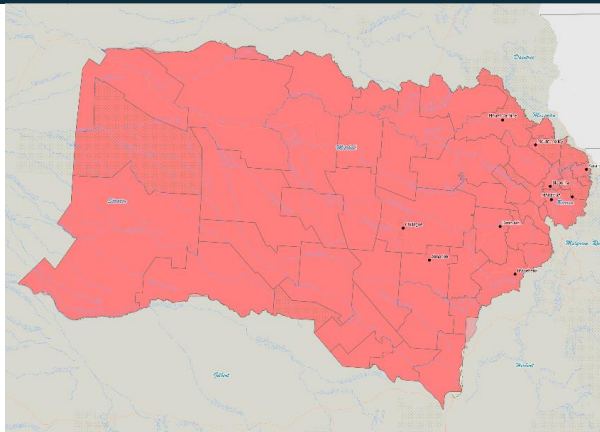
Category 6 – DO NOT FEED

Under the Act you must not move, keep, feed, give away, sell or release feral deer into the environment. Penalties apply.

Local Laws

Mareeba Shire Council has laws and regulations (Local Law 2) outlining requirements for proper enclosures to contain animals.

Reasonable and practical measures



General Biosecurity Obligation

The Act requires everyone to take all reasonable and practical measures to minimise the biosecurity risks associated with feral deer under their control.

Prevention

Eradication

Containment

Asset Protection

In the asset protection zone:

Farmed deer must be contained in a deer-proof enclosure. Deer contained within a deer-proof fence (e.g. on farms or in game parks) are not restricted invasive pests. Any deer not actively being farmed within a deer-proof fence is considered feral or wild and subject to control.

Fencing requirements are enforceable under Local Law No. 2 (Animal Management).

Landholders should consider various management solutions including fencing, enclosure traps and shooting, dependant on their location and capability.

ACTION PLAN: Feral pig (*Sus scrofa*)

Details

Description: Feral pigs include all pigs ranging from typical black wild pigs to buff or spotted black or white which may resemble a typical farmed pig. By definition, a feral pig is any pig which is not domesticated and is living in a wild state. They are generally nocturnal, and camp in thick cover during the day. Feral pigs are omnivorous and can range from 5 to 50 square kilometres. Feral pigs breed throughout the year often producing two weaned litters per year.



Distribution: Feral pigs occur across the entire region wherever there is access to water.

Impacts: Feral pigs damage crops, stock, property and the natural environment. They transmit disease and could spread exotic diseases such as foot and mouth if this was introduced to the country.



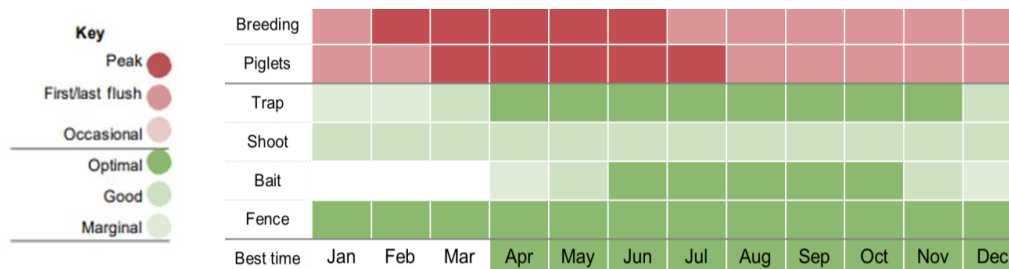
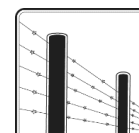
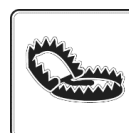
Management calendar

Key projects:

In urban and settled areas Mareeba Shire Council will respond to individual issues as they arise on a case-by-case basis.



Control Spread



ACTION PLAN: Gamba grass (*Andropogon gayanus*)

Details

Description: A robust, upright perennial grass that grows between 2-4 metres tall with distinctive plumed seed heads. Gamba grass forms a thick and strong tussock which remains upright even when fully cured in the dry season.

Distribution: The densest infestations of Gamba grass occur in Southedge, Paddy's Green and Hann Tablelands west of Mareeba. Scattered plants and smaller infestations occur in the greater Mareeba area from Rocky Creek through to Dimbulah and north along the Mulligan Highway.

Impacts: Gamba grass was planted as a tropical pasture but has escaped from intensively managed grazing systems and outcompetes native pastures and fuels intense fires. Late season gamba fires are very difficult to manage and pose a significant threat to life and property.

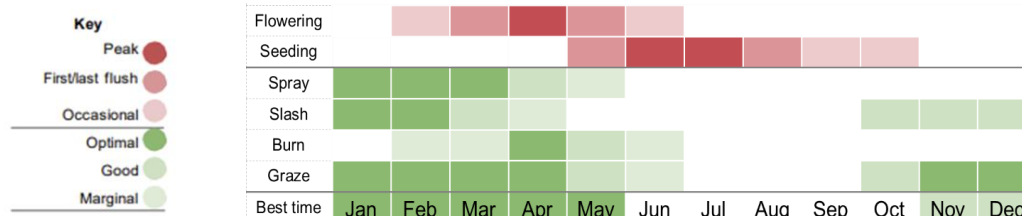
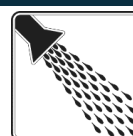


Management calendar

Key projects: Gamba grass is managed in key locations to prevent spread on roadsides and in high value environmental and agricultural areas.



Control Spread



ACTION PLAN: Gamba grass (*Andropogon gayanus*)

Biosecurity requirements and legal obligations

Regulated Biosecurity Matter

Category 3 – DO NOT DISTRIBUTE

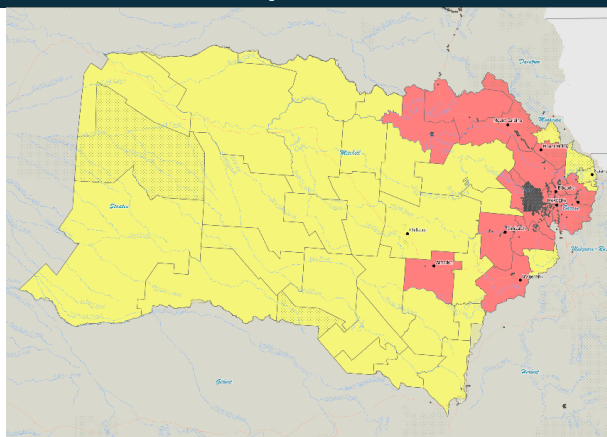
Obligations relating to restricted matter

Under the Act Gamba grass must not be given away, sold, or released into the environment. Penalties apply.

Under the Biosecurity Regulation 2016 Gamba grass may be disposed of by:

- Deep burial,
- Transporting to a waste facility securely. Contact Mareeba Shire Council on 1300 308 461.
- Sealing the matter in plastic and leaving it in the sun until any vegetative material has fully decomposed.

Reasonable and practical measures



General Biosecurity Obligation

The Act requires everyone to take all reasonable and practical measures to minimise the biosecurity risks associated with Gamba grass under their control.

Prevention

Eradication

Containment

Asset Protection

In the prevention zone:

Report any suspected outbreaks or detections to Mareeba Shire Council on 1300 308 461. Ensure any machinery or vehicles moving from infested areas are free from plant material and soil. Do not cart, introduce or transport contaminated hay or silage.

In the containment zone:

Ensure best practice weed hygiene measures are in place to reduce risk of spread to new locations. Maintain weed free areas. Assist in annual survey operations, control isolated plants before they seed. Regularly check for recruitment along tracks, fence lines and within treated areas.

In the asset protection zone:

Ensure best practice weed hygiene measures are in place to reduce risk of spread to new locations. Maintain weed free areas. Identify high value assets and protect them from impacts where possible.

ACTION PLAN: Rat's tail grasses (*S. pyramidalis* & *S. natalensis*)

Details

Description: A group of robust, upright perennial grasses 0.6 –1.7 metres tall. Flower spikes are about 40 cm long and transform from a distinctive dark 'rats-tail' shape when young to an open pyramid when mature. Leaves are narrow and tough and are rasp like to touch.



Distribution: Rat's tail grasses are scattered across most of the eastern Tablelands but in higher densities in Mareeba and surrounds. These grasses generally prefer a drier savannah climate. *Sporobolus pyramidalis* and *Sporobolus natalensis* both occur in the region.

Impacts: Rat's tail grasses are large stature species which can drastically outcompete desirable pastures. They are unpalatable to stock causing selective over-grazing of native grasses. They are a major problem in over-stocked or disturbed systems. In natural systems they invades creek lines and woodlands in drier savannah environments. Rat's tail grasses are well adapted to fire.



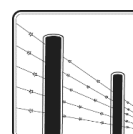
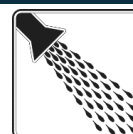
Management calendar

Key projects: Giant rat's tail grasses are targeted for control on roads and reserves to prevent further spread. Individual properties should ensure property is kept clean and fence lines /access tracks are managed.

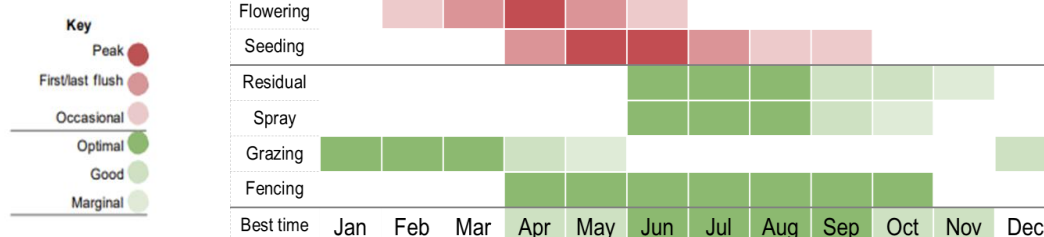
Identification of weedy *Sporobolus* grasses can be difficult. If a plant is detected outside of areas of known distribution a herbarium specimen should be collected to aid identification.



Control



Spread



ACTION PLAN: Rat's tail grasses (*S. pyramidalis* & *S. natalensis*)

Biosecurity requirements and legal obligations

Regulated Biosecurity Matter

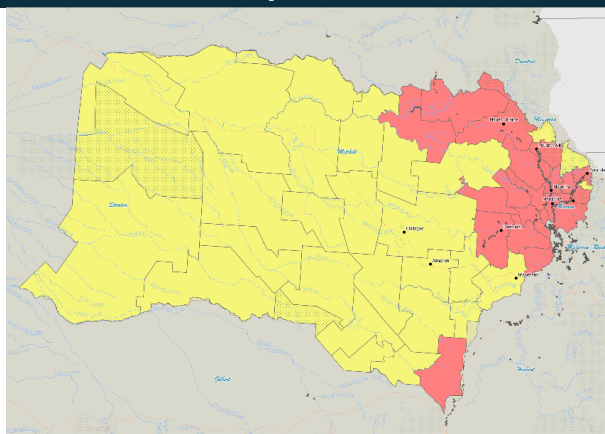
Category 3 – DO NOT DISTRIBUTE

Under the Act restricted *Sporobolus* species must not be given away, sold, or released into the environment. Penalties apply.

Under the Biosecurity Regulation 2016 restricted *Sporobolus* species may be disposed of by:

- Deep burial,
- Transporting securely to a waste facility. Contact Mareeba Shire Council on 1300 308 461,
- Sealing the matter in plastic and leaving the matter in the sun until any vegetative material being disposed has decomposed.

Reasonable and practical measures



General Biosecurity Obligation

The Act requires everyone to take all reasonable and practical measures to minimise the biosecurity risks associated with restricted *Sporobolus* species under their control.

Prevention
Eradication
Containment
Asset Protection

In the prevention zone:

Contact Mareeba Shire Council on 1300 308 461 to report any suspect plants.

Ensure any machinery or vehicles moving from infested areas are free from plant material and soil.

In the asset protection zone:

Ensure best practice weed hygiene measures are in place to reduce risk of spread to new locations. Maintain weed free areas. Control isolated plants before they seed. Regularly check for recruitment along tracks, fence lines and in areas adjacent to known infestations.

Spell any stock in a holding paddock for at least 7 days before moving from areas that are either known to be, or may be, infested with the species.

ACTION PLAN: Giant sensitive plant (*Mimosa diplotricha*)

Details

Description: A shrubby or sprawling annual that has four angled branches with a line of sharp, hooked prickles along the angles. Giant sensitive plant is like the common sensitive weed but grows as a small shrub rather than a ground cover. The seed is very long-lived and may remain viable for up to 50 years in some situations.

Distribution: Giant sensitive plant is isolated to several small outbreaks on rural properties in Julatten and Kuranda. Outside of Mareeba Shire it occurs in all Wet Tropics coastal catchments but is most common in Hinchinbrook and Cassowary Coast.

Impacts: Giant sensitive plant chokes up cane, pastures and crops causing lost productivity and contaminating produce. It can grow as free-standing shrub or a scrambling climber smothering pasture and native vegetation.



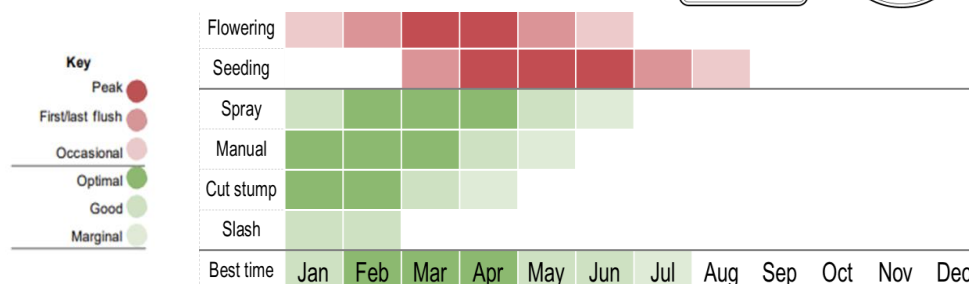
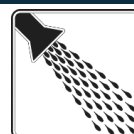
Management calendar

Key projects: All known sites are under monitoring and treatment in the Mareeba Shire area. A successful bio-control agent is present in the Wet Tropics which significantly impacts developing seeds.



