



# **AGENDA**

**Wednesday, 18 March 2026**

**Ordinary Council Meeting**

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

**Date: Wednesday, 18 March 2026**

**Time: 9:00am**

**Location: Council Chambers**

**Peter Franks**  
**Chief Executive Officer**



**Order Of Business**

<b>1</b>	<b>Members in Attendance .....</b>	<b>5</b>
<b>2</b>	<b>Apologies/Leave of Absence/Absence on Council Business .....</b>	<b>5</b>
<b>3</b>	<b>Bereavements/Condolences .....</b>	<b>5</b>
<b>4</b>	<b>Declaration of Conflicts of Interest .....</b>	<b>5</b>
<b>5</b>	<b>Confirmation of Minutes .....</b>	<b>5</b>
<b>6</b>	<b>Business Arising out of Minutes of Previous Meeting .....</b>	<b>5</b>
<b>7</b>	<b>Deputations and Delegations.....</b>	<b>5</b>
<b>8</b>	<b>Corporate and Community Services .....</b>	<b>7</b>
8.1	Negotiated Decision Notice - Conmat Pty Ltd - High Impact Industry (Concrete Batching Plant) (Formerly Defined as Industry) - Lot 358 on OL451 - 936 Tinaroo Creek Road, Mareeba - MCU/12/0017 .....	7
8.2	V & A Henderson - Reconfiguring a Lot - Subdivision (2 lots into 3 lots) - Lot 207 on SP292125 & Lot 242 on SP223168 - 311 & 375 Euluma Creek Road, Julatten - RAL/25/0032.....	45
8.3	Council Policy Review .....	63
8.4	Financial Statements Period Ending 28 February 2026 .....	85
8.5	Environmental Health and Local Law Fees and Charges 2026/27 .....	99
8.6	Community Housing Rent Review and Capital Works Program 2026-2027 .....	109
<b>9</b>	<b>Infrastructure Services.....</b>	<b>111</b>
9.1	Infrastructure Services, Capital Works Monthly Report - February 2026.....	111
9.2	Infrastructure Services, Technical Services Operations Report - February 2026.....	123
9.3	Infrastructure Services, Water and Waste Operations Report - February 2026.....	129
9.4	Infrastructure Services, Works Section Activity Report - February 2026.....	135
9.5	Infrastructure Services, Disaster Recovery Operations Report - February 2026 .....	141
9.6	Tender Award - T-MSC2025-25 MSC DRFA 2024 - Wolfram Road Culvert Construction .....	145
9.7	Tender Award - T-MSC2025-26 MSC DRFA 2024 - Lockwood Road Construction.....	149
<b>10</b>	<b>Confidential Reports.....</b>	<b>153</b>
	Nil	
<b>11</b>	<b>Business without Notice .....</b>	<b>153</b>
<b>12</b>	<b>Next Meeting of Council .....</b>	<b>153</b>
<b>13</b>	<b>For Information .....</b>	<b>155</b>
13.1	Summary of New Planning Applications & Delegated Decisions For The Month of February 2026.....	155
13.2	Great Wheelbarrow Race Advisory Committee - Minutes of Meeting Held 26 February 2026	159



- 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 - 18 February 2026
- 6 BUSINESS ARISING OUT OF MINUTES OF PREVIOUS MEETING**
- 7 DEPUTATIONS AND DELEGATIONS**



## 8 CORPORATE AND COMMUNITY SERVICES

<b>8.1</b>	<b>NEGOTIATED DECISION NOTICE - CONMAT PTY LTD - HIGH IMPACT INDUSTRY (CONCRETE BATCHING PLANT) (FORMERLY DEFINED AS INDUSTRY) - LOT 358 ON OL451 - 936 TINAROO CREEK ROAD, MAREEBA - MCU/12/0017</b>
------------	---

**Date Prepared:** 6 March 2026

**Author:** Supervisor Planning & Building

**Attachments:**

1. Amended Decision Notice ('Other' Change) [↓](#)
2. Applicants Request for Negotiated Decision Notice [↓](#)
3. Approved Plans [↓](#)

### APPLICATION DETAILS

APPLICATION		PREMISES	
<b>APPLICANT</b>	Conmat Pty Ltd	<b>ADDRESS</b>	936 Tinaroo Creek Road, Mareeba
<b>DATE REQUEST FOR NDN LODGED</b>	27 November 2025	<b>RPD</b>	Lot 358 on OL451
<b>TYPE OF APPROVAL</b>	Development Permit		
<b>PROPOSED DEVELOPMENT</b>	Material Change of Use – High Impact Industry (Concrete Batching Plant) (Formerly Defined as Industry)		
<b>FILE NO</b>	MCU/12/0017	<b>AREA</b>	2,391.1 Hectares
<b>LODGED BY</b>	Urban Sync Pty Ltd	<b>OWNER</b>	Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (Coldav Pty Ltd as Lessee)
<b>PLANNING SCHEME</b>	Mareeba Shire Council Planning Scheme 2016		
<b>ZONE</b>	Rural		
<b>LEVEL OF ASSESSMENT</b>	Impact Assessment		
<b>SUBMISSIONS</b>	20 Submissions (13 objections, 7 support)		

### EXECUTIVE SUMMARY

On 17 May 2013 Council approved a development application for a concrete batching plant on the premises mentioned above. The site contains a large established quarry covering approximately 30 hectares of site area with multiple extractive industry and mining approvals/licences in place over the site.

In recent years, Conmat Pty Ltd (the applicants) have been operating the batching plant in an upscaled capacity as they remain the only concrete batching operation in Mareeba. On 15 October 2025, Council approved an application by Conmat Pty Ltd to change the 2013 development approval

to bring the approval in line with the current upscaled operations. The changed approval allows for an average of 50 concrete agitator truck movement per day (25 loads of concrete) with batching permitted to commence from 4.00 am.

The changed approval was subject to the inclusion of additional conditions, notably Conditions 5.1 and 5.2. These two (2) conditions required the applicant/developer to undertake a road safety audit of Tinaroo Creek Road, as well as undertake a number of upgrade/improvements to deteriorated sections of the road as well as an upgrade to the unsealed section of the road leading up to the quarry/batching plant access.

Conmat Pty Ltd have now lodged a request for Negotiated Decision Notice with Council which seeks the removal of Condition 5.1 (road safety audit) altogether; and seeks to amend Condition 5.2 to scale back external works required on Tinaroo Creek Road.

Council officers reinforce the importance of the road safety audit, recommending it be retained; however the requirements of the audit have been scaled back. Additionally, it is recommended that the majority of the Tinaroo Creek Road external works be retained, however the extent of works at the tail end of the road leading up to the site access have been reduced, and the maintenance burden of this section of road placed on the applicant/developer.

**OFFICER’S RECOMMENDATION**

It is recommended that:

1. In relation to the written representations made by Urban Sync on behalf of Conmat Pty Ltd regarding conditions of the following development approval:

APPLICATION		PREMISES	
<b>APPLICANT</b>	Conmat Pty Ltd	<b>ADDRESS</b>	936 Tinaroo Creek Road, Mareeba
<b>DATE REQUEST FOR NDN LODGED</b>	27 November 2025	<b>RPD</b>	Lot 358 on OL451
<b>TYPE OF APPROVAL</b>	Development Permit		
<b>PROPOSED DEVELOPMENT</b>	Material Change of Use – High Impact Industry (Concrete Batching Plant) (Formerly Defined as Industry)		

and in accordance with the Planning Act 2016, the following

- (a) Condition 5.1 of Council’s Decision Notice issued on 17 October 2025 be amended as follows:

5.1 Road Safety ~~Assessment~~ **Audit**

A Road Safety ~~Assessment~~ **Audit** must be undertaken by a suitably qualified RPEQ **in accordance with Austroads Guide to Road Safety Part 6: Road Safety Audit.** ~~that identifies safety risks for vehicles using Tinaroo Creek Road.~~

The road safety ~~assessment~~ **audit** must consider (but not be limited to) the following:

- (i) ~~Road geometry (horizontal & vertical).~~
- (ii) Swept path analysis of all road corners ~~must be done~~ **using the largest vehicle proposed to service the development, including but not limited to**

~~sand and cement powder delivery. swept paths of the biggest trucks proposed to service the batching plant, including sand and cement powder delivery.~~

**Swept path analysis must demonstrate the ability for two (2) of the largest vehicles, as opposing traffic, to safely pass each other with appropriate clearances, while remaining on the sealed surface of the road.**

- (iii) Speed environments/current speed limits (particularly around existing corners with poor visibility). Ball bank indicator tests must be undertaken on all road corners to determine the advisory speed and need for curve warning signs.
- ~~(iv) Carriageway width (pavement, seal and shoulders) – ability for opposing traffic to safely pass each other.~~
- ~~(v) Pavement testing at locations with a high risk of failure (e.g. tight bends, visibly damaged sections).~~
- (iv) Vehicle sightlines.
- (v) Intersection treatments.

The road safety ~~assessment/s~~ **audit** must provide recommendations on practical treatments to reduce the risk of any hazards created by traffic generated by this development permit to acceptable levels (e.g. localised pavement widening/repair, signage, linemarking, reduced speed limits, road edge delineation etc.). The road safety ~~assessment/s~~ **audit** must be submitted to Council for review and agreed works must be undertaken by the applicant at no cost to Council, ~~within 12 months of this approval taking effect~~ **by 31 December 2027**, or a further period agreed to by Council due to any unforeseen circumstance/s that Council reasonably believe would delay the delivery of the works.

- (b) Condition 5.2 of Council's Decision Notice issued on 17 October 2025 be amended as follows:

#### 5.2 External Works – Tinaroo Creek Road

Irrespective of the recommendations included in the road safety ~~assessment~~ **audit** required by Condition 5.1, the following works are to be completed by the applicant/developer ~~within 12 months of this approval taking effect~~ **by 31 December 2027**, or a further period agreed to by Council due to any unforeseen circumstance/s that Council reasonably believe would delay the delivery of the works:

- 5.2.1 Tinaroo Creek Road (from where the bitumen terminates to a point **10 metres** past the **rural address signposted access to Lot 1 on SP182482, situated at 906 Tinaroo Creek Road**) ~~to site access and left hand bend where the road straightens~~ must be upgraded in accordance with Table D1.4 (traffic volume - 100-999vmpd) of the FNQROC Development Manual, including a 6.5m sealed width and 8m formation.

**5.2.2 Tinaroo Creek Road (from a point where the works required under 5.2.1 end, to a point past the site access and left-hand bend where the road straightens) must be upgraded to include a 6.5m bitumen sealed width and 8m formation. The cattle grid is not required to be removed, and roadside drainage is not required to be redesigned as part of this work.**

**The operators of the approved use will be responsible for the continued repair and maintenance of this section of road, ensuring that the road surfaces remain in good order and safe repair for the life of the development, to the satisfaction of Council's delegated officer.**

~~The site access to the approved use must be incorporated into the corner design and include linemarking and signposting that identifies Tinaroo Creek Road as the through road. The site access and left hand bend must include an asphalt overlay to accommodate heavy vehicles, including heavy vehicles turning left into the site access from Tinaroo Creek Road (south of the access). The design plans must include swept path diagrams demonstrating that the corner/access design is sufficient to cater for heavy vehicles.~~

**5.2.23** The following sections of Tinaroo Creek Road must undergo pavement repair:

- Between Chainages 3400 and 3470 (distance of 70 metres)
- Between Chainages 3520 and 3610 (distance of 90 metres)
- Between Chainages 4915 and 5000 (northbound exit from Ada Creek Causeway – left hand side of road only)
- Between Chainages 6310 and 6440 (distance of 130 metres)
- Between Chainages 7595 and 7730 (distance of 135 metres)

Note: The sections identified above are visibly damaged and deteriorated. The chainages provided are indicative only, with the intent of the condition being that these visibly damaged and deteriorated sections be repaired, so some variation to the chainages will be excepted by Council when reviewing the design drawings as part of any subsequent application for operational works.

Works required under conditions 5.1, and 5.2 must be approved by Council as part of a subsequent application/s for operational works.

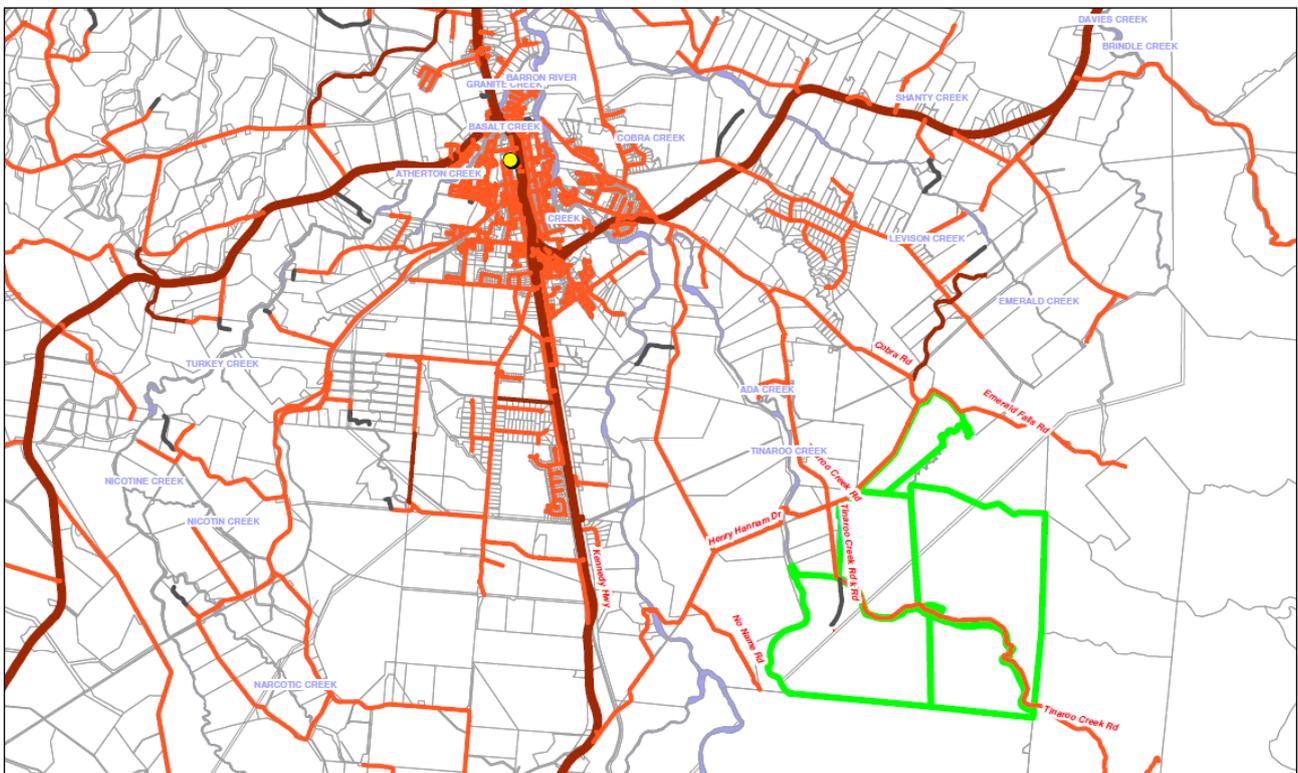
2. A Negotiated Decision Notice be issued to the applicant, referral agency and submitters advising of Council's decision"

## THE SITE

The subject site is located approximately 11 kilometres south-east of Mareeba at 936 Tinaroo Creek Road, Mareeba, and is described as Lot 358 on OL451. The site itself is split into five (5) land parcels and is severed by Tinaroo Creek Road which meanders through the site in a south-easterly direction. The site is zoned Rural under the Mareeba Shire Council Planning Scheme 2016.

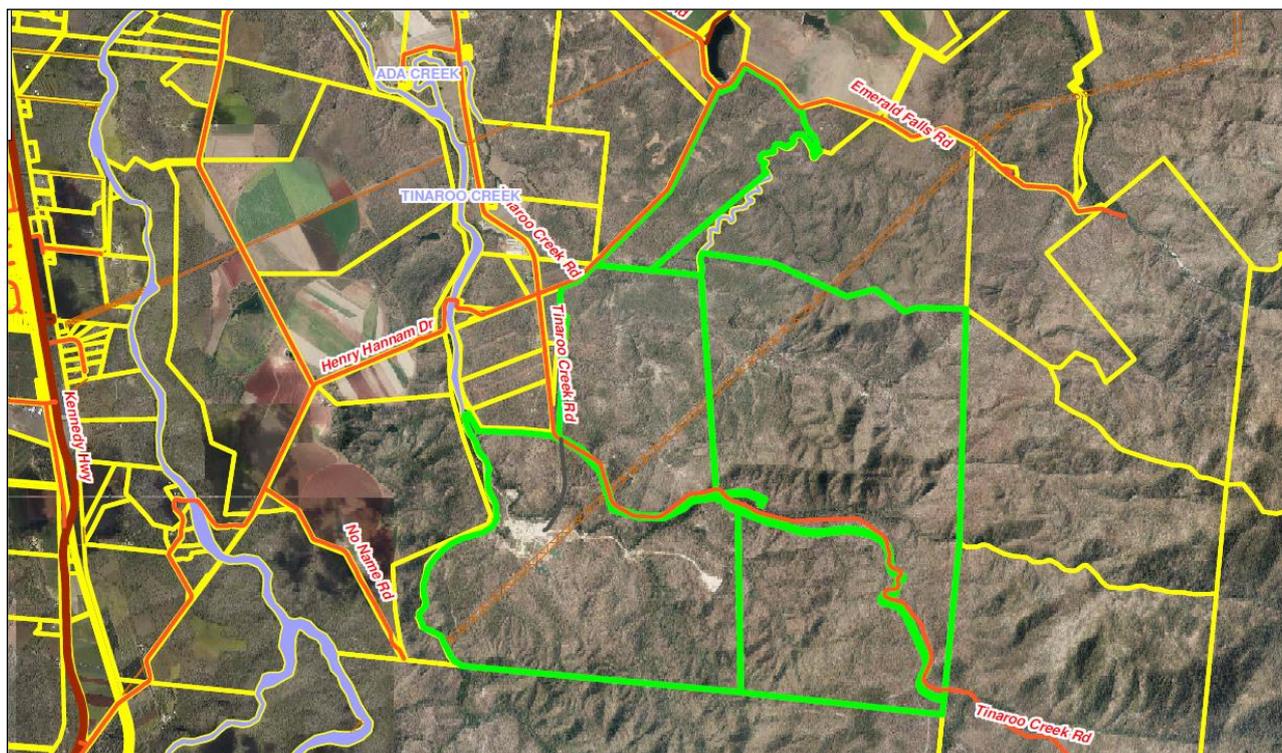
The existing concrete batching plant is located within the bounds of a large quarry/mine site established within the sites south-west land portion. The existing quarry and concrete batching plant are owned and operated by Conmat Pty Ltd, being the holders of various State granted mining leases over the subject site. Access to the site is gained from Tinaroo Creek Road via a formed gravel access crossover and private access road (approximately 1km long). Tinaroo Creek Road itself is constructed to bitumen sealed standard for the majority of its length with the final 600 metres of road leading up to the quarry access being constructed to a formed gravel standard.

The quarrying and mining operations are spread over an area of approximately 50 hectares and involve both alluvial and hard rock quarrying and mining operations, producing, amongst other things, Tin, sands, gravels and road base. With the exception of the quarry area, the subject site is predominately vegetated and undeveloped. The sites varying topography, which includes steep hills, gullies and seasonal watercourses, restrict the practical use of the site to little more than livestock grazing. Most surrounding allotments are also zoned Rural and used predominately for livestock grazing and rural lifestyle purposes. An easement traverses the land in a north-east direction covering high voltage transmission lines managed by Powerlink.



**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.



**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

On 17 May 2013 Council approved a development application for Material Change of Use – Industry (Concrete Batching Plant) on the premises mentioned above. The site contains a large established quarry covering approximately 30 hectares of site area with multiple extractive industry and mining approvals/licences in place over the site. The 2013 approval limited operations to around five (5) – six (6) concrete batches per day (subject to staffing numbers) with batching to commence no earlier than 6.00 am each morning.

In 2020, Conmat Pty Ltd (the applicants) recommenced concrete batching operations on site. In recent years all other concrete batching plants in Mareeba have ceased operating, leaving Conmat Pty Ltd the sole concrete supplier in the Shire. As a result, the batching plant has been operating well outside the bounds of its current approval in order to meet industry demand. In May 2025, Conmat Pty Ltd lodged a change request with Council which sought to amend the 2013 approval to bring it in line with the batching plants existing scale and operational requirements. Specifically, the change request sought to increase the number of permitted concrete truck movements to 50 per day (25 in / 25 out) and to amend the permitted operating hours to allow 4am starts instead of the previous approved 6.00 am starts.

At its Ordinary Meeting on 15 October 2025, Council approved this change application subject to the inclusion of a number of conditions, notably Conditions 5.1 and 5.2. These two (2) conditions required the applicant/developer to undertake a road safety audit of Tinaroo Creek Road, as well as undergo a number of upgrade/improvements to deteriorated sections of the road as well as the unsealed section of Tinaroo Creek Road leading up to the quarry/batching plant access.

Conmat Pty Ltd have now lodged a request for Negotiated Decision Notice with Council which seeks the removal of Condition 5.1 (road safety audit) and seeks to amend Condition 5.2 in order to scale back external works required on Tinaroo Creek Road.

## **APPLICANT'S REPRESENTATIONS**

### **Condition 5.1**

#### **5.1 Road Safety Assessment**

*A Road Safety Assessment must be undertaken by a suitably qualified RPEQ that identifies safety risks for vehicles using Tinaroo Creek Road.*

*The road safety assessment must consider (but not be limited to) the following:*

- (i) Road geometry (horizontal & vertical).*
- (ii) Swept path analysis of all road corners must be done using swept paths of the biggest trucks proposed to service the batching plant, including sand and cement powder delivery.*
- (iii) Speed environments/current speed limits (particularly around existing corners with poor visibility). Ball bank indicator tests must be undertaken on all road corners to determine the advisory speed and need for curve warning signs.*
- (iv) Carriageway width (pavement, seal and shoulders) – ability for opposing traffic to safely pass each other.*
- (v) Pavement testing at locations with a high risk of failure (e.g. tight bends, visibly damaged sections).*
- (iv) Vehicle sightlines.*
- (v) Intersection treatments.*

*The road safety assessment/s must provide recommendations on practical treatments to reduce the risk of any hazards created by traffic generated by this development permit to acceptable levels (e.g. localised pavement widening/repair, signage, linemarking, reduced speed limits, road edge delineation etc.). The road safety assessment/s must be submitted to Council for review and agreed works must be undertaken by the applicant at no cost to Council, within 2 years of this approval taking effect, or a further period agreed to by Council due to any unforeseen circumstance/s that Council reasonably believe would delay the delivery of the works.*

### **Representation by Applicant**

*The applicant seeks to have this condition entirely deleted.*

#### **Justification**

*Conmat Pty Ltd submits that this condition is not a 'reasonable and relevant' requirement to be imposed on this activity as the landuse is currently lawful and the change only seeks to implement a small overall increase in vehicles utilising a highly trafficable rural road which also services other industries and rural businesses.*

*Mareeba Shire Council as the asset owners should be responsible for preparation of a Road Safety Assessment for identification of the risks for vehicles using Tinaroo Creek Road where it*

*is necessary given the nature and usage of the roadway as the main transit way for multiple activities which incorporate the usage of heavier vehicles.*

*There is acknowledgement by Conmat Pty Ltd that the Change Application (Other) does facilitate additional vehicle movement on the roadway, though there is already approved activities that allow for the traffic of up to 100,000 tonnes of material from the quarry and other activities that are not linked to this development approval or activity. the classification of these vehicles has not increased in scale than has already been present on the roadway.*

*It is submitted that this is a Mareeba Shire Council responsibility and should more broadly consider the implication of ALL vehicle traffic and no just focus on one (1) business or party that uses this local government road.*

## **Response**

The requirement for the developer to engage a suitably qualified RPEQ to carry out a road safety assessment/audit is considered by Council officers, as well as Council's third-party consulting RPEQ to be a reasonable requirement. In fact, the applicants own consulting engineer concluded in their submitted Technical Memorandum that certain technical assessments should be carried out on Tinaroo Creek Road corners to determine if additional safety improvements were warranted.

The applicant's claim that the road safety assessment/audit should be the responsibility of Mareeba Shire Council is also refuted by Council officers. The road safety assessment/audit is considered a reasonable requirement given the number of residents that live along Tinaroo Creek Road that use the road daily. Council has a responsibility to residents to ensure the development does not unduly impact on the safety of road users, and Council's ratepayers should not have to absorb the cost of such an assessment.

Although the road safety assessment/audit is still considered necessary, Council officers from both the Planning and Technical Services Departments have reviewed the condition and consider it reasonable to remove some of the assessment requirements, as well as change some of the terminology in the Condition. The condition will be amended to include the term "Road Safety Audit" instead of "Road Safety Assessment", which will be required to be carried out in accordance with *Austrroads Guide to Road Safety Part 6: Road Safety Audit*.

The applicants request for NDN also sought to bring back the two (2) year timeframe for completing the Tinaroo Creek Road works. Council officers have amended the timeframe from a 12 month timeframe out to 31 December 2027, some 21 months from the date of decision of the NDN.

The recommended changes will ensure the road safety audit remains an effective mechanism to ensure the safety of Tinaroo Creek Road users whilst also being fair and reasonable to the applicant/developer in terms of their requirements under the audit and completion timeframe.

It is recommended that Condition 5.1 be amended as follows:

### 5.1 Road Safety ~~Assessment~~ **Audit**

A Road Safety ~~Assessment~~ **Audit** must be undertaken by a suitably qualified RPEQ in accordance with *Austrroads Guide to Road Safety Part 6: Road Safety Audit*. ~~that identifies safety risks for vehicles using Tinaroo Creek Road.~~

The road safety ~~assessment~~ **audit** must consider (but not be limited to) the following:

(vi) ~~Road geometry (horizontal & vertical).~~

- (vii) Swept path analysis of all road corners ~~must be done~~ **using the largest vehicle proposed to service the development, including but not limited to sand and cement powder delivery.** ~~swept paths of the biggest trucks proposed to service the batching plant, including sand and cement powder delivery.~~

**Swept path analysis must demonstrate the ability for two (2) of the largest vehicles, as opposing traffic, to safely pass each other with appropriate clearances, while remaining on the sealed surface of the road.**

- (viii) Speed environments/current speed limits (particularly around existing corners with poor visibility). Ball bank indicator tests must be undertaken on all road corners to determine the advisory speed and need for curve warning signs.
- ~~(ix) Carriageway width (pavement, seal and shoulders) – ability for opposing traffic to safely pass each other.~~
- ~~(x) Pavement testing at locations with a high risk of failure (e.g. tight bends, visibly damaged sections).~~
- (iv) Vehicle sightlines.
- (v) Intersection treatments.

The road safety ~~assessment/s~~ **audit** must provide recommendations on practical treatments to reduce the risk of any hazards created by traffic generated by this development permit to acceptable levels (e.g. localised pavement widening/repair, signage, linemarking, reduced speed limits, road edge delineation etc.). The road safety ~~assessment/s~~ **audit** must be submitted to Council for review and agreed works must be undertaken by the applicant at no cost to Council, ~~within 12 months of this approval taking effect~~ **by 31 December 2027**, or a further period agreed to by Council due to any unforeseen circumstance/s that Council reasonably believe would delay the delivery of the works.

## **Condition 5.2**

### **5.2 External Works – Tinaroo Creek Road**

*Irrespective of the recommendations included in the road safety assessment required by Condition 5.1, the following works are to be completed by the applicant/developer within 12 years of this approval taking effect, or a further period agreed to by Council due to any unforeseen circumstance/s that Council reasonably believe would delay the delivery of the works:*

**5.2.1 Tinaroo Creek Road (from where the bitumen terminates to a point past the site access and left-hand bend where the road straightens) must be upgraded in accordance with Table D1.4 (traffic volume - 100-999vmpd) of the FNQROC Development Manual, including a 6.5m sealed width and 8m formation.**

*The site access to the approved use must be incorporated into the corner design and include linemarking and signposting that identifies Tinaroo Creek Road as the through road. The site access and left-hand bend must include an asphalt overlay to accommodate heavy vehicles, including heavy vehicles turning left into the site access from Tinaroo Creek Road (south of the access). The design plans must include swept path diagrams demonstrating that the corner/access design is sufficient to cater for heavy vehicles.*

5.2.2 *The following sections of Tinaroo Creek Road must undergo pavement repair:*

- *Between Chainages 3400 and 3470 (distance of 70 metres)*
- *Between Chainages 3520 and 3610 (distance of 90 metres)*
- *Between Chainages 4915 and 5000 (northbound exit from Ada Creek Causeway – left hand side of road only)*
- *Between Chainages 6310 and 6440 (distance of 130 metres)*
- *Between Chainages 7595 and 7730 (distance of 135 metres)*

*Note: The sections identified above are visibly damaged and deteriorated. The chainages provided are indicative only, with the intent of the condition being that these visibly damaged and deteriorated sections be repaired, so some variation to the chainages will be excepted by Council when reviewing the design drawings as part of any subsequent application for operational works.*

*Works required under conditions 5.1 and 5.2 must be approved by Council as part of a subsequent application/s for operational works.*

**Representation by Applicant**

The applicants seek to make the following changes to Condition 5.2:

Condition	Amendments
<b>External Works - Tinaroo Creek Road</b>	
5.2	<p><del>Irrespective of the recommendations included in the road safety assessment required by Condition 5.1, the</del> <b>The</b> following works are to be completed by the applicant/developer within <del>12 months</del> <b>2 years</b> of this approval taking effect, or a further period agreed to by Council due to any unforeseen circumstance/s that Council reasonably believe would delay the delivery of the works:</p> <p>5.2.1 Tinaroo Creek Road (from where the bitumen terminates to a point past the site access and left-hand bend where the road straightens) must be upgraded <del>in accordance with Table D1.4 (traffic volume 100-999vmpd) of the FNQROC Development Manual, including a 6.5m sealed width and 8m formation.</del> <b>The operators of the approved use will be responsible for the continued repair and maintenance of the access from where the current bitumen terminates and must ensure at all times that the road access is suitable trafficable standard and does not result in dust impacts on surrounding properties.</b></p> <p><b>Mareeba Shire Council will not be responsible for the continued maintenance and/or repair of this section of access to the approved landuse as it is solely to the approved landuse and does not service other properties.</b> The site access to the approved use must be incorporated into the corner design and include line-marking and signposting that identifies Tinaroo Creek Road as the through road. The site access and left-hand bend must include an asphalt overlay to accommodate heavy vehicles, including heavy vehicles turning left into the site access from Tinaroo Creek Road (south of the access). The design plans must include swept path diagrams demonstrating that the corner/access design is sufficient to cater for heavy vehicles.</p> <p>5.2.2 The following sections of Tinaroo Creek Road must undergo pavement repair:</p> <ul style="list-style-type: none"> <li>● Between Chainages 3400 and 3470 (distance of 70 metres)</li> <li>● Between Chainages 3520 and 3610 (distance of 90 metres)</li> <li>● Between Chainages 4915 and 5000 (northbound exit from Ada Creek Causeway – left hand side of road only)</li> <li>● Between Chainages 6310 and 6440 (distance of 130 metres)</li> <li>● Between Chainages 7595 and 7730 (distance of 135 metres)</li> </ul> <p>Note: The sections identified above are visibly damaged and deteriorated. The chainages provided are indicative only, with the intent of the condition being that these visibly damaged and deteriorated sections be repaired, so some variation to the chainages will be accepted by Council when reviewing the design drawings as part of any subsequent application for operational works.</p> <p>Works required under conditions 5.1 and 5.2 must be approved by Council as part of a subsequent application/s for operational works.</p>

Justification

*Condition 5.2 relates to roadworks external, and the applicant seeks to amend or delete the requirements for significant costs and improvements to the local road network where they hold the view that the condition (as presented) is not a ‘reasonable and relevant’ requirement to be imposed on this landuse and the operations in context to the site and the other activities already lawfully established.*

*The Applicant is proposing and agreeable to the establishment of an extension sealed access via the installation of a bitumen seal (6.5metres) and road formation (8.0 metres) from the existing bitumen on Tinaroo Creek Road at the site access through to the property boundary internally.*

*However, the establishment of an FNQROC complaint roadway is considered to be unreasonable given it services no other properties and the future usage of this section of the roadway will primarily be utilised by Conmat Pty Ltd. The submitted arrangement is considered a ‘reasonable and relevant’ alternative providing a serviceable, low maintenance roadway, were as the establishment of a FNQROC roadway will in turn, require constant and costly maintenance (at the cost ongoing of Mareeba Shire Council).*

*With the above in mind, it is proposed that the operators of the approved activity will continue to maintain and repair the access to a suitable trafficable standard as long as the approved use operates.*

## **Response**

Council officers agree that the scale and technical design of works proposed at the tail end of Tinaroo Creek Road leading up to the site access should be reduced, however believe that this reduction of works should occur after the access to Lot 1 on SP182482. Accordingly, it is recommended that the Condition be amended to require Tinaroo Creek Road to be designed and constructed to FNQROC standards to a point 10 metres past the access to Lot 1 on SP182482. Beyond this point, the road will undergo a 6.5m wide bitumen seal over the existing gravel formation which currently sits at between 8.5m to 11 metres in places. This section of the road will not be required to be designed in accordance with the FNQROC Development Manual, however, will be required to be maintained by the applicant/developer for the life of the development, to the satisfaction of Council's delegated officer. These requirements have been included in the amended conditions.

The Condition also identifies 5 individual sections of Tinaroo Creek Road where the road pavement has significantly deteriorated and is in disrepair, with some section of the pavement failing altogether. Although all traffic using Tinaroo Creek Road would be contributing to these sections of deterioration, it is noted that the rate of deterioration has significantly increased in recent years since the commencement of the upscaled concrete batching operation. In the opinion of Council officers, the upgrade of these 5 sections of the road remains a reasonable and relevant requirement in the context of road safety and driveability for all road users, most of which are not associated with the concrete batching plant.

Again, the 31 December 2027 timeframe has been built into the amended condition.

It is recommended that Condition 5.2 be amended as follows:

### 5.2 External Works – Tinaroo Creek Road

Irrespective of the recommendations included in the road safety ~~assessment~~ **audit** required by Condition 5.1, the following works are to be completed by the applicant/developer ~~within 12 months of this approval taking effect~~ **by 31 December 2027**, or a further period agreed to by Council due to any unforeseen circumstance/s that Council reasonably believe would delay the delivery of the works:

5.2.1 Tinaroo Creek Road (from where the bitumen terminates to a point **10 metres** past the **rural address signposted** access **to Lot 1 on SP182482, situated at 906 Tinaroo Creek Road**) ~~to site access and left hand bend where the road straightens~~ must be upgraded in accordance with Table D1.4 (traffic volume - 100-999vmpd) of the FNQROC Development Manual, including a 6.5m sealed width and 8m formation.

**5.2.2 Tinaroo Creek Road (from a point where the works required under 5.2.1 end, to a point past the site access and left-hand bend where the road straightens) must be upgraded to include a 6.5m bitumen sealed width and 8m formation. The cattle grid is not required to be removed, and roadside drainage is not required to be redesigned as part of this work.**

**The operators of the approved use will be responsible for the continued repair and maintenance of this section of road, ensuring that the road surfaces remain in good**

**order and safe repair for the life of the development, to the satisfaction of Council's delegated officer.**

~~The site access to the approved use must be incorporated into the corner design and include linemarking and signposting that identifies Tinaroo Creek Road as the through road. The site access and left hand bend must include an asphalt overlay to accommodate heavy vehicles, including heavy vehicles turning left into the site access from Tinaroo Creek Road (south of the access). The design plans must include swept path diagrams demonstrating that the corner/access design is sufficient to cater for heavy vehicles.~~

5.2.23 The following sections of Tinaroo Creek Road must undergo pavement repair:

- Between Chainages 3400 and 3470 (distance of 70 metres)
- Between Chainages 3520 and 3610 (distance of 90 metres)
- Between Chainages 4915 and 5000 (northbound exit from Ada Creek Causeway – left hand side of road only)
- Between Chainages 6310 and 6440 (distance of 130 metres)
- Between Chainages 7595 and 7730 (distance of 135 metres)

Note: The sections identified above are visibly damaged and deteriorated. The chainages provided are indicative only, with the intent of the condition being that these visibly damaged and deteriorated sections be repaired, so some variation to the chainages will be excepted by Council when reviewing the design drawings as part of any subsequent application for operational works.

Works required under conditions 5.1, and 5.2 must be approved by Council as part of a subsequent application/s for operational works.



65 Rankin Street  
PO Box 154 MAREEBA QLD 4880

P: 1300 308 461  
F: 07 4092 3323

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

17 October 2025

Planning Officer: Carl Ewin  
Direct Phone: 07 4086 4656  
Our Reference: MCU/12/0017  
Your Reference: 21-651

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

Dear Applicants,

## Other Change to an Existing Approval *Planning Act 2016*

I refer to your request to make a other change to an existing approval of the original Decision issued on 20 May 2013. On 15 October 2025, Council decided your requested changes subject to conditions.

Details of the decision are as follows:

### APPLICATION DETAILS

Application No:	MCU/12/0017
Street Address:	936 Tinaroo Creek Road, Mareeba
Real Property Description:	Lot 358 on OL451
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

### DECISION DETAILS

*The following type of approval had been issued:*

*“Material Change of Use – Industry (Concrete Batching Plant)”*

In relation to the request to make a “Other Change” to the existing approval, at Council’s Ordinary Meeting on the 15 October 2025, Council decided to approve a “Other Change” to the development approval. Councils Decision is as follows:

**Type of Approval:** Development Permit for Material Change of Use – High Impact Industry (Concrete Batching Plant) (Formerly Defined as Industry)

---

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

DECISION NOTICE

MCU/12/0017  
Page 2

**CURRENCY PERIOD OF APPROVAL**

The currency period for this development approval is **6 (six) years** starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)

**INFRASTRUCTURE**

Where conditions relate to the provision of infrastructure, these are non-trunk infrastructure conditions unless specifically nominated as a "**necessary infrastructure condition**" for the provision of trunk infrastructure as defined under Chapter 4 of the *Planning Act 2016*.

**CONSOLIDATED ASSESSMENT MANAGER CONDITIONS**

At Councils Ordinary Meeting on the 15 October 2025, the decided "Other Change" deleted conditions are marked with a ~~strikethrough~~ while the decided added "Other Change" conditions/advice statements are shown as **bold and underline**.

1. Development must be carried out substantially in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
  - found necessary by 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 commencement of the use except where specified otherwise in these conditions of approval.
  - 2.2 Prior to the commencement of use, the applicant must notify Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.
3. General
  - 3.1 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by the condition(s) of this approval.
  - 3.2 All payments required to be made to the Council (including contributions, charges and bonds) pursuant to any condition of this

Mareeba Shire Council

Document Set ID: 4568959  
Version: 1, Version Date: 23/10/2025

DECISION NOTICE

MCU/12/0017

Page 3

approval must be made **within 3 months of this development permit taking effect** prior to the issue of a building permit **(if no building permit required then prior to the commencement of the use)** and at the rate applicable at the time of payment.

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

3.4 Bushfire Management

A Bushfire Management Plan will be prepared in accordance with Appendix 8 of State Planning Policy 1/03 - Mitigating the Adverse Impacts of Flood, Bushfire and Landslide to the satisfaction of Council's delegated officer. The approved use must comply with the requirements of the Management Plan at all times.

3.5 Traffic Movements

~~Heavy and regular vehicle traffic movements associated with the proposed batching plant are not to exceed a combined total of 16 vehicle movements per day (8 trips to and from site).~~

**Concrete truck movements must not exceed an average of 50 vehicle movements (25 in / 25 out) on any given day when averaged over any given week (Mon-Sat).**

**Cement powder delivery truck movements must not exceed a total of 2 vehicle movements per day ( 1 in / 1 out) and must be carried out outside peak traffic hours of 7am – 8am and 3pm – 4pm.**

**Note: This condition does not place a limit on staff vehicle movements.**

3.6 Hours of Operation

The operating hours shall be between ~~6~~ **4**am and 6pm Monday to Friday and between ~~6~~ **4**am and ~~12~~ **1**pm Saturday. No operations are permitted on Sunday or Public Holidays.

**Note: These operating hours apply to batching operations at the batching plant and the use of concrete trucks only.**

4. Environmental Conditions

4.1 General

- 4.1.1 Contaminants must not be released to the environment other than in accordance with the conditions contained within this document.

---

Mareeba Shire Council

Document Set ID: 4568959  
Version: 1, Version Date: 23/10/2025

DECISION NOTICE

MCU/12/0017  
Page 4

4.1.2 The applicant/developer must install all works and equipment required in order to ensure full compliance with all conditions of approval.

4.1.3 The applicant/developer must ensure that those persons responsible for the day-to-day operation of the concrete batching plant are familiar with the conditions of this document by making sure this document is read in full by all employees at least once per year and is read by new staff during the induction process.

#### 4.2 Air Discharge

4.2.1 No release of contaminants, including but not limited to odour, dust, smoke, fumes, particulates and aerosols is to cause or is likely to cause an environmental nuisance at any commercial place or at any sensitive receptor places.

4.2.2 Dust filters must be fitted to storage silos that contain cement powder.

4.2.3 The filling of all silos is to be monitored by automatic devices that warn the plant operator with audible and visual alarms when any silo has been filled to its nominal capacity.

4.2.4 The filling of all silos is to be controlled by automatic devices that prevent any silo from being filled beyond its nominal capacity.

4.2.5 The holder of this development permit must ensure that all emission control and monitoring equipment is maintained in good working order.

4.2.6 Vehicle tracks and work areas adjacent to the concrete batching plant must be watered to minimise dust emissions from the approved place.

4.2.7 Air emissions and particulates emitted from the property must not cause material damage to buildings or vehicles located outside the boundaries of the subject site.

#### 4.3 Water Discharge

4.3.1 The approved use must be carried out in a way that prevents the release of contaminants including cement powder, concrete slurry and other concrete materials to stormwater drainage that is naturally occurring or constructed.

---

Mareeba Shire Council

Document Set ID: 4568959  
Version: 1, Version Date: 23/10/2025

DECISION NOTICE

MCU/12/0017

Page 5

- 
- 4.3.2 Contaminants including plastics, concrete batching chemicals and packaging must not be directly or indirectly released to waterways or the bed or banks of any waterway or any drainage feature at the approved place.
- 4.3.3 Wastewater and other liquid waste generated in the course of carrying out the use shall be recycled for use in the concrete batching plant operation.
- 4.3.4 Settlement ponds for the concrete batching plant must be located at least 50 meters away from any natural drainage feature or water course at the approved place.
- 4.3.5 All wash down activities conducted on the subject site must be completed in a way that prevents concrete materials entering a natural drainage feature or waterway at the approved place.
- 4.4 Stormwater Management
- 4.4.1 The approved use must be conducted in a way that prevents contaminants or wastes contacting with rainfall and stormwater runoff in order to prevent contaminants entering stormwater drainage systems that are naturally occurring or constructed.
- 4.4.2 Any stormwater leaving the subject site shall contain no visible sign of floating chemical contaminants or other debris from the approved place.
- 4.4.3 All above and below ground chemical and fuel storage tanks shall be bunded in accordance with the Australian Standards 1940-1993 "*The storage and handling of flammable and combustible liquids*".
- 4.4.4 All fuel and chemical tanks or containers must be kept within the confines of sealed bunded area that can accommodate a spill of 110% of the largest tank used for storage within the bunded area.
- 4.4.5 The sealed bunded area must be fitted with a valve for the purpose of emptying liquids or solutions from the bunded area. The valve must remain closed when not in use.
- 4.4.6 The sealed bunded area must have a sign above the valve handle that contains the following words - "*Valve to remain closed when not in use*".

---

Mareeba Shire CouncilDocument Set ID: 4568959  
Version: 1, Version Date: 23/10/2025

DECISION NOTICE

MCU/12/0017  
Page 6

4.4.7 Australian standard requirements for the storage of fuel and chemicals must be adhered to at all times when storing fuel and chemicals on the subject site.

4.4.8 The concrete batching plant area and settlement ponds must be designed to ensure minimal ingress of overland flow of stormwater.

#### 4.5 Land Application

4.5.1 The approved use must be carried out by such practical means that is necessary to prevent or minimise the release of contaminants to land.

4.5.2 Any soils contaminated at the subject site must be cleaned up immediately, lawfully removed and disposed of at a facility that accepts contaminated land fill.

4.5.3 A bay must be constructed to dry concrete slurry.

4.5.4 Concrete slurry and other wet concrete waste must be dried in the purpose-built bay at the approved place prior to disposal.

4.5.5 Where possible dried concrete waste must be recycled for use in other products.

#### 4.6 Noise Control/Monitoring

4.6.1 The emission of noise from the subject site must not cause environmental nuisance as determined by Council's delegated officer at any commercial place or at any sensitive receptor places.

4.6.2 The noise emissions from the subject site must not be greater than 5dB(A) above the background noise level at a sensitive receptor place or 10dB(A) above the background noise level at a commercial place.

4.6.3 When requested by Council, the developer/operator must commission noise monitoring to investigate any complaint of nuisance caused by noise. The monitoring data, an analysis of the data and a report must be provided to the administering authority within 14 days of the completion of the investigation.

4.6.4 Noise measurements must be compared with the acoustic quality objectives specified in the most recent edition of the Environmental Protection (Noise) Policy.

---

Mareeba Shire Council

Document Set ID: 4568959  
Version: 1, Version Date: 23/10/2025

#### 4.7 Waste Management

- 4.7.1 Waste must not be released to the environment and must be disposed of in accordance with the conditions within this document.
- 4.7.2 Waste chemicals and chemical solutions are to be stored in a waste holding tank/s or drum/s that are located on a sealed and bunded surface.
- 4.7.3 Waste liquids are to be removed by a regulated waste transporter.

#### 5. Infrastructure Services and Standards

##### 5.1 Road Safety Assessment

A Road Safety Assessment must be undertaken by a suitably qualified RPEQ that identifies safety risks for vehicles using Tinaroo Creek Road. The road safety assessment must consider (but not be limited to) the following:

- (i) Road geometry (horizontal & vertical).
- (ii) Swept path analysis of all road corners must be done using swept paths of the biggest trucks proposed to service the batching plant, including sand and cement powder delivery.
- (iii) Speed environments/current speed limits (particularly around existing corners with poor visibility). Ball bank indicator tests must be undertaken on all road corners to determine the advisory speed and need for curve warning signs.
- (iv) Carriageway width (pavement, seal and shoulders) – ability for opposing traffic to safely pass each other.
- (v) Pavement testing at locations with a high risk of failure (e.g. tight bends, visibly damaged sections).
- (iv) Vehicle sightlines.
- (v) Intersection treatments.

The road safety assessment/s must provide recommendations on practical treatments to reduce the risk of any hazards created by traffic generated by this development permit to acceptable levels (e.g. localised pavement widening/repair, signage, linemarking, reduced speed limits, road edge delineation etc.). The road safety assessment/s must be submitted to Council for review and agreed works must be undertaken by the applicant at no cost to Council, within 12 months of this approval taking effect, or a further period agreed to by Council due to any unforeseen circumstance/s that Council reasonably believe would delay the delivery of the works.

## 5.2 External Works – Tinaroo Creek Road

Irrespective of the recommendations included in the road safety assessment required by Condition 5.1, the following works are to be completed by the applicant/developer within 12 months of this approval taking effect, or a further period agreed to by Council due to any unforeseen circumstance/s that Council reasonably believe would delay the delivery of the works:

5.2.1 Tinaroo Creek Road (from where the bitumen terminates to a point past the site access and left-hand bend where the road straightens) must be upgraded in accordance with Table D1.4 (traffic volume - 100-999vmpd) of the FNQROC Development Manual, including a 6.5m sealed width and 8m formation. The site access to the approved use must be incorporated into the corner design and include linemarking and signposting that identifies Tinaroo Creek Road as the through road. The site access and left-hand bend must include an asphalt overlay to accommodate heavy vehicles, including heavy vehicles turning left into the site access from Tinaroo Creek Road (south of the access). The design plans must include swept path diagrams demonstrating that the corner/access design is sufficient to cater for heavy vehicles.

5.2.2 The following sections of Tinaroo Creek Road must undergo pavement repair:

- Between Chainages 3400 and 3470 (distance of 70 metres)
- Between Chainages 3520 and 3610 (distance of 90 metres)
- Between Chainages 4915 and 5000 (northbound exit from Ada Creek Causeway – left hand side of road only)
- Between Chainages 6310 and 6440 (distance of 130 metres)
- Between Chainages 7595 and 7730 (distance of 135 metres)

*Note: The sections identified above are visibly damaged and deteriorated. The chainages provided are indicative only, with the intent of the condition being that these visibly damaged and deteriorated sections be repaired, so some variation to the chainages will be accepted by Council when reviewing the design drawings as part of any subsequent application for operational works.*

*Works required under conditions 5.1 and 5.2 must be approved by Council as part of a subsequent application/s for operational works.*

DECISION NOTICE

MCU/12/0017  
Page 9

**REFERRAL AGENCIES**

Material change of use of premises near a substation site or subject to an easement		
Development application for a material change of use that is assessable development under a local categorising instrument and does not relate to reconfiguring a lot, if –	Schedule 10, Part 9, Division 2, Table 2 (advice agency only)	Powerlink Queensland PO Box 1193 VIRGINIA QLD 4014 <a href="mailto:property@powerlink.com.au">property@powerlink.com.au</a>
(a) all or part of the premises are within 100m of a substation site; or		
(b) both of the following apply –		
(i) all or part of the premises are subject to an easement for the benefit of a distribution entity, or transmission entity, under the Electricity Act;		
(ii) the easement is for a transmission grid or supply network		

**APPROVED PLANS**

The following plans are Approved plans for the development:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
-	Layout of Concrete Batching Plant – Wallace Quarries	Landline Consulting	-
-	Batching Plant – Proposed Location	Landline Consulting	-
<b>385291-4</b>	<b>Site Plan – Proposed Concrete Batching Plant</b>	<b>RPS</b>	<b>7/05/2025</b>
<b>385291-5</b>	<b>Development Area – Proposed Concrete Batching Plant</b>	<b>RPS</b>	<b>7/05/2025</b>
<b>385291-6</b>	<b>Site Layout – Proposed Concrete Batching Plant</b>	<b>RPS</b>	<b>7/05/2025</b>

**CONSOLIDATED ASSESSMENT MANAGER ADVISORY NOTES**

- (a) 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.

Mareeba Shire Council

Document Set ID: 4568959  
Version: 1, Version Date: 23/10/2025

DECISION NOTICE

MCU/12/0017

Page 10

(b) Compliance with Acts and Regulations

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

(c) Environmental Protection and Biodiversity Conservation Act 1999

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

(d) Cultural Heritage

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

(g) Electric Ants

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

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

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

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

---

Mareeba Shire Council

Document Set ID: 4568959  
Version: 1, Version Date: 23/10/2025

DECISION NOTICE

MCU/12/0017

Page 11

**FURTHER DEVELOPMENT PERMITS REQUIRED**

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

**SUBMISSIONS**

There were properly made submissions about the application. In accordance with the *Planning Act 2016*, the name, residential or business address, and electronic address of the principal submitter for each properly made submission is provided below:

No.	Name of Principal Submitter	Address	Email
1	Chesley and Greg Smith	647 Tinaroo Creek Road, Mareeba	<a href="mailto:chesleyandgreg@bigpond.com">chesleyandgreg@bigpond.com</a>
2	Kelly and Garry Ferguson	296 Tinaroo Creek Road, Mareeba	<a href="mailto:kelly.g_22@hotmail.com">kelly.g_22@hotmail.com</a>
3	Dennis Anning	493 & 485 Tinaroo Creek Road, Mareeba	
4	Clint and Nicole Tilse	562 Tinaroo Creek Road, Mareeba	<a href="mailto:tbpe@bigpond.com">tbpe@bigpond.com</a>
5	Peter and Elizabeth Williams	655 Tinaroo Creek Road, Mareeba	<a href="mailto:peterandleb@bigpond.com">peterandleb@bigpond.com</a>
6	Andrew and Karin Ebersbach	186 Tinaroo Creek Road, Mareeba	<a href="mailto:admin@trinityplains.com.au">admin@trinityplains.com.au</a>
7	Robert and Aadya Titchinger	867 Henry Hannam Drive, Mareeba	<a href="mailto:aadyatitchiner@gmail.com">aadyatitchiner@gmail.com</a>
8	Helen Pedgrift and David Nicholls	762 Tinaroo Creek Road, Mareeba	<a href="mailto:helenpedgrift@gmail.com">helenpedgrift@gmail.com</a>
9	Allen and Ferna Walsh	852 Tinaroo Creek Road, Mareeba	<a href="mailto:allenw424@gmail.com">allenw424@gmail.com</a>
10	Pav Constructions Pty Ltd Dave Paavola	PO Box 95, Earlville QLD 4870	
11	Reid Building Pty Ltd Irwin Reid	PO Box 2253, Mareeba QLD 4880	<a href="mailto:irwinreid@westnet.com.au">irwinreid@westnet.com.au</a>
12	J Dwyer Building Pty Ltd	PO Box 1435, Mossman QLD 4873	
13	Daniel Lowe Builders Daniel Lowe	PO Box 520, Tolga QLD 4882	<a href="mailto:daniel@lowebuilders.com.au">daniel@lowebuilders.com.au</a>
14	RTS Concreting	PO Box 1529, Mareeba QLD 4880	
15	Mareeba Sheds & Gas Michael Fuller	PO Box 166, Mareeba QLD 4880	
16	ATC Atherton Tableland Concreting TD & JM Curcio	4018 Gillies Range Road, Yungaburra QLD 4884	<a href="mailto:janetonycurcio@outlook.occ">janetonycurcio@outlook.occ</a>
17	Ian Turner	582 Tinaroo Creek Road, Mareeba	<a href="mailto:iangturner@live.co.au">iangturner@live.co.au</a>

Mareeba Shire Council

Document Set ID: 4568959  
Version: 1, Version Date: 23/10/2025

DECISION NOTICE

MCU/12/0017  
Page 12

18	Reel Planning on behalf of their Clients, Wyndara Pty Ltd and Coldav Pty Ltd	Unit 101, 27-29 Wharf Street Cairns QLD 4870	<a href="mailto:keanu@reelplanning.com">keanu@reelplanning.com</a>
19	Physick Tinaroo Pty Ltd Anthony Physick	PO Box 212, Clifton Beach QLD 4879	
20	Wallace Tinaroo Pty Ltd	PO Box 1710, Mareeba QLD 480	

**RIGHTS OF APPEAL**

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

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

**OTHER DETAILS**

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

Yours faithfully



For **BRIAN MILLARD**  
**COORDINATOR PLANNING & BUILDING**

**DECISION NOTICE HISTORY**  
*MCU/12/0017 – Original Decision Notice – Dated 20 May 2013*  
*MCU/12/0017 – Other Change Decision Notice – Dated 17 October 2025*