Control

Spread



ACTION PLAN: Giant sensitive plant (*Mimosa diplotricha*)

Biosecurity requirements and legal obligations

Regulated Biosecurity Matter

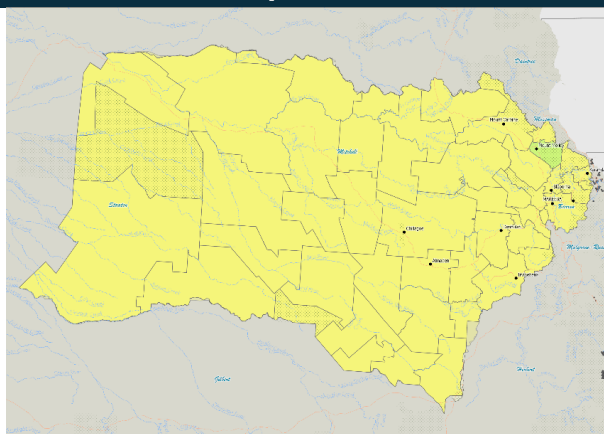
Category 3 – DO NOT DISTRIBUTE

Under the Act giant sensitive plant must not be given away, sold, or released into the environment. Penalties apply.

Under the Biosecurity Regulation 2016 giant sensitive plant may be disposed of by:

- Deep burial,
- Transporting securely to a waste facility. Contact Mareeba shire Council on 1300 308 461),
- Sealing the matter in plastic and leaving the matter in the sun until any vegetative material being disposed has decomposed.

Reasonable and practical measures



General Biosecurity Obligation

The Act requires everyone to take all reasonable and practical measures to minimise the biosecurity risks associated with giant sensitive plant under their control.

Prevention

Eradication

Containment

Asset Protection

In the prevention zone:

Contact Mareeba Shire Council on 1300 308 461 to report any suspect plants.

Giant sensitive plant can be spread via vehicles, machinery and stock.

Stock should be spelled for 7 days prior to being released to drop any ingested seed.

In the asset protection zone:

Maintaining healthy pasture and ground cover will assist in the management of GSP.

Restricting stock and machinery movement to and from infested areas is essential to reduce spread to new locations.

Ensure best practice weed hygiene measures are in place to reduce risk of spread to new locations.

ACTION PLAN: Koster's curse (*Miconia crenata* syn. *Clidemia hirta*)

Details

Description: A perennial shrub 0.5 to 2m high. Koster's curse has distinctive opposite leaves with parallel veins with a quilted appearance and covered in short stiff hairs. Small white flowers and deep purple/blue berries covered in short hairs. Can be easily confused with native bluetongue but distinctive leaves and fruit are the key features.



Distribution: The current Australian distribution is restricted to the Julatten area and an isolated outbreak in the Maple Creek area of Wooroonooran National Park.

Impacts: Koster's curse is a serious pest of the environment and agriculture in over 16 countries. It has potential to spread to humid coastal districts of Australia. It smothers native vegetation and pastures by forming dense thickets.



Management calendar

Key projects: Koster's curse is actively targeted during roadside weed management programs. Monitoring and surveillance to assist with containment to known infestations.



Control Spread



Flower												
Seed												
Spray												
Manual												
Best time	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec

ACTION PLAN: Kusters curse (*Miconia crenata* syn. *Clidemia hirta*)

Biosecurity requirements and legal obligations

Regulated Biosecurity Matter

Category 2 – MUST BE REPORTED

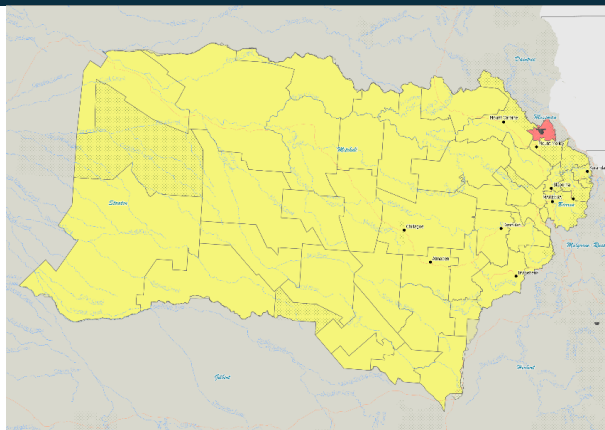
Category 3 – DO NOT DISTRIBUTE

Category 4 – DO NOT MOVE

Category 5 – DO NOT POSSESS OR KEEP

Under the Act all sightings of Kusters curse must be reported, in addition it must not be kept, moved, given away, sold, or released into the environment. Penalties apply.

Reasonable and practical measures



General Biosecurity Obligation

The Act requires everyone to take all reasonable and practical measures to minimise the biosecurity risks associated with Kusters curse under their control.

Prevention

Eradication

Containment

Asset Protection

In the prevention zone:

Contact Mareeba Shire Council on 1300 308 461 to report any suspect plants.

Ensure that machinery, stock and materials are from weed free areas or subject to a detailed hygiene to reduce the risk of spread. maintaining healthy fire regimes and pastures will improve the ability of your property to rubber vine.

In the asset protection zone:

Control plants along waterways and roadsides from the top-down or in an east-west direction. Assist management programs by assisting with access and maintaining healthy rangelands.

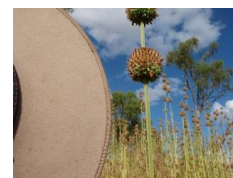
Report new infestations.

ACTION PLAN: Lion's tail (*Leonotis nepetifolia*)

Details

Description: Lion's tail is an erect, sparsely branched annual herb 1-2m tall. It has four angled stems with opposite leaves and compound orange flowers. Spherical seed pods are held long into the dry season.

Distribution: A single localised infestation occurs in the Wrotham Park district. Most outbreaks of lion's tail are associated with gardens, particularly around older or historical settlements.



Impacts: A weed of environment and production Lions tail can outcompete native grasses and pastures. It will also grow in riparian zones, riverbanks and flood outs. In the tropical savannah. Lions tail prefers disturbed soils. It is a heavy seed producer and once established it can continue to outcompete native and improved pastures.



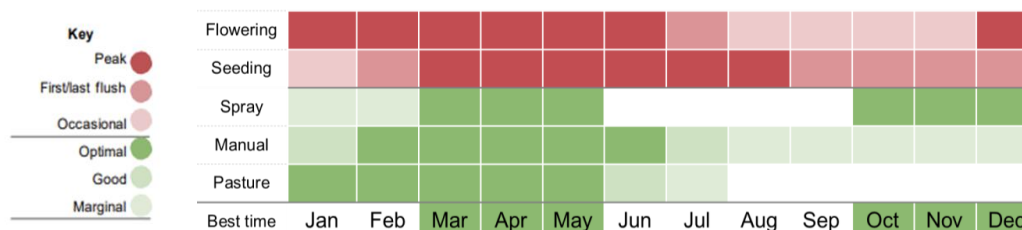
Management calendar

Key projects: An ongoing management program is removing a single outbreak scattered over a 3km square area.



Control

Spread

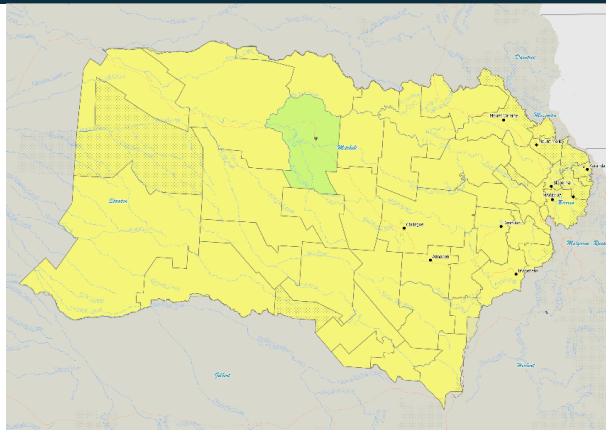


ACTION PLAN: Lion's tail (*Leonotis nepetifolia*)

Biosecurity requirements and legal obligations

Lion's tail is not regulated under the Biosecurity Act 2014 or Local laws

Reasonable and practical measures



General Biosecurity Obligation

The Act requires everyone to take all reasonable and practical measures to minimise the biosecurity risks associated with lion's tail under their control.

Prevention

Eradication

Containment

Asset Protection

In the prevention zone:

Contact Mareeba Shire Council to report any suspect plants on 1300 308 461.

Seek advice prior to works in vicinity of known locations.

Do not move soil and seek advice prior to works in vicinity of known locations. Do not move or accept plant material or soil unless you are sure it is from a clean source.

In the eradication zone:

Contact Mareeba Shire Council to report any suspect plants on 1300 308 461.

Maintaining healthy pasture and ground cover will assist in the management of lions-tail. Restricting stock movement to and from infested areas is essential to reduce spread to new locations.

Ensure best practice weed hygiene measures are in place to reduce risk of spread to new locations.

ACTION PLAN: *Miconia* (*M. calvenscens* & *M. racemosa*)

Details

Description: *Miconia* is a small tree (up to 15 m) with very large leaves up to 70 cm long. The underside of the leaves is a distinct, deep iridescent purple. It produces clusters of small white flowers followed by red/purple berries. *M. racemosa* is a shrub to 3 m which has leaves with prominent veins and a 'quilted' texture on top. It produces small white or pink flowers on panicles followed by small purple/black berries.



Distribution: Current incursions of *Miconia calvenscens* occur in the rainforest areas of Kuranda and Julatten. A single location of *Miconia racemosa* occurs in the Myola/Fairyland area and is also a target of the National cost-shared eradication program.

Impacts: *Miconia* produces hundreds of small berries every year which are attractive to birds and are spread long distances. It forms dense thickets in rainforest understoreys, potentially replacing native plants and affecting wildlife.

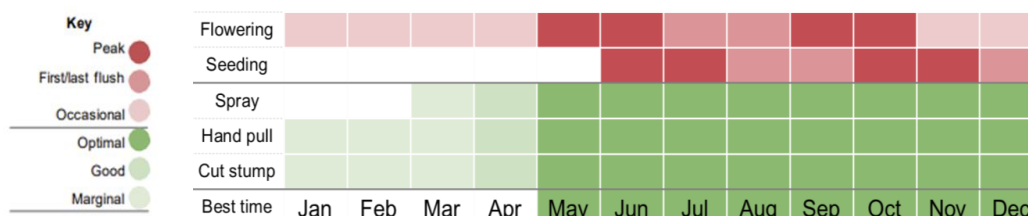
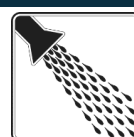


Management calendar

Key projects: A National eradication program is underway on all known infestations. Bi-annual surveys are conducted to monitor all known infestations and to ensure no fruiting plants have gone undetected.



Control Spread



ACTION PLAN: Miconia (*M. calvescens* & *M. racemosa*)

Biosecurity requirements and legal obligations

Regulated Biosecurity Matter

Category 2 – MUST BE REPORTED

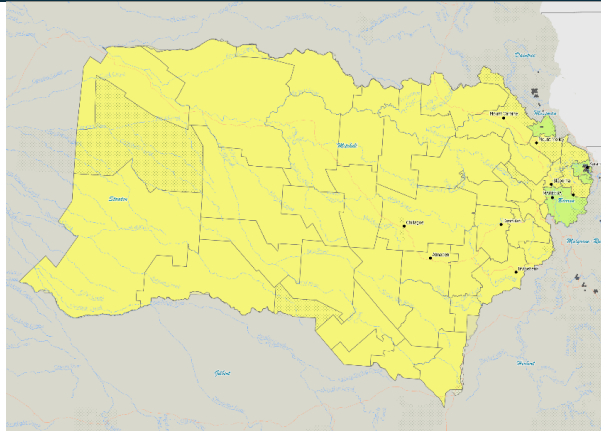
Category 3 – DO NOT DISTRIBUTE

Category 4 – DO NOT MOVE

Category 5 – DO NOT POSSESS OR KEEP

Under the Act all sightings of Miconia must be reported, in addition it must not be kept, moved, given away, sold, or released into the environment. Penalties apply.

Reasonable and practical measures



General Biosecurity Obligation

The Act requires everyone to take all reasonable and practical measures to minimise the biosecurity risks associated with Miconia under their control.

Prevention

Eradication

Containment

Asset Protection

In the prevention zone:

All persons are required to report plants they think may be Miconia within 24 hours to Biosecurity Queensland on 13 25 23.

In the eradication zone:

All persons are required to report plants they think may be Miconia within 24 hours to Biosecurity Queensland on 13 25 23.

If you have a known infestation on your property, you can assist the survey and control team by maintaining property access points and tracks.

Do not disturb or remove soil and plant material from a known infestation location, even if no plants are visible, until Biosecurity Queensland are consulted on 13 25 23

You are responsible to ensure materials or products leaving your property are free from Miconia seed or plant material if your property has a known infestation location.

You are responsible for ensuring machinery and vehicles avoid known infestation areas or undertake appropriate wash down procedures prior to leaving site.

ACTION PLAN: Hymenachne (*H. amplexicaulis* & hybrids)

Details

Description: A robust, upright perennial aquatic grass 1-2 metres with distinctive stem clasping leaves. Flowers and seeds are held on dense spikes at ends of stems. Stems are pithy inside and are able to float. An aquatic grass which develops roots at each node. The native hymenachne (*H. acutigluma*) is slenderer, has reddish nodes, leaves that do not clasp around the stem and are held more upright.



Distribution: Widespread in the catchments of the Barron, Rifle, Devil-Devil, upper Walsh and Lake Mitchell. The Lake Mitchell infestation is possibly the largest single infestation in Queensland. There is an isolated infestation in Mary Farms.

Impacts: Hymenachne blocks drainage systems in farms. It readily invades and outcompetes native plants in wetlands and waterways. Inhibits fish passage and breeding opportunities for key species like barramundi. Hymenachne can also impede boat access and potentially damage infrastructure like bridges and weirs.



Figure 1 L-*H. amplexicaulis*, *H. x calimitosa*, *H. acutigluma*.

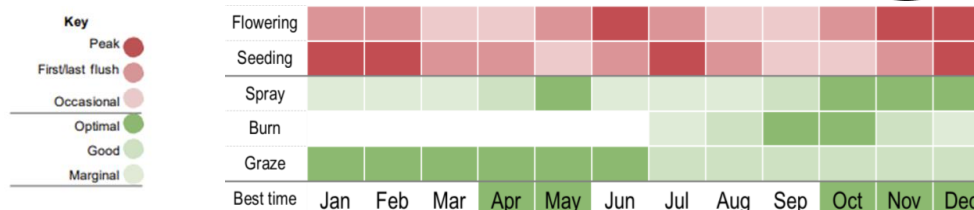
Management calendar

Key projects: Management in the Barron River, Devil Devil Creek and Granite Creek is targeted toward protecting key assets, reducing spread to new areas and reducing impacts.

A hybrid *H. x calimitosa* between *H. amplexicaulis* and *H. acutigluma* occurs in Abattoir Swamp and is treated the same as Olive hymenachne under the regulation.