Enc: Approved Plans/Documents  
Referral Agency Response  
Appeal Rights

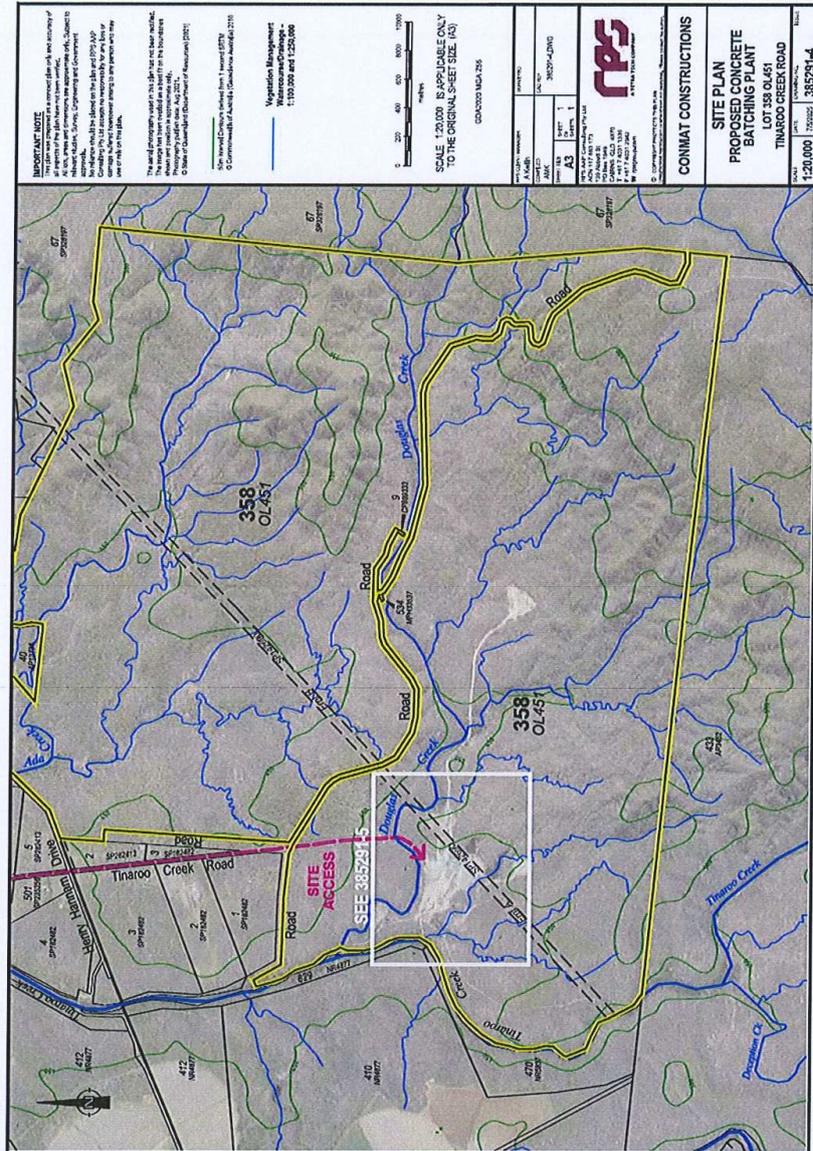
Mareeba Shire Council

Document Set ID: 4568959  
Version: 1, Version Date: 23/10/2025

DECISION NOTICE

MCU/12/0017  
Page 13

Approved Plans/Documents



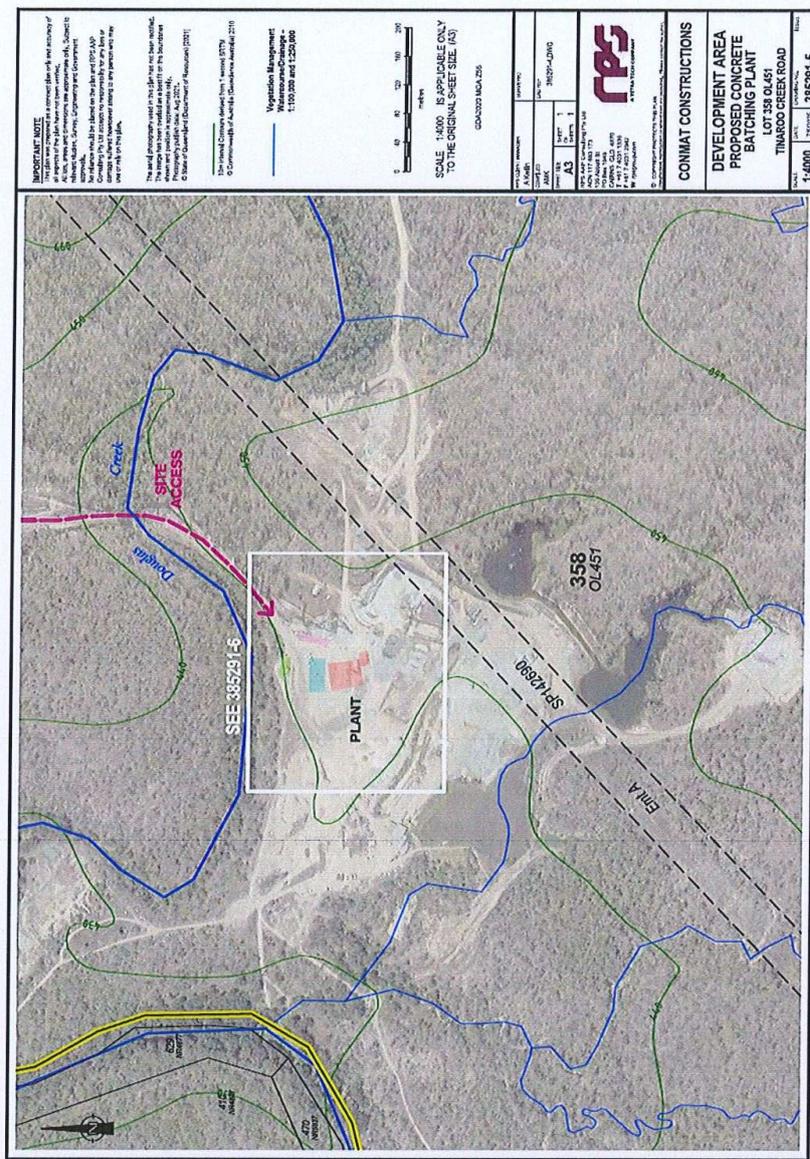
*[Handwritten Signature]*  
17/10/2025

Mareeba Shire Council

Document Set ID: 4568959  
Version: 1, Version Date: 23/10/2025

DECISION NOTICE

MCU/12/0017  
Page 14



**IMPORTANT NOTE**  
This plan is a site plan and does not show the location of any structures or other features on the site. It is intended to show the location of the proposed development and the location of any easements or other interests in the land. It is not intended to be used as a title document or as evidence of title. It is not intended to be used as a plan of subdivision or as a plan of consolidation. It is not intended to be used as a plan of amalgamation or as a plan of re-creation. It is not intended to be used as a plan of amalgamation or as a plan of re-creation. It is not intended to be used as a plan of amalgamation or as a plan of re-creation.

**SCALE 1:4000 IS APPLICABLE ONLY TO THE ORIGINAL SHEET SIZE (A3)**

© State of Queensland (Department of Resources) 2021  
© Commonwealth of Australia (Geospatial Australia) 2020

Vertical Management  
1:100,000 and 1:250,000

PROJECT NAME	385291-6
CLIENT	CONMAT CONSTRUCTIONS
DATE	2025-10-17
SCALE	1:4000
PROJECT NO.	385291-6
PROJECT NAME	385291-6
CLIENT	CONMAT CONSTRUCTIONS
DATE	2025-10-17
SCALE	1:4000
PROJECT NO.	385291-6
PROJECT NAME	385291-6
CLIENT	CONMAT CONSTRUCTIONS
DATE	2025-10-17
SCALE	1:4000
PROJECT NO.	385291-6

**CONMAT CONSTRUCTIONS**  
DEVELOPMENT AREA  
PROPOSED CONCRETE  
BATCHING PLANT  
LOT 358 OL451  
TIMAROO CREEK ROAD  
385291-6

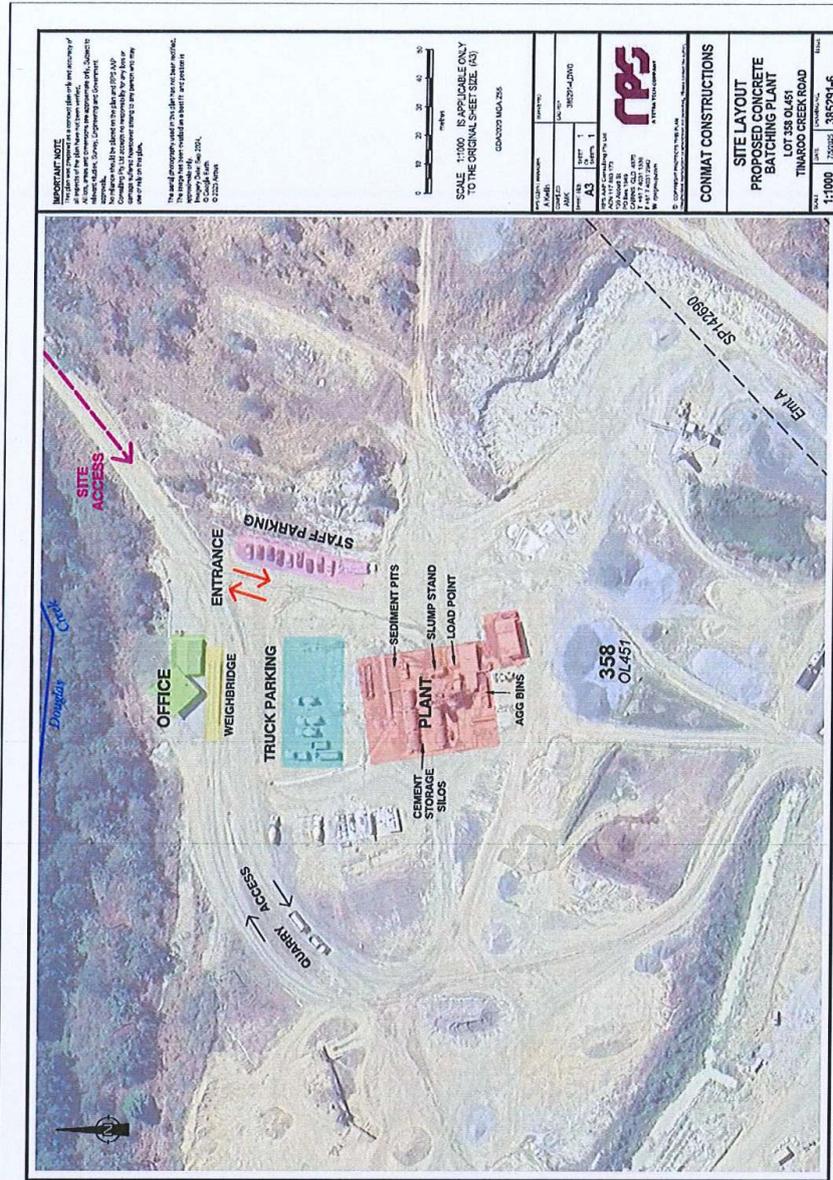
*[Handwritten Signature]*  
17/10/2025

Mareeba Shire Council

Document Set ID: 4568959  
Version: 1, Version Date: 23/10/2025

DECISION NOTICE

MCU/12/0017  
Page 15



*[Signature]*  
17/10/2025

Mareeba Shire Council

Document Set ID: 4568959  
Version: 1, Version Date: 23/10/2025



T 07 4051 6946  
E admin@urbansync.com.au  
O Level 1, 17 Aplin Street, Cairns  
M PO Box 2970, Cairns Q 4870  
ABN 83 169 940 649

23 November 2025

**Our Ref:** 21-651  
**Your Ref:** MCU/12/0017

**Chief Executive Officer**

Mareeba Shire Council  
PO Box 154  
MAREEBA QLD 4880

Attention: Mr Brian Millard – Senior Planner

Dear Brian,

**RE: REQUEST FOR A NEGOTIATED DECISION NOTICE FOR AN APPROVED DEVELOPMENT AT 936 TINAROO CREEK ROAD, MAREEBA, MORE FORMALLY DESCRIBED AS LOT 358 ON OL451.**

---

## 1 INTRODUCTION

We refer to the above-described matter and confirm that Urban Sync Pty Ltd (Urban Sync) continues to take instruction from Conmat Pty Ltd (the 'Applicant') in respect of dealing with the development and approval requirements associated with the above-mentioned site.

The applicant sought approvals from Council and now makes submission for 'change representations' under s75 of the *Planning Act 2016* in respect to conditions in the Decision Notice issued by Mareeba Shire Council (Council) on 17 October 2025 (Council Ref: MCU/12/0017).

The following commentary is provided to Council for their assessment of the changes being requested:

- Relevant Approval as **Attachment 1**.

---

## 2 DEVELOPMENT APPLICATION BACKGROUND

A Change Application (Other Change) was lodged with Council on 8 May 2025 in response to dealings with Council about compliance with the development approval conditions for the approved High Impact Industry (Concrete Batching Plant) (Formerly Defined as Industry). The application would later be approved with conditions by Council and the Decision Notice issued on 17 October 2025 (see **Attachment 1**).

On 5 November 2025, a suspension of the appeal period for twenty (20) business days was submitted on behalf of the applicant which would result in the Applicant's appeal period expiring on **15 December 2025**.

This submission and commentary are to highlight the concerns of the applicant in respect to the conditions and to seek a Negotiated Decision Notice on matters where the applicant holds the view that the conditions are not a 'reasonable and relevant' requirement to be imposed on this landuse and operations in context to the site and the other activities already lawfully established.

**3 REQUESTED CHANGES TO THE CONDITIONS OF APPROVAL**

**3.1 Material Change of Use - MCU/12/0017**

As outlined in Section 2 above, the applicant holds the view that the conditions are not a ‘reasonable and relevant’ requirement to be imposed on this landuse and operations in context to the site and the other activities already lawfully established.

It is formally requested that the following conditions be amended or reworded to approval MCU/12/0017 noting for ease of reference, deletions have been ‘struck out’ and additions added in **bold** and underlined.

**Original Condition**

Condition	Amendments
<b>Road Safety Assessment</b>	
5.1	<p>A Road Safety Assessment must be undertaken by a suitably qualified RPEQ that identifies safety risks for vehicles using Tinaroo Creek Road. The road safety assessment must consider (but not be limited to) the following:</p> <ul style="list-style-type: none"> <li>i. Road geometry (horizontal &amp; vertical).</li> <li>ii. Swept path analysis of all road corners must be done using swept paths of the biggest trucks proposed to service the batching plant, including sand and cement powder delivery.</li> <li>iii. Speed environments/current speed limits (particularly around existing comers with poor visibility). Ball bank indicator tests must be undertaken on all road comers to determine the advisory speed and need for curve warning signs.</li> <li>iv. Carriageway width (pavement, seal and shoulders) - ability for opposing traffic to safely pass each other.</li> <li>v. Pavement testing at locations with a high risk of failure (e.g. tight bends, visibly damaged sections).</li> <li>vi. Vehicle sightlines.</li> <li>vii. Intersection treatments</li> </ul> <p>The road safety assessment/s must provide recommendations on practical treatments to reduce the risk of any hazards created/s by traffic generated by this development permit to acceptable levels (e.g. localised pavement widening/repair, signage, line marking, reduced speed limits, road edge delineation etc.). The road safety assessment/s must be submitted to Council for review and agreed works must be undertaken by the applicant at no cost to Council, within 12 months of this approval taking effect, or a further period agreed to by Council due to any unforeseen circumstance/s that Council reasonably believe would delay the delivery of the works.</p>

**Proposed Condition**

The applicant seeks to have this condition entirely deleted.



Condition	Amendments
<b>Road Safety Assessment</b>	
5.1	<p><del>A Road Safety Assessment must be undertaken by a suitably qualified RPEQ that identifies safety risks for vehicles using Tinaroo Creek Road. The road safety assessment must consider (but not be limited to) the following:</del></p> <ul style="list-style-type: none"> <li><del>i. Road geometry (horizontal &amp; vertical).</del></li> <li><del>ii. Swept path analysis of all road corners must be done using swept paths of the biggest trucks proposed to service the batching plant, including sand and cement powder delivery.</del></li> <li><del>iii. Speed environments/current speed limits (particularly around existing corners with poor visibility). Ball bank indicator tests must be undertaken on all road corners to determine the advisory speed and need for curve warning signs.</del></li> <li><del>iv. Carriageway width (pavement, seal and shoulders) - ability for opposing traffic to safely pass each other.</del></li> <li><del>v. Pavement testing at locations with a high risk of failure (e.g. tight bends, visibly damaged sections).</del></li> <li><del>vi. Vehicle sightlines.</del></li> <li><del>vii. Intersection treatments</del></li> </ul> <p><del>The road safety assessment/s must provide recommendations on practical treatments to reduce the risk of any hazards created by traffic generated by this development permit to acceptable levels (e.g. localised pavement widening/repair, signage, line marking, reduced speed limits, road edge delineation etc.). The road safety assessment/s must be submitted to Council for review and agreed works must be undertaken by the applicant at no cost to Council, within 12 months of this approval taking effect, or a further period agreed to by Council due to any unforeseen circumstance/s that Council reasonably believe would delay the delivery of the works.</del></p>

**Justification:**

Conmat Pty Ltd submits that this condition is not a 'reasonable and relevant' requirement to be imposed on this activity as the landuse is currently lawful and the change only seeks to implement a small overall increase in vehicles utilising a highly trafficable rural road which also services other industries and rural businesses.

Mareeba Shire Council as the asset owners should be responsible for preparation of a Road Safety Assessment for identification of the risks for vehicles using Tinaroo Creek Road where it is necessary given the nature and usage of the roadway as the main transit way for multiple activities which incorporate the usage of heavier vehicles.

There is acknowledgement by Conmat Pty Ltd that the Change Application (Other) does facilitate additional vehicle movement on the roadway, though there is already approved activities that allow for the traffic of up to 100,000 tonnes of material from the quarry and other activities that are not linked to this development approval or activity. the classification of these vehicles has not increased in scale than has already been present on the roadway.

It is submitted that this is a Mareeba Shire Council responsibility and should more broadly consider the implication of ALL vehicle traffic and no just focus on one business or party that uses this local government road.



Condition 5.2 relates to roadworks external, and the applicant seeks to amend or delete the requirements for significant costs and improvements to the local road network where they hold the view that the condition (as presented) is not a 'reasonable and relevant' requirement to be imposed on this landuse and operations in context to the site and the other activities already lawfully established

**Original Condition**

Condition	Amendments
<b>External Works - Tinaroo Creek Road</b>	
5.2	<p>Irrespective of the recommendations included in the road safety assessment required by Condition 5.1, the following works are to be completed by the applicant/developer within 12 months of this approval taking effect, or a further period agreed to by Council due to any unforeseen circumstance/s that Council reasonably believe would delay the delivery of the works:</p> <p>5.2.1 Tinaroo Creek Road (from where the bitumen terminates to a point past the site access and left-hand bend where the road straightens) must be upgraded in accordance with Table D1.4 (traffic volume - 100-999vmodl of the FNQROC Development Manual, including a 6.5m sealed width and 8m formation. The site access to the approved use must be incorporated into the corner design and include line-marking and signposting that identifies Tinaroo Creek Road as the through road. The site access and left-hand bend must include an asphalt overlay to accommodate heavy vehicles, including heavy vehicles turning left into the site access from Tinaroo Creek Road (south of the access). The design plans must include swept path diagrams demonstrating that the corner/access design is sufficient to cater for heavy vehicles.</p> <p>5.2.2 The following sections of Tinaroo Creek Road must undergo pavement repair:</p> <ul style="list-style-type: none"> <li>• Between Chainages 3400 and 3470 (distance of 70 metres)</li> <li>• Between Chainages 3520 and 3610 (distance of 90 metres)</li> <li>• Between Chainages 4915 and 5000 (northbound exit from Ada Creek Causeway - left hand side of road only)</li> <li>• Between Chainages 6310 and 6440 (distance of 130 metres]</li> <li>• Between Chainages 7595 and 7730 (distance of 135 metres)</li> </ul> <p>Note: The sections identified above are visibly damaged and deteriorated. The chainages provided are indicative only. with the intent of the condition being that these visibly damaged and deteriorated sections be repaired, so some variation to the chainages will be accepted by Council when reviewing the design drawings as part of any subsequent application for operational works.</p> <p>Works required under conditions 5.1 and 5.2 must be approved by Council as part of a subsequent application/s for operational works.</p>



**Proposed Condition**

The requested change to wording and external works is presented as follows:

Condition	Amendments
<b>External Works - Tinaroo Creek Road</b>	
5.2	<p><del>Irrespective of the recommendations included in the road safety assessment required by Condition 5.1, the</del> <b>The</b> following works are to be completed by the applicant/developer within <del>12 months</del> <b>2 years</b> of this approval taking effect, or a further period agreed to by Council due to any unforeseen circumstance/s that Council reasonably believe would delay the delivery of the works:</p> <p>5.2.1 Tinaroo Creek Road (from where the bitumen terminates to a point past the site access and left-hand bend where the road straightens) must be upgraded <del>in accordance with Table D1.4 (traffic volume &lt; 100-999vmpd) of the ENQROC Development Manual, including a 6.5m sealed width and 8m formation.</del> <b>The operators of the approved use will be responsible for the continued repair and maintenance of the access from where the current bitumen terminates and must ensure at all times that the road access is suitable trafficable standard and does not result in dust impacts on surrounding properties.</b></p> <p><b><u>Mareeba Shire Council will not be responsible for the continued maintenance and/or repair of this section of access to the approved landuse as it is solely to the approved landuse and does not service other properties.</u></b> The site access to the approved use must be incorporated into the corner design and include line-marking and signposting that identifies Tinaroo Creek Road as the through road. The site access and left hand bend must include an asphalt overlay to accommodate heavy vehicles, including heavy vehicles turning left into the site access from Tinaroo Creek Road (south of the access). The design plans must include swept path diagrams demonstrating that the corner/access design is sufficient to cater for heavy vehicles.</p> <p>5.2.2 The following sections of Tinaroo Creek Road must undergo pavement repair:</p> <ul style="list-style-type: none"> <li>● Between Chainages 3400 and 3470 (distance of 70 metres)</li> <li>● Between Chainages 3520 and 3610 (distance of 90 metres)</li> <li>● Between Chainages 4915 and 5000 (northbound exit from Ada Creek Causeway - left hand side of road only)</li> <li>● Between Chainages 6310 and 6440 (distance of 130 metres)</li> <li>● Between Chainages 7595 and 7730 (distance of 135 metres)</li> </ul> <p><del>Note: The sections identified above are visibly damaged and deteriorated. The chainages provided are indicative only, with the intent of the condition being that these visibly damaged and deteriorated sections be repaired, so some variation to the chainages will be accepted by Council when reviewing the design drawings as part of any subsequent application for operational works.</del></p> <p>Works required under conditions <del>5.1 and</del> 5.2 must be approved by Council as part of a subsequent application/s for operational works.</p>



**Justification:**

The Applicant is proposing and agreeable to the establishment of an extension sealed access via the installation of a bitumen seal (6.5metres) and road formation (8.0 metres) from the existing bitumen on Tinaroo Creek Road at the site access through to the property boundary internally.

However, the establishment of an FNQROC complaint roadway is considered to be unreasonable given it services no other properties and the future usage of this section of the roadway will primarily be utilised by Conmat Pty Ltd. The submitted arrangement is considered a 'reasonable and relevant' alternative providing a serviceable, low maintenance roadway, were as the establishment of a FNQROC roadway will in turn, require constant and costly maintenance (at the cost ongoing of Mareeba Shire Council).

With the above in mind, it is proposed that the operators of the approved activity will continue to maintain and repair the access to a suitable trafficable standard as long as the approved use operates.

---

**4 CONCLUSION**

Conmat Pty Ltd are the operates and application regard to this development submission that seeks amendments via 'Change Representation' to the conditions of approval for the Decision Notice issued by Council on 17<sup>th</sup> of October 2025.

Accordingly, Council is requested to consider the change representations and issue a Negotiated Decision Notice that includes the requested changes, although we do request preliminary feedback from Council officers on all the identified matters prior to a formal Negotiated Decision Notice being issued.

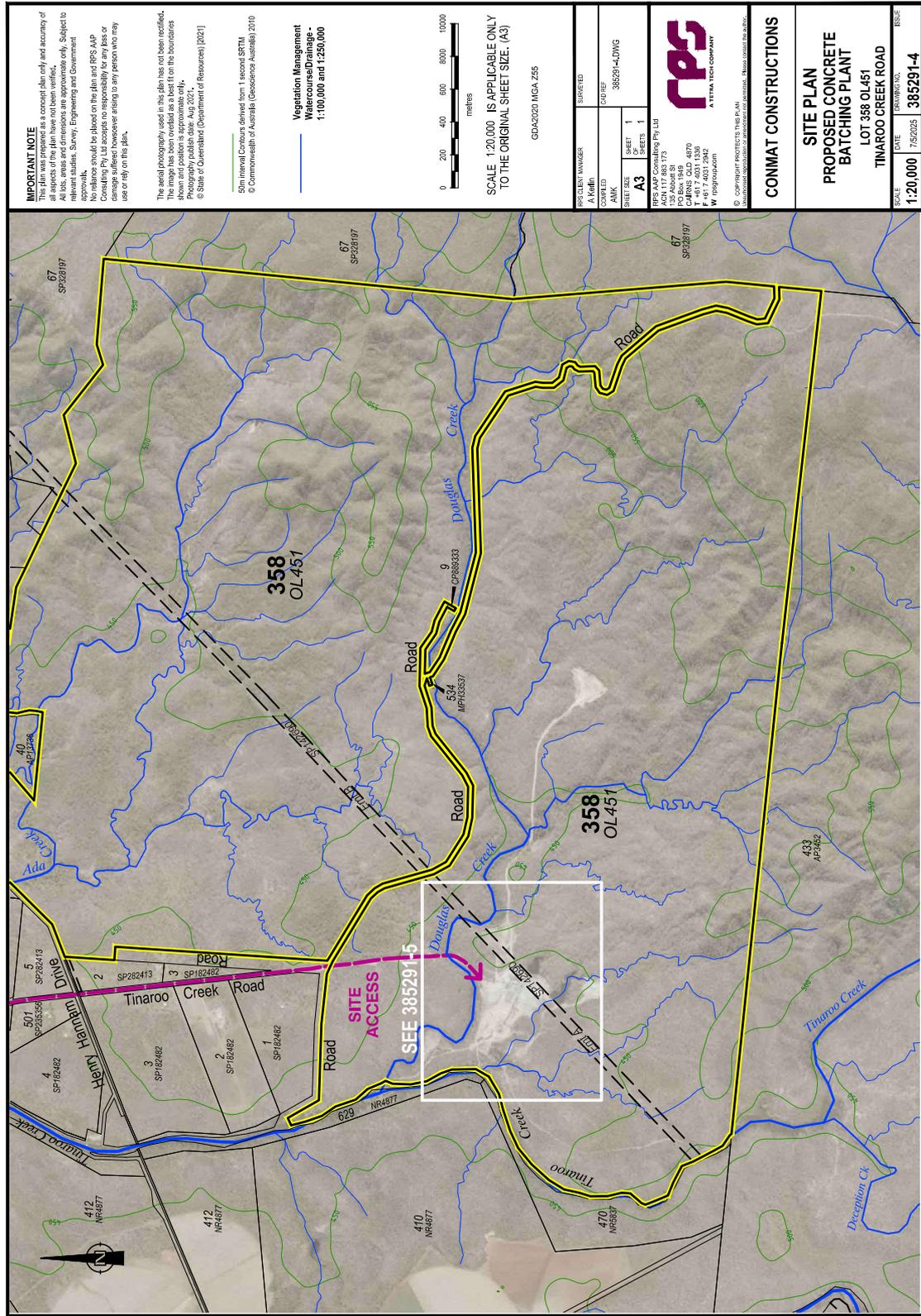
Should you require any additional information or wish to discuss this request in further detail, please do not hesitate to contact our office on the information provided below.

Yours faithfully,



Stuart Ricketts  
Director – Senior Planner  
E [stuart@urbansync.com.au](mailto:stuart@urbansync.com.au) | T 4051 6946 | M 0418 985 935



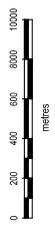


**IMPORTANT NOTE**  
 This report has been prepared by the author and the accuracy of all aspects of the plan have not been verified. Subject to relevant studies, Survey, Engineering and Government Notices should be placed on the plan and RPS AWP Consulting Pty Ltd accepts no responsibility for any loss or damage suffered however arising to any person who may use or rely on this plan.

The aerial photography used in this plan has not been rectified. The image has been overlaid as a best fit on the boundaries shown and position is approximate only.  
 Photography published on: Aug 2024.  
 © State of Queensland (Department of Resources) (2021)

RPS AWP Consulting Pty Ltd  
 1 Second Street  
 © Commonwealth of Australia (Resource Australia) 2010

**Vegetation Management  
 Watercourse/Drainage -  
 1:100,000 and 1:250,000**



**SCALE 1:20,000 IS APPLICABLE ONLY  
 TO THE ORIGINAL SHEET SIZE (A3)**

GD42420 MGA Z55

PROJECT MANAGER	APPROVED
A. Keelin	
DRAWN	CHECKED
AMK	385291-4.DWG
SHEET SIZE	SHEET 1
A3	SHEETS 1

**RPS**  
 A ULTRA TECH COMPANY  
 RPS AWP Consulting Pty Ltd  
 1 Second Street  
 PO Box 949  
 Tinnaroo SA 5207  
 T +61 7 4031 2350  
 F +61 7 4031 2982  
 W rps.com.au

© COPYRIGHT PROTECTED THIS PLAN  
 UNLAWFUL REPRODUCTION OR ALTERATION OF THIS PLAN IS PROHIBITED

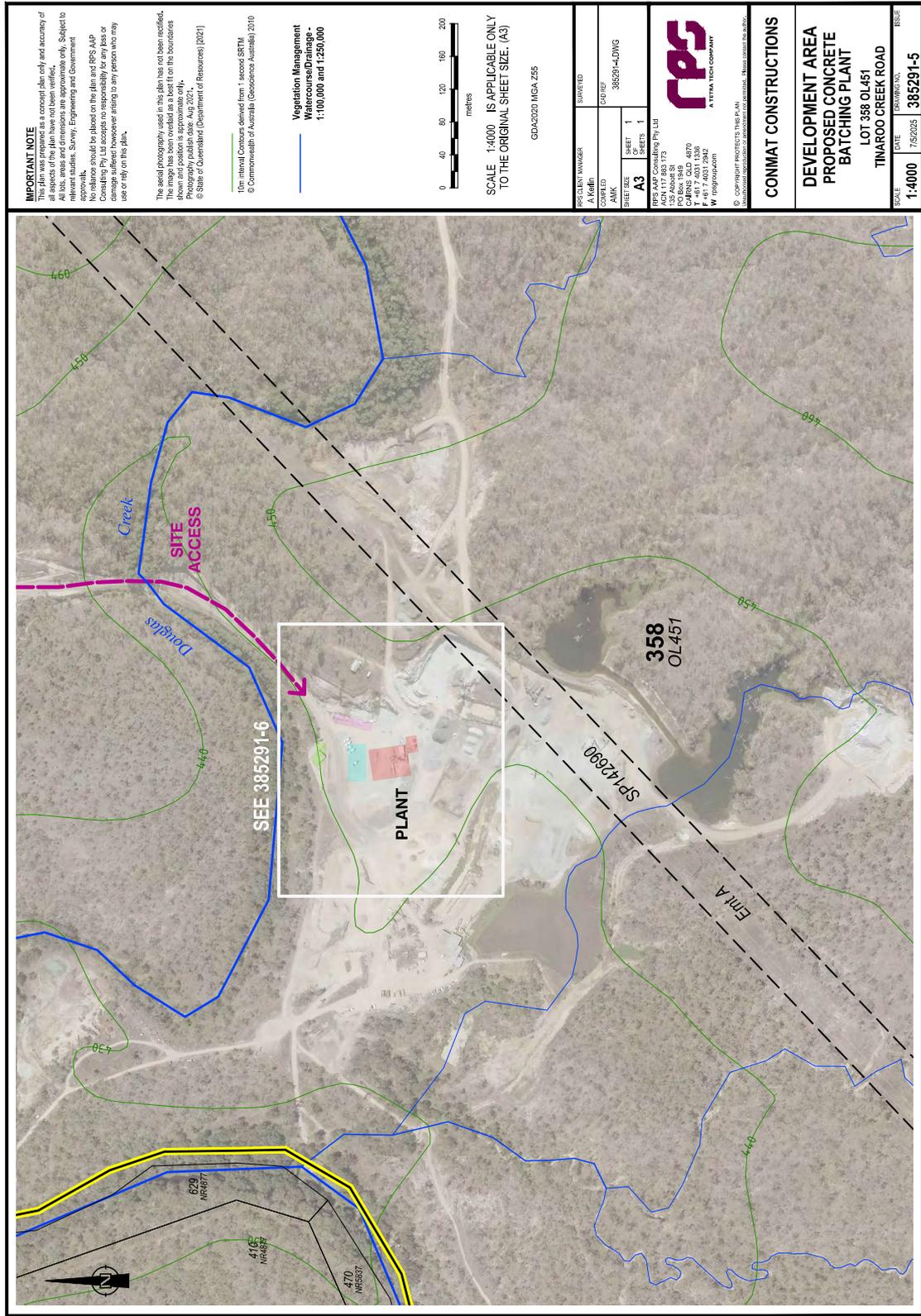
**CONMAT CONSTRUCTIONS**

**SITE PLAN  
 PROPOSED CONCRETE  
 BATCHING PLANT**

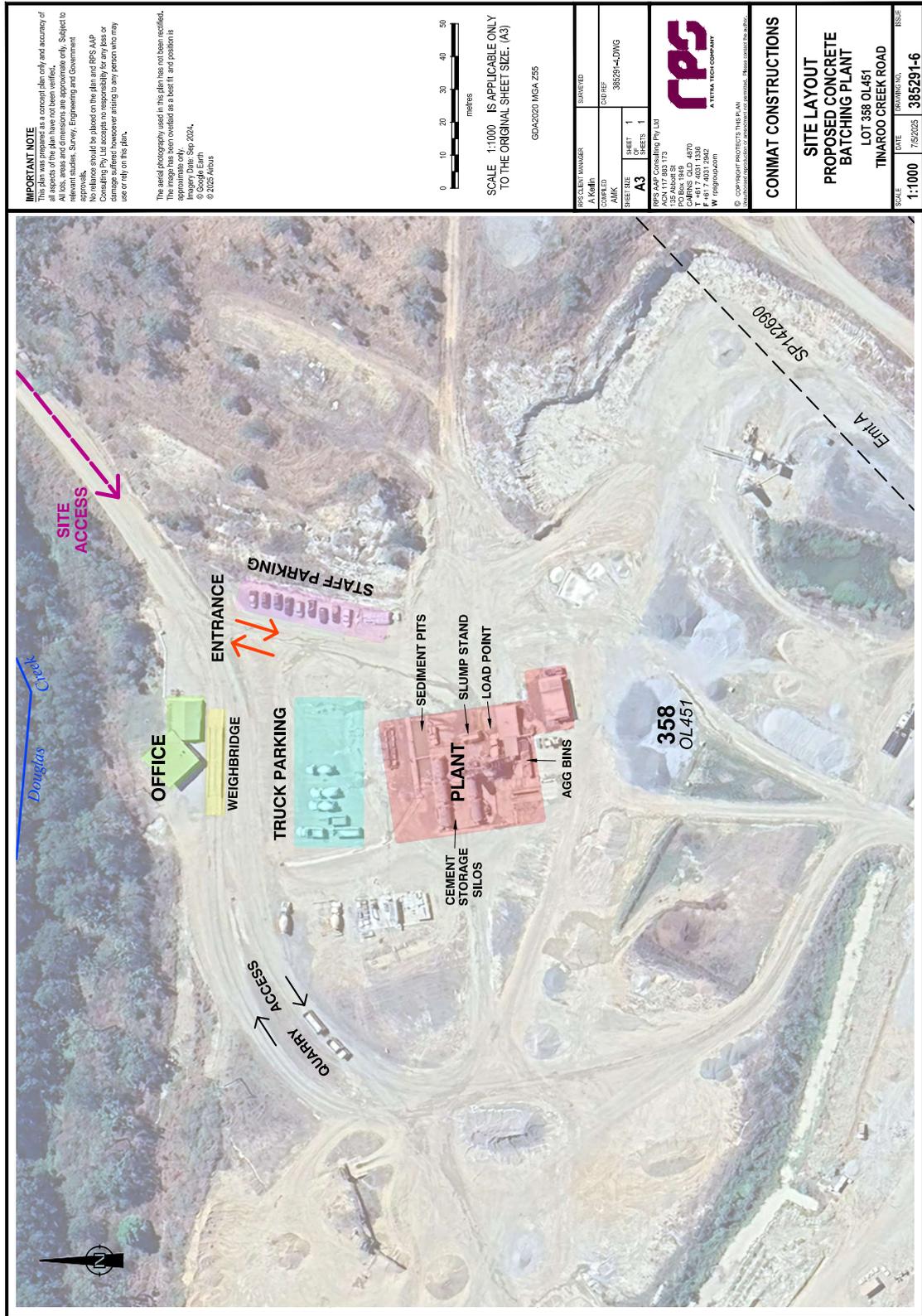
**LOT 358 OL451  
 TINNAROO CREEK ROAD**

SCALE 1:20,000 DATE 15/02/25 DRAWING NO. **385291-4**

Document Set ID: 4512778  
 Version: 0, Version Date: 01/01/1900

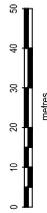


Document Set ID: 4512778  
 Version: 0, Version Date: 01/01/1900



**IMPORTANT NOTE**  
 This aerial photograph used in this plan has not been rectified. The image has been overlaid on a best fit, and position is approximate only.  
 Imagery Date: Sep, 2024.  
 © 2025 AINAV

The aerial photograph used in this plan has not been rectified. The image has been overlaid on a best fit, and position is approximate only.  
 Imagery Date: Sep, 2024.  
 © 2025 AINAV



SCALE 1:1000 IS APPLICABLE ONLY TO THE ORIGINAL SHEET SIZE (A3)

GD424201 MGA Z56

PROJECT MANAGER	SUBMITTED
A. Keelin	
OWNER	385291-4-DWG
DATE	
SHEET 1	
SHEETS 1	
A3	

**RPS**  
 A TERA TECH COMPANY  
 RPS AAP Consulting Pty Ltd  
 132 Adelaide St  
 Melbourne VIC 3000  
 T +61 3 4631 2350  
 F +61 3 4631 2382  
 W rps.com.au

**CONMAT CONSTRUCTIONS**

**SITE LAYOUT  
 PROPOSED CONCRETE  
 BATCHING PLANT**  
 LOT 358 OL451  
 TYNAROO CREEK ROAD

SCALE	DATE	DRAWING NO.
1:1000	15/02/2025	385291-6

Document Set ID: 4512778  
 Version: 0, Version Date: 01/01/1900



**8.2 V & A HENDERSON - RECONFIGURING A LOT - SUBDIVISION (2 LOTS INTO 3 LOTS) - LOT 207 ON SP292125 & LOT 242 ON SP223168 - 311 & 375 EULUMA CREEK ROAD, JULATTEN - RAL/25/0032**

**Date Prepared:** 11 February 2026  
**Author:** Coordinator Planning & Building  
**Attachments:** 1. Proposal Plans [↓](#)

**APPLICATION DETAILS**

APPLICATION		PREMISES	
<b>APPLICANT</b>	V & A Henderson	<b>ADDRESS</b>	311 & 375 Euluma Creek Road, Julatten
<b>DATE LODGED</b>	12 December 2025	<b>RPD</b>	Lot 207 on SP292125 & Lot 242 on SP223168
<b>TYPE OF APPROVAL</b>	Development Permit		
<b>PROPOSED DEVELOPMENT</b>	Reconfiguring a Lot – Subdivision (2 lots into 3 lots)		
<b>FILE NO</b>	RAL/25/0032	<b>AREA</b>	Lot 207 – 124.3 hectares Lot 242 – 10.89 hectares
<b>LODGED BY</b>	Twine Surveys Pty Ltd	<b>OWNER</b>	V & A Henderson
<b>PLANNING SCHEME</b>	Mareeba Shire Council Planning Scheme 2016		
<b>ZONE</b>	Rural Zone		
<b>LEVEL OF ASSESSMENT</b>	Impact Assessment		
<b>SUBMISSIONS</b>	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	V & A Henderson	ADDRESS	311 & 375 Euluma Creek Road, Julatten
DATE LODGED	12 December 2025	RPD	Lot 207 on SP292125 & Lot 242 on SP223168
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot – Subdivision (2 lots into 3 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 (two (2) lots into three (3) lots)

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
9928 – LL1	Plan of Lots 27, 28 & 242 Cancelling Lot 207 on SP292125 & Lot 242 on SP223168	Twine Surveys Pty Ltd	7.11.2025

(C) ASSESSMENT MANAGER’S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

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

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

### 3. General

- 3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure or the payment of infrastructure charges/contributions contained 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 required to be made to the Council (including contributions, charges and bonds) pursuant to any condition of this approval must be made prior 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. Where existing building/s are in proximity to new property boundaries, a plan demonstrating compliance with the required setback must be submitted prior to endorsement of the plan of survey.
- 3.7 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements and to the satisfaction of Council's delegated officer.
- 3.8 Charges  
All outstanding rates, charges and expenses pertaining to the land are to be paid in full.

### 4. Infrastructure Services and Standards

#### 4.1 Access

Access to each lot must be upgraded/constructed (from the edge of Euluma Creek Road to the property boundary of each lot) in accordance with the FNQROC Development Manual/ to the satisfaction of Council's delegated officer.

(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](http://www.dcceew.gov.au).

(f) Cultural Heritage

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

(g) Electric Ants

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

Certain restrictions and obligations are placed on persons dealing with electric ant carriers within the electric ant restricted zone. Movement restrictions apply in accordance with Sections 74–77 of the *Biosecurity Regulation 2016*. Penalties may be

imposed on movement of electric ant carriers and electric ants in contravention of the legislated restrictions. It is the responsibility of the applicant to check if the nominated property lies within a restricted zone.

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

For more information please visit the electric ant website at [Electric ants in Queensland | Business Queensland](#) 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
	<b>\$ per Lot</b> <small>(40% reduction of standard charge for no town water/sewer)</small>	<b>Lots</b>		<b>Lots</b>	
Rural	\$13,478.40	3 Lots	\$40,435.20	2 lots	\$13,478.40
<b>TOTAL CURRENT AMOUNT OF CHARGE</b>					<b>\$13,478.40</b>

**THE SITE**

The subject site comprises of the following allotments:

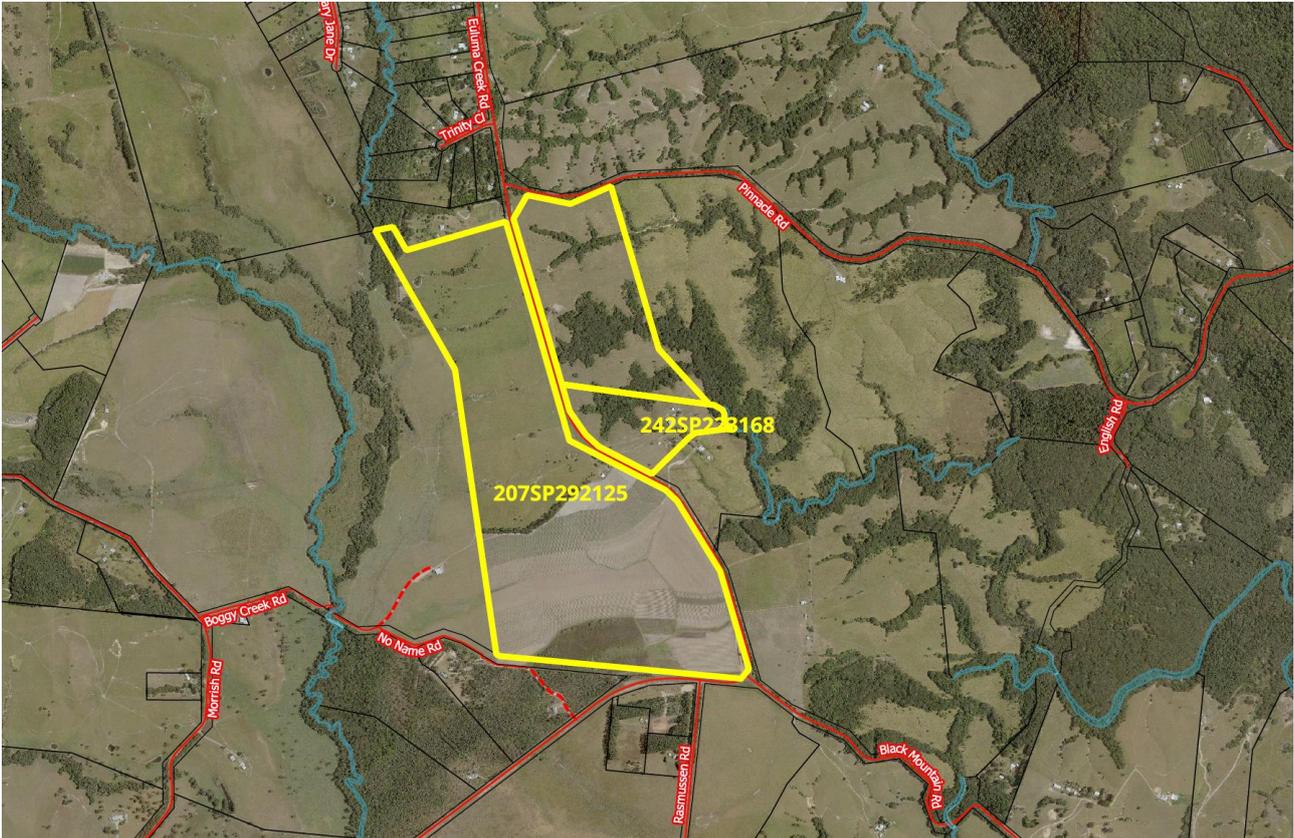
- Lot 207 on SP292125, having an area of 124.3 hectares and frontages of approximately 2.9 kilometres to Euluma Creek Road and 420 metres to Pinnacle Road; and
- Lot 242 on SP223168, having an area of 10.89 hectares and a frontage of approximately 490 metres to Euluma Creek Road.

Euluma Creek Road and Pinnacle Road are both constructed to a rural road bitumen sealed standard to the frontages of both lots. Each lot is accessed off Euluma Creek Road, with Lot 207 having multiple access crossovers.

Lot 207 contains several sheds and farming infrastructure. Lot 242 contains a dwelling house and multiple outbuildings. The majority of each lot has been cleared and is used for rural activities (grazing or agriculture).

Reticulated electricity and telecommunication infrastructure service are available to each lot.

Land to the south, west and east is zoned Rural under the Planning Scheme and used for rural purposes. A rural residential estate adjoins the northern boundary of Lot 207.



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.



**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 Reconfiguring a Lot – Subdivision (2 lots into 3 lots) in accordance with the plans shown in **Attachment 1**.

The application describes the development as follows:

*“The proposal involves:*

- *Subdividing Lot 207 SP292125 into two rural lots of approximately 59.74ha each; and*
- *Realigning the boundary to transfer the 4.82ha balance area into Lot 242 SP223168, increasing that lot to 15.72ha.*

*Lot 207 SP292125 currently supports two (2) separate agricultural activities:*

- *The northern portion, split by a gazetted road, is used for Grazing of Native Vegetation and functions as a single grazing enterprise despite the road.*
- *The southern portion, located entirely west of the road, contains cleared and arable land used for Cropping with its own access and infrastructure.*

*Lot 242 SP223168 is an existing undersized rural lot containing a dwelling and small-scale grazing. Its current northern boundary interacts with regulated vegetation and minor drainage features, making it difficult to fence. The proposed realignment creates a practical new boundary that avoids these constraints and can be fenced without vegetation disturbance.*

*Overall, the subdivision and boundary realignment will:*

- *Formalise the existing functional separation of land uses on Lot 207*
- *Improve agricultural efficiency and land management*
- *Deliver clearer, more logical and viable rural boundaries*
- *Avoid impacts to mapped environmental values*

*This results in a more effective rural layout that maintains productive capacity while responding to site constraints.”*

The proposed allotments are as follows:

- Lot 27 – area of 59.7441 hectares, frontages of approximately 840 metres to Euluma Creek Road and 420 metres to Pinnacle Road;
- Lot 28 -area of 59.7513 hectares, frontage of approximately 2 kilometres to Euluma Creek Road; and
- Lot 242 – area of 15.72.4 hectares, frontage of approximately 490 metres to Euluma Creek Road.

All lots will be accessed off Euluma Creek Road.

**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:

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

**PLANNING SCHEME DESIGNATIONS**

Strategic Framework:	<p><b>Land Use Categories</b></p> <ul style="list-style-type: none"> <li>• Rural Area                         <ul style="list-style-type: none"> <li>- Rural Agricultural Area</li> <li>- Rural Other</li> </ul> </li> </ul> <p><b>Natural Environment Elements</b></p> <ul style="list-style-type: none"> <li>• Biodiversity Area</li> </ul>
Zone:	Rural zone
Overlays:	<ul style="list-style-type: none"> <li>• Agricultural Land Overlay</li> <li>• Bushfire Hazard Overlay</li> <li>• Environmental Significance Overlay</li> <li>• Flood Hazard Overlay</li> </ul>

	<ul style="list-style-type: none"> <li>• Transport Infrastructure Overlay</li> </ul>
--	--

## RELEVANT PLANNING INSTRUMENTS

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

### Far North Queensland Regional Plan 2009-2031

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

### State Planning Policy

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

### Mareeba Shire Council Planning Scheme 2016

#### Strategic Framework

##### 3.3 Settlement Pattern and built environment

##### 3.3.1 Strategic outcomes

- (5) *Primary industries in Rural areas are not compromised or fragmented by incompatible and/or unsustainable development, including but not limited to subdivision that results in a detrimental impact on rural productivity or fragments rural land. The-valued, relaxed rural lifestyle, character and scenic qualities of the rural area are preserved and enhanced. The rural area is largely maintained to its current extent, while accommodating development directly associated with or reliant on natural resources including rural activities and tourism. Rural areas protect the shire's agricultural area and ensure food security. Other rural areas predominantly remain agricultural grazing properties.*

#### Comment

The proposed development will result in three (3) lots (one additional lot) with areas as follows:

- Lot 27 – 59.74 ha
- Lot 28 – 59.75 ha
- Lot 242 – 15.72 ha

Proposed Lots 27 and 28 represent 99.6% of the desired 60 hectare rural lot size and are deemed to comply. Both lots will remain bonafide rural lots.

The area of existing Lot 242 will be increased from 10.89 hectares to 15.72 hectares, improving its viability for grazing. The boundary change for Lot 242 will follow established fencing along a ridgeline, removing the existing boundary which crosses a waterway and associated waterway vegetation. The resulting boundary change represents an improved environmental outcome.

The proposed development does not create an additional rural lifestyle lot or rural residential purposes lot.

The development complies with Strategic outcome five (5).

- (9) *New subdivisions which propose lots less than the minimum lot size of 60ha are not supported within the Rural zone, except for where:*
- (a) *The subdivision results in no additional lots (boundary realignment) and does not create an additional rural lifestyle lot or rural residential purposes lot; or*
  - (b) *The subdivision is limited to one additional lot created to accommodate a public reconfiguration purpose.*

### Comment

Proposed Lots 27 and 28 represent 99.6% of the desired 60 hectare rural lot size and are deemed to comply. Both lots will remain bonafide rural lots.

The area of existing Lot 242 will be increased from 10.89 hectares to 15.72 hectares, improving its viability for grazing. The boundary change for Lot 242 will follow established fencing along a ridgeline, removing the existing boundary which crosses a waterway and associated waterway vegetation. The resulting boundary change represents an improved environmental outcome.

The proposed development does not create an additional rural lifestyle lot or rural residential purposes lot.

The development complies with Strategic outcome (9).

### *3.3.11 Element - Rural areas*

#### *3.3.11.1 Specific outcomes*

- (2) *Land in rural areas is maintained in large lot sizes, to ensure that regional landscape and rural production values are not compromised by fragmentation, alienation or incompatible land uses. Subdivision of land is not supported on lots less than 60ha in the Rural zone except for where:*
- (a) *The subdivision results in no additional lots (boundary realignment) and does not create an additional rural lifestyle lot or rural residential purposes lot; or*
  - (b) *The subdivision is limited to one additional lot created to accommodate a public reconfiguration purpose.*
- (4) *Other rural areas will be largely maintained in their current configuration, only being subdivided where large land holdings of 60ha or greater can be achieved and the infrastructure base of rural operations including workers accommodation, airstrips and farm infrastructure is provided.*

### Comment

Proposed Lots 27 and 28 represent 99.6% of the desired 60 hectare rural lot size and are deemed to comply. Both lots will remain bonafide rural lots.

The area of existing Lot 242 will be increased from 10.89 hectares to 15.72 hectares, improving its viability for grazing. The boundary change for Lot 242 will follow established fencing along a ridgeline, removing the existing boundary which crosses a waterway and associated waterway vegetation. The resulting boundary change represents an improved environmental outcome.

The proposed development does not create an additional rural lifestyle lot or rural residential purposes lot.

The development complies with Specific outcomes two (2) and four (4).

### *3.7 Economic Development*

#### *3.7.1 Strategic outcomes*

- (2) *The rural area includes a range of uses which compliment dominant primary industry activities and enhance the shire's economy. Activities including rural industries, intensive agricultural uses, intensive animal industries and expanded forestry and permanent plantations are supported in appropriate locations where impacts on the environment and surrounding land uses are limited and manageable.*

### Comment

Proposed Lots 27 and 28 represent 99.6% of the desired 60 hectare rural lot size and are deemed to comply. Both lots will remain bonafide rural lots.

The area of existing Lot 242 will be increased from 10.89 hectares to 15.72 hectares, improving its viability for grazing. The boundary change for Lot 242 will follow established fencing along a ridgeline, removing the existing boundary which crosses a waterway and associated waterway vegetation. The resulting boundary change represents an improved environmental outcome.

The proposed development does not create an additional rural lifestyle lot or rural residential purposes lot.

The development complies with Strategic outcome two (2).

#### *3.7.2 Element - Rural and Agricultural land*

##### *3.7.2.1 Specific outcomes*

- (1) *Agricultural areas are preserved for the purpose of primary production and are protected from fragmentation, alienation and incompatible development.*
- (2) *Other rural areas are maintained in economically viable holdings and continue to develop and expand their rural infrastructure and operations.*

Comment

Proposed Lots 27 and 28 represent 99.6% of the desired 60 hectare rural lot size and are deemed to comply. Both lots will remain bonafide rural lots.

The area of existing Lot 242 will be increased from 10.89 hectares to 15.72 hectares, improving its viability for grazing. The boundary change for Lot 242 will follow established fencing along a ridgeline, removing the existing boundary which crosses a waterway and associated waterway vegetation. The resulting boundary change represents an improved environmental outcome.

The proposed development does not create an additional rural lifestyle lot or rural residential purposes lot.

The development complies with Specific outcomes one (1) and two (2).

**Relevant Developments Codes**

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

- 6.2.9 Rural zone code
- 8.2.1 Agricultural land overlay code
- 8.2.3 Bushfire hazard overlay code
- 8.2.4 Environmental significance overlay code
- 8.2.6 Flood hazard overlay code
- 9.4.2 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 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.
Agricultural land 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 apart from the following: <ul style="list-style-type: none"> <li>• Performance Outcomes PO3 and PO6.</li> </ul> Refer to planning discussion section of report.
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.
Flood hazard overlay cod	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 apart from the following: <ul style="list-style-type: none"> <li>• Performance Outcome PO1.1 and Acceptable Outcome AO1.1.</li> </ul> Refer to planning discussion section of report.
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**

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 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**

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 15 January 2026 to 6 February 2026. The applicant submitted the notice of compliance on 10 February 2026 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 of the Agricultural Land Overlay Code and the Reconfiguring a Lot Code is summarised as follows:

##### Agricultural Land Overlay Code

#### **PO3**

*Development in the 'Class A' area or 'Class B' area identified on the **Agricultural land overlay maps (OM-001a-n)**:*

- (a) ensures that agricultural land is not permanently alienated;*
- (b) ensures that agricultural land is preserved for agricultural purposes; and*
- (c) does not constrain the viability or use of agricultural land.*

#### **AO3**

*No acceptable outcome is provided.*

#### **PO6**

*Any Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the **Agricultural land overlay maps (OM-001a-n)**, including boundary realignments, only occurs where it:*

- (a) improves agricultural efficiency;*
- (b) facilitates agricultural activity; or*
- (c) facilitates conservation outcomes; or*
- (d) resolves boundary issues where a structure is built over the boundary line of two lots.*

#### **AO6**

*No acceptable outcome is provided.*

##### Comment

The proposed development will result in three (3) lots (one additional lot) with areas as follows:

- Lot 27 – 59.74 ha
- Lot 28 – 59.75 ha
- Lot 242 – 15.72 ha

Proposed Lots 27 and 28 represent 99.6% of the desired 60 hectare rural lot size and are deemed to comply. Both lots will remain bonafide rural lots.

The boundary realignment aspect of the development will increase the area of existing Lot 242 from 10.89 hectares to 15.72 hectares, improving its viability for grazing. The boundary change for Lot 242 will follow established fencing along a ridgeline, removing the existing boundary which crosses a waterway and associated waterway vegetation. The resulting boundary change represents an improved environmental/conservation outcome.

The proposed development does not create an additional rural lifestyle lot or rural residential purposes lot.

#### Reconfiguring a Lot Code

##### **PO1.1**

*No lots are created with an area of less than 60ha, except for where:*

- The subdivision results in no additional lots (boundary realignment) and does not create an additional rural lifestyle lot or rural residential purposes lot; or*
- The subdivision is limited to the creation of one additional allotment to accommodate a public reconfiguration purpose.*

*Note: This also applies to applications for boundary realignment.*

##### **AO1.1**

*No acceptable outcome is provided.*

#### Comment

The proposed development will result in three (3) lots (one additional lot) with areas as follows:

- Lot 27 – 59.74 ha
- Lot 28 – 59.75 ha
- Lot 242 – 15.72 ha

Proposed Lots 27 and 28 represent 99.6% of the desired 60 hectare rural lot size and are deemed to comply. Both lots will remain bonafide rural lots.