Control Spread



Mareeba Shire Community Biosecurity Plan 2025-2030



ACTION PLAN: Hymenachne (*H. amplexicaulis* & hybrids)

Biosecurity requirements and legal obligations

Regulated Biosecurity Matter

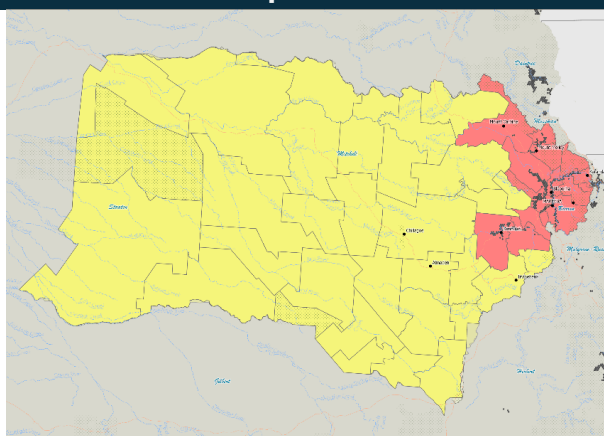
Category 3 – DO NOT DISTRIBUTE

Under the Act olive hymenachne and hybrids must not be given away, sold, or released into the environment. Penalties apply.

Under the Biosecurity Regulation 2016 hymenachne and hybrids may be disposed of by:

- Deep burial,
- Transporting securely to a waste facility. Contact Mareeba Shire Council on 1300 308 461,
- Sealing the matter in plastic and leaving the matter in the sun until any vegetative material being disposed has decomposed.

Reasonable and practical measures



General Biosecurity Obligation

The Act requires everyone to take all reasonable and practical measures to minimise the biosecurity risks associated with hymenachne under their control.

Prevention

Eradication

Containment

Asset Protection

In the prevention zone:

Contact Mareeba Shire Council on 1300 308 461 to report any suspect plants.

Olive hymenachne seed can be spread via vehicles, machinery and stock. Waterways and dams should be monitored in the growing season to detect any new outbreaks.

Stock should be spelled for 7 days prior to being released to drop any ingested seed.

In the asset protection zone:

Ensure best practice weed hygiene measures are in place to reduce spread from known infestations.

Maintain weed free areas. Identify high value assets and protect them from impacts where possible.

Clean all watercraft prior to moving between regions, particularly lowland rivers of the Wet Tropics where Olive Hymenachne can be abundant

ACTION PLAN: Parkinsonia (*Parkinsonia aculeata*)

Details

Description: A small smooth-barked shrub or small tree to 10m with distinctive zig-zag branches with sharp spines. Parkinsonia has small oblong-shaped leaflets on 20-40cm long leaf branches held on a short spine tipped stalk. Yellow flowers are followed by pencil shaped seed pods containing small hard seeds which can spread on flood water.



Distribution: Parkinsonia has established in scattered locations in the gulf watersheds on Walsh Creek and Walsh River near Chillagoe and near the Junction of the Lynd and Mitchell Rivers.

Impacts: Parkinsonia forms dense thorny thickets on the more fertile soils along water courses, river flats, wetland margins and floodplains. It outcompetes native species and rangelands pastures and restricts access to water ways.



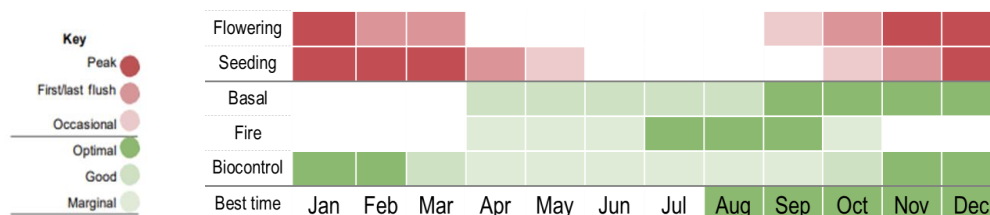
Management calendar

Key projects: Delimitation beyond known sites is required to establish full extent. Healthy rangeland pastures and appropriate fire regimes are key tools in broad acre management.



Control

Spread



ACTION PLAN: Parkinsonia (*Parkinsonia aculeata*)

Biosecurity requirements and legal obligations

Regulated Biosecurity Matter

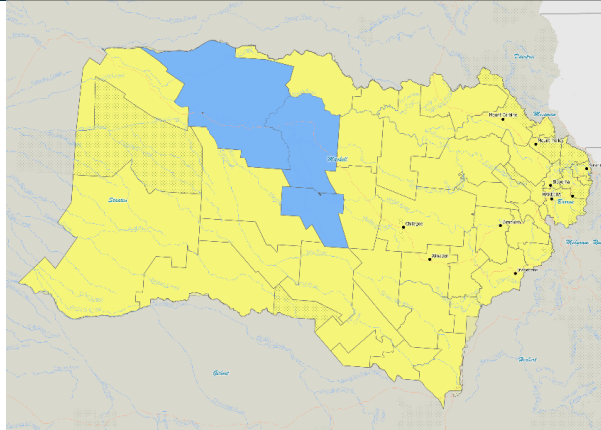
Category 3 – DO NOT DISTRIBUTE

Under the Act Parkinsonia must not be given away, sold, or released into the environment. Penalties apply.

Under the Biosecurity Regulation 2016 Parkinsonia may be disposed of by:

- Deep burial,
- Transporting securely to a waste facility. Mareeba Shire Council on 1300 308 461,
- Sealing the matter in plastic and leaving the matter in the sun until any vegetative material being disposed has decomposed.

Reasonable and practical measures



General Biosecurity Obligation

The Act requires everyone to take all reasonable and practical measures to minimise the biosecurity risks associated with Parkinsonia under their control.

Prevention

Eradication

Containment

Asset Protection

In the prevention zone:

Contact Mareeba Shire Council to report any suspect plants on 1300 308 461.

Ensure that machinery, stock and materials are from weed free areas or subject to a detailed hygiene to reduce the risk of spread. maintaining healthy fire regimes and pastures will improve the ability of your property to Parkinsonia.

Be on the lookout after flood events or stock movements for seedlings.

In the containment zone:

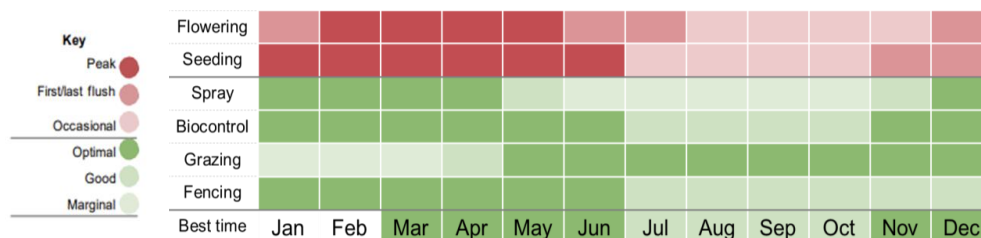
Contact Mareeba Shire Council to report any suspect plants on 1300 308 461.

Ensure that machinery, stock and materials are from weed free areas or subject to a detailed hygiene to reduce the risk of spread. maintaining healthy fire regimes and pastures will improve the ability of your property to Parkinsonia.

Be on the lookout after flood events or stock movements for seedlings.

Spelling stock for at least 7 days prior to introduction or moving of stock can reduce the risk of spread of seeds on fur or in the gut.

Details



ACTION PLAN: Parthenium (*Parthenium hysterophorus*)

Biosecurity requirements and legal obligations

Regulated Biosecurity Matter

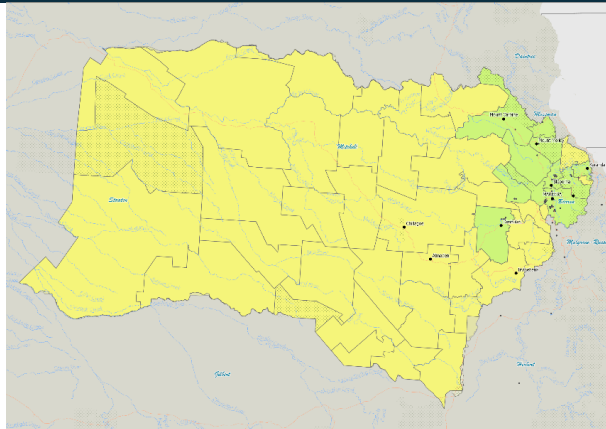
Category 3 – DO NOT DISTRIBUTE

Under the Act Parthenium must not be given away, sold, or released into the environment. Penalties apply.

Under the Biosecurity Regulation 2016 Parthenium may be disposed of by:

- Deep burial,
- Transporting securely to a waste facility. Contact Mareeba shire Council on 1300 308 461,
- Sealing the matter in plastic and leaving the matter in the sun until any vegetative material being disposed has decomposed.

Reasonable and practical measures



General Biosecurity Obligation

The Act requires everyone to take all reasonable and practical measures to minimise the biosecurity risks associated with Parthenium under their control.



In the prevention zone:

Contact Mareeba Shire Council on 1300 308 461 to report any suspect plants.

Be aware that contaminated poultry feed or hay may contain seeds and enquire where materials you are purchasing have been sourced from. Ensure any machinery or vehicles moving from infested areas are free from plant material and soil.

In the eradication zone:

Report any suspected outbreaks or detections to Mareeba Shire Council on 1300 308 461.

Do not disturb or remove soil and plant material from a known infestation location, even if no plants are visible. Landholders can assist the program by maintaining easy access to treatment areas or by assisting council staff during control and survey activities.

You are responsible for ensuring machinery and vehicles avoid known infestation areas or undertake appropriate wash down procedures prior to leaving site. Ensure agricultural and raw materials are sourced from a reliable supplier and are from a weed free area.

Spell any stock in a holding paddock for at least 7 days before moving from known infestation areas.

ACTION PLAN: Rubber vine (*Cryptostegia grandiflora*)

Details

Description: A vigorous twining climber which begins as a multi-stem shrub with long whip like shoots. Can present as low shrubs or a canopy of vines. Distinctive glossy paired leaves and large white to purple funnel shaped flowers. Produces paired rigid seedpods which split to release fine cotton like seed.



Distribution: Widespread ranging from sparse to common in the savannah and rangelands. More prevalent in areas protected from fire like riparian zones, vine forests and rocky outcrops. The wind-borne seeds are also spread by vehicles along roadsides.

Impacts: Rubber vine smothers native vegetation and pasture and can impede stock movement. The dense vine thickets shade out grasses which alters fire regimes and vegetation composition. It is poisonous to stock. Rubber vine has particularly high impacts in areas sheltered from fire like riverbanks and rocky escarpments.

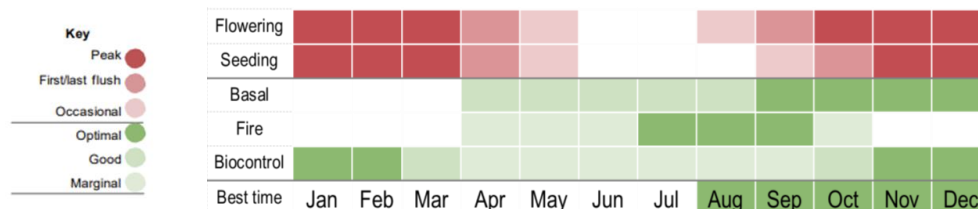
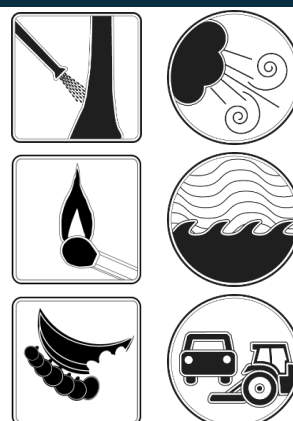


Management calendar

Key projects: A successful rust bio-control agent seasonally suppresses outbreaks. Healthy rangeland pastures and appropriate fire regimes are key tools in broad acre management. The species is actively targeted during roadside weed management programs.



Control Spread



ACTION PLAN: Rubber vine (*Cryptostegia grandiflora*)

Biosecurity requirements and legal obligations

Regulated Biosecurity Matter

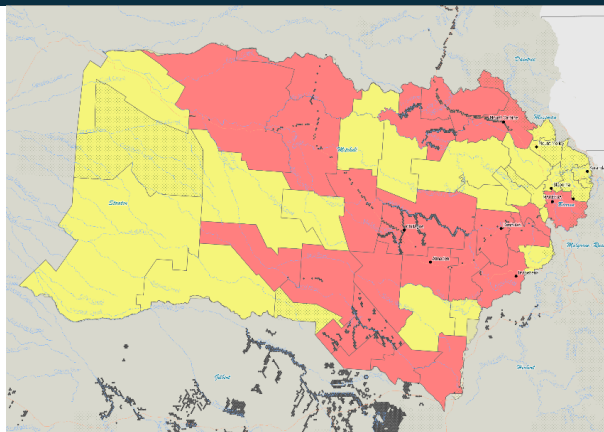
Category 3 – DO NOT DISTRIBUTE

Under the Act rubbervine must not be given away, sold, or released into the environment. Penalties apply.

Under the Biosecurity Regulation 2016 rubbervine may be disposed of by:

- Deep burial,
- Transporting securely to a waste facility. Contact Mareeba Shire Council on 1300 308 461,
- Sealing the matter in plastic and leaving the matter in the sun until any vegetative material being disposed has decomposed.

Reasonable and practical measures



General Biosecurity Obligation

The Act requires everyone to take all reasonable and practical measures to minimise the biosecurity risks associated with rubbervine under their control.

Prevention
Eradication
Containment
Asset Protection

In the prevention zone:

Contact Mareeba Shire Council on 1300 308 461 to report any suspect plants.

Ensure that machinery, stock and materials are from weed free areas or subject to a detailed hygiene to reduce the risk of spread. maintaining healthy fire regimes and pastures will improve the ability of your property to rubber vine.

In the asset protection zone:

Control plants along waterways and roadsides from the top-down or in an east-west direction. Assist management programs by assisting with access and maintaining healthy rangelands.

Report new infestations.

ACTION PLAN: Salvinia, water lettuce and water hyacinth.

Details

Description: These floating aquatic weeds are often found together. Salvinia (*Salvinia molesta*) is a floating fern with small, coarsely hairy oval leaves which repel water. As the plant matures it turns from bright green to brown and bunches up into tight rafts. Water lettuce (*Pistia stratiotes*) resembles an open head of lettuce. The leaves are spongy, light green and repel water. Water hyacinth (*Eichhorina crassipes*) has glossy, spoon shaped leaves held upright on swollen stems. It produces distinctive purple/lilac flowers.