The boundary realignment aspect of the development will increase the area of existing Lot 242 from 10.89 hectares to 15.72 hectares, improving its viability for grazing. The boundary change for Lot 242 will follow established fencing along a ridgeline, removing the existing boundary which crosses a waterway and associated waterway vegetation. The resulting boundary change represents an improved environmental/conservation outcome.

The proposed development does not create an additional rural lifestyle lot or rural residential purposes lot.

**PO1.2**

*Where for a boundary realignment, the realignment only occurs where it would:*

- (a) Improve agricultural efficiency; or*
- (b) Facilitate agricultural activity or conservation outcomes; or*
- (c) Resolve boundary issues where a house, structure or works is built over the boundary line of the lots.*

**AO1.2**

*No acceptable outcome is provided.*

**PO1.3**

*Where for a boundary realignment, the proposed lots are:*

- (a) Able to accommodate all buildings, structures and works associated with the rural use;*
- (b) Suitable to allow the site to be provided with sufficient access;*
- (c) Include enough space within the new lots to accommodate buffers from adjoining land uses to mitigate adverse impacts such as chemical spray drift, odour, noise, fire, smoke and ash;*
- (d) Do not constrain existing industries from expanding or new agricultural enterprises from being established;*
- (e) Do not create new lots for rural lifestyle or rural residential purposes; and*
- (f) Are not for the purposes of creating a separate house lot.*

**AO1.3**

*No acceptable outcome is provided.*

**Comment**

The proposed development will result in three (3) lots (one additional lot) with areas as follows:

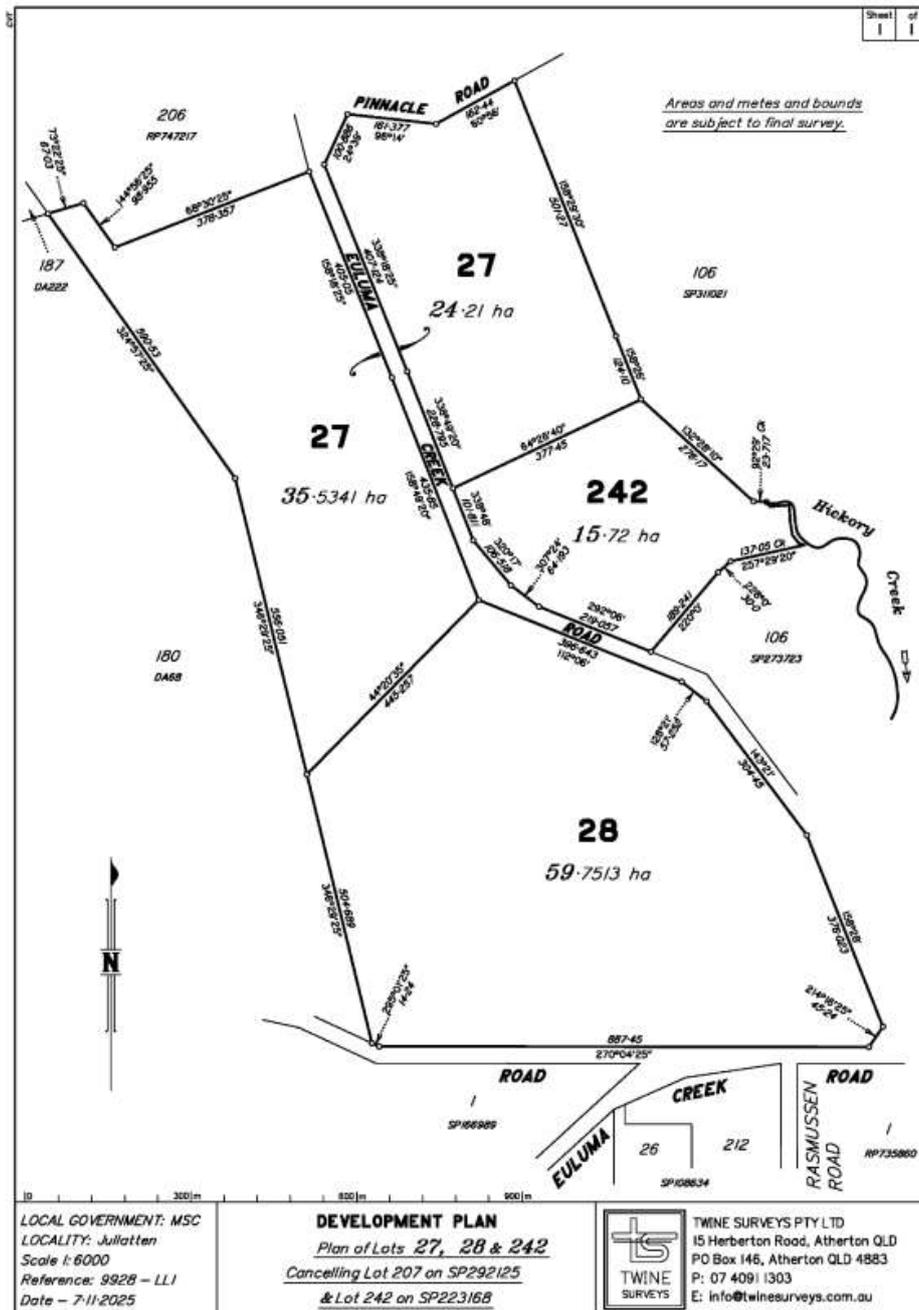
- Lot 27 – 59.74 ha
- Lot 28 – 59.75 ha
- Lot 242 – 15.72 ha

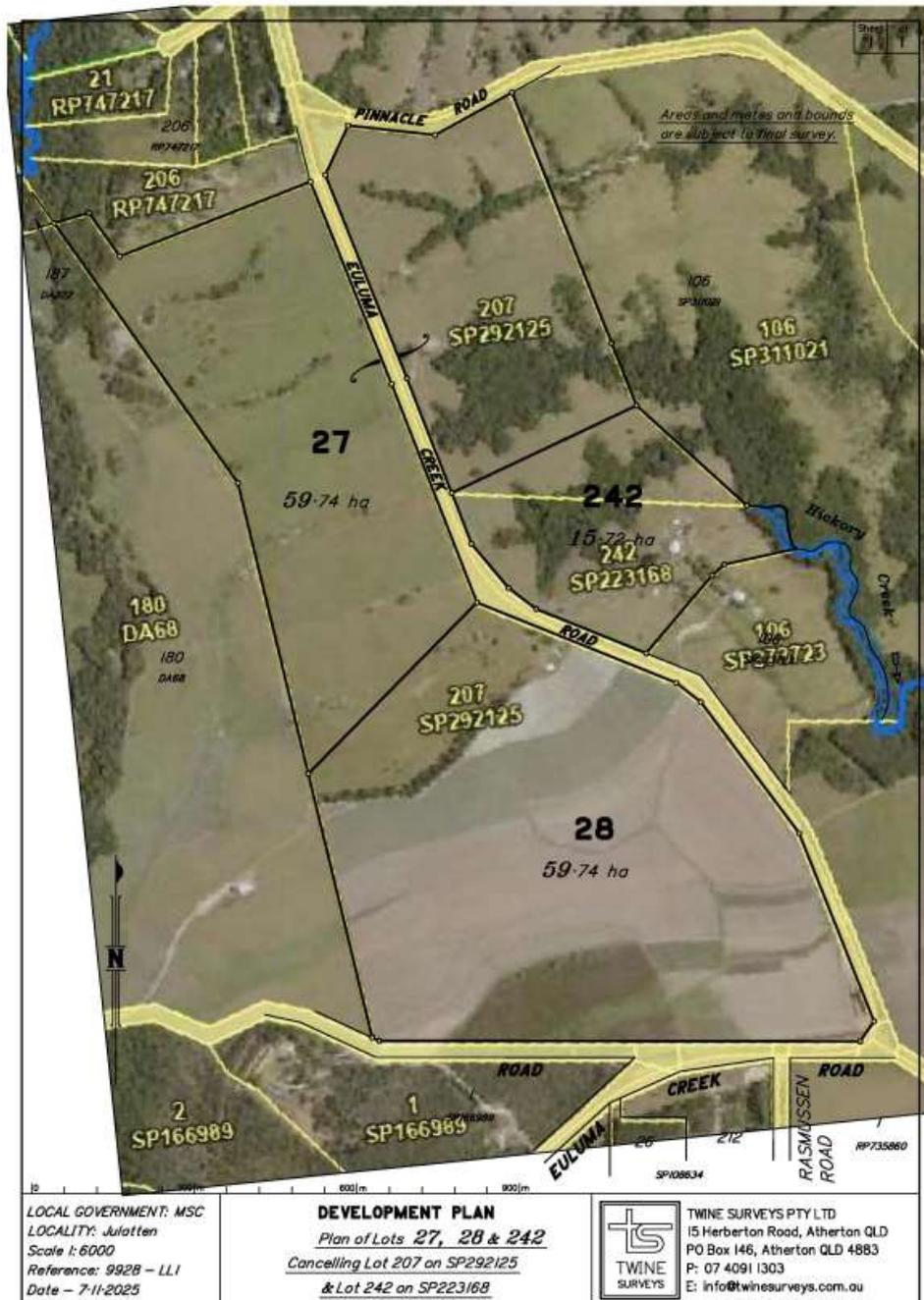
Proposed Lots 27 and 28 represent 99.6% of the desired 60 hectare rural lot size and are deemed to comply. Both lots will remain bonafide rural lots.

The boundary realignment aspect of the development will increase the area of existing Lot 242 from 10.89 hectares to 15.72 hectares, improving its viability for grazing. The boundary change for Lot 242 will follow established fencing along a ridgeline, removing the existing boundary which crosses a waterway and associated waterway vegetation. The resulting boundary change represents an improved environmental/conservation outcome.

The proposed development does not create an additional rural lifestyle lot or rural residential purposes lot.

The lots will comply.





**8.3 COUNCIL POLICY REVIEW**

<b>Date Prepared:</b>	<b>26 February 2026</b>
<b>Author:</b>	<b>Senior Advisor Governance &amp; Compliance</b>
<b>Attachments:</b>	<b>1. Advertising Spending Policy</b> <a href="#">↓</a>
	<b>2. Guidelines for Accepting Gifts and Benefits</b> <a href="#">↓</a>
	<b>3. Road Closure Policy</b> <a href="#">↓</a>
	<b>4. Audio Data Collection Policy</b> <a href="#">↓</a>
	<b>5. Body Worn Camera Policy</b> <a href="#">↓</a>

**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:
  - Advertising Spending Policy – adopted 20 April 2022
  - Guidelines for Accepting Gifts and Benefits – adopted 4 March 2022
  - Road Closure Policy – adopted 30 April 2022
  - Audio Data Collection Policy – adopted 18 June 2025
  - Body Worn Camera Policy – adopted 18 June 2025
2. Adopts the:
  - Advertising Spending Policy
  - Guidelines for Accepting Gifts and Benefits
  - Road Closure Policy
  - Audio Data Collection Policy
  - Body Worn Camera Policy

**BACKGROUND**

- 1. Advertising Spending Policy**
- 2. Purpose**

To provide for the control of expenditure on advertisements placed by Council in various media.

**Summary of amendments**

- a. Section 1 – point a; omit in-text reference to s 197 of the *Local Government Act 2012* (Qld) (LGR); insert page 1 footnote 1 reference to s 197 of the LGR

- b. Section 2 – para 3; omit in-text reference to s 197(3) of the LGR; insert page1 footnote 2 reference to s 197(3) of the LGR
- a. Page one footer – omit Human Rights Statement
- b. Section 3.3 – omit all content; insert new section 3.3 and exception sub-series to clarify limitations on Councillor interests.
- c. Section 5 – Advertising definition; omit word reference to s 197 of the LGR; insert modernised wording for Advertising definition.
- d. Apply minor grammatical and formatting amendments throughout.

All remaining content continues as relevant for a further term.

### **3. *Guideline for Accepting Gifts and Benefits***

#### **4. Purpose**

To provide a guidance framework for Councillors and employees when dealing with gifts and benefits.

#### **Summary of amendments**

- a. Header matrix – policy type field; omit term ‘Council’; insert term ‘Governance’ in accordance with established policy instrument naming conventions.
- b. Apply minor grammatical and formatting amendments throughout.

All remaining content continues as relevant for a further term.

### ***Road Closure Policy***

#### **Purpose**

To provide a principled, equitable and consistent approach to the assessment of requests received from the State for permanent or temporary closure of a Council controlled road.

#### **Summary of amendments**

- a. Header matrix – update review officer and author position fields
- b. Page 1 – footnote 2; omit statute abbreviation signal; footer – omit Human Rights Compatibility Statement
- c. Section 3 – insert new para 4 and bullet point subseries top introduce discretionary support options; page 2 of 3 – insert new footnote 5 reference to Land Act 1994 (Qld) s 99(7)(b)
- d. Apply minor grammatical and formatting amendments throughout.

All remaining content continues as relevant for a further term.

### ***Audio Data Collection Policy***

#### **Purpose**

To provide a principled framework for assessment and approval of proposals for purpose-specific enabling of audio data collection capability to support CCTV installations within and around Council controlled facilities to ensure compliance with obligations arising under specific legislation. This policy must be read in conjunction with Council's CCTV policy instruments.

**Summary of amendments**

- a.s 3.1, bullet point 9 – omit reference to *Information Privacy Act 2009* (Qld); page 2 of 4 footnote 7, omit reference to *Information Privacy Act 2009* (Qld).

All remaining content continues as relevant for a further term.

**Body Worn Camera Policy****Purpose**

To declare a principled approach to the implementation and operation of Body Worn Cameras (BWC) used by Mareeba Shire Council officers and to ensure that any audio/video recording data captured is used lawfully.

**Summary of amendments**

- a. page 3 of 4 footnote 1 – omit date reference November 2019; insert date reference July 2025; update URL path to OIC camera surveillance and privacy guideline; footnote 3, omit reference to *Information Privacy Act 2009* (Qld); s 6 Definitions, omit interpretation qualifier note.

All remaining content continues as relevant for a further term.

**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.



### Advertising Spending Policy

Policy Type	Governance Policy	Version:	4.0
Responsible Officer	Chief Executive Officer	Date Approved:	18/03/2026
Review Officer:	Chief Executive Officer	Review Due:	18/02/2030
Author:	Chief Executive Officer	Commencement:	18/03/2026

**1. PURPOSE**

This policy is to provide for the control of expenditure on advertisements placed by Council in various media.

The objectives of this policy are:

- (a) to meet requirements under the *Local Government Regulation 2012 (Qld) (LGR)*;<sup>1</sup>
- (b) the advertising is to provide information or education to the public; and
- (c) the information or education is provided in the public interest.

**2. SCOPE**

The policy applies to any paid advertisement or notice in any media to promote goods or services (including facilities) provided by Council.

The policy does not apply to advertising for the acquisition or disposal of property, plant and equipment used, or to be used by, Council in its business or to advertising for the recruitment of Council staff.

The policy does not apply to advertising for tenders or expressions of interest under Council's *Procurement Policy*.

The policy does not apply to reports published in the media where no payment is made for the report. Advertising should be used where the purpose of Council or the public interest is advanced. It should not be used to promote the particular achievements or plans of particular Councillors or groups of Councillors. In particular, advertising should not be used to influence the voters in an election. It should also not be used for any purpose intended to provide material personal gain for a Councillor or a Council staff member.

**3. POLICY STATEMENT**

The LGR defines advertising as "promoting, for the payment of a fee, an idea, goods or services to the public."<sup>2</sup>

**1 Policy on advertising expenditure**

Council may incur expenditure for advertising only if -

- 1.1 the advertising is to provide information or education to the public; and
- 1.2 the information or education is provided in the public interest; and

<sup>1</sup> See *Local Government Regulation 2012 (Qld)* s 197.  
<sup>2</sup> *Ibid* s 197(3).

Advertising Spending Policy
-----------------------------

1.3 the advertising falls into one of the categories set out in section 2 below.

**2 Acceptable uses of Council funds for advertising**

- 2.1 To advise the public of a new or continuing service, program or facility provided by Council;
- 2.2 To advise the public about changes to an existing service, program or facility provided by Council;
- 2.3 To increase the use of a service, program or facility provided by Council on a commercial basis with a view to profit;
- 2.4 To change the behaviour of people in Council's jurisdictional area for the benefit of all or some of the community or to achieve the objectives of Council;
- 2.5 To advise the public of the time, place and content of scheduled meetings of Council;
- 2.6 To advise the public of the decisions made by Council at its meetings;
- 2.7 To advise the public of due dates for payment of rates and charges and renewal of licences and permits;
- 2.8 To advise the public on proposed community events, progress on Council works, services and projects and other matters of public interest;
- 2.9 To request comment on proposed policies or activities of Council;
- 2.10 To advertise matters required by legislation to be advertised;
- 2.11 To promote the region from a tourism and economic development perspective.

**3 Restrictions on advertising**

Council must not:

- 3.1 Place advertisements during the period of three months preceding an election of the local government other than a by- election; or
- 3.2 Place advertisements during the period after the date of a by-election is advertised until the day of the election:
  - 3.2.1 Place advertisements relating to future plans unless, and only to the extent that, those plans have been formally adopted by Council;
  - 3.2.2 Advertise the activities of Council otherwise than in the manner and form it is customary for Council to advertise its activities;
  - 3.2.3 Place advertisements which seek to influence support for particular candidates, groups of candidates or potential candidates in the election; or
- 3.3 Bear the cost of advertisements that promote or profile an individual councillor, or that contain quotations attributable to an individual Councillor in a manner that could reasonably be perceived as advancing the personal or political interests of that Councillor.

This does not prevent:

- (a) advertising that forms part of an approved, equitable and rotational communication program applying consistently to all Councillors; or
- (b) the inclusion of a Councillor's name or title where they are speaking in an official capacity on behalf of Council or as Chair of a committee or portfolio; or
- (c) unpaid publicity or other publicity where the cost is not borne by Council.

**4 Approval of advertising expenditure**

All expenditure on advertising must be approved in accordance with Council's *Procurement Policy* and related procedures to ensure that:

Advertising Spending Policy
-----------------------------

- 4.1 The expenditure is in accordance with this policy;
- 4.2 The cost of the advertisement is appropriate for the number of people it is intended to inform and provides a commensurate benefit to Council or to the public;
- 4.3 The cost is available in the relevant budget item and meets the usual requirements for expenditure approvals.

**Controls**

Where it is considered by a member of the public, a councillor or a Council staff member, that the provisions of this policy have been breached and that Council funded advertisements have been used for individual political purposes or financial gain or for a purpose that is not in the interests of Council or the public, the matter will be dealt with in accordance with the information set out in Council's *Complaints involving Corrupt Conduct of the Public Official* instrument. If the matter is considered to be a serious misuse of Council funds, the matter will be reported to the Crime and Corruption Commission by the Chief Executive Officer.

**4. REPORTING**

---

No additional reporting is required.

**5. DEFINITIONS**

---

**Advertising** – holds the meaning assigned under s 197(3) of the *Local Government Regulation 2012* (Qld).

**Election** - a quadrennial or a fresh election or a by-election of Council.

**6. RELATED DOCUMENTS AND REFERENCES**

---

*Complaints involving Corrupt Conduct of the Public Official* (MSC)  
*Local Government Regulation 2012* (Qld)  
*Procurement Policy* (MSC)

**7. REVIEW**

---

It is the responsibility of the Chief Executive Officer to monitor the adequacy of this policy and recommend appropriate changes. This policy will be formally reviewed every four (4) years or as required by Council.

## Guideline for Accepting Gifts and Benefits



Policy Type	Governance Guideline	Version:	4.0
Responsible Officer	CEO	Date Approved:	18/03/2026
Review Officer:	Director Corporate & Community Services	Review Due:	18/02/2030
Author:	Director Corporate & Community Services	Commencement:	18/03/2026

### 1. INTRODUCTION

In accordance with the Council's adopted *Gifts and Benefits Policy*,<sup>1</sup> under no circumstance should a Councillor or employee ask for any benefit in return for undertaking, or having undertaken, their official duties, whether during working hours or not. Such behaviour will lead to disciplinary action and notification to the Crime and Corruption Commission.

Councillors and employees should, wherever possible, avoid accepting, directly or indirectly, from any person or body an immediate gift, future gift or award or benefit, other than of a token kind or moderate act of hospitality. This includes such a benefit for any other person or body as well as themselves and relates to the performance of any duty or work which touches or concerns Council.

While at times it may be difficult or rude to refuse to accept a gift, always be aware that acceptance may create a conflict of interest, i.e. a clash between your official duty and your own personal interests. If such a conflict arises, you may be tempted to put your personal interests ahead of the public interest. Conflicts of interest can be the catalyst for serious misconduct and corruption.

Councillors and employees should, therefore, keep in mind that at all times, all actions and decisions must be carried out impartially to serve and protect the interests of the whole community.

The following provides guidance to Councillors and employees in dealing with gifts and benefits.

#### Value of gifts and benefits and reporting requirements

The fair market value of a gift or benefit is determined by its reasonable retail value. This value determines whether the gift or benefit should be reported or registered and whether it is kept by Council or the Councillor/employee.

All gifts of cultural or historical value (e.g. an artefact, even a small one, or an invitation to witness a history-making event) must remain the property of Council, regardless of their value.

- Gifts or benefits with fair market values of less than \$100 may remain the property of the employee, however, if the value is \$100 or higher, the gift or benefit must be recorded in the Council's gifts and benefits register. Anything with a value less than \$100 does not need to be recorded.

<sup>1</sup> See also *Kuranda Visitor Information Centre Gifts and Benefits Procedure*.

Accepting Gifts and Benefits

- Gifts or benefits with fair market values of more than \$100 must be recorded in Council's gifts and benefits register:
  - If the gift or benefit has a fair market value of between \$100 and \$350, it must be reported and registered to the Mayor or Chief Executive Officer who will decide whether the Councillor or employee may retain the gift or benefit.
  - If the gift or benefit has a fair market value of more than \$350, it will remain the property of Council and be used for public benefit and in an appropriate manner. Council may permit a Councillor or employee to retain the gift or benefit in exceptional circumstances only.
- If in any financial year, the cumulative value of a number of gifts and benefits received from the donor, the same class of donor, or from donors in a similar relationship with the recipient exceeds \$100, then each individual gift or benefit must be recorded in the gifts and benefits register.
- All offers of cash, or items easily converted to cash (e.g. a lotto ticket or shares) must be refused whatever the circumstances.

**NB:** Whether a gift or benefit is accepted or not, it must be reported where required.

**Examples of types of gifts and benefits**

Set out below are examples of the types of gifts and benefits you could be offered and the actions you should take.

FAIR MARKET VALUE	More than \$350	Between \$100 and \$350	Between \$30 and \$100	Less than \$30
EXAMPLES OF GIFTS OR BENEFITS	<ul style="list-style-type: none"> <li>➤ Laptop computer</li> <li>➤ Corporate guest package as part of a major event</li> <li>➤ Use of facilities - e.g. gyms, holiday units</li> <li>➤ Travel - free or discounted</li> <li>➤ Scholarship or training</li> <li>➤ Promise of a new job or promotion</li> <li>➤ Preferential treatment</li> </ul>	<ul style="list-style-type: none"> <li>➤ Discounts on products for personal use</li> <li>➤ Personal organiser</li> <li>➤ Tickets to the theatre or a sporting event</li> <li>➤ Hamper of gourmet food</li> <li>➤ Alcohol*</li> </ul>	<ul style="list-style-type: none"> <li>➤ Tickets to the theatre or a sporting event</li> <li>➤ Book on a relevant topic</li> <li>➤ Bunch of flowers</li> <li>➤ Alcohol*</li> </ul>	<ul style="list-style-type: none"> <li>➤ Book on a relevant topic</li> <li>➤ Pen, diary, mouse pad</li> <li>➤ Mug, coaster</li> <li>➤ Promotional cap</li> <li>➤ Conference satchel</li> <li>➤ Bunch of flowers</li> <li>➤ Box of chocolates</li> <li>➤ Alcohol*</li> </ul>
ACTIONS REQUIRED/NOTES	<p><b>Must be registered</b></p> <p>The gift or benefit becomes an asset of the Council, and the Mayor or CEO determines how it will be used or if circumstances exist to allow the Councillor or employee to retain it</p>	<p><b>Must be registered</b></p> <p>The Mayor or CEO decide if the Councillor or officer may retain the gift or benefit</p>	<p><b>Does not have to be registered but must be reported to Manager</b></p> <p><b>Unless the gift is a random conference lucky door or draw prize</b></p>	<p><b>Does not have to be registered or reported to Manager unless gift is alcohol.</b></p>

Accepting Gifts and Benefits

Regardless of the value as outlined above, any gift or benefit with a cultural or historical value becomes the property of Council.

Officers in sensitive roles (e.g. internal audit) should consider reporting all gifts and benefits offered, regardless of their value.

Where the gift or benefit is difficult to place a value on i.e., an invitation to watch a sporting event from a corporate box, then the benefit must be recorded. The offer must be recorded irrespective of whether approval was granted to accept the benefit.

Food and drink supplied at a work-related meeting, conference or function does not need to be registered or reported.

\* All gifts of alcohol must be reported to Manager for CEO to decide if it becomes the property of Council to be used at the CEO's discretion.

**Making a quick decision**

So how can you make an informed, on-the-spot decision when you are offered a gift or benefit?

The following **PROVE IT** model should help.

- Purpose**            What is the purpose of the gift?
- Rules**            What are the Council's rules (policy) on gifts?
- Openness**        How open is the giving?
- Value**            What is the value of the gift?
- Ethics**            What are Council's ethics about accepting gifts?
- Identity**          What is the identity of the giver?
- Timing**          What is the timing of the gift-giving?

**How can the PROVE IT model be used? Consider this scenario:**

<p>Judy is an information technology manager who is giving a presentation at a conference. The conference organisers give her a bottle of wine (valued at \$19) as a token of thanks. They have given all speakers a bottle of wine. While at the conference, Judy meets up with Joe, a representative of one of the firms on her preferred supplier list. Judy mentions that the preferred supplier list will be reviewed in the near future and expressions of interest sought.</p>	<p>A week later, Judy opens a package addressed to her as Information Technology Manager. Inside is a smartphone/personal digital assistant (valued at \$700) with a note attached that reads: <i>Judy, good to catch up with you last week. Hope this makes your busy life easier. Looking forward to working with you in the future. Regards, Joe.</i></p>
---	--

Accepting Gifts and Benefits

Now apply the PROVE IT model

Prove	Bottle of Wine	Accept	Smartphone PDA	Accept
Purpose	The gift is a token of appreciation for giving a presentation	✓	The purpose of the gift would appear to be to gain favour with Judy when she considers expressions of interest for preferred supplier	x
Rules	The gift does not need to be recorded but should be reported	✓	Judy should report the gift and follow the CEO's guidance on its retention	?
Openness	The gift was openly given in front of conference delegates	✓	The gift was personally addressed to Judy for her use	x
Value	The value of the gift is small (\$19)	✓	The value of the gift is over \$350, and it is therefore reportable	x
Ethics	A gift of this nature would not appear to breach any principles of public sector ethics	✓	If accepting the gift is against Council's policy, then doing so would breach the ethics principle of respect for the law and system of government. It may also compromise, or appear to compromise, the integrity of the supplier-selection process	x
Identity	The giver is a conference organiser	✓	The giver is a current supplier to the agency and potential tenderer for future contracts	x
Timing	Judy has received the gift for giving a presentation, with no other business being transacted	✓	Judy is about to assess expressions of interest for the role of preferred supplier	x
DECISION	The PROVE IT checklist suggests it would be <b>appropriate</b> to accept the bottle of wine	✓	The PROVE IT checklist suggests it would be <b>inappropriate</b> to accept the smartphone PDA	x

Judy may be free to accept the bottle of wine, but she should refuse the smartphone PDA and report the offer. If for some reason Judy was unable to refuse the smartphone PDA, she would have to report the gift, and have it entered in the Council's gift register because of:

- The value of the gift
- The sensitive nature of her position
- The timing of the gift offer.

The CEO would then decide how to use or dispose of the item for the public benefit.