Distribution: Salvinia, water hyacinth and water lettuce are common aquatic weeds in several Wet Tropics basins and re-introduction sources may include watercraft, aquariums or gardens.



Impacts: These floating aquatic weeds float on still or slow-moving water and can grow rapidly to cover the entire water surface with a thick mat of vegetation. This shades out any submerged plant life and impedes oxygen exchange impacting on fish and aquatic organisms.

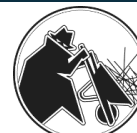
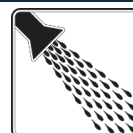


Management calendar

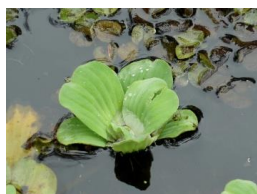
Key projects: Periodic release of a weevil biocontrol can reduce coverage of salvinia in the warmer seasons. Spraying of dense infestations of all three species are conducted in key locations including Mareeba Bicentennial Lakes, dams, water supplies and intakes as required.



Control Spread



Salvinia



Water lettuce



Water hyacinth

ACTION PLAN: Salvinia, water lettuce and water hyacinth.

Biosecurity requirements and legal obligations

Regulated Biosecurity Matter

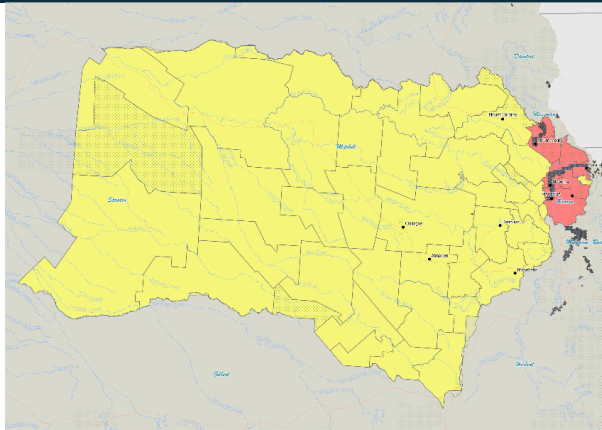
Category 3 – DO NOT DISTRIBUTE

Under the Act Salvinia, water lettuce and water hyacinth must not be given away, sold, or released into the environment. Penalties apply.

Under the Biosecurity Regulation 2016 Salvinia, water lettuce and water hyacinth may be disposed of by:

- Deep burial,
- Transporting securely to a waste facility. Contact Mareeba Shire Council on 1300 308 461,
- Sealing the matter in plastic and leaving the matter in the sun until any vegetative material being disposed has decomposed.

Reasonable and practical measures



General Biosecurity Obligation

The Act requires everyone to take all reasonable and practical measures to minimise the biosecurity risks associated with Salvinia, water lettuce and water hyacinth under their control.

Prevention

Eradication

Containment

Asset Protection

In the prevention zone:

Contact Mareeba Shire Council to report any suspect plants on 1300 308 461.

You are responsible to know what you are buying online or at local markets to ensure you don't unintentionally introduce salvinia, water hyacinth and water lettuce from a contaminated source. Be responsible and do not dump garden pond or fish tank contents into waterways.

In the asset protection zone:

If you have salvinia, water hyacinth or water lettuce in your possession do not share contaminated material including aquatic plants and do not dump garden pond or fish tank contents into waterways.

Remove and bag specimens from water features and dispose of accordance with the regulation. Contact Mareeba Shire Council on 1300 308 461 for advice on safe disposal.

You are responsible to know what you are selling online or at local markets to ensure you don't unintentionally spread salvinia, water hyacinth or water lettuce.

Mareeba Shire Community Biosecurity Plan 2025-2030



ACTION PLAN: Siam weed (*Chromolaena odorata*)

Details

Description: A scrambling woody shrub to 3 metres (sometimes higher as a scrambling climber) with distinctive forked leaf venation and purple flush on new leaves. Siam produces clusters of mauve-white flowers in May-June and October.

Distribution: Currently known from Emu Creek, Mt Carbine and along sections of the Barron River. Siam weed is widespread but localised in the Upper Herbert from Ravenshoe to Blencoe and in Mossman, Tully/Murray and Lower Johnstone catchments.

Impacts: Siam weed can form dense thickets and outcompete native species and pasture in both disturbed and undisturbed sites. Siam prefers richer soils in alluvial and riparian zones but will grow in almost any environment in the wet or dry tropics.



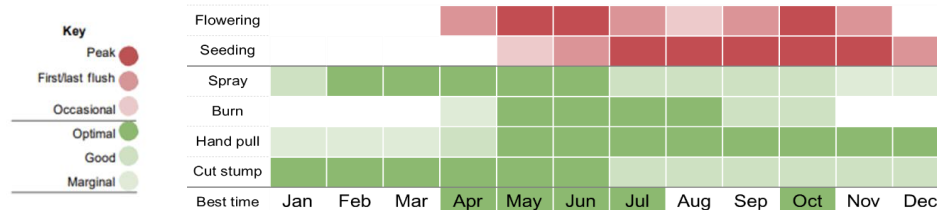
Management calendar

Key projects: Detailed survey and surveillance is required to ensure Siam has not established in the western catchments of the region. Siam weed is a management target for the Mareeba Shire and surveillance operations are in place to maintain the current level of control and limit spread.



Control

Spread



ACTION PLAN: Siam weed (*Chromolaena odorata*)

Biosecurity requirements and legal obligations

Regulated Biosecurity Matter

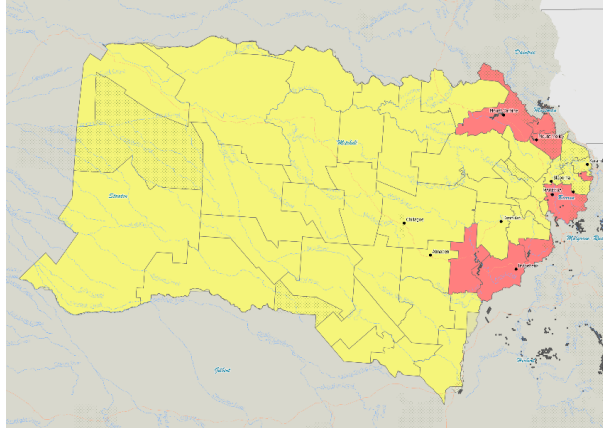
Category 3 – DO NOT DISTRIBUTE

Under the Act Siam weed must not be given away, sold, or released into the environment. Penalties apply.

Under the Biosecurity Regulation 2016 Siam weed may be disposed of by:

- Deep burial,
- Transporting to a waste facility securely. Contact Mareeba Shire Council on 1300 308 461.
- Sealing the matter in plastic and leaving the matter in the sun until any vegetative material being disposed has decomposed.

Reasonable and practical measures



General Biosecurity Obligation

The Act requires everyone to take all reasonable and practical measures to minimise the biosecurity risks associated with Siam weed under their control.

Prevention
Eradication
Containment
Asset Protection

In the prevention zone:

To prevent spread to new locations or introduction from known infestations ensure machinery, vehicles and raw materials are free from soil which may contain seed.

Report any suspect plants to Mareeba Shire Council on 1300 308 461.

In the asset protection zone:

Undertake control works on known infestations in April prior to peak flowering period in May-June. Follow up control works during May-June to ensure any missed plants are controlled before they can produce seed.

Do not disturb or remove soil and plant material from a known infestation location, even if no plants are visible.

You are responsible for ensuring machinery and vehicles avoid known infestation areas or are appropriately washed down prior to leaving your property.

You are responsible to ensure materials or products leaving your property are free from Siam weed seed or plant material

ACTION PLAN: Sicklepod (*Senna obtusifolia*)

Details

Description: Sicklepod is a vigorously growing woody shrub growing to 1.5-2m tall and 1m wide with bright green leaves, yellow flowers and long curved seed pods. Normally an annual though plants that have been slashed or survive chemical application often re-shoot and survive another year.

Distribution: Sicklepod is increasing in distribution in Mareeba Shire due to spread on roadsides and rivers. It occurs in scattered locations in the eastern catchments and is moving from the Burke Development Road and waterways in the central west.



Impacts: Sicklepod can invade and completely dominate pastures, grasslands, riverbeds and wetland margins. It becomes a major weed of crops within 2 or 3 seasons. Sicklepod will invade natural areas especially following disturbance. It is a problem weed of roadsides



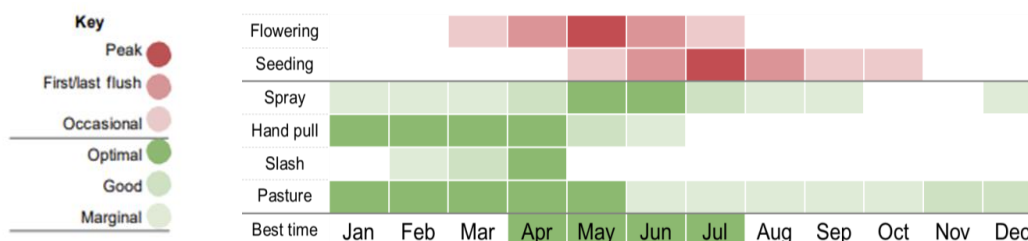
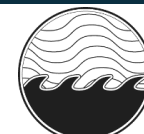
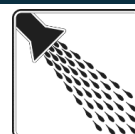
Management calendar

Key projects: Asset protection and spread prevention programs are underway. Weed hygiene measures are in place to protect clean areas and properties. The species is actively targeted during roadside weed management programs.



Control

Spread



ACTION PLAN: Sicklepod (*Senna obtusifolia*)

Biosecurity requirements and legal obligations

Regulated Biosecurity Matter

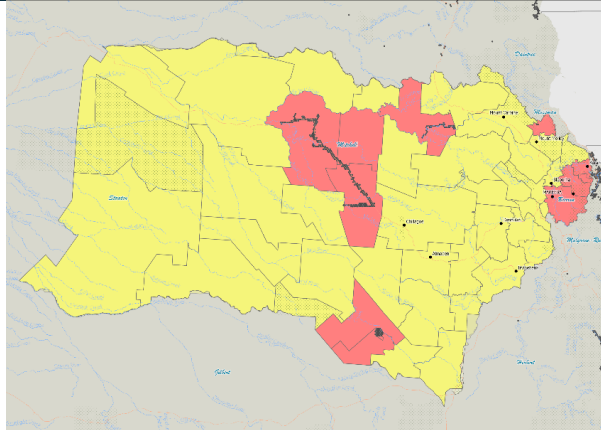
Category 3 – DO NOT DISTRIBUTE

Under the Act sicklepod must not be given away, sold, or released into the environment. Penalties apply.

Under the Biosecurity Regulation 2016 sicklepod may be disposed of by:

- Deep burial,
- Transporting securely to a waste facility. Contact Mareeba Shire Council on 1300 308 461,
- Sealing the matter in plastic and leaving the matter in the sun until any vegetative material being disposed has decomposed.

Reasonable and practical measures



General Biosecurity Obligation

The Act requires everyone to take all reasonable and practical measures to minimise the biosecurity risks associated with sicklepod under their control.

Prevention
Eradication
Containment
Asset Protection

In the prevention zone:

Contact Mareeba Shire Council on 1300 308 461 to report any suspect plants.

Cleaning down machinery and equipment between movements between properties will assist to reduce spread.

Spelling stock in a holding paddock for at least 7 days prior to turnout or movement will ensure any ingested seed is passed before moving.

Ensuring raw materials like quarry products are sourced from a clean site will assist to prevent the introduction of sicklepod

In the asset protection zone:

Spot spraying isolated outbreaks as they occur and prior to slashing or grazing will assist to prevent development and spread of seed. Slashing prior to flowering may prevent seed formation in some situations.

Careful follow up after disturbance such as movement of soil, fire or heavy grazing will limit the establishment of dense infestations.

ACTION PLAN: Wild dog (*Canis lupus familiaris*, *Canis lupus dingo*)

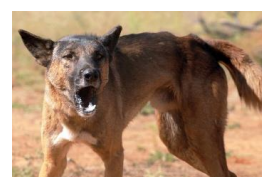
Details

Description: Wild dogs include wild domestic dogs and hybrids.

Distribution: Wild dogs occur across all parts of the region but are generally more visible in the savannah.



Impacts: Wild dogs can cause stock losses in calving season. They also often carry parasites and pathogens. Near towns they can cause nuisance and impact on domestic animals. Wild dogs are generally not aggressive to people however they may display threatening behaviour in urban areas such as attacking domestic dogs, scavenging or stalking.



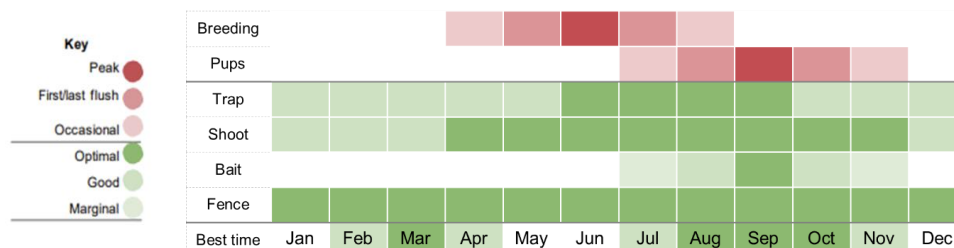
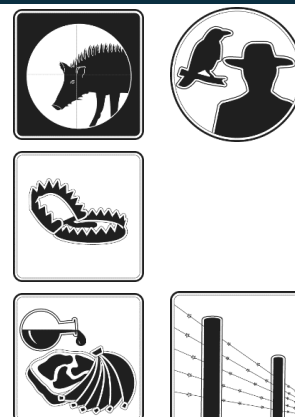
Management calendar

Key projects:

In urban and settled areas Mareeba Shire Council will respond to individual issues as they arise on a case-by-case basis. Under the [Nature Conservation Act 1992](#), the dingo is protected within protected areas (e.g. national parks). Protected areas have their own management principles, which help to conserve their natural resources and natural condition; however, the Department of Environment, Science and Innovation's [good neighbour policy](#) allows for the management of wild dogs in protected areas in certain circumstances.