### Road Closure Policy

Policy Type	Governance Policy	Version:	2.0
Responsible Officer	Manager Technical Services	Date Approved:	18/03/2026
Review Officer:	Director Infrastructure Services	Review Due:	18/02/2030
Author:	Senior Advisor Governance & Compliance	Commencement:	18/03/2026

**1. PURPOSE**

To provide a principled, equitable and consistent approach to the assessment of requests received from the State for permanent or temporary closure of a Council controlled road.

**2. SCOPE**

This policy applies to applications made under the *Land Act 1994* (Qld)<sup>1</sup> to the State for permanent or temporary, full or partial closure of a Council controlled road and for which a request has been made to Council from the State for Council's views and/or requirements.

This policy should be read in conjunction with Council's *Use of Council Controlled Roads Policy*.

**3. POLICY STATEMENT**

Council has control of all roads within its jurisdictional area except State-controlled roads.<sup>2</sup> Members of the public may apply directly to the State for a temporary or permanent closure of a Council controlled road. Additionally, Council may apply to the State for closure of a road. Procedurally, in assessing an application for a road closure proposal, the State will seek the views of Council to inform decision making.

Council will only support the temporary or permanent (full or partial) closure of a road where the public interest is not compromised by the proposal.

Where Council receives a request for Council views/and or requirements on the full or partial closure of a Council controlled road ("**subject road**"), the proposal will **not** be supported where:

- The subject road – whether constructed or not constructed – provides the only legal access to a property;
- The proposal stands to compromise the future availability of access to land for road and intersection upgrades/improvements, cadastral road realignment, car parking and positioning of infrastructure;
- Council seeks to retain the existence of the subject road and the proposal is for the permanent closure of the **entirety** of the road corridor;
- the subject road is identified as an **active road corridor** and proposal stands to compromise the safe and proper functioning of the road;

<sup>1</sup> See *Land Act 1994* (Qld) ss 97A-109C.

<sup>2</sup> See *Local Government Act 2009* (Qld) s 59(3).

Road Closure Policy

- Council seeks to retain the existence of the subject road and the proposal and intended use stands to impede the only existing point of practical public access to an identified place of public interest;
- Council seeks to retain the existence of the subject road and the proposal and intended use stands to impede the only existing path of practical public access to a recreational watercourse area;
- The proposal includes an intended use which contains a risk of contamination of the land comprising the subject road to include contamination which may pose a Biosecurity Risk;
- Council seeks to retain the existence of the subject road and the proposal stands to result in a road width that is inconsistent with maintaining public safety and/or the safe use of the road as determined in accordance with a risk assessment undertaken by Council and/or the requirements of the FNQROC Development Manual;
- The intended use for the subject road does not conform to Council's current Planning Scheme requirements and land use overlays and any relevant policies contained therein;
- The proposal stands to harm identified Aboriginal cultural heritage<sup>3</sup> or an environmental value which stands to be adversely impacted by the proposal;
- the subject road is burdened by an existing land tenure instrument.<sup>4</sup>

Where Council receives a request for Council views/and or requirements on the full or partial closure of a Council controlled road ("**subject road**"), the proposal may **not** be supported where:

- The subject road is, or may be, used as a stock route.<sup>5</sup>
- The subject road is, or may be, required for the provision of current and/or future utility services.

**4. REPORTING**

No additional reporting is required

**5. DEFINITIONS**

**Aboriginal cultural heritage** – holds the meaning as defined in the *Aboriginal Cultural Heritage Act 2003* (Qld).<sup>6</sup>

**Active road corridor** – means a road which holds a constructed road and which is currently in use for the movement of vehicles.

**Biosecurity Risk** – holds the meaning as defined in the *Biosecurity Act 2014* (Qld).<sup>7</sup>

<sup>3</sup>See *Aboriginal Cultural Heritage Act 2003* (Qld) s 23. Note: s 23 imposes a duty of care obligation on persons **carrying out an activity** to ensure that the activity does not harm Aboriginal cultural heritage. Whilst 'Carrying out an activity' does not extend to Council in providing views and/or requirements to the State in response to an application for road closure made to the State by a member of the public, a general duty of care obligation extends to Council in circumstances where Council is the applicant to the State.

<sup>4</sup> As may be issued under the *Land Act 1994* (Qld) for example.

<sup>5</sup> See *Land Act 1994* (Qld) s 99(7)(b).

<sup>6</sup> See *Aboriginal Cultural Heritage Act 2003* (Qld) s 8.

<sup>7</sup> See *Biosecurity Act 2014* (Qld) s 16.

Road Closure Policy
---------------------

**Environmental value** – holds the meaning as defined in the *Environmental Protection Act 1994* (Qld).<sup>8</sup>

**Road** – holds the meaning as defined in the *Land Act 1994* (Qld).<sup>9</sup>

**Watercourse** – holds the meaning as defined in the *Water Act 2000* (Qld).<sup>10</sup>

## 6. RELATED DOCUMENTS AND REFERENCES

---

*Aboriginal Cultural Heritage Act 2003* (Qld)

*Biosecurity Act 2014* (Qld)

*Environmental Protection Act 1994* (Qld)

*Land Act 1994* (Qld)

*Local Government Act 2009* (Qld)

*Local Government Regulation 2012* (Qld)

*Planning Scheme 2016* (MSC)

*Use of Council Controlled Roads Policy* (MSC)

*Water Act 2000* (Qld)

## 7. REVIEW

---

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

---

<sup>8</sup> See *Environmental Protection Act 1994* (Qld) ss 8-9.

<sup>9</sup> See *Land Act 1994* (Qld) s 93.

<sup>10</sup> See *Water Act 2000* (Qld) ss 5(1)-(2).



**Audio Data Collection Policy – (CCTV)**

Policy Type	Governance Policy	Version:	4.0
Responsible Officer	Manager Information Systems & Governance	Date Approved:	18/03/2026
Review Officer:	Director Corporate & Community Services	Review Due:	18/02/2028
Author:	Senior Advisor Governance & Compliance	Commencement:	18/03/2026

**1. PURPOSE**

To provide a principled framework for assessment and approval of proposals for purpose-specific enabling of audio data collection capability to support CCTV installations within and around Council controlled facilities to ensure compliance with obligations arising under specific legislation. This policy must be read in conjunction with Council's CCTV policy instruments.

**2. SCOPE**

- This policy applies across Council.
- This policy does not apply to *personal use* of listening devices as applies to circumstances outside the scope and context of Council's CCTV installations.<sup>1</sup>
- This policy does not apply to the use of Body Worn Camera devices.
- This policy does not apply to the collection of audio data for the purpose of animal management related investigations.

**3. POLICY STATEMENT**

Council is obliged to observe Part 4 of the *Invasion of Privacy Act 1971* (Qld) in relation to use of listening devices where such use may potentially capture a **private conversation**.<sup>2</sup> Council additionally holds obligations under the *Information Privacy Act 2009* (Qld) (IP Act) in relation to storage, handling and disclosure of any information (to include audio data) captured.

**3.1 GENERAL ASSESSMENT PRINCIPLES**

Where a proposal is raised for enabling of audio data collection capability at any Council controlled facility where CCTV is installed and operational or is proposed to be installed, Council will have regard for the context of the audio data collection to consider:

- The overarching purpose of the audio data collection enablement—what the audio data collection seeks to achieve—the proposal must align with the relevant *objectives* outlined in Council's existing CCTV policy.<sup>3</sup>
- The level of necessity for enhanced surveillance to include audio data collection to support the collection of CCTV image data at the subject location. Such necessity should include an objective assessment of the need for capture of enhanced audio material evidence based upon any prior documented incidents occurring at the subject location;

<sup>1</sup> See *Invasion of Privacy Act 1971* (Qld) s 42(2) for use of a listening device by a person who is **party** to a private conversation as defined. See also s 43(2) for the application of exemptions.

<sup>2</sup> See especially *Invasion of Privacy Act 1971* (Qld) s 43(1) and s 49A offence provision for a corporation and executive liability provision.

<sup>3</sup> See especially *Closed-Circuit Television (CCTV) System Policy* (MSC) s 3.1 **points 1-4**. See also s 3.3.

### Audio Data Collection Policy (CCTV)

- Council's ability to *justify* the purpose for the audio data collection. Consideration should be afforded to the location of the intended capture. It will be inherently more difficult to justify collection in a non-public place such as a private office or work area for example;
- The level of risk assigned to the absence of audio data—the extent to which the absence of audio data obscures or prevents understanding of the CCTV image data collected at the subject location. To assist, consideration should be afforded to the expected level of additional understanding audio data will provide to the visual imagery data collected at the subject location;
- Assessment of the extent of expectation of persons regularly attending and moving about the subject location that privacy will exist at the subject location—the extent to which persons expect that what is spoken about at the subject location will remain private (see definitions section for **private conversation**). For example, a conversation will not be private in circumstances where a party to the conversation ought reasonably to expect the words may be heard by somebody else, i.e., a conversation held in a public place;<sup>4</sup>
- The length of time that the intended audio data collection is to remain in place along with the future potential of any requirement for prolonged ongoing collection of audio data at the subject location;
- The potential impact of *public perception* arising from the audio data collection activity given the existence of obligation to inform persons of the collection (see particularly, requirements under section 3.2 below);
- That all information collected from an audio enabled CCTV device installation forms the basis of a *public record*<sup>5</sup> immediately upon collection and is subject to the requirements of the *Public Records Act 2023* (Qld) which in turn imposes obligations on the ownership and keeping of public records.<sup>6</sup>
- That persons hold a right to and may apply for *access* to public records containing their personal information under the *Right to Information Act 2009* (Qld).<sup>7</sup>

### 3.2 INFORMATION PRIVACY

Council additionally holds obligations under the IP Act which regulates the collection, storage, handling, use and disclosure of **personal information** collected from any audio enabled CCTV device installation in a Council controlled area.<sup>8</sup> Collection of audio data must align with lawful purpose and must be consistent with Council CCTV and current recordkeeping policy. Accordingly, the following principles will apply to the assessment of any proposal for enabling of audio data collection at an existing or proposed CCTV installation location:

- Audio data may only be collected for a *lawful purpose* directly related to a function or activity of Council.<sup>9</sup>
- persons who may be captured by the audio data collection enabled CCTV installation, and therefore from whom *information* is collected, **must be made aware** of the purpose of the audio data collection and must be informed of any law authorising the audio data collection and to whom the information may be disclosed.<sup>10</sup> **Appropriate signage must be installed in the subject location** in accordance with Council's CCTV procedure.<sup>11</sup>
- Council will take all reasonable steps to ensure that personal information that is collected via enabling of audio data in conjunction with any CCTV installation is *relevant* to the purpose for which

<sup>4</sup> See especially *Invasion of Privacy Act 1971* (Qld) s 43.

<sup>5</sup> See *Public Records Act 2023* (Qld) s 9 defines "public record" as information recorded on, in or by using any medium that is made, received or kept in the course of another public authority carrying out activities for a purpose of the authority, including the exercise of its statutory, administrative or other public responsibilities; and that evidences the activities, affairs or business of the authority.

<sup>6</sup> See *Public Records Act 2023* (Qld) ss 11, 13, 14, 15.

<sup>7</sup> See *Right to Information Act 2009* (Qld) s 23.

<sup>8</sup> See *Information Privacy Act 2009* (Qld) s 27.

<sup>9</sup> See *Information Privacy Act 2009* (Qld) sch 3 s 3 – QPP 3. See also *Closed-Circuit Television (CCTV) System Policy* (MSC) s 3.7.

<sup>10</sup> See *Information Privacy Act 2009* (Qld) sch 3 s 5 – QPP 5.

<sup>11</sup> See *Closed-Circuit Television (CCTV) System Procedure* (MSC) s 3.3.

## Audio Data Collection Policy (CCTV)

it is collected.<sup>12</sup> The personal affairs of an individual must not be unlawfully or unreasonably intruded upon.<sup>13</sup>

- Council will comply with all lawful requirements for use, secure storage, access to and disposal of all information collected from an audio enabled CCTV installation.<sup>14</sup>

### 3.3 APPROVAL

- Enabling of audio data collection will not be considered for a subject location which is not associated with a CCTV installation.
- Any proposal for enabling of CCTV audio data collection will be subject to assessment and approval by Council's Chief Executive Officer or delegated officer with approval issued via emailed authorisation.
- All proposal submissions for enabling of CCTV audio data collection must be accompanied by a report clearly articulating the *identified purpose* and *justification* for the enablement and how the enablement meets the objectives of Council's CCTV policy.
- Where enabling of CCTV audio data collection is approved, the approval will be communicated to the Manager Information Systems & Governance, who will oversee the implementation.

### 3.4 APPROVAL CONDITIONS

- Approval for enabling of CCTV audio data collection will be subject to the requirements of Council's CCTV policy;
- Approval for CCTV audio data collection will be subject to regular and at minimum, an annual assessment of the necessity for continued data collection. Such assessment will include consideration of all points listed in section 3.1 of this policy. Audio data collection will remain enabled for a CCTV installation location only for the period of time deemed to be necessary to fulfil the original declared and approved purpose;
- CCTV audio data collected must be used only for the originally approved purpose and no other purpose whatsoever.
- Approval for enabling of CCTV audio data collection will be subject to strict adherence to the principles outlined in section 3.2 of this policy.

## 4. REPORTING

Council will maintain a schedule of current audio enabled CCTV sites in accordance with section 3.1 of Council's *Closed-Circuit Television (CCTV) System Procedure*.

## 5. DEFINITIONS

**CCTV System** – means the totality of arrangements for closed-circuit television including, but not limited to, the technological system, staff and operational procedures.

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

<sup>12</sup> See *Information Privacy Act 2009* (Qld) sch 3 s 3 – QPP 3.

<sup>13</sup> See *Human Rights Act 2019* (Qld) s 25(a). See also s 58(1)—decision making implication.

<sup>14</sup> See *Information Privacy Act 2009* (Qld) sch 3 s 6, 11, 12 – QPP 6, QPP 11 and QPP 12. See also *Closed-Circuit Television (CCTV) System Policy* (MSC) s 3.8. See also *Closed-Circuit Television (CCTV) System Procedure* (MSC) ss 3.2.1-3.2.4. See also *Records Management Policy* (MSC) ss 3.2, 3.3.3.

Audio Data Collection Policy (CCTV)
-------------------------------------

**Personal Information** – means information or an opinion about an identified individual or an individual who is reasonably identifiable from the information or opinion—

(a) whether the information or opinion is true or not; and

(b) whether the information or opinion is recorded in a material form or not.<sup>15</sup>

Information may include an audio and/or video recording.

**Private conversation** – means any words spoken by one person to another person in circumstances that indicate that those persons desire the words to be heard or listened to only by themselves or that indicate that either of those persons desires the words to be heard or listened to only by themselves and by some other person, but does not include words spoken by one person to another person in circumstances in which either of those persons ought reasonably to expect the words may be overheard, recorded, monitored or listened to by some other person, not being a person who has the consent, express or implied, of either of those persons to do so.<sup>16</sup>

## 6. RELATED DOCUMENTS AND REFERENCES

---

*Administrative Access Scheme Policy* (MSC)

*Closed-Circuit Television (CCTV) System Policy* (MSC)

*Closed-Circuit Television (CCTV) System Procedure* (MSC)

*Human Rights Act 2019* (Qld)

*Information Privacy Act 2009* (Qld)

*Invasion of Privacy Act 1971* (Qld)

*Public Records Act 2023* (Qld)

*Records Management Policy* (MSC)

*Right to Information Act 2009* (Qld)

## 7. REVIEW

---

It is the responsibility of the Manager Information Systems & Governance to monitor the adequacy of this policy and implement and approve appropriate changes. This policy will be formally reviewed every two (2) years or as required by Council.

---

<sup>15</sup> See *Information Privacy Act 2009* (Qld) s 12

<sup>16</sup> See *Invasion of Privacy Act 1971* (Qld) s 4.



## Body Worn Camera Policy

Policy Type	Governance Policy	Version:	5.0
Responsible Officer	Manager Information Systems & Governance	Date Approved:	18/03/2026
Review Officer:	Director Corporate & Community Services	Review Due:	18/02/2030
Author:	Manager Information Systems & Governance	Commencement:	18/03/2026

### 1. PURPOSE

To declare a principled approach to the implementation and operation of Body Worn Cameras (BWC) used by Mareeba Shire Council ("Council") officers and to ensure that any audio/video recording data captured is used lawfully.

### 2. SCOPE

This policy applies across Council to all persons employed or otherwise engaged by Council who may use BWC devices and/or the Digital Evidence Management Software (DEMS) and to the subsequent management of any recordings (data) captured by BWC devices.

This policy does not apply to the administration and operation of:

- fixed CCTV systems;
- Covert camera surveillance devices deployed for investigative purposes, e.g., gathering of evidence for enforcement of a Local Law.

### 3. POLICY STATEMENT

The purpose for use of BWC is to assist in protecting the safety of Council employees and the public, discourage aggressive and abusive behaviour and capture evidence where required to investigate complaints.

The policy sets out the purpose for use of BWC, what information will be recorded, under what circumstances, who will have access to recorded information and how this information will be stored and disposed of.

Council may at its sole discretion, on a case-by-case basis, alter the manner in which this policy or any associated procedure is implemented to ensure it suits the particular circumstances of the case.

### 4. PRINCIPLES

Authorised persons (Council officers) who, as part of their normal duties, are responsible for engaging in compliance and enforcement activities, may utilise BWC. The use of these BWC devices in the context of work duties is intended to:

- Assist in the lawful collection of evidence for actual or suspected breaches of legislation, including Council local laws.
- Maintain and improve community safety.
- Mitigate identified risks to the health, safety and welfare of Council officers in the execution of their duties.

## Body Worn Camera Policy

- Provide a record of the interaction between an officer and a potential complainant in situations that may result in an allegation of inappropriate behaviour or other complaint.
- Assist in the investigation of allegations of inappropriate conduct by officers.

The BWC will not be used as a tool to assist in the ad-hoc monitoring of Council employees.

### **5. RESPONSIBILITIES**

---

#### **5.1 TRAINING**

All Council officers required to operate a BWC will receive training in the use of BWC including:

- Practical use of equipment.
- Operational guidance, e.g. when to commence and cease recording.
- Legal implications of BWC use.

#### **5.2 EQUIPMENT SECURITY**

BWC devices will be held at a secure location when not in use and will be issued to individual officers, who will be responsible for the correct operation and security of the device whilst in their possession.

The loss or theft of any BWC is to be immediately reported to the relevant responsible Council officer so that an investigation can be undertaken to minimise loss, particularly the loss of any recordings containing Personal Information remaining on the BWC device.

#### **5.3 USE PROTOCOLS**

BWC devices will only be used by on-duty officers wearing Council uniform or clearly displaying formal Council identification.

BWC devices will be used in an overt manner and worn on a prominent location on the officer's body, uniform, or clothing, and in a manner that maximises the camera's ability to capture video footage of the officer's activities.

Council officers may use a BWC while conducting duties only in so far as is reasonable and necessary under the circumstances in order to capture evidence relevant to their duties as applies to the circumstance or incident at hand. Use of a BWC device should seek to minimise collateral intrusion to persons not involved in the incident at hand.

Where reasonably practicable and where it would not potentially exacerbate the situation, raise tensions and adversely impact the gathering of evidence, officers will give notice to any person (or group of persons) likely to be captured in the field of view that the BWC is switched on and actively recording. Where the decision is made not to give notice, the officer may be required to justify that decision.

BWC recording should continue uninterrupted from the commencement of an incident until the conclusion of that incident. Where possible, the officer should continue recording for a short period after any incident to clearly demonstrate that the incident has concluded. The present circumstances of a given incident may make it necessary for the officer to consider the necessity for continuing to record throughout the entirety of the incident.

## Body Worn Camera Policy

If questioned by any person being captured by a BWC, the officer must confirm to the enquirer that they are subject to being captured by the recording and be prepared to answer questions as to the security of the recorded data.

### 5.4 DATA MANAGEMENT, USE AND DISCLOSURE

Recordings (data) must not be deleted from the BWC by the officer in the field. All BWC recordings captured must be retained for assessment and classification. BWC recordings will be downloaded from the BWC for storage on Council's DEMS as soon as practicable upon return from the field, and subsequently deleted from the relevant BWC.

All recordings will initially be classified as 'non-evidential' and stored for a period of 180 days, before being permanently deleted. In doing so Council will observe established authoritative guidelines to reduce the personal information holdings it maintains to, in turn, reduce the likelihood of misuse, loss and unauthorised access, modification or disclosure.<sup>1</sup> If, at any time during the initial 180-day period, a recording is used as part of any internal or external investigation process or relates to the issuance of any form of compliance documentation, the relevant recording will be re-classified as per the Queensland State Archives Retention and Disposal Schedules and subsequently managed in accordance with Council's *Records Management Policy*.

BWC recordings will, upon request, be made accessible as soon as practicable to Queensland Police Service (QPS) and other law enforcement agencies where it is deemed 'reasonably necessary' for a law enforcement activity. Council response to requests from external law enforcement agencies seeking access to recordings will have regard to a properly documented process for release.<sup>2</sup> In such circumstances, the relevant released recording will be re-classified accordingly.

Any person may request access to BWC footage under relevant information access legislation.<sup>3</sup>

### 5.5 AUTHORISED PERSONS

The following Council staff are authorised to administer the use and operation of BWC devices, and subsequently manage the records stored in Council's DEMS, including the delegation of applicable permissions to relevant operational personnel:

- Manager Information Systems & Governance

## 6. DEFINITIONS

**Authorised Person** – means a person who:

- 1) Is an employee of Council; and
- 2) Has the competencies that the chief executive officer considers are necessary to perform the duties and responsibilities that are required under this policy.<sup>4</sup>

<sup>1</sup> See generally Office of the Information Commissioner, 'Camera Surveillance and Privacy' (Web Page, 1 July 2025) <<https://www.oic.qld.gov.au/guidelines/for-government/guidelines-privacy-principles/collection/camera-surveillance-and-privacy>>.

<sup>2</sup> See *Closed-Circuit Television (CCTV) System Procedure* (MSC) s 3.2.1.

<sup>3</sup> See *Right to Information Act 2009* (Qld) ss 3, 23.

<sup>4</sup> See also *Local Government Act 2009* (Qld) s 202.

Body Worn Camera 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.

**Incident** – means an event:

- of engagement with a member of the public during which, in the opinion of the officer, there exists a future potential for matters to become, confrontational.
- during which an officer is presently being approached by a member of the public in a manner perceived by the officer as aggressive, threatening, or confrontational.
- during which an officer is witnessing behaviour that they believe constitutes an offence as prescribed under Council’s Local Laws or other applicable legislation.
- during which an officer feels they may be required to further substantiate their actions or decisions, or the manner of interaction with a member of the public in a future subsequent investigation.

**Officer** – means an employee of Council.

**Personal Information** – means information or an opinion about an identified individual or an individual who is reasonably identifiable from the information or opinion—

- (a) whether the information or opinion is true or not; and
- (b) whether the information or opinion is recorded in a material form or not.<sup>5</sup>

**Recording** – means image and audio data captured by a BWC device.

**7. RELATED DOCUMENTS AND REFERENCES**

---

- *Closed-Circuit Television (CCTV) System Procedure* (MSC)
- *Code of Conduct* (MSC)
- *Information Systems Access Policy* (MSC)
- *Information Privacy Act 2009* (Qld)
- *Public Records Act 2023* (Qld)
- *Records Management Policy* (MSC)
- *Right to Information Act 2009* (Qld)

**8. REVIEW**

---

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

---

<sup>5</sup> See *Information Privacy Act 2009* (Qld) s 12.



**8.4 FINANCIAL STATEMENTS PERIOD ENDING 28 FEBRUARY 2026**

**Date Prepared:** 4 March 2026  
**Author:** Manager Finance  
**Attachments:** 1. [Financial Statements - February 2026](#)

**EXECUTIVE SUMMARY**

The purpose of this report is to provide Council with an overview of financial matters for the period 1 July 2025 to 28 February 2026.

**RECOMMENDATION**

That Council receives the Financial Report for the period ending 28 February 2026.

**BACKGROUND**

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

For the period ending 28 February 2026, the actual results are in line with the year-to-date budget. There are no issues or concerns to discuss or highlight at this stage.

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

<i>February 2026 – Snapshot</i>	Actuals YTD	Budget YTD
Council Operating Income	\$ 57,165,364	50,785,548
Council Operating Expenditure	\$ 38,391,057	36,260,026
<b>Council Operating Surplus/(Deficit)</b>	<b>\$ 18,774,307</b>	<b>14,525,522</b>
Disaster Recovery Funding Arrangement - Surplus/(Deficit)	\$ 6,243,809	-
<b>Total Operating Surplus/(Deficit)</b>	<b>\$ 25,018,116</b>	<b>14,525,522</b>
Total Capital Income	\$ 16,333,084	-

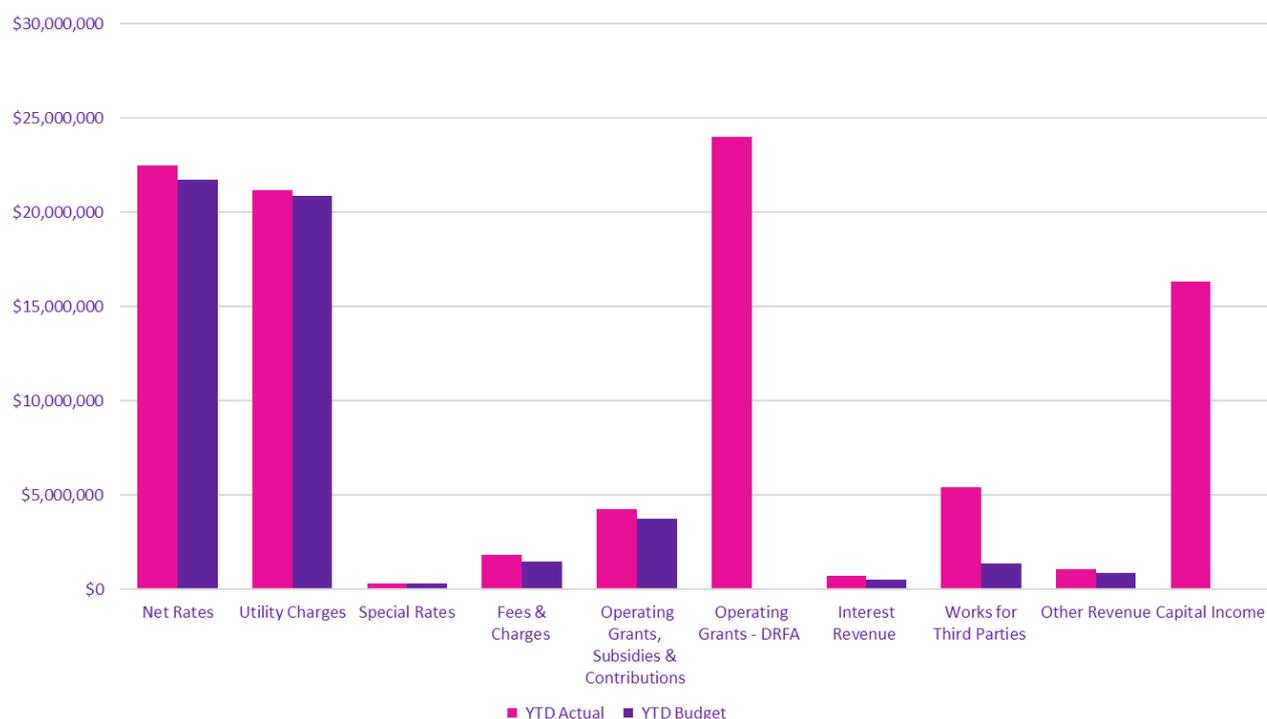
The current operating surplus is a result of rate notices being issued for the period January to June 2026, reflecting the full annual income from rates up to 30 June and this will normalise by year end.

Income Analysis

Total income for the period ending 28 February 2026 is **\$97,508,393** (which includes \$16,333,084 in capital income and \$24,009,945 in Disaster Recovery Funding Arrangements (DRFA) income) compared to the year-to-date budget of **\$50,785,548**. 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 adopted.

The following graph shows actual income against budget for the period ending 28 February 2026:

**Actual Income V Budget Income**



<i>Income</i>	<b>Actuals YTD</b>	<b>Budget YTD</b>	<b>Note</b>
Net Rates	\$ 22,470,901	21,710,468	<b>1</b>
Utility Charges	\$ 21,170,296	20,838,127	<b>1</b>
Special Rates	\$ 292,685	325,982	<b>1</b>
Fees & Charges	\$ 1,829,756	1,447,166	<b>2</b>
Operating Grants, Subsidies & Contributions	\$ 4,234,781	3,718,971	<b>3</b>
Operating Grants - DRFA	\$ 24,009,945	-	<b>4</b>
Interest Revenue	\$ 699,012	498,666	
Works for Third Parties	\$ 5,388,215	1,360,000	<b>5</b>
Other Revenue	\$ 1,079,718	886,168	<b>6</b>
Capital Income	\$ 16,333,084	-	<b>7</b>
<b>Total Income</b>	<b>\$ 97,508,393</b>	<b>50,785,548</b>	

Notes:

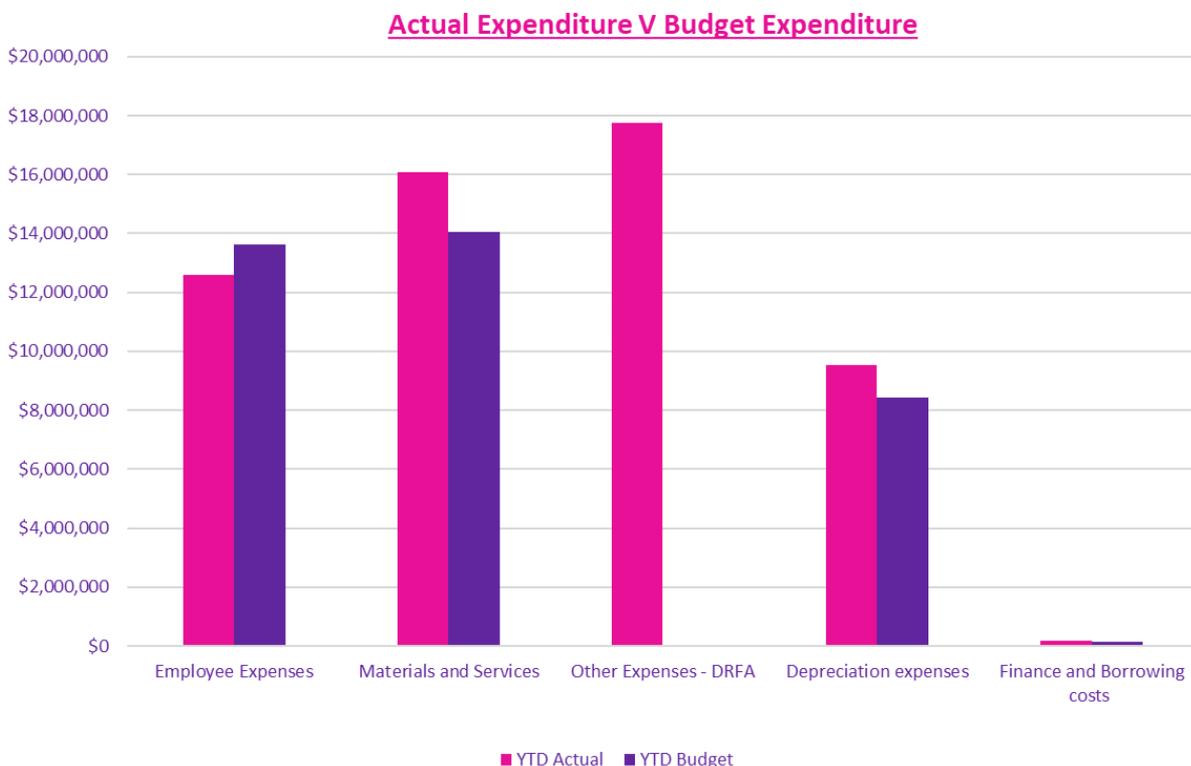
1. The rates notices for the half year ending 30 June 2026 were issued on 9 February with a discount date of 13 March. The favourable variance in net rates relates to the rates discount which is only recorded when rate payments are made. As more rate payments are received before the discount date this variance will reduce.

2. Revenue from local laws, building and plumbing applications and cemeteries are trending higher than budget.
3. Due to the discretionary nature of grant funding, it is unknown what funds are available when the budget is prepared. The budgeted grant funding are all in line with expectations.
4. Disaster Recovery Funding Arrangements (DRFA) restoration works is revenue that is not budgeted for and expenditure will offset this revenue. DRFA generally has a net-zero impact on Council’s finances.
5. 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.
6. Rental income has exceeded the annual budget for Aerodrome leases due to the early receipt of annual lease income.
7. Capital income represents interest on constrained works, capital grants and developer contributions received.

Expenditure Analysis

Total expenses for the period ending 28 February 2026 amount to **\$56,157,193**, compared to the year-to-date budget of **\$36,260,026**.

The graph below shows actual expenditure against budget for the period ending 28 February 2026.



<i>Expenses</i>		<b>Actual YTD</b>	<b>Budget YTD</b>	<b>Note</b>
Employee Expenses	\$	12,608,753	13,623,090	<b>1</b>
Materials and Services	\$	16,085,915	14,065,152	<b>2</b>
Other Expenses - DRFA	\$	17,766,136	-	<b>3</b>
Depreciation Expenses	\$	9,516,716	8,430,467	<b>4</b>
Finance and Borrowing Costs	\$	179,673	141,317	<b>5</b>
<b>Total Expenses</b>	<b>\$</b>	<b>56,157,193</b>	<b>36,260,026</b>	

Notes:

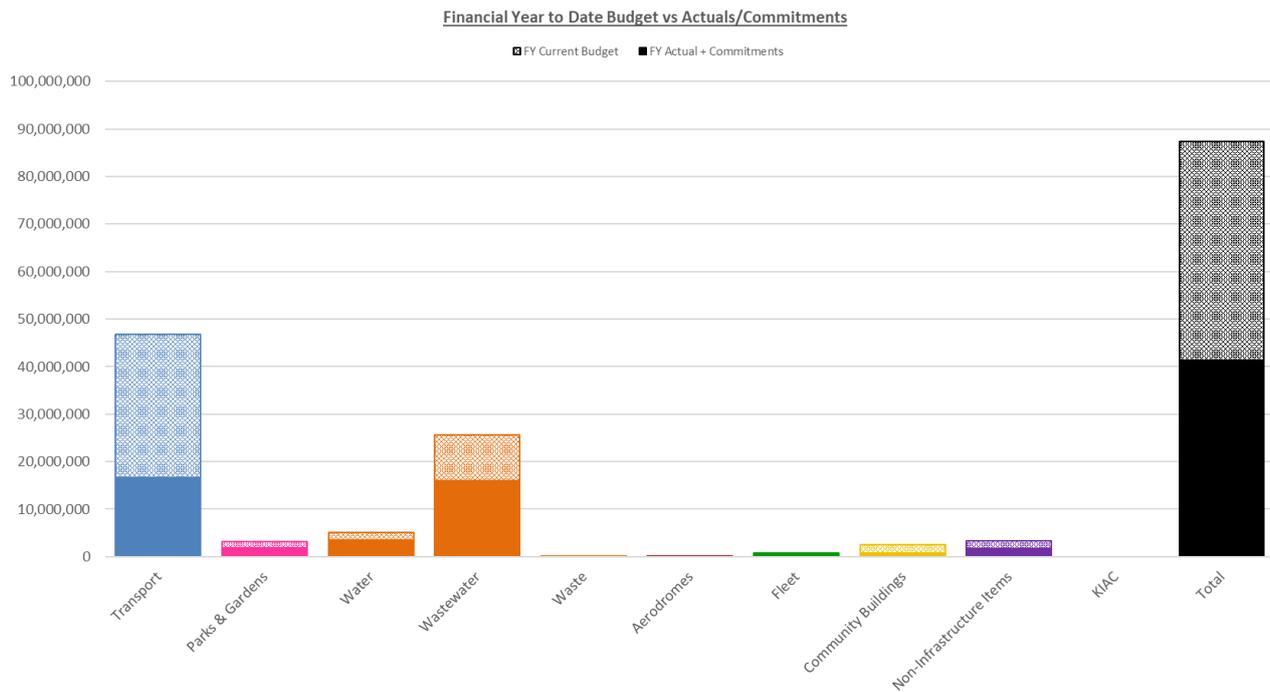
1. There are no significant issues in employee expenses identified. The variance in employee expenses is due to a timing issue between fortnightly pay processing and report preparation, vacancies and staff working on capital projects.
2. The majority of the variance in materials and services is due to expenditure on unbudgeted third party works and the RMPC.
3. Expenditure incurred for the DRFA restoration works are not budgeted for. This expenditure will be offset against income.
4. Actual depreciation is higher than budget due valuation movements (road assets) and new capitalisations since the budget was adopted. Depreciation adjustments will be undertaken 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 February, a total of **\$26,926** has been spent on repairs and maintenance due to vandalism. These costs are not budgeted and include employee expenses as well as materials and services.

Capital Expenditure

Total capital expenditure of **\$41,350,700** (including commitments) has been incurred for the period ending 28 February 2026, against the revised 2025/26 annual capital budget of **\$87,323,684**.



Loan Borrowings

Council's loan balance is **\$5,885,371** as at 28 February 2026.

Rates and Charges

The total rates and charges receivable as at 28 February 2026 are **\$18,143,828** which is broken down as follows:

Status	February 2026		February 2025	
	No. of properties	Amount	No. of properties	Amount
Valueless Land	3	\$18,794	3	\$19,444
Payment Arrangement	117	\$168,212	55	\$99,343
Collection House	263	\$1,776,006	247	\$1,465,546
Exhausted – Awaiting Sale of Land	8	\$455,385	8	\$64,253
Exhausted – Mining Leases	10	\$1,023,358	10	\$890,064
Sale of Land	-	-	14	\$202,261
Other (includes current rates)	6,469	\$14,702,073	8,436	\$17,829,304
<b>TOTAL</b>	<b>6,870</b>	<b>\$18,143,828</b>	<b>8,773</b>	<b>\$20,570,215</b>

The Rate Notices for the period ending 30 June 2026 were issued on 9 February 2026 with the discount (due) date being 13 March 2026.

Collection House collected **\$94,627** for the month of February 2026.

Sundry Debtors

The total outstanding for Sundry Debtors as at 28 February 2026 was **\$680,720** which is made up of the following:

Current	30 days	60 days	90 + days
\$153,626	\$10,668	\$4,226	\$512,200
22.57%	1.57%	0.62%	75.24%

One invoice for \$501,934 is over 90 days old. It is the final claim for DRFA third-party works, which usually takes longer to pay because of audit checks.

Procurement

There were no emergency purchase orders for the month of February 2026.

**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**

<b>Consolidated</b>			
	<b>Actual YTD</b>	<b>Budget YTD</b>	<b>2025/26 Budget</b>
<b>Revenue</b>			
Rates and utility charges	45,762,521	45,337,076	45,337,076
Less Discounts and Pensioner Remissions	(1,828,639)	(2,462,499)	(2,462,499)
<b>Net Rates and Utility Charges</b>	<b>43,933,882</b>	<b>42,874,577</b>	<b>42,874,577</b>
Fees and Charges	1,829,756	1,447,166	2,025,000
Operating Grants and Subsidies	4,175,683	3,664,971	9,220,544
Operating Grants and Subsidies - DRFA	24,009,945	-	-
Operating Contributions	59,098	54,000	174,000
Interest Revenue	699,012	498,666	748,000
Works for Third Parties	5,388,215	1,360,000	2,040,000
Other Revenue	1,079,718	886,168	1,338,565
<b>Total Operating Revenue</b>	<b>81,175,309</b>	<b>50,785,548</b>	<b>58,420,686</b>
<b>Expenditure</b>			
Employee Expenses	12,608,753	13,623,090	20,543,816
Materials and Services	16,085,915	14,065,152	20,206,091
Other Expenses - DRFA	17,766,136	-	-
Depreciation expense	9,516,716	8,430,467	12,645,712
Finance and Borrowing costs	179,673	141,317	234,952
<b>Total Operating Expenses</b>	<b>56,157,193</b>	<b>36,260,026</b>	<b>53,630,571</b>
<b>Operating Surplus/(Deficit)</b>	<b>25,018,116</b>	<b>14,525,522</b>	<b>4,790,115</b>
<b>Capital Income</b>			
Capital Contributions	621,837	-	-
Capital Grants and Subsidies	19,009,025	-	15,642,392
Capital Income Other	-	-	-
Interest on Contributions/Reserves	1,555,193	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	(4,852,971)	-	180,000
<b>Total Capital Income</b>	<b>16,333,084</b>	<b>-</b>	<b>15,822,392</b>
<b>Net Result</b>	<b>41,351,200</b>	<b>14,525,522</b>	<b>20,612,507</b>

**Budgeted Income Statement by Fund 2025/26 Budget**

<b>General</b>			
	<b>Actual YTD</b>	<b>Budget YTD</b>	<b>2025/26 Budget</b>
<b>Revenue</b>			
Rates and utility charges	24,434,749	24,343,570	24,343,570
Less Discounts and Pensioner Remissions	(1,828,639)	(2,460,549)	(2,460,549)
<b>Net Rates and Utility Charges</b>	<b>22,606,110</b>	<b>21,883,021</b>	<b>21,883,021</b>
Fees and Charges	1,164,700	938,833	1,262,500
Operating Grants and Subsidies	3,856,288	3,540,081	8,925,394
Operating Contributions	-	-	-
Interest Revenue	329,400	345,333	518,000
Works for Third Parties	5,353,993	1,360,000	2,040,000
Other Revenue	953,900	744,168	1,141,565
<b>Total Operating Revenue</b>	<b>34,264,391</b>	<b>28,811,436</b>	<b>35,770,480</b>
<b>Expenditure</b>			
Employee Expenses	11,274,622	11,993,884	18,086,687
Materials and Services	8,820,864	6,233,620	8,635,678
Depreciation expense	6,635,519	5,822,377	8,733,577
Finance and Borrowing costs	117,700	95,361	143,041
<b>Total Operating Expenses</b>	<b>26,848,705</b>	<b>24,145,242</b>	<b>35,598,983</b>
<b>Operating Surplus/(Deficit)</b>	<b>7,415,686</b>	<b>4,666,194</b>	<b>171,497</b>
<b>Capital Income</b>			
Capital Contributions	621,473	-	-
Capital Grants and Subsidies	7,027,180	-	12,478,691
Capital Income Other	-	-	-
Interest on Contributions/Reserves	1,254,698	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	(4,452,534)	-	180,000
<b>Total Capital Income</b>	<b>4,450,817</b>	<b>-</b>	<b>12,658,691</b>
<b>Net Result</b>	<b>11,866,503</b>	<b>4,666,194</b>	<b>12,830,188</b>

**Budgeted Income Statement by Fund 2025/26 Budget**

<b>Disaster Recovery Funding</b>			
	<b>Actual YTD</b>	<b>Budget YTD</b>	<b>2025/26 Budget</b>
<b>Revenue</b>			
Rates and utility charges	-	-	-
Less Discounts and Pensioner Remissions	-	-	-
<b>Net Rates and Utility Charges</b>	-	-	-
Fees and Charges	-	-	-
Operating Grants and Subsidies	24,009,945	-	-
Operating Contributions	-	-	-
Interest Revenue	-	-	-
Works for Third Parties	-	-	-
Other Revenue	-	-	-
<b>Total Operating Revenue</b>	<b>24,009,945</b>	-	-
<b>Expenditure</b>			
Employee Expenses	301,830	-	-
Materials and Services	17,464,306	-	-
Depreciation expense	-	-	-
Finance and Borrowing costs	-	-	-
<b>Total Operating Expenses</b>	<b>17,766,136</b>	-	-
<b>Operating Surplus/(Deficit)</b>	<b>6,243,809</b>	-	-
<b>Capital Income</b>			
Capital Contributions	-	-	-
Capital Grants and Subsidies	4,866,949	-	-
Capital Income Other	-	-	-
Interest on Contributions/Reserves	-	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
<b>Total Capital Income</b>	<b>4,866,949</b>	-	-
<b>Net Result</b>	<b>11,110,758</b>	-	-

**Budgeted Income Statement by Fund 2025/26 Budget**

<b>Waste</b>			
	<b>Actual YTD</b>	<b>Budget YTD</b>	<b>2025/26 Budget</b>
<b>Revenue</b>			
Rates and utility charges	5,124,741	5,064,507	5,064,507
Less Discounts and Pensioner Remissions	-	-	-
<b>Net Rates and Utility Charges</b>	<b>5,124,741</b>	<b>5,064,507</b>	<b>5,064,507</b>
Fees and Charges	490,492	402,333	603,500
Operating Grants and Subsidies	313,640	124,890	208,150
Operating Contributions	59,098	54,000	54,000
Interest Revenue	101,225	53,333	80,000
Works for Third Parties	17,971	-	-
Other Revenue	94,640	110,000	165,000
<b>Total Operating Revenue</b>	<b>6,201,807</b>	<b>5,809,063</b>	<b>6,175,157</b>
<b>Expenditure</b>			
Employee Expenses	78,472	117,729	177,117
Materials and Services	3,056,364	4,055,153	6,056,398
Depreciation expense	162,010	160,711	241,066
Finance and Borrowing costs	-	-	-
<b>Total Operating Expenses</b>	<b>3,296,846</b>	<b>4,333,593</b>	<b>6,474,581</b>
<b>Operating Surplus/(Deficit)</b>	<b>2,904,961</b>	<b>1,475,470</b>	<b>(299,424)</b>
<b>Capital Income</b>			
Capital Contributions	-	-	-
Capital Grants and Subsidies	-	-	-
Capital Income Other	-	-	-
Interest on Contributions/Reserves	90,204	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
<b>Total Capital Income</b>	<b>90,204</b>	<b>-</b>	<b>-</b>
<b>Net Result</b>	<b>2,995,165</b>	<b>1,475,470</b>	<b>(299,424)</b>

**Budgeted Income Statement by Fund 2025/26 Budget**

<b>Wastewater</b>			
	<b>Actual YTD</b>	<b>Budget YTD</b>	<b>2025/26 Budget</b>
<b>Revenue</b>			
Rates and utility charges	6,827,420	6,736,656	6,736,656
Less Discounts and Pensioner Remissions	-	-	-
<b>Net Rates and Utility Charges</b>	<b>6,827,420</b>	<b>6,736,656</b>	<b>6,736,656</b>
Fees and Charges	84,646	50,667	76,000
Operating Grants and Subsidies	-	-	-
Operating Contributions	-	-	-
Interest Revenue	106,938	66,667	100,000
Works for Third Parties	11,043	-	-
Other Revenue	-	-	-
<b>Total Operating Revenue</b>	<b>7,030,047</b>	<b>6,853,990</b>	<b>6,912,656</b>
<b>Expenditure</b>			
Employee Expenses	453,738	503,840	758,043
Materials and Services	1,479,142	1,371,095	1,999,376
Depreciation expense	1,406,373	1,314,441	1,971,662
Finance and Borrowing costs	61,973	45,956	91,911
<b>Total Operating Expenses</b>	<b>3,401,226</b>	<b>3,235,332</b>	<b>4,820,992</b>
<b>Operating Surplus/(Deficit)</b>	<b>3,628,821</b>	<b>3,618,658</b>	<b>2,091,664</b>
<b>Capital Income</b>			
Capital Contributions	364	-	-
Capital Grants and Subsidies	5,963,756	-	1,949,000
Capital Income Other	-	-	-
Interest on Contributions/Reserves	137,761	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	(239,521)	-	-
<b>Total Capital Income</b>	<b>5,862,360</b>	<b>-</b>	<b>1,949,000</b>
<b>Net Result</b>	<b>9,491,181</b>	<b>3,618,658</b>	<b>4,040,664</b>

**Budgeted Income Statement by Fund 2025/26 Budget**

<b>Water</b>			
	<b>Actual YTD</b>	<b>Budget YTD</b>	<b>2025/26 Budget</b>
<b>Revenue</b>			
Rates and utility charges	9,219,660	9,036,964	9,036,964
Less Discounts and Pensioner Remissions	-	-	-
<b>Net Rates and Utility Charges</b>	<b>9,219,660</b>	<b>9,036,964</b>	<b>9,036,964</b>
Fees and Charges	89,918	55,333	83,000
Operating Grants and Subsidies	5,755	-	87,000
Operating Contributions	-	-	-
Interest Revenue	108,710	33,333	50,000
Works for Third Parties	5,208	-	-
Other Revenue	31,178	32,000	32,000
<b>Total Operating Revenue</b>	<b>9,460,429</b>	<b>9,157,630</b>	<b>9,288,964</b>
<b>Expenditure</b>			
Employee Expenses	801,921	1,007,637	1,521,969
Materials and Services	2,683,194	2,326,051	3,415,789
Depreciation expense	1,266,665	1,090,235	1,635,352
Finance and Borrowing costs	-	-	-
<b>Total Operating Expenses</b>	<b>4,751,780</b>	<b>4,423,923</b>	<b>6,573,110</b>
<b>Operating Surplus/(Deficit)</b>	<b>4,708,649</b>	<b>4,733,707</b>	<b>2,715,854</b>
<b>Capital Income</b>			
Capital Contributions	-	-	-
Capital Grants and Subsidies	1,151,140	-	1,214,701
Capital Income Other	-	-	-
Interest on Contributions/Reserves	58,743	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	(160,916)	-	-
<b>Total Capital Income</b>	<b>1,048,967</b>	<b>-</b>	<b>1,214,701</b>
<b>Net Result</b>	<b>5,757,616</b>	<b>4,733,707</b>	<b>3,930,555</b>

**Budgeted Income Statement by Fund 2025/26 Budget**

<b>Benefited Area</b>			
	<b>Actual YTD</b>	<b>Budget YTD</b>	<b>2025/26 Budget</b>
<b>Revenue</b>			
Rates and utility charges	155,951	155,379	155,379
Less Discounts and Pensioner Remissions	-	(1,950)	(1,950)
<b>Net Rates and Utility Charges</b>	<b>155,951</b>	<b>153,429</b>	<b>153,429</b>
Fees and Charges	-	-	-
Operating Grants and Subsidies	-	-	-
Operating Contributions	-	-	120,000
Interest Revenue	52,739	-	-
Works for Third Parties	-	-	-
Other Revenue	-	-	-
<b>Total Operating Revenue</b>	<b>208,690</b>	<b>153,429</b>	<b>273,429</b>
<b>Expenditure</b>			
Employee Expenses	-	-	-
Materials and Services	46,351	79,233	98,850
Depreciation expense	46,149	42,703	64,055
Finance and Borrowing costs	-	-	-
<b>Total Operating Expenses</b>	<b>92,500</b>	<b>121,936</b>	<b>162,905</b>
<b>Operating Surplus/(Deficit)</b>	<b>116,190</b>	<b>31,493</b>	<b>110,524</b>
<b>Capital Income</b>			
Capital Contributions	-	-	-
Capital Grants and Subsidies	-	-	-
Capital Income Other	-	-	-
Interest on Contributions/Reserves	13,787	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
<b>Total Capital Income</b>	<b>13,787</b>	<b>-</b>	<b>-</b>
<b>Net Result</b>	<b>129,977</b>	<b>31,493</b>	<b>110,524</b>



**8.5 ENVIRONMENTAL HEALTH AND LOCAL LAW FEES AND CHARGES 2026/27**

**Date Prepared:** 5 March 2026

**Author:** Manager Customer and Community Services

**Attachments:** 1. Fees and Charges - Environmental Health, Local Laws, Animal Management 26-27 [↓](#)

---

**EXECUTIVE SUMMARY**

This report presents the proposed fees and charges for the following service areas for consideration and adoption - Animal, Environmental Health and Local Laws. The proposed 2026/27 fees and charges for each service area are attached.

**RECOMMENDATION**

That Council adopt the 2026/27 fees and charges in the schedule attached to this report for Animal Management, Local Laws, and Environmental Health.

**BACKGROUND**

The proposed increase in fees for the 2026/27 financial year reflect the general increase in CPI over the last 12 months and takes into account the time and materials used to deliver services.

To remain in line with the Council's long term financial goal, a general increase of 3.5% has been applied to all fees and charges in the Animal Management, Environmental Health and Local Laws area. Council understands the cost-of-living pressures that the public is facing, and the increase was kept as low as possible.

**FINANCIAL AND RESOURCE IMPLICATIONS*****Capital***

Nil

***Operating***

Revenue from fees and charges assist with funding the cost of delivering environmental health, local law and animal management services, but do not cover the full cost of these services.

***Is the expenditure noted above included in the current budget?***

The adopted fees and charges will be included in the 2026/27 budget.

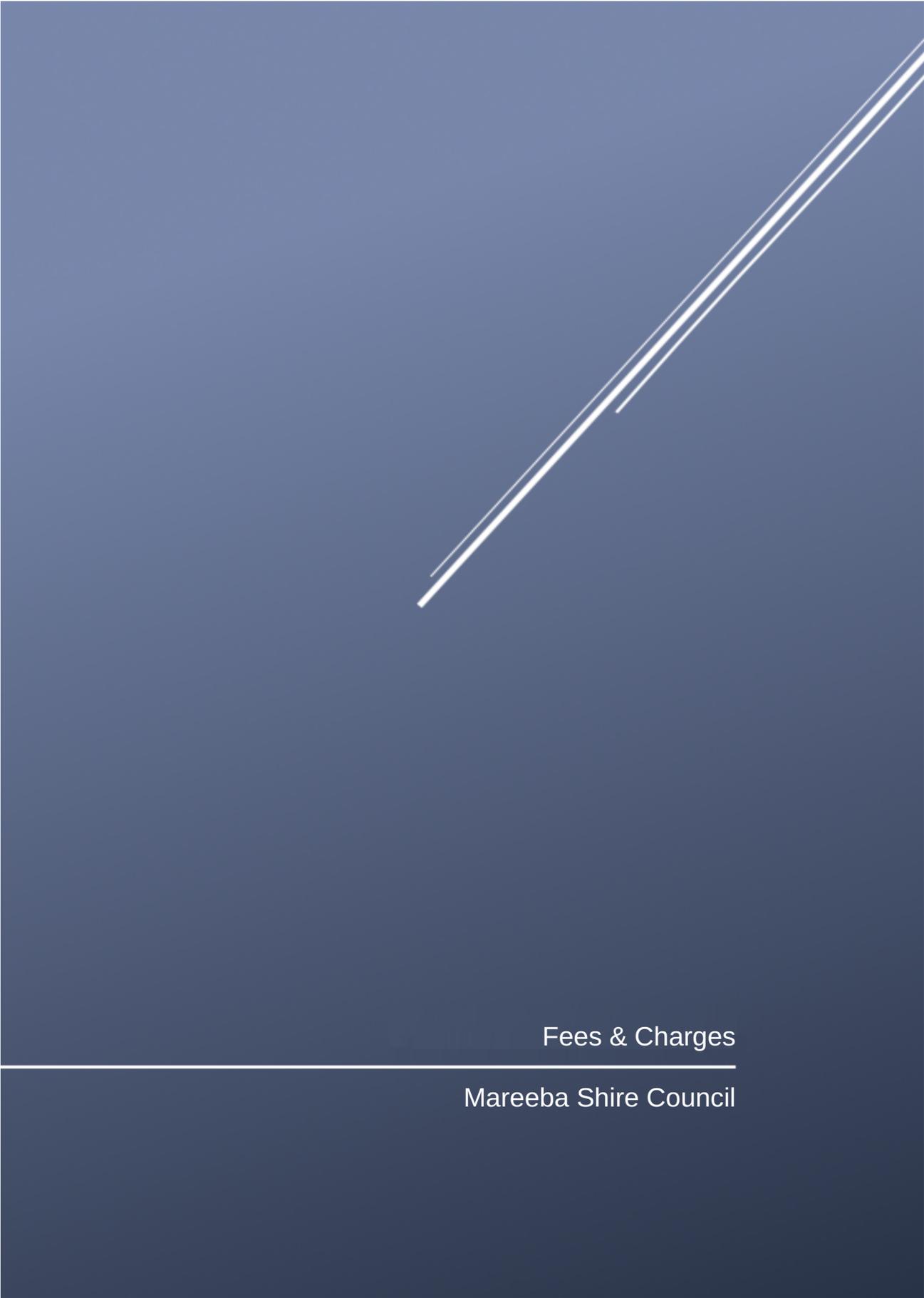
**LINK TO CORPORATE PLAN**

**Financial Sustainability:** A council that continuously operates in a cost-effective manner while managing council's assets and reserves to ensure a sustainable future.

**Governance:** Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance while delivering affordable levels of identified services within the Shire.

**IMPLEMENTATION/COMMUNICATION**

The adopted fees and charges for 2026/27 will be available on the Council website and included in media communications.