Control Spread



ACTION PLAN: Wild dog (*Canis lupus familiaris*, *Canis lupus dingo*)

Biosecurity requirements and legal obligations

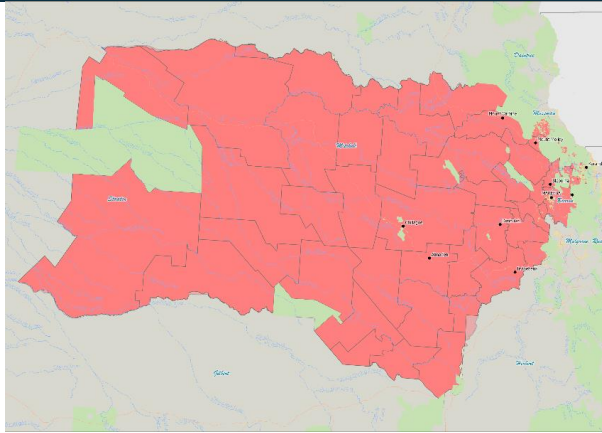
Regulated Biosecurity Matter

Category 3 – DO NOT DISTRIBUTE
 Category 4 – DO NOT MOVE
 Category 5 – DO NOT KEEP
 Category 6 – DO NOT FEED

Under the Act you must not move, keep, feed, give away, sell or release wild dogs into the environment. Penalties apply.

The biosecurity plan does not include management of straying or problematic domestic dogs (including hunting dogs). These animals are domestic animals and are managed in accordance with Mareeba Shire Councils Local Laws. For domestic dog queries contact Mareeba Shire Council on 1300 308 461.

Reasonable and practical measures



General Biosecurity Obligation

The Act requires everyone to take all reasonable and practical measures to minimise the biosecurity risks associated with wild dogs under their control.

Nature Conservation Act Applies

Prevention

Eradiation

Containment

Asset Protection

In the asset protection zone:

Dog proof fencing is by far the most effective method of reducing the impacts of wild dogs on domestic stock and pets. Fencing also restrains your domestic animals and may assist in preventing other animals such as wallabies or pigs entering your property.

If you have grazing animals, then targeting control activities to reduce wild dog numbers prior to calving is the best way to reduce impacts.

Landholders and property managers should coordinate control activities with neighbours.

Nature Conservation Act applies:

Under the [Nature Conservation Act 1992](#), the dingo is protected within protected areas (e.g. national parks). Protected areas have their own management principles, which help to conserve their natural resources and natural condition; however, the Department of Environment, Science and Innovation's [good neighbour policy](#) allows for the management of wild dogs in protected areas in certain circumstances.

BIOSECURITY PLAN 2025 - 2030



OVERVIEW:

The aim of the Biosecurity Plan is to unite efforts across all sectors of the community to eradicate invasive plants and animals in the Mareeba Local Government Area.



Implementing the Biosecurity Plan will assist in

- Protecting agriculture lands
- Protecting grazing lands
- Protecting our inland waters and environmentally sensitive areas
- Protecting community, residential cultural and tourism values
- Engaging with stakeholders

“We **all** have a **responsibility** for **biosecurity**”

Our Vision:

A **community** unified in managing **biosecurity** risks to the **Mareeba** Local Government Area



9.6 INFRASTRUCTURE SERVICES, WATER AND WASTE OPERATIONS REPORT - NOVEMBER 2025

Date Prepared: 20 November 2025

Author: Manager Water and Waste

Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to summarise Council's Water and Waste activities undertaken by the Infrastructure Services Department during the month of November 2025.

RECOMMENDATION

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

BACKGROUND

Water and Wastewater Treatment:

All treatment plants are generally performing satisfactorily. Interim measures are in place to address damage to Kuranda Water Treatment Plant intake infrastructure which resulted from Cyclone Jasper and ongoing rain.

Connections have been updated with information provided by the rates section to correspond with annual KPI reporting.

Water Treatment	Mareeba	Kuranda	Chillagoe	Dimbulah	Mt Molloy*
Water Plant Average Daily Production (kL)	7977	900	291	508	-
Number of Connections	4609	1134	174	287	126
Average Daily Water Consumption per Connection (L)	1731	794	1675	1771	-

** Mt Molloy is an untreated, non-potable water supply. No readings due to meter error.*

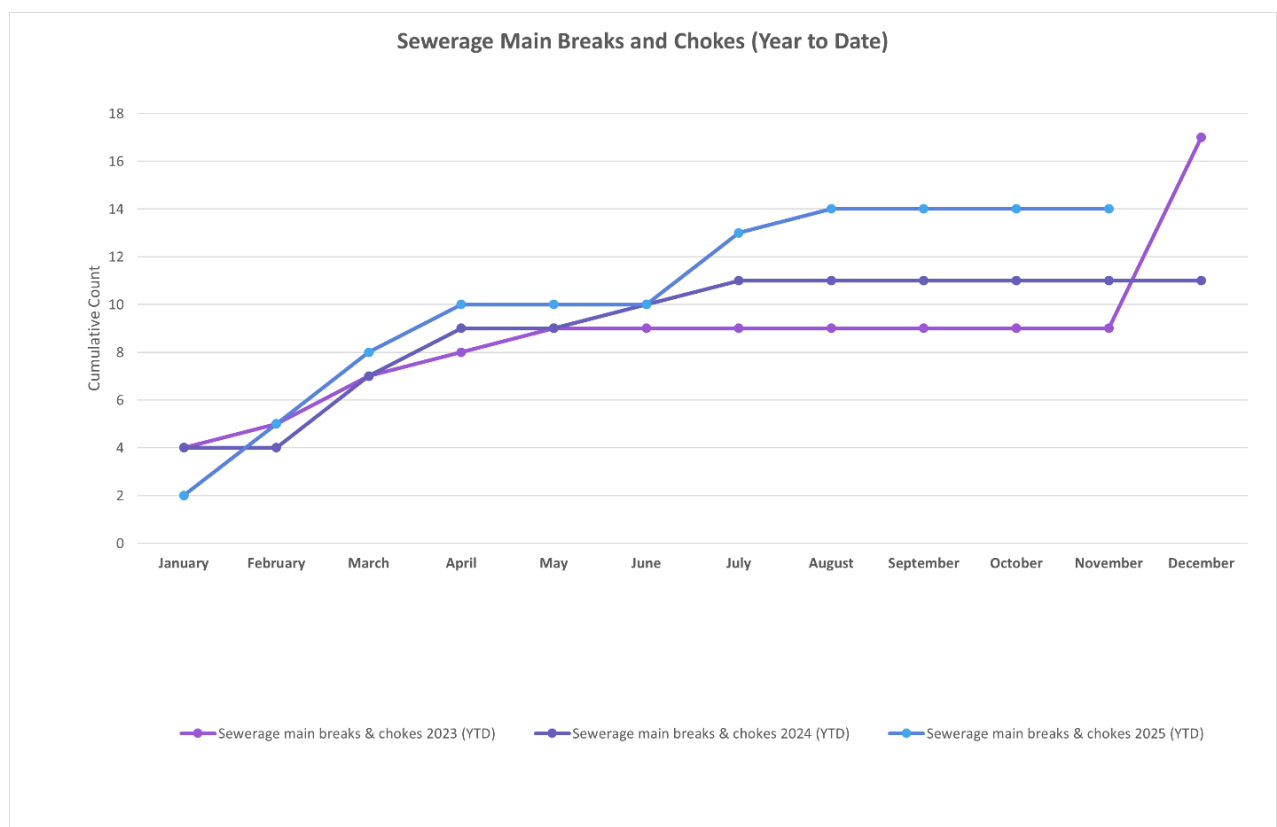
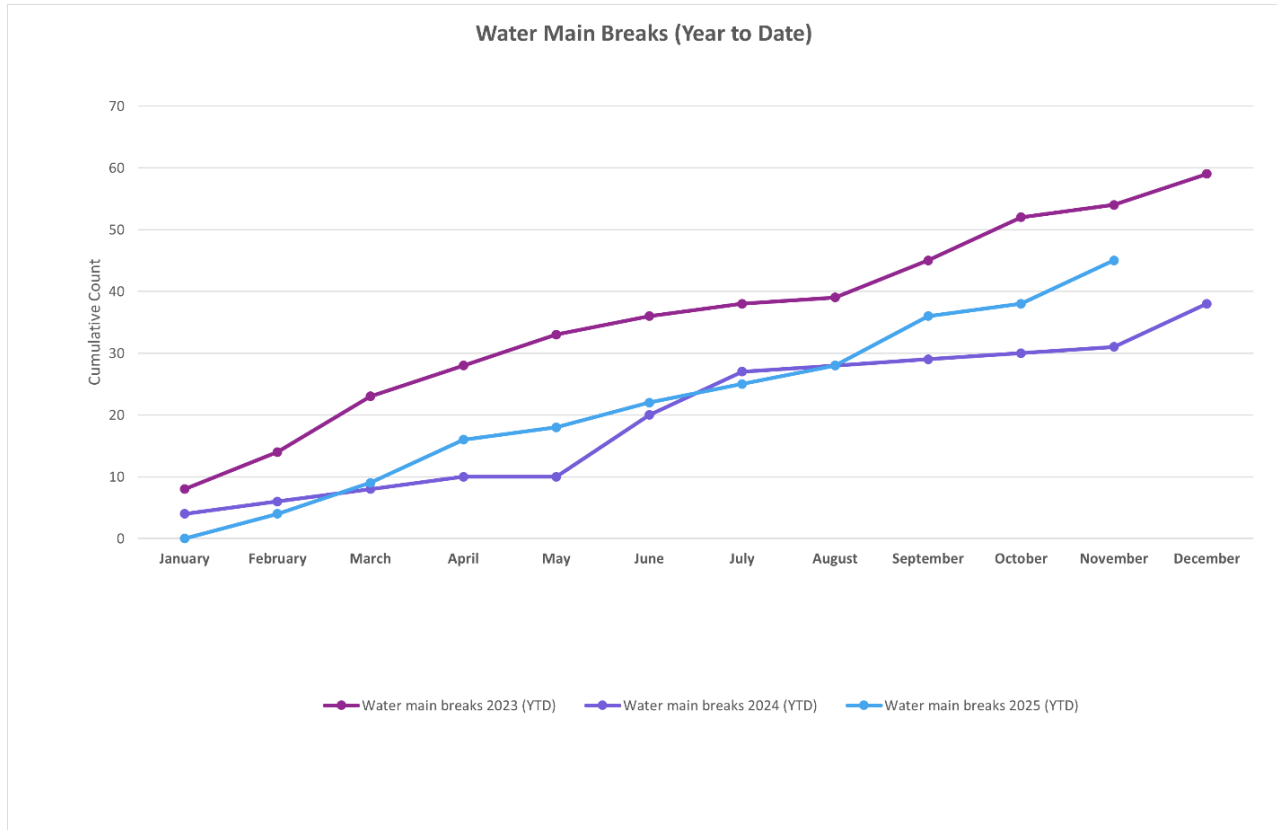
Wastewater Treatment	Mareeba	Kuranda
Wastewater Plant Average Daily Treatment (kL)	2168	157
Number of Connections	4021	385
Average Daily Inflow per Connection (L)	539	407

Water and Wastewater Reticulation:

Council's water reticulation crew attended seven (7) water main breaks this month, and average response times were within targets set out in Council's Customer Service standard for water services.

The temporary solution to address the blockage of the Lloyd Street sewer in Mareeba continues to operate to mitigate wastewater discharges to the Barron River. The tender has been awarded for the project works on a long-term solution, with works to commence in 2026.

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

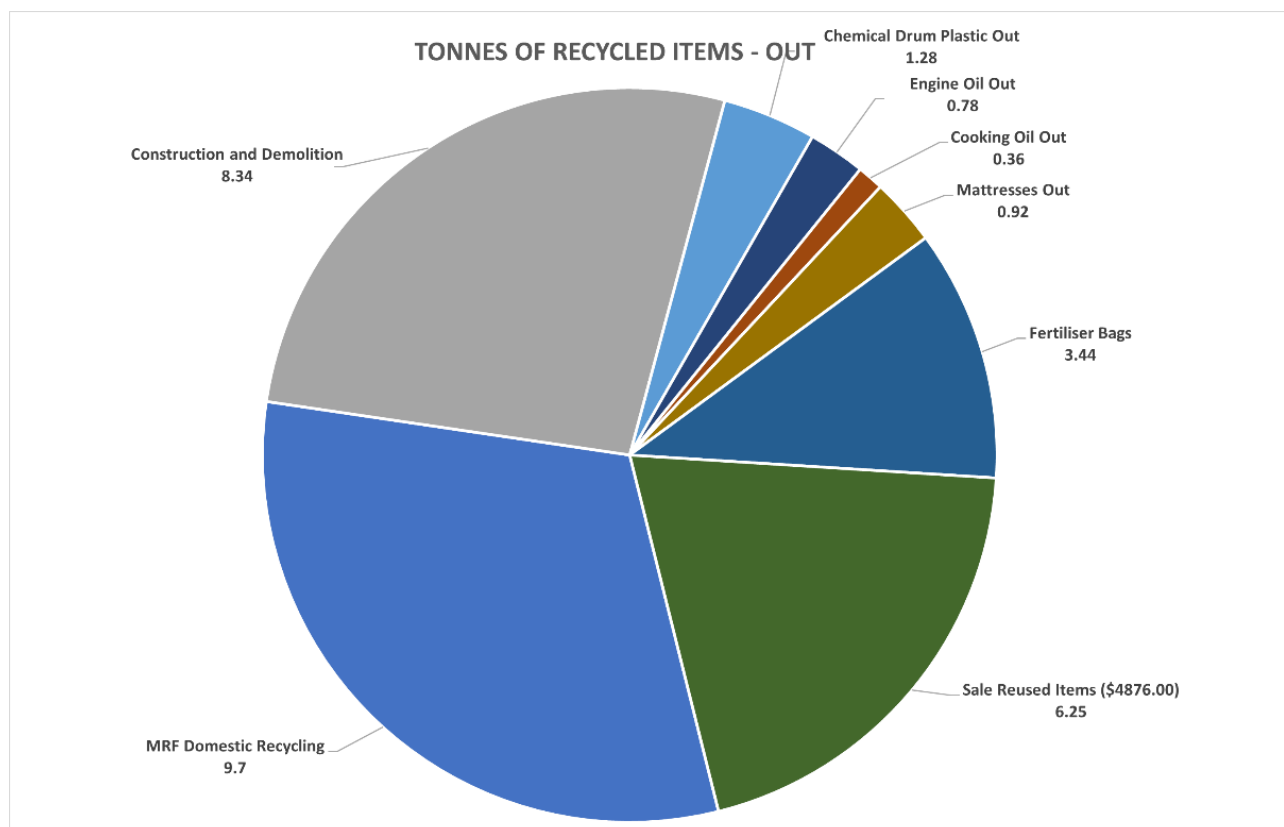


Waste Operations:

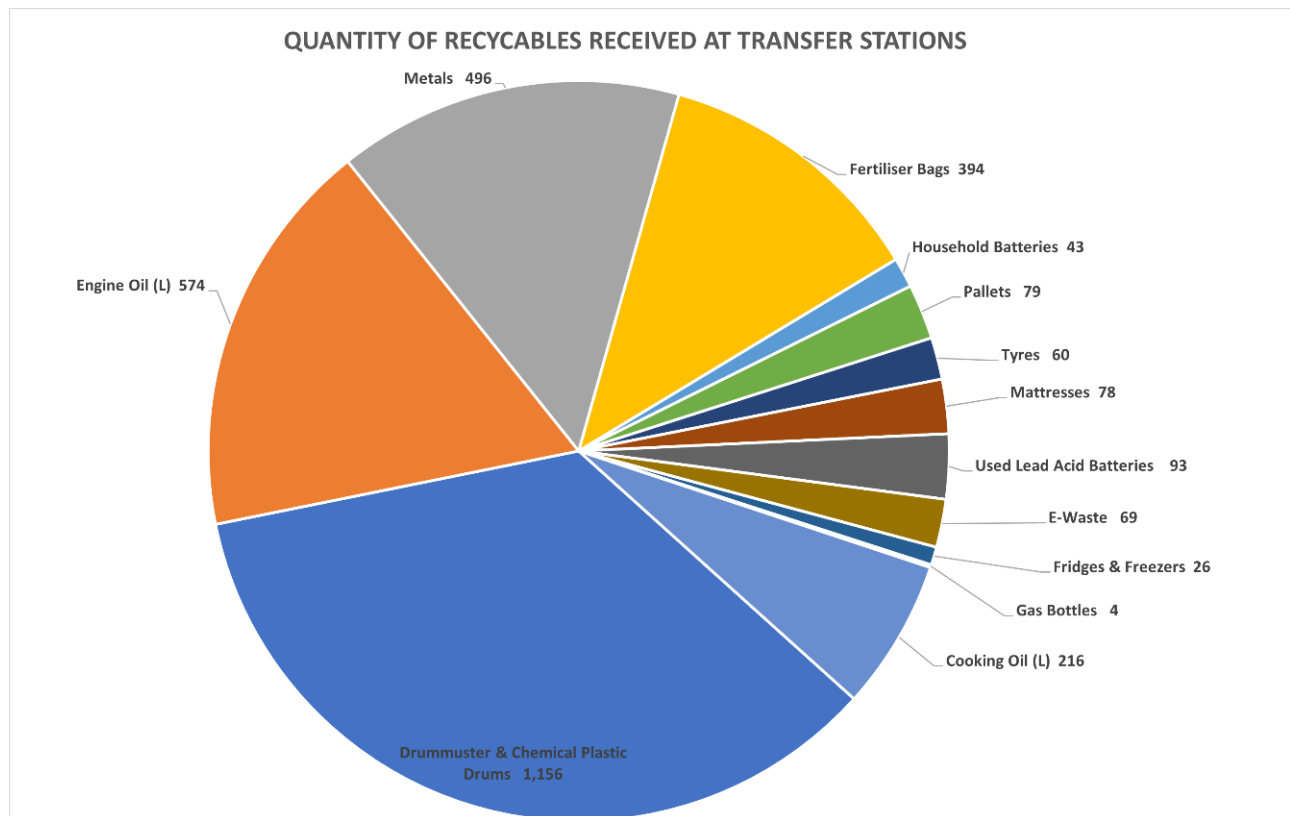
On 23 January 2025, a fire started on the tipping floor of the ARRF in Cairns, resulting in Veolia being unable to process waste material in accordance with Contract 1396.

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

During November, 734.28 tonnes of waste was sent to Springmount Waste Facility, and 9.7 tonnes of domestic items were recycled at the MRF.

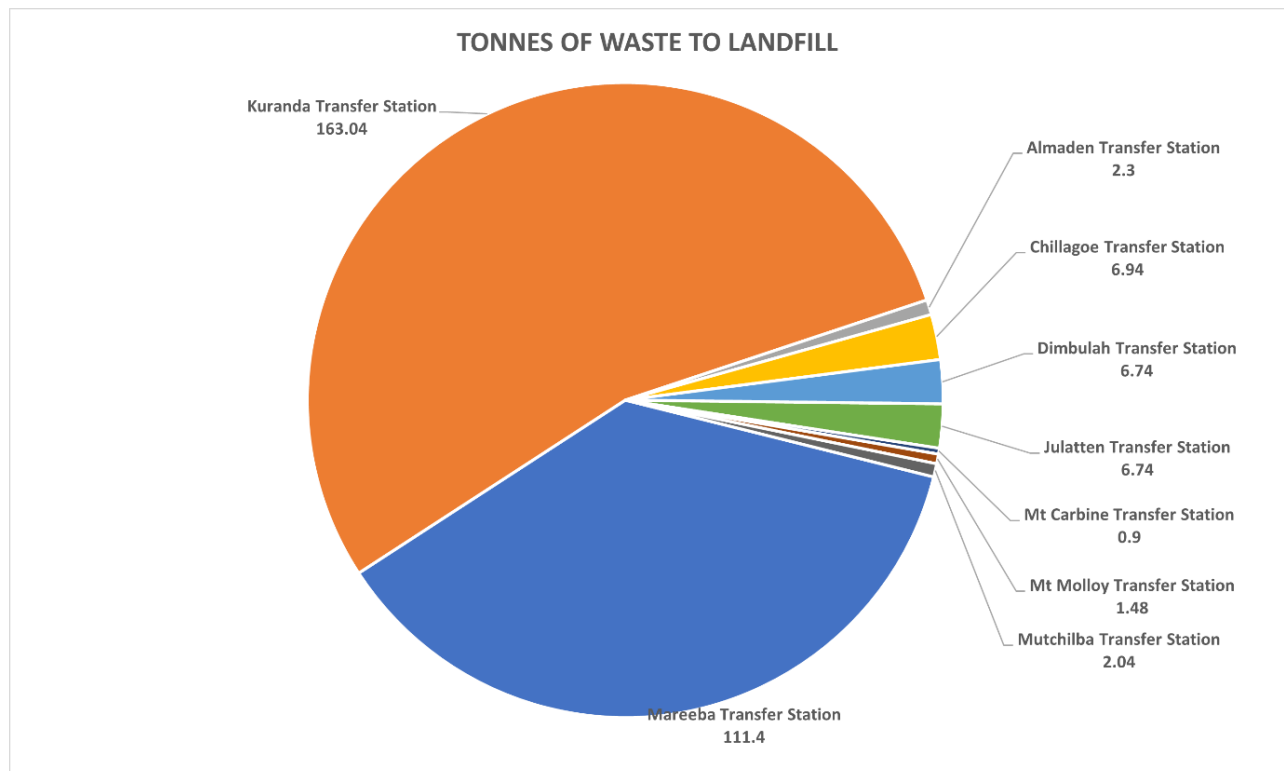
**Recycling**

Residents continue to recycle at the Transfer Stations. During November the highest count of recyclable received were 1,156 Chemical Drums and 574 L of Engine Oil. Last month an increase in cooking oil recycling was noted, 216 L was deposited at Mareeba transfer station.



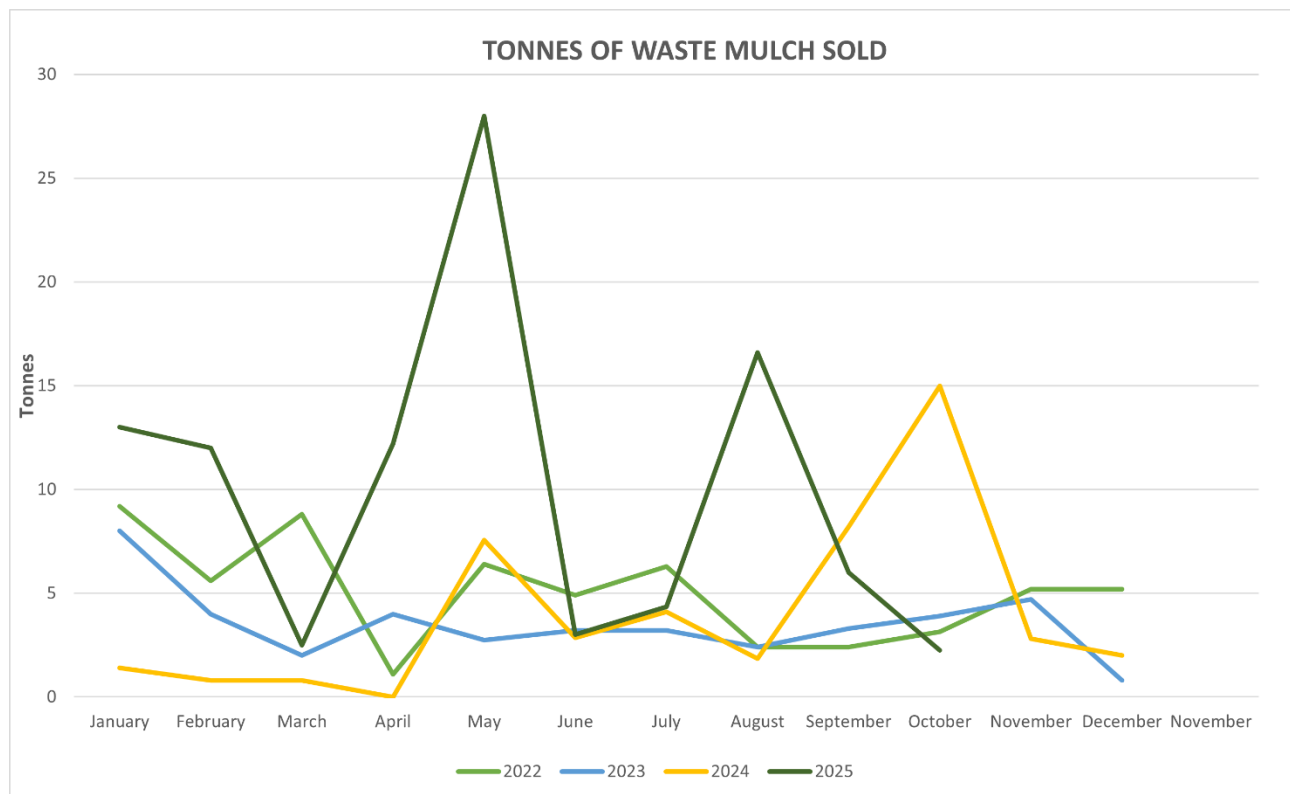
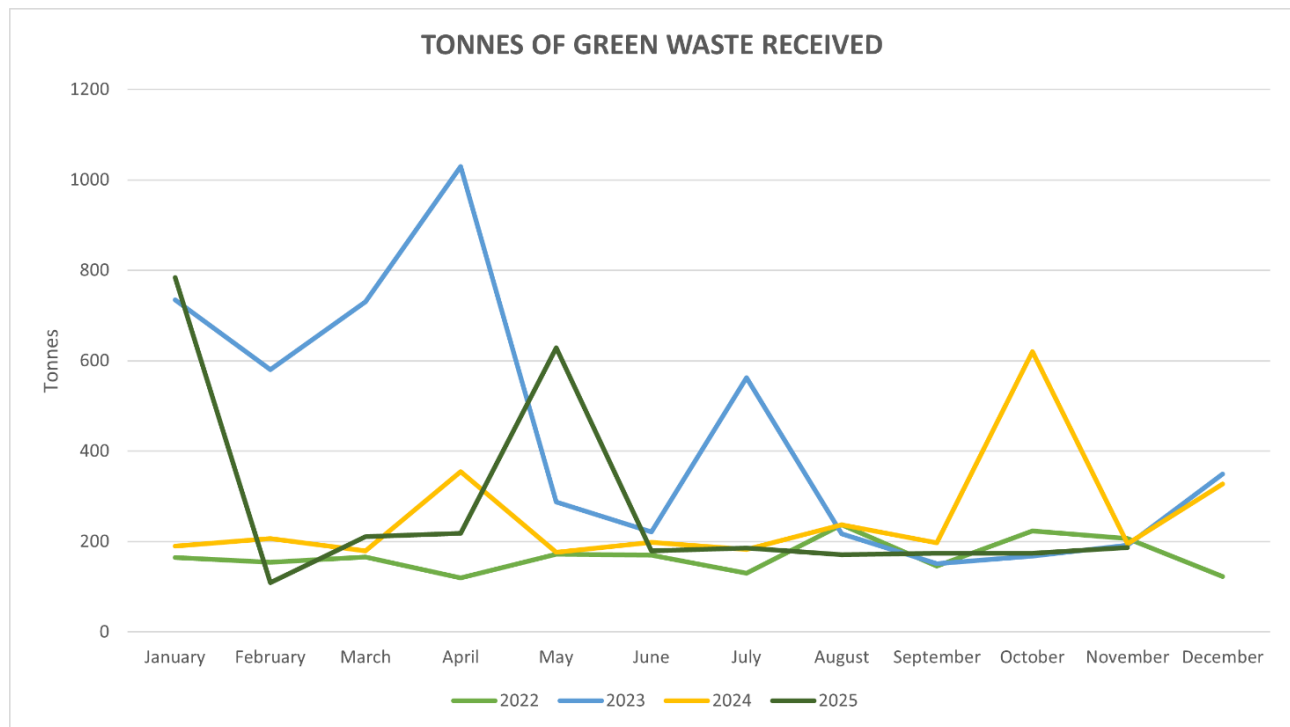
Kerbside Collection Waste and Transfer Station Waste

Kerbside collection waste and Transfer Station dry waste is transported off site to the Springmount Waste Facility. During November, a total 301.58 tonnes of waste was sent to landfill from transfer stations and 432.7 tonnes from kerbside collection waste. An increase in waste from Kuranda transfer station is from residual fridge waste.



Green Waste:

During November, Council received a total of 186.76 tonnes of green waste and 2 tonnes of mulch was sold. Kuranda recorded 0.4 tonnes of green waste from locations registered as being potentially contaminated with Electric Ants.



RISK IMPLICATIONS

Environmental

Council holds an Environmental Authority issued under the *Environmental Protection Act 1994* to operate landfill facilities.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil

Operating

Nil

LINK TO CORPORATE PLAN

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

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

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

IMPLEMENTATION/COMMUNICATION

Nil

9.7 T-MSC2025-15 ATHERTON STREET SEWER PUMP STATION UPGRADE**Date Prepared:** 3 December 2025**Author:** Manager Water and Waste**Attachments:** Nil

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with an assessment of the tenders received for T-MSC2025-15 Atherton Street Sewer Pump Station.

RECOMMENDATION

That Council awards Tender T-MSC2025-15 Atherton Street Sewer Pump Station to Northern Civil Earthworks Pty Ltd trading as Terranovus Civil for \$1,598,550.00 (excl GST).

BACKGROUND

Council has received \$4,542,000 funding towards the Atherton Street Sewerage Pump Station and Sewer Rising Main Upgrade through the Queensland Government's Department of State Development, Infrastructure and Planning (DSDIP) Residential Activation Funding Program (RAF), with Council's co-contribution being \$200,000.

The Atherton Street Sewerage Pump Station will be modified and upgraded to cater for future growth in the catchment area. The pump station is located on Atherton Street, adjacent to the Barron River. The works will require the pump station to be by-passed during construction. The works are required to be practically complete by 25 September 2026.

Tenders Received

Tenders closed at 11:00am, Thursday 13 November 2025 and two (2) tenders were received.

Two (2) submissions were received. A summary of the tender prices at opening is provided below;

Tenderer	Tendered Price (excluding GST)
Terranovus Civil	\$1,598,550.00
Utilstra Pty Ltd	\$2,224,773.00

Tender Assessment

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

Criteria	Weighting
Tendered Price	40%
Relevant Experience	15%
Key Personnel Skills and Experience	15%

Tenderer's Resources	10%
Demonstrated Understanding	20%
Total	100%

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

All tenders were conforming, with all tenderers assessed as capable of completing the works as detailed in the invitation to tender.

A summary of the Tender assessment, incorporating the evaluation against conformance, price and non-priced base criteria, resulted in the ranking of submissions displayed below.

Tenderer	Score (100%)	Rank
Terranovus Civil	82	1
Utilstra Pty Ltd	66	2

RISK IMPLICATIONS

Infrastructure and Assets

Upgrading the pump station will assist to ensure compliance with environmental licence conditions and cater for residential growth.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Tenders have been sought in accordance with Council's Procurement Policy.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Council has secured funding through the Residential Activation and a co-contribution from Council has been allocated for in the 2025/26 capital funding program.

LINK TO CORPORATE PLAN

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

Community and Culture: An informed, engaged and resilient community which supports and encourages effective partnerships to deliver better outcomes.

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

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

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

IMPLEMENTATION/COMMUNICATION

Tenderers to be notified of the outcome of this report.

9.8 INFRASTRUCTURE SERVICES, DISASTER RECOVERY OPERATIONS REPORT - NOVEMBER 2025

Date Prepared: 8 December 2025
Author: Manager Disaster Recovery
Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to outline the progress of Council's activities funded under the Disaster Recovery Funding Arrangements (DRFA) during the month of November 2025.

RECOMMENDATION

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

BACKGROUND

The Disaster Recovery Funding Arrangements (DRFA) is a jointly funded program between the Australian Government and State Government, providing financial assistance to help communities recover from eligible disasters. Current projects and their respective weather events are provided herein.

2023 DRFA – Northern and Central Queensland Monsoon and Flooding, 20 December 2022 – 30 April 2023**Reconstruction of Essential Public Assets (REPA) Projects**

Project Name	Update
T-MSC2024-09 MSC DRFA 2023 Western Roads Package	MC Group Pty Ltd engaged to deliver contract. Works underway on Bulimba and Blackdown Road.

2024 DRFA – Tropical Cyclone Jasper, associated rainfall and flooding, 13 – 28 December 2023**Reconstruction of Essential Public Assets (REPA) Projects**

Project Name	Update
T-MSC2024-10 Jarawee Road Stabilisation	Civform Pty Ltd engaged to deliver contract. Works ongoing.
T-MSC2024-33 MSC DRFA 2024 Eastern Roads Package	Contract awarded to Ikin Civil Pty Ltd. Works ongoing.
T-MSC2024-36 MSC DRFA 2024 Dimbulah Roads Package	Contract awarded to Cheshire Contractors Pty Ltd. Works completed, project to be removed from future reports.

Project Name	Update
PDQ-MSC2025-10 Black Mountain Road Culvert Replacement (Julatten)	Contract awarded to Dempsey Crane and Construction. Works commenced and forecast for completion early December.
T-MSC2025-33 Warril and Mount Haren Landslip Remediation	Released to tender 7 November 2025. Tender closing date extended to 9 December 2025.
T-MSC2025-34 Ivcevic Road Landslip Remediation	Released to tender 14 November 2025. Tenders close 9 December 2025.

Water & Sewer Program (exceptional circumstances package)

Project Name	Update
T-MSC2025-09 Lloyd Street Sewer Replacement Project	Project awarded to A&B Civil. Contract preliminary tasks underway.
T-MSC2025-10 Kuranda WTP Intake Works Project	Project awarded to Bluewater marine QLD Pty Ltd. Contract preliminary tasks underway. Some modifications to construction issue documentation have delayed the onsite commencement of works. No works to commence 2025.
Kuranda WTP Infrastructure Project (Embankment & sludge thickener)	Jacobs Group engaged for design. Design to be staged for embankment reconstruction and sludge thickener. Onsite geotechnical investigations complete.

Betterment Fund (exceptional circumstances package)

Assistance for the following projects under the 2024 Betterment Program, has been provided by the Australian and Queensland Governments through the jointly funded Commonwealth-state Disaster Recovery Funding Arrangements (DRFA):

Project Name	Update
T-MSC2025-24 Gully Betterment Program	Project awarded to S&K Civil Contracting Pty Ltd. Works on Torwood and Bolwarra Concrete works complete. Project on hold until 2026 due to impending wet season.
T-MSC2025-25 Wolfram Road Culvert Upgrade	Released to tender 24 November 2025. Tenders close 18 December 2025.
T-MSC2025-26 Lockwood Road Upgrade	Released to tender 7 November 2025. Tender closing date extended to 16 December 2025.

Local Recovery and Resilience Grants (LRRG)

Local Recovery and Resilience Grants are available to eligible local councils significantly impacted by Tropical Cyclone Jasper, 13 - 28 December 2023 in Far North Queensland. Funding will help councils address economic, social and community recovery needs and support future resilience measures.

Approval has been received for Council's submission, which included a range of retrospective and future projects.

2025 DRFA – North and Far North Tropical Low 29 January – 28 February 2025**Reconstruction of Essential Public Assets (REPA) Projects**

Project Name	Update
Hastie Road Embankment	Approval received for geotechnical solution. Onsite investigations complete.
DRQ-MSC2025-03 MSC DRFA 2024/25 – Hurricane Road & Karma Waters Road	Project awarded to Pedersen Civil Pty Ltd. Works completed, project to be removed from future reports.
Kuranda Depot Access Slip	Approval received for geotechnical solution. Temporary works complete to stabilise site prior to the 25/26 wet season. Onsite investigations to be scheduled.
Top Eureka Creek Culvert	Rock protection works complete. Rock mattress works to be undertaken in 2026.
Fallon Road Pavement	Approval received for minor pavement works on Fallon Road.
PDQ-MSC2025-16 Park Avenue RCP Replacement	Approval received for replacement of stormwater line on Park Avenue. Works awarded to Gregg Construction. Temporary works undertaken whilst RCPs are being sourced (extended lead times). Permanent works scheduled for early 2026.
PDQ-MSC2025-17 Maria Close RCP Replacement	Approval received for replacement of stormwater line on Maria Close. Works awarded to Terra Novus. Works scheduled to commence early 2026 due to extended lead times.

DRFA ROPS

Report tabled to council at the 19 November 2025 meeting for empanelment of suppliers under the DRFA Works Register of Pre-qualified suppliers (ROPS).

RISK IMPLICATIONS**Financial**

Funding arrangements state that eligible expenditure is reimbursed.

Expenditure is considered eligible when:

- 1) Extraordinary costs are incurred that could normally not be absorbed by, or reasonably managed within, the local government or state agency's financial, human and other resource capacity, and
- 2) Costs are directly associated with the delivery of eligible works on eligible essential public assets that have been damaged by an activated eligible disaster.

No ineligible cost reported for active projects. Risk of ineligible expenditure is mitigated through engagement of suitably qualified consultants.

LINK TO CORPORATE PLAN

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

Community and Culture: An informed, engaged and resilient community which supports and encourages effective partnerships to deliver better outcomes.

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

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

9.9 INFRASTRUCTURE SERVICES, WORKS SECTION ACTIVITY REPORT - NOVEMBER 2025

Date Prepared: 4 December 2025

Author: Manager Works

Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to summarise Council's Transport Infrastructure, Parks and Open Spaces, TMR Routine Maintenance Performance Contract (RMPC) and Land Protection operational activities undertaken by Infrastructure Services during the month of November 2025.

RECOMMENDATION

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

BACKGROUND

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

TRANSPORT INFRASTRUCTURE

The major maintenance activities carried out in November are listed below.

Activity	Location
Unsealed Road Grading	Karma Waters Road, Big Sands Lane, Black Mountain Road, Crothers Road, Jeffrey Road, Little Road, McCorry Road, Oak Forest Road, Railway Street, Fichera Road, Armstrong Road, Austin Road, Mona Mona Road, Cadaga Close, Stoney Creek Road
Bitumen Patching	Chettle Road, Springmount Road, Leadingham Creek Road, Euluma Creek Road, Highland Drive, McDougall Road, Pinnacle Road, Koah Road, Black Mountain Road, Butler Drive, Fallon Road, Hilltop Close, Jarawee Road, Masons Road, Shane Court, Emerald End Close, Roiko Road, Fraser Road, Speewah Road, Top Eureka Road, Spear Road, Vains Close, Ootann Road, Bower Road, Seward Road, Barron Street, Punch Close, Spear Road, Fichera Road, Woodhouse Street, Ivcevic Road
Unsealed Road Maintenance	Ootann Road, Bower Road, Seward Road, Barron Street, Punch Close, Spear Road, Fichera Road, Woodhouse Street, Ivcevic Road
Tree Clearing	King Street, Black Mountain Road, Euluma Creek Road, Jim Weir Road, Sides Road, Barron Street, Clohesy River Road, Koah Road, Black Mountain Road, Boyles Road, Butler Drive, Green Forest Road, Hickory Road, High Chapparal Road, Hilltop Close, Mount Haren Road, Myola Road, Oak Forest Road, Rosewood Drive, Silkwood Avenue, Warril Drive Return Lane, Wrights Lookout Road, Karobean Drive, Tinaroo Creek Road, Armstrong Road, L A Road, Mona Mona Road,

Activity	Location
	Bakers Road, Wetherby Road, Masterson Street, Douglas Track, Harper Road, Speewah Road, Chewko Road
Slashing	Barnwell Road, Boyles Road, Fairyland Road, Green Forest Road, Hickory Road, Kingfisher Drive, Myola Road, Outlook Crescent, Rosewood Drive
Road Furniture – Repair/Replace	Almaden Second Street, Almaden Third Street, Hall Lane, Springmount Road, Bilwon Road, Leadingham Creek Road, Metzger Road, Brown Road, Button Close, Cameron Court, Chapmans Road, Churchill Creek Road, Clacherty Road, Devil Devil Close, Edmonds Road, Ellis Road, Euluma Creek Road, Gadd Close, Geraghty Park Road, Highland Drive, Hillview Road, Jim Weir Road, McDougall Road, McKean Road, McLeans Bridge Road, Meadow Road, Morrish Road, Mount Kooyong Road, Mount Lewis Road, Mount Perseverance Road, Nine Mile Road, Pashen Road, Pinnacle Road, Rainforest Drive, Rasmussen Road, Rennie Close, Richards Road, Salisbury Drive, Stevens Road, Trinity Close, Windsor View Road, Natasha Close, Barron Falls Road, Black Mountain Road, Oak Forest Road, Rob Veivers Drive Return Lane, Byrnes Street, Byrnes Street (South), Constance Street, Coolamon Close, Emerald End Close, Emerald End Road, Emerald Heights Road, Grace Court, Jacinta Crescent, La Spina Road, Lerra Street, Malcolm Close, Margherita Close, Norman Street, Pleasant Close, Ray Road, Reynolds Street, Sabin Road West, Standen Road, Sutherland Street, Tinaroo Creek Road, Toll Close, Arnold Street, Bakers Road, Bradley Road, Brown Street, Buck Street, Clacherty Street, Crothers Street, Fraser Road, Little Street, Santowski Crescent, Sorensen Street, Vains Close, Wessel Road, Wetherby Road, Springmount Road, Harper Road, Possum Close, Springfield Road, Braund Road, Chewko Road, Narcotic Creek Road
Illegal Dumping	Koah Road, Myola Road Return Lane, Oak Forest Road, Bakers Road, Fraser Road, Algoma Road, Horse Creek Road,
Drainage Maintenance	Frew Street, Wolfram Road, Black Mountain Road

TMR ROUTINE MAINTENANCE PERFORMANCE CONTRACT (RMPC)

The following RMPC works were carried out in November 2025.

Location	Activity
32A - Kennedy Highway (Cairns - Mareeba)	<ul style="list-style-type: none"> Rest Area Servicing at Edmund Kennedy Bridge
34B - Mulligan Highway (Mount Molloy - Lakeland)	<ul style="list-style-type: none"> Roadside Litter Collection at Rifle Creek and Mount Carbine Truck Stop Rest Area Servicing at Rifle Creek Remove illegal dumping / roadside litter from Truck Bays at Mount Molloy and Mount Carbine

Location	Activity
653 - Mossman-Mount Molloy Road	<ul style="list-style-type: none"> Roadside litter collection at Hunter Creek, Environ Park and Lyons Park Rest Area Servicing at Hunter Creek Additional services to clear rubbish and remove graffiti from Rex Range Lookouts Supply and install '<i>Truck Stopping Bay - 300mt on left</i>' sign Supply signs for 2025 Sign Replacement Project
89B - Burke Developmental Road (BDR)	<ul style="list-style-type: none"> Eureka Creek Rest Area Servicing and ground maintenance Emergency road repairs at Highbury turnoff Yearly pipe inspections and data collection from Dimbulah to Boundary Installation of replacement signs Removed rock and redefine table drain at Almaden
6632 - Herberton-Petford Road	<ul style="list-style-type: none"> Supply Jumna Creek and Oaky Creek signs

PARKS AND OPEN SPACES

Description	Comment
Mowing	<ul style="list-style-type: none"> Mareeba, Dimbulah, Kuranda, Mt Molloy/Julatten, and Chillagoe mowing. Mowing roughly every 10 – 14days.
Playing fields mowing	<ul style="list-style-type: none"> Davies Park twice (2) x week at 50mm Borzi Park twice (2) x week at 25mm Firth Park twice (2) x week at 25mm
General maintenance	<ul style="list-style-type: none"> Mulching garden beds Weeding garden beds and medians Kuranda and garden maintenance - Thongon and Coondoo streets.
Gurney Crew	<ul style="list-style-type: none"> Cleaning in Mareeba three (3) hours early morning four (4) days per week Kuranda streets two (2) hours three (3) days per week after Mareeba Pressure clean footpaths Mt Molloy and Playgrounds in Mt Molloy, Mareeba and Speewah.
Playgrounds	<ul style="list-style-type: none"> Replace swing seat at Irvinebank Repair playground equipment at Mary Andrews Park in Mareeba.
Slashing	<ul style="list-style-type: none"> Slashed Northern Reserves.
Burials	<ul style="list-style-type: none"> Mareeba – 1 in Lawn Plaque on Beam and 1 in Headstone on Beam Dimbulah - 1 in Wall Chillagoe - 1 in Full Grave Slab
LOA	<ul style="list-style-type: none"> Mareeba Cemetery Pioneer Cemetery Dimbulah Cemetery Dimbulah Tennis Courts.
Contractors	<ul style="list-style-type: none"> No Tree lopping this month.