Fees & Charges

---

Mareeba Shire Council

Name	Cost Recovery	Unit	Year 26/27 Fee (incl. GST if applic.)	Legislation
------	---------------	------	---------------------------------------	-------------

## Mareeba Shire Council

Council as part of its budgetary process and under the legislation of the Local Government Act is required to adopt a Schedule of Fees and Charges each year.

Section 97 of Local Government Act 2009 prescribes the circumstances where a Local Government may set a cost-recovery fee. This section also prescribes that a cost-recovery fee must not be more than the cost to the local government of taking the action for which the fee is charged. Costs for services are reviewed annually, with the full cost recovery model applied wherever possible. The cost recovery fees represent the cost recovery fees set by Council at the date of the budget resolution. Council may alter any of the cost recovery fees in this booklet by resolution at any time prior to the next budget resolution. The cost recovery fees in this resolution have been set by reference to specified exemptions from GST determined by the Federal Government under Division 81 of the GST legislation. Council reserves the right to alter the GST status of any cost recovery fee in accordance with any changes made to the Division 81 list. All cost-recovery fees detailed are fixed in accordance with relevant State Government legislation, Council's Local Laws and Council policies.

## Animal Management

Where an application fee is paid for an annual approval or annual licence on or after 1 April the fees set for the following financial year are to be used and an extended expiry is to be applied to the particular approval.

### Registration

Pro rata calculations to apply to initial dog registration fees (first time registering the dog in the Shire)

- 1st Quarter: 1 April to 30 June - Pay full fee but maintain the 15 month registration.
- 2nd Quarter: 1 July to 30 September - No fee reduction
- 3rd Quarter: 1 October to 31 December - 25% fee reduction
- 4th Quarter: 1 January to 31 March - 50% fee reduction

Pups under 6 months	N/A	animal	No charge	
Desexed male/female	(a)	animal/annum	\$35.00	AM(CD)A 2008   s44, AM(CD)A 2008   s46
Entire male/female	(a)	animal/annum	\$140.00	AM(CD)A 2008   s44, AM(CD)A 2008   s46
Entire Dog (owned member of a recognised kennel club)	(a)	animal/annum	\$60.00	AM(CD)A 2008   s44, AM(CD)A 2008   s46
Assistance Dog	N/A	animal/annum	No charge	
Working Dogs	N/A	animal/annum	No charge	
Replacement Tag	(d)	tag	\$8.00	AM(CD)A 2008   s44, AM(CD)A 2008   s46

### Registration for Regulated Dogs

Applies to dogs classified as Dangerous or Menacing.

Initial Fee	(a)	animal	\$522.00	AM(CD)A 2008   s44, AM(CD)A 2008   s46
Renewal fee	(a)	animal	\$255.00	AM(CD)A 2008   s44, AM(CD)A 2008   s46
Additional regulated sign (1 required at each entry point)	(a)	sign	\$52.00	AM(CD)A 2008   s44, AM(CD)A 2008   s46
Replacement Regulated Dog Tag	(d)	tag	\$28.00	AM(CD)A 2008   s44, AM(CD)A 2008   s46
Replacement cost – Small Regulated Dog Collar	(d)	collar	\$40.00	AM(CD)A 2008   s44, AM(CD)A 2008   s46
Replacement cost – Medium Regulated Dog Collar	(d)	collar	\$45.00	AM(CD)A 2008   s44, AM(CD)A 2008   s46
Replacement cost – Large Regulated Dog Collar	(d)	collar	\$49.00	AM(CD)A 2008   s44, AM(CD)A 2008   s46

continued on next page ...

Page 2 of 7

Name	Cost Recovery	Unit	Year 26/27 Fee (incl. GST if applic.)	Legislation
------	---------------	------	---------------------------------------	-------------

**Registration for Regulated Dogs** [continued]

Replacement cost – Extra-large Regulated Dog Collar	(d)	collar	\$54.00	AM(CD)A 2008   s44, AM(CD)A 2008   s46
---	-----	--------	---------	--

**Desexed Animal Refund**

Entire Dog desexed during the year.

1st Period: 1 April to 30 September	N/A	animal	\$105.00	
2nd Period: 1 October to 31 December	N/A	animal	\$70.00	
3rd period: 1 January to 31 March	N/A	animal	\$35.00	

**Impounding of Animals**

**Cat & Dog Impounding**

Cats & Dogs – Sustenance fee for care of animal (after 24 hours)	(d)	animal	\$26.00	LGA2009   s262(3)(c)
Cats & Dogs – Sustenance fee for seized dogs per day	(d)	animal	\$26.00	LGA2009   s262(3)(c)
Dogs (Unregistered upon impounding)	(d)	animal	\$114.00	LL2   s29, LGA2009   s97(2)(d)
Must be registered prior to release				
Dogs (Registered upon impounding)	(d)	animal	\$114.00	LL2   s29, LGA2009   s97(2)(d)
Registered dogs will be returned for free the first time they are picked up by Council				
Cats – Cat or kitten	(d)	animal	\$114.00	LL2   s29, LGA2009   s97(2)(d)

**Livestock Impounding**

Stock – One animal	(d)	animal	\$452.00	LL2   s29, LGA2009   s97(2)(d)
Stock – Second and subsequent animals	(d)	animal	\$217.00	LL2   s29, LGA2009   s97(2)(d)
Stock – Sustenance fee for care of animal (after 24 hours)	(d)	animal	Cost	LGA2009   s262(3)(c)
Stock – Contractors, Driving and Transport (per movement)	(d)	impoundment	Cost	LGA2009   s262(3)(c)
Stock – Advertising	(d)	impoundment	Cost	LGA2009   s262(3)(c)
Poultry and Small Stock – One bird	(d)	bird	\$88.00	LL2   s29, LGA2009   s97(2)(d)
Poultry and Small Stock – Second and subsequent bird	(d)	bird	\$17.00	LL2   s29, LGA2009   s97(2)(d)
Poultry and Small Stock – One small stock	(d)	animal	\$88.00	LL2   s29, LGA2009   s97(2)(d)
Poultry and Small Stock – Sustenance fee for care of animal	(d)	animal	Cost	LGA2009   s262(3)(c)

**Other**

Hire of stock yards – Up to 7 head	(d)	day	\$117.00	LGA2009   s262(3)(c)
Hire of stock yards – More than 7 head	(d)	animal / day	\$19.00	LGA2009   s262(3)(c)
Hire of stock yards – Sustenance	(d)	animal / day	Cost	LGA2009   s262(3)(c)
Hire of stock yards – Labour hire	(d)	hour / person	\$83.00	LGA2009   s262(3)(c)

continued on next page ...

Page 3 of 7

Name	Cost Recovery	Unit	Year 26/27 Fee (incl. GST if applic.)	Legislation
------	---------------	------	---------------------------------------	-------------

**Other** [continued]

Loan of Dog/Cat Traps	N/A		No charge	
-----------------------	-----	--	-----------	--

**Animal Keeping**

Approval to Keep Excess Dogs – Initial Application	(a)	application	\$345.00	LL1   s8, LGA2009   s97(2)(a)
Approval to Keep Excess Dogs – Renewal Application	(a)	application	\$0.00	LL1   s14, LGA2009   s97(2)(a)
Approval to Keep Excess Stock – Initial Application	(d)	application	\$345.00	LL1   s8, LGA2009   s97(2)(a)
Approval to Keep Excess Stock – Renewal Application	(a)	application	\$0.00	LL1   s14, LGA2009   s97(2)(a)
Amendment of Approval	(a)	application	\$110.00	LL1   s8, LGA2009   s97(2)(a)
Regulated Dog Permit (Restricted Breed) Initial Fee	(a)	application	\$522.00	LGA2009   s97(2)(a), AM(CD)A 2008   s44
Regulated Dog Permit (Restricted Breed) Renewal Fee	(a)	application	\$255.00	LGA2009   s97(2)(a), AM(CD)A 2008   s44

**Environmental Health**

Where an application fee is paid for an annual approval or annual licence on or after 1 April the fees set for the following financial year are to be used and an extended expiry is to be applied to the particular approval.

**Searches**

Record Search	(a)	search	\$94.00	LGA2009   s262(3)(c)
Physical Inspection (Sale Search)	(a)	inspection	\$380.00	LGA2009   s262(3)(c)

**Food Act**

Based on the Priority Classification System for Food Business.

Design & Fit out (without plan assessment)	(a)	application	\$375.00	LGA2009   s97(2)(a), FA2006   s31, FA2006   s58
Design & Fit out (with plan assessment)	(a)	application	\$518.00	LGA2009   s97(2)(a), FA2006   s31, FA2006   s58
Temporary Food Business (1 event)	(a)	application	\$163.00	LGA2009   s97(2)(a), FA2006   s31, FA2006   s52
Application High Risk Food Business	(a)	application	\$916.00	LGA2009   s97(2)(a), FA2006   s31, FA2006   s52
Application Medium Risk Food Business	(a)	application	\$736.00	LGA2009   s97(2)(a), FA2006   s31, FA2006   s52
Application Low Risk Food Business	(a)	application	\$355.00	LGA2009   s97(2)(a), FA2006   s31, FA2006   s52
Application Renewal High Risk Food Business	(a)	application	\$753.00	LGA2009   s97(2)(a), FA2006   s31, FA2006   s72

continued on next page ...

Page 4 of 7

Name	Cost Recovery	Unit	Year 26/27 Fee (incl. GST if applic.)	Legislation
------	---------------	------	---------------------------------------	-------------

**Food Act** [continued]

Application Renewal Medium Risk Food Business	(a)	application	\$402.00	LGA2009   s97(2)(a), FA2006   s31, FA2006   s72
Application Renewal Low Risk Food Business	(a)	application	\$277.00	LGA2009   s97(2)(a), FA2006   s31, FA2006   s72
Application for Restoration of Food Licence	(a)	application	\$121.00	LGA2009   s97(2)(a), FA2006   s31, FA2006   s73
Fee will be added to renewal notice for the next financial year if not received by the due date.				
Application for Amendment of Food Licence	(a)	application	\$135.00	LGA2009   s97(2)(a), FA2006   s31, FA2006   s74
Application for Replacement of Food Licence	(a)	application	\$90.00	LGA2009   s97(2)(a), FA2006   s31, FA2006   s154
Inspections – for non-compliance, improvement	(a)	inspection	\$380.00	LGA2009   s97(2)(a), FA2006   s31, FA2006   s167
Inspections – by request	(a)	inspection	\$356.00	LGA2009   s97(2)(a), FA2006   s31, FA2006   s167
Food Safety Program Accreditation of Program by a Council Food Safety Auditor	(a)	premise	\$887.00	LGA2009   s97(2)(a), FA2006   s31, FA2006   s102
Non-Conformance Audit of a Food Safety Program by a Council Food Safety Auditor	(a)	premise	\$478.00	LGA2009   s97(2)(a), FA2006   s31, FA2006   s160
Amendment of Accredited Food Safety Program	(a)	premise	\$405.00	LGA2009   s97(2)(a), FA2006   s31, FA2006   s112

**Personal Appearance Services**

Design & Fit out (with plan assessment)	(a)	application	\$543.00	LGA2009   s97(2)(a), PH(ICPAS)A 2003   s9, PH(ICPAS)A 2003   s36
Application for Licence	(a)	application	\$535.00	LGA2009   s97(2)(a), PH(ICPAS)A 2003   s9, PH(ICPAS)A 2003   s58
Application for Renewal of Licence	(a)	licence	\$321.00	LGA2009   s97(2)(a), PH(ICPAS)A 2003   s9, PH(ICPAS)A 2003   s58
Application for Restoration of Licence	(a)	licence	\$121.00	LGA2009   s97(2)(a), PH(ICPAS)A 2003   s9
Fee will be added to renewal notice for next financial year if not received by due date				
Re-inspection non higher risk	(a)	licence	\$269.00	LGA2009   s97(2)(a), PH(ICPAS)A 2003   s9
Application to Transfer Licence	(a)	licence	\$183.00	LGA2009   s97(2)(a), PH(ICPAS)A 2003   s9, PH(ICPAS)A 2003   s58
Inspection non higher risk	(a)	licence	\$269.00	LGA2009   s97(2)(a), PH(ICPAS)A 2003   s9
Replacement Licence	(a)	licence	\$90.00	LGA2009   s97(2)(a), PH(ICPAS)A 2003   s9, PH(ICPAS)A 2003   s58

continued on next page ...

Page 5 of 7

Name	Cost Recovery	Unit	Year 26/27 Fee (incl. GST if applic.)	Legislation
------	---------------	------	---------------------------------------	-------------

**Personal Appearance Services** [continued]

Application for Amendment of Licence	(a)	licence	\$290.00	LGA2009   s97(2)(a), PH(ICPAS)A 2003   s9, PH(ICPAS)A 2003   s58
--------------------------------------	-----	---------	----------	--

**Local Laws**

**Accommodation Facilities**

Caravan parks – initial	(a)	application	\$522.00	LL1   s8, LGA2009   s97(2)(a)
Caravan parks – renewal	(a)	application	\$375.00	LL1   s14, LGA2009   s97(2)(a)
Camping Grounds – initial	(a)	application	\$522.00	LL1   s8, LGA2009   s97(2)(a)
Camping Grounds – renewal	(a)	application	\$375.00	LL1   s14, LGA2009   s97(2)(a)
Transfer of ownership	(a)	application	\$356.00	LL1   s15, LGA2009   s97(2)(a)

**Busking**

Application (annual)	(a)	application	\$149.00	LL1   s8, LGA2009   s97(2)(a)
Application to renew	(a)	year	\$114.00	LL1   s14, LGA2009   s97(2)(a)
Application (3 monthly)	(a)	3 monthly	\$41.00	LL1   s8, LGA2009   s97(2)(a)

**Commercial Use of Local Government Controlled Areas and Roads (LGCARs) schedule 6**

Outdoor dining application	(a)	application	\$345.00	LL1   s8, LGA2009   s97(2)(a)
Outdoor dining renewal	(a)	year	\$206.00	LL1   s14, LGA2009   s97(2)(a)
Goods on footpath application	(a)	application	\$345.00	LL1   s8, LGA2009   s97(2)(a)
Goods on footpath renewal	(a)	year	\$206.00	LL1   s14, LGA2009   s97(2)(a)
Approved Furniture application	(a)	application	No charge	LL1   s8, LGA2009   s97(2)(a)
Approved Furniture renewal	(a)	year	No charge	LL1   s14, LGA2009   s97(2)(a)
Application for Approval – Commercial use LGCARs	(a)	application	\$345.00	LL1   s8, LGA2009   s97(2)(a)
Application for Renewal of Approval – Commercial use LGCARs	(a)	year	\$206.00	LL1   s14, LGA2009   s97(2)(a)
Parks, roads & reserves application	(a)	application	POA	LL1   s8, LGA2009   s97(2)(a)
Parks, roads & reserves renewal	(a)	year	POA	LL1   s14, LGA2009   s97(2)(a)
Amendment of Commercial Use of Roads Approval	(a)	application	\$132.00	LL1   s8, LGA2009   s97(2)(a)

Name	Cost Recovery	Unit	Year 26/27 Fee (incl. GST if applic.)	Legislation
------	---------------	------	---------------------------------------	-------------

### Installation of advertising device – Schedule 8

Advertising Device Application	(a)	application	\$345.00	LL1   s8, LGA2009   s97(2)(a)
Advertising Device Renewal Application	(a)	year	\$206.00	LL1   s14, LGA2009   s97(2)(a)

### Recovery of Abandoned Vehicles

Recovery of abandoned vehicles fee	(d)	vehicle	Cost + \$185.00	LL1   s37, LGA2009   s97(2)(d)
------------------------------------	-----	---------	-----------------	--------------------------------

### Release of Impounded Items

Release of impounded sign	(d)	sign	\$83.00	LL1   s37, LGA2009   s97(2)(d)
Release of second and subsequent impounded signs	(d)	sign	\$35.00	LL1   s37, LGA2009   s97(2)(d)
Release of miscellaneous impounded items	(d)	item	Cost + \$81.00	LL1   s37, LGA2009   s97(2)(d)

### Remedial Notices

Overgrown Properties	(a)	notice	Cost + \$216.00	LL1   s27, LGA2009   s262(3)(c)
----------------------	-----	--------	-----------------	---------------------------------

### Operation of temporary entertainment events

Temporary Entertainment Application fee (expected attendees less than 500 people)	(a)	application	\$345.00	LL1   s8, LGA2009   s97(2)(a)
Temporary Entertainment Application fee (expected attendees more than 500 people)	(a)	application	\$345.00	LL1   s8, LGA2009   s97(2)(a)
Temporary Entertainment Assessment fee (expected attendees less than 500 people)	(a)	assessment POA	Cost (POA) + \$338.00 minimum	LL1   s8, LGA2009   s97(2)(a)

(POA) would be based on direct time spent on the assessment of the application by Council and in addition to application fee

Temporary Entertainment Assessment fee (expected attendees more than 500 people)	(a)	assessment POA	Cost (POA) + \$966.00 minimum	LL1   s8, LGA2009   s97(2)(a)
--	-----	----------------	-------------------------------	-------------------------------

(POA) would be based on direct time spent on the assessment of the application by Council and in addition to application fee

Temporary Entertainment Assessment fee (expected attendees more than 500 people) [with live music]	(a)	assessment	POA	LL1   s8, LGA2009   s97(2)(a)
--	-----	------------	-----	-------------------------------

(POA) would be based on direct time spent on the assessment of the application by Council and in addition to application fee

### Temporary Parking Permit

Temporary Parking Permit fee	(a)	application	\$226.00	LL1   s8, LGA2009   s97(2)(a)
------------------------------	-----	-------------	----------	-------------------------------



**8.6 COMMUNITY HOUSING RENT REVIEW AND CAPITAL WORKS PROGRAM 2026-2027**

**Date Prepared:** 6 March 2026  
**Author:** Senior Community Officer  
**Attachments:** Nil

---

**EXECUTIVE SUMMARY**

Council's community housing is managed by Mareeba Community Housing Company. However, Council as the funded provider, is required to conduct an annual community housing rent review. The findings of the review are presented for consideration.

Additionally, Council prioritises Community Housing projects in accordance with Council's Community Housing Asset Management Plan (CHAMP). The proposed Capital Works Program is presented for consideration.

**RECOMMENDATION**

That Council adopts the annual community housing rent review, and Capital Works program proposals.

**BACKGROUND****1. Community Housing Rent Policy**

As a funded Long-Term Community Housing (LTCH) provider, Council must adhere to relevant government legislation and policies for setting rents, including the State Government's *Community Housing Rent Policy*.

The key points are:

- Community Housing providers must review market rents at least annually.
- The State Government sets the maximum affordable rent for community housing tenants at 25% of assessable income plus Commonwealth Rent Assistance (CRA).
- Council's responsibility is to establish the market rent which is used to determine whether a tenant pays 25% of their income plus CRA or market rent, whichever is the lower amount.

As part of the subcontracting arrangement with the Mareeba Community Housing Company (MCHC), this rent review is conducted in partnership with MCHC.

**2. Setting Market Rent**

MCHC has reviewed market rents by considering:

- (a) CPI increase data from the Australian Bureau of Statistics (ABS) December 2025;
- (b) Private market rent for similar properties of the same standard in the area; and
- (c) Relevant median rent data published by Residential Tenancies Authority (RTA).

MCHC is proposing a 5.3% rent increase, which represents the average of CPI (3.8%) and the adjusted all-dwelling rental increase (6.83%).

This is consistent with the percentage increase adopted by Council last financial year.

In line with Policy, community housing tenants will never pay more than 25% of their assessable income plus CRA, regardless of how high the market rent increases.

### **CAPITAL WORKS PROGRAM PROPOSAL**

The proposed Capital works Program is informed by Council's 10 year Community Housing Asset Management Plan (CHAMP) and is valued at \$259,800 for the 2026-2027 financial year.

Capital works will be undertaken to prioritised properties across the portfolio (funded and unfunded).

The Capital Works Program will be funded by the Community Housing Program Reserve funds.

### **RISK IMPLICATIONS**

#### **LEGAL/COMPLIANCE/POLICY IMPLICATIONS**

Council must adhere to relevant government legislation and policies for setting rents, including the State Government's *Community Housing Rent Policy*.

#### **FINANCIAL AND RESOURCE IMPLICATIONS**

##### ***Capital***

The Capital Works Program will be funded by Community Housing Program Reserve funds.

##### ***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**

MCHC will inform Tenants of any applicable changes when their rent is next due for review.

MCHC will implement to projects in the Capital Works program in 2026/2027.

## 9 INFRASTRUCTURE SERVICES

### 9.1 INFRASTRUCTURE SERVICES, CAPITAL WORKS MONTHLY REPORT - FEBRUARY 2026

**Date Prepared:** 18 February 2026

**Author:** Manager Assets and Projects

**Attachments:**

1. [Capital Works Highlights - February 2026](#) ↓
2. [Capital Works Summary February 2026](#) ↓

---

#### 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 February 2026.

#### RECOMMENDATION

That Council:

1. Receives the Infrastructure Services Capital Works Monthly Report for the month of February 2026; and
2. Approves a new project, Koah Hall Upgrades, with funding provided by the Queensland Government.

#### BACKGROUND

Council's Capital Works program is focussed on renewal and upgrade of Council infrastructure to achieve Council's corporate vision of "A growing, confident and sustainable Shire". The program is funded through a combination of Council's own funding and external grants and subsidies.

#### RISK IMPLICATIONS

##### Financial

The capital works program is tracking within budget.

##### Infrastructure and Assets

Infrastructure and Assets Projects included in the current capital works program were identified through Council's Project Prioritisation Tool (PPT) which uses a risk-based, multi-criteria approach to rank projects in order of priority. The PPT is aligned with Council's Long-Term Financial Plan and Asset Management sub-plans, which focus of renewal of existing assets.

#### FINANCIAL AND RESOURCE IMPLICATIONS

##### Capital

All capital works are listed in and funded by the 2025/26 Capital Works Program. A new project to upgrade the Koah Hall is proposed for approval, with funding provided by the Queensland Government.

**LINK TO CORPORATE PLAN**

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

**IMPLEMENTATION/COMMUNICATION**

## Infrastructure Services Capital Works Report Project Highlights – February 2026



### Project Name: Mareeba Bicentennial Lakes and Parkland Upgrade

#### Program: Parks and Open Spaces

#### Background:

The Mareeba Bicentennial Lakes is 1.5km of parkland located in the heart of Mareeba. As the third most visited open space in the region, the lakes are located just 350 metres from the CBD, offering convenient access for both residents and visitors.

The northern lake is located between Keeble St and Granite Creek and provides an open space recreational area for the residents and visitors of Mareeba Shire.

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

#### Scope of Work:

The projects scope of works includes:

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

#### Works Progress:

Preliminary works commenced in July 2025 with the contractor completing the bulk of the works in 2025. During the 2026 monsoon season, the contractor is working between gaps in the weather and relying on the ground dry out sufficiently to allow observation deck construction to progress.

The remaining civil works have been postponed due to the consistency of the wet weather. The heavy rainfall has also exposed water runoff and saturation issues that will be addressed as part of the project. Project recommencement and finalisation is weather dependent.

Outstanding works include completion of footpath connectivity on the eastern side of the lakes behind the carpark, topsoil spreading, irrigation, grass seeding and installation of stormwater pipes through the western fill area. Draft interpretive signage content is being developed along with directional signage to indicate walking circuits and points of interest such as toilet and playground locations.

**Infrastructure Services Capital Works Report  
Project Highlights – February 2026**



Deck Girders Craned into Place & Sitting on the Anchor Beams



Cantilevered Deck Girders in Place



Concrete Deck Section Poured

## Infrastructure Services Capital Works Report Project Highlights – February 2026



**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 watermains at (3) three locations within the Mareeba township. This project is jointly funded by the Australian Government, through the National Water Grid Fund, and Mareeba Shire Council.

### Scope of Works

The scope of works includes the supply and installation of PVC Supermain and Ductile Iron Concrete Lined (DICL) on road crossings, in addition to new service connections, valves and hydrants are being installed.

### Progress Update

Construction works along Walsh Street between Rankin Street and Hort Street have now been completed. Additional works have also been finalised along Mammino Street and Keneally Road, with the Kennedy Highway and Mareeba Connection Road crossings successfully completed.

Remaining works, including installation of cut-ins, property connections, and commissioning along Haren Street, Mammino Street, and Keneally Road, are currently underway and are programmed for completion by mid-March 2026.



*Works progressing across Mareeba Connection road*



*Completed works across Mareeba Connection Road*

## Infrastructure Services Capital Works Report Project Highlights – February 2026



### 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 204 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.

#### Progress Update

Works for the remediation of 204 sewer manholes across the Mareeba Township have been successfully completed.



*Before refurbishment works.*



*Completed refurbishment works.*

## Infrastructure Services Capital Works Report Project Highlights – February 2026



**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 February, trenching works continued along Constance Street, and the contractor is now at manhole construction site K1/26 on Constance Street.

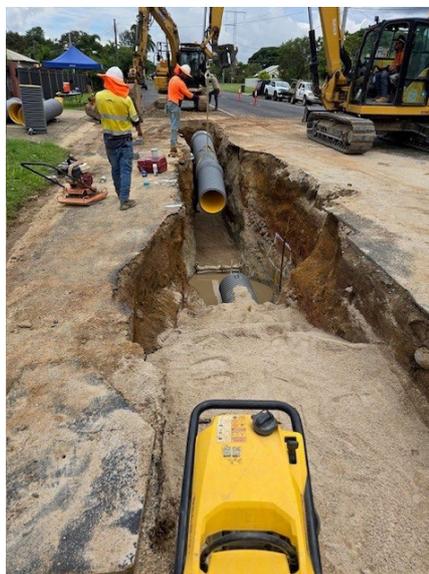
Construction progress has continued despite some challenges and resolutions include:

- 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 completed on manhole K1/26
- There is a clash with the 450mm water main at Lerra Street which will require modifications to the 450mm water main where it will be raised to go over the sewer main, this additional work is expected to take 8 days to complete once started.
- Sewer main installation works between Basalt Street and Peters Street continued and now working between Basalt Street and Lerra Street.

**Infrastructure Services Capital Works Report  
Project Highlights – February 2026**



*Trenching works continuing including through rocky conditions*



*New sewer main installation*

## Capital Projects Summary February 2026



Project Code	Project Description	Project Comment	Project Stage
<b>Program: 01 - Rural and Urban Roads Reseal Program (Renewal)</b>			
CP0003915	25/26 Bitumen & Asphalt Reseal Program	Reseal preparation for Ray Road delayed due to weather. Bitumen sealing of sites in Kuranda complete. Minor defects due to wet weather to be fixed upon remobilisation.	Construction
<b>Program: 02 - Gravel Resheet</b>			
CP0003732	24/25 Gravel Resheet Program	Re-sheeting complete.	Completed
CP0003916	25/26 Gravel Resheet Program	No works undertaken for month of February. Works program being reviewed for remainder of FY25/26	Construction
<b>Program: 03 - Urban Streets</b>			
CP00797	TIDS 22/23 24/25 Rankin/Walsh St R'bout	Service location investigations commenced.	Procurement
<b>Program: 04 - Rural Roads</b>			
CP0002040	KDA KIA08 Barron Falls/Masons Rd/L-out	Designs to be completed prior to end of financial year by external consultant. Fee proposals requested.	Design
CP0002041	KDA KIA09 Barron Falls Rd Thongon-Mason	Concept design started	Design
CP0002048	KDA Kda Heights Rd Intersection Upgrade	Designs to be completed prior to end of financial year by external consultant. Fee proposals requested.	Design
CP0002050	MBA Mclver 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	"Issued for Construction" Drawings issued end of December, construction commenced.	Construction
CP0002052	TIDS 24-27 DIM Leadingham C/R 8.04-11.48	Earthworks and protection of drains. Pavement works not recommended due to weather.	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	Design underway.	Design
CP0002061	KOAH Koah Rd Widen & Seal to 8m	Concept plan completed, Detailed design pending resourcing	Design
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	Survey scheduled, pavement testing started.	Design
CP0002082	CRC Ootann Rd Widen & Seal CH72.5 - 77.7	Concept design started	Design
CP0006656	MBA Barron River Fire Trail Upgrade, Lloyd St to Herberton St	Funding received. Propose to undertake works in the 2026 dry season.	Planning
<b>Program: 05 - Bridges</b>			
CP0001558	MBA Tinaroo Creek Rd Ada Creek Causeway	The project has been awarded. Construction is expected to commence