Description	Comment
Tree Trimming	<ul style="list-style-type: none"> Tree trimming in all towns for ease of mowing and Street Sweeper access Stump grinding
Fire Management	<ul style="list-style-type: none"> No Call Outs this month Mulcher has completed Barron esplanade to reduce fuel loads
Events	<ul style="list-style-type: none"> Assisted with Remembrance Day set up and pack down
Footpath Maintenance	<ul style="list-style-type: none"> Footpath Inspection along Rob Veivers Drive – Kuranda.
Projects	<ul style="list-style-type: none"> New Headstone on Beam in Mareeba cemetery New Bollards and Park Sign at Bi-Centennial Park in Mt Molloy

LAND PROTECTION

Weed/Pest	Activity
Parthenium Weed	<ul style="list-style-type: none"> Inspections and treatment carried out on all sites.
Amazon Frogbit	<ul style="list-style-type: none"> Work along Chinaman, Atherton creeks on the Barron River Catchment Hand removal and herbicide treatment of Frogbit
External Funded TMR weed work	<ul style="list-style-type: none"> Mareeba Dimbulah Rd, Dimbulah to Petford Rd and Mulligan Hwy <ul style="list-style-type: none"> Basal bark Treatment using Diesel Access of Rubber vine Calatropae and Chinese apple
Bellyache Bush	<ul style="list-style-type: none"> Survey and hand removal of Bellyache bush on Emu creek
Wild Pigs	<ul style="list-style-type: none"> 8s pig Trapped in the Mareeba area



Before: Chinaman Creek 2020



After: Chinaman Creek December 2025*

** sediment run off from recent rainfall*

CUSTOMER REQUESTS

During November, the Works Group received 142 Customer Requests (CRs) with 141 resolved (resolved requests include those received prior to November 2025). The table below shows the number of requests lodged per Works Section for the month.

Month	Roads	Parks and Gardens	Pest Management
November	108	32	2

At the time of reporting, the Works Group had 85 open requests.

FINANCIAL AND RESOURCE IMPLICATIONS

Operating

All operational works are funded by the section specific 2025/26 maintenance budgets.

LINK TO CORPORATE PLAN

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

Community and Culture: An informed, engaged and resilient community which supports and encourages effective partnerships to deliver better outcomes.

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

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

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

IMPLEMENTATION/COMMUNICATION

Nil

10 OFFICE OF THE CEO

10.1 CHANGES TO EXTERNAL COUNCILLOR REPRESENTATION

Date Prepared: 26 November 2025
Author: Chief Executive Officer
Attachments: Nil

EXECUTIVE SUMMARY

Councillors represent Council on various Boards, Associations, Committees and Community Organisations across the Shire. Councillor representation, as adopted by Council on 18 May 2025, is now being updated to reflect a change in representation on the Mareeba Heritage Centre Management Committee.

RECOMMENDATION

That Cr Mladen Bosnic be the appointed representative for the Mareeba Heritage Centre Management Committee.

BACKGROUND

Cr Lenore Wyatt was appointed as the representative for the Mareeba Heritage Centre Management Committee at the 16 April 2024 Council meeting and remained the representative when the Councillor appointments were updated on 18 May 2025, following the election of Cr Mladen Bosnic.

There are no further changes in external Councillor representation at this time.

Councillor committee appointments may change from time to time and when this occurs, the respective organisations will be immediately informed. Accordingly, the Mareeba Heritage Centre Management Committee will be formally notified in writing of this update.

LINK TO CORPORATE PLAN

Community and Culture: An informed, engaged and resilient community which supports and encourages effective partnerships to deliver better outcomes.

IMPLEMENTATION/COMMUNICATION

The Mareeba Heritage Centre Management Committee will be formally notified in writing of this update.

11 CONFIDENTIAL REPORTS

Nil

12 BUSINESS WITHOUT NOTICE

13 NEXT MEETING OF COUNCIL

14 FOR INFORMATION

14.1 SUMMARY OF NEW PLANNING APPLICATIONS & DELEGATED DECISIONS FOR THE MONTH OF NOVEMBER 2025

Date Prepared: 2 December 2025

Author: Planning Technical Support Officer

Attachments: Nil

Summary of New Planning Development Applications and Delegated Decisions for November 2025

New Development Applications					
Application #	Lodgement Date	Applicant	Site Address & Property Description	Application Type	Status
MCU/25/0018	5/11/2025	G and T Iacutone C/- Northern Building Approvals	4079 Kennedy Highway, Mareeba Lot 258 on RP903072	MCU - Dwelling House (Secondary Dwelling)	Decision Notice
RAL/25/0028	5/11/2025	D Love C/- Sarah Rizvi	47 Barron Falls Road, Kuranda Lot 8 on RP724900	ROL – (1 Lot into 2 Lots)	Assessment Stage
RAL/25/0029	10/11/2025	K Bostock C/- U&I Town Plan	Mossman-Mount Molloy Road, Julatten Lot 2 on SP173502 and Lot 3 on SP173502	ROL – Boundary Realignment	Decision Notice

Decision Notices issued under Delegated Authority					
Application #	Date of Decision Notice	Applicant	Address	Property Description	Application Type
MCU/25/0018	13/11/2025	G & T Iacutone C/- Northern Building Approvals	4079 Kennedy Highway, Mareeba	Lot 258 on RP903072	MCU – Dwelling House (Secondary Dwelling)
RAL/25/0019	13/11/2025	Keyes AG Holdings Pty Ltd C/- Freshwater Planning	2164 & 2332 Mareeba-Dimbulah Road Arriga	Lot 28 on SP202897 & Lots 155 & 156 on SP311517	ROL – Boundary Realignment
RAL/25/0026	7/11/2025	BCP Property Group C/- Aspire Town Planning	14 Owens Street Mareeba	Lot 15 on NR8096	ROL – (1 Lot into 2 Lots)
OPW/25/0006	24/11/2025	Conmat No. 2 Pty Ltd C/- Erscon Consulting Engineers	Country Road Mareeba	Lot 200 on SP342245	OPW – Culvert Construction, Roadworks and Service Extensions

Negotiated Decision Notices issued under Delegated Authority					
Application #	Date of Decision Notice	Applicant	Address	Property Description	Application Type
Nil					

Change to Existing Development Approval issued					
Application #	Date of Decision	Applicant	Address	Property Description	Application Type
Nil					

November 2025 (Regional Land Use Planning)

Referral Agency Response Decision Notices issued under Delegated Authority					
Application #	Date of Decision	Applicant	Address	Property Description	Application Type
CAR/25/0017	25/11/2025	A Marshall C/- Aspire Town Planning	292 Austin Road Kuranda	Lot 40 on NR464	Referral agency response for building work assessable against the Mareeba Shire Council Planning Scheme 2016 (Hill and Slope Overlay Code)
CAR/25/0018	24/11/2025	A Simonato C/- Emergent Building Approvals	Country Road Mareeba	Lot 74 on SP342245	Referral agency response for building work (Class 10a Shed) assessable against the Mareeba Shire Council Planning Scheme 2016 (GFA Dispensation)

Extensions to Relevant Period issued					
Application #	Date of Decision	Applicant	Address	Property Description	Application Type
Nil					

Survey Plans Endorsed					
Application #	Date	Applicant	Address	Property Description	No of Lots
RAL/25/0016	3/11/2025	S Grist C/- McGrath Devco Pty Ltd	30 McGrath Road and McGrath Road Mareeba	Plan of Lots 1 & 12 on SP356474 Cancelling Lots 21 & 22 on SP320486	2
DA/12/0035	25/11/2025	Jumrum Rainforest Pty Ltd C/- WGC Lawyers	Fallon Road and Discovery Drive Kuranda	Re-Endorsement of Survey Plan of Lots 1-11 and 99 on SP340502 and Covenants A to K in Lots 1-11 Respectively Cancelling Lot 72 on RP903071)	11 and Balance Area

November 2025 (Regional Land Use Planning)

14.2 GREAT WHEELBARROW RACE ADVISORY COMMITTEE - MINUTES OF MEETING HELD 19 NOVEMBER 2025

Date Prepared: 9 December 2025

Author: Corporate Communications Officer

Attachments: 1. Great Wheelbarrow Race Advisory Committee - Minutes of Meeting Held 19 November 2025 [↓](#)

The purpose of this report is to present the Minutes of the Great Wheelbarrow Race Advisory Committee Meeting held on Wednesday, 19 November 2025.



Great Wheelbarrow Race

Advisory Committee Meeting Minutes Wednesday, 19 November 2025

Time commenced: 5:00pm

Location: Mareeba Shire Council Boardroom

Present: Cr Ross Cardillo, Cr Nipper Brown, Jared Hohns and Rochelle Harding (MSC)

Apologies: Narelle Duncan (MSC), Jordan Hohns, Terry Roos and Frances Schafer

Absent: Nil

Agenda Items

1. Declaration of conflict of interest from committee members

Nil

2. Business arising from the minutes of the previous meeting

- Committee shirts – Requested quote and will receive design soon, will send to Committee
- Sponsorship packs – complete
- Budget – will review Actuals for 2025 in tonight's meeting
- Safety videos – ongoing
- Finisher's item – requested quote from a local support for a number of items for the Committee to consider (waiting on response)
- Sunday ceremony - Need to acknowledge all solos, duos and trios. Bring up all team captains for a team photo at the end to acknowledge them as well. - Noted
- Great Wheelbarrow Race marquee – have began researching quotes
- Engage TV ad earlier, especially with the registrations closing sooner - Noted
- Create a flyer – Complete and displayed in Council customer service and libraries
- Team packs – print social bus numbers on different coloured paper - noted
- Portaloos – investigate whether we can have the portaloos organised by a company to transport them as this will be difficult to move during the event weekend. – Complete, will discuss tonight.
- We need volunteers and MSC staff member to assist with time keeping, ideally the same people for the whole weekend. – Noted, this will be ongoing.
- Photography – investigate. – Quote requested
- Merchandise – have an item for competitors, team captains and drivers, consider having merch available for purchase. requested quote from a local support for a number of items for the Committee to consider (waiting on response)
- Dimbulah evening – Consider bringing back the Dimby Do or food / more entertainment, along with the tug-of-war and highlights video. – Complete, will discuss tonight.

3. 2025 Actuals Review

- The Committee reviewed the Actuals from the 2025 event to help inform the budget for 2026.

4. Chillagoe Festival

- The Committee discussed the proposal from the Chillagoe Alliance for the Chillagoe Festival to be held on the same weekend as the Great Wheelbarrow Race and coordinate the activities.
- Cr Ross and Cr Nipper will meet with the Chillagoe Alliance in December.
- This could be an opportunity to improve the atmosphere on the Sunday afternoon and inject money into Chillagoe.
- The Festival is struggling financially and would like to try something new.
- Potential issues – participants may want to leave after the GWR awards presentation, there may be traffic on the road for the festival however only about 80 people attended last year. The Festival is usually held in July, attracting grey nomads who are in the area for other events like Xmas in July in Mareeba. There may be less nomads attending.

5. Volunteer Update

- The event will need to recruit volunteers to assist with delivering the event. We will start approaching local groups to see if we can get assistance.

6. Sponsorship Update

- The Sponsorship pack has been prepared and will be sent out to previous sponsors.
- Will add “buy a barrow” as an option, where local businesses or community can sponsor a wheelbarrow and have they logo on the barrow for \$50.
- Bendigo Bank is interested as coming back on board as a Naming Sponsor.
- Will apply for the Mount Emerald Community Benefit Fund.

7. Supplier Update

- Quotes will be sought on audio, medical,
- Quote accepted for Portaloo Co which will include 3 x Mareeba, then 6 x Petford and 6 x Almaden Portable toilet hire, delivery, set up, cleaning, pumping and collection. This will assist the Committee as they will not be required to transport the portaloos during the event.
- Quote request submitted for photography, audio

8. Registrations to date

- Registrations are now open, with the 10% discount finishing on 5 January and the final registration will close on 1 March 2026.
- Three registrations to date (1 solo, 2 school teams)

9. Business Arising

- Set up a meeting with the police to discuss the traffic conditions at the Gorge to seek advise about whether to close this section as one lane or keep it open. This needs to be done before we apply for TGSs and permits.
- Cr Ross will ring local Cross Fit groups to tell them about the new category and will visit the park run club on Saturday morning.
- Cr Nipper has confirmed that the Dimby Do will be possible in 2026.

Proposed meeting dates

For meetings at 5pm in the boardroom.

- 22 January 2026
- 18 February 2026
- 18 March 2026
- 22 April 2026
- 8-10 May 2026 – event
- 27 May 2025 – Debrief

Actions

Task	Person Responsible	By -
Quotes and Suppliers		
Investigate starting merch item for competitors	MSC	Ongoing
Investigate finisher item	MSC	Ongoing
Photography	Rochelle	Ongoing
Marquee	Rochelle	Ongoing
Submit committee shirt design	Rochelle	Asap
Sound quote	Cr Nipper and Rochelle	
Event Prep		
Draft Event Management Plan	Rochelle	Asap
Set meeting with police about traffic	Rochelle	Ongoing
Submit application for TGS	Rochelle	Ongoing
Submit permits – TMR, Police, MSC	Rochelle	After TGS
Sponsorship		
Follow up Bendigo Bank	Cr Ross	Asap
Send out sponsorship emails and contact media	Rochelle	Asap
Apply for Mount Emerald Grant	Rochelle	January
Volunteers		
Reach out to local groups for assistance	Cr Ross / MSC	19/11/25
Advertising / Marketing		
Facebook posts	MSC Officer	Ongoing
TV Ad booking	MSC Officer	Ongoing
Competitor safety video	Jared and Jordan	Ongoing

Meeting closed: 6.30pm

Next meeting: 5pm Wednesday, 22 January 2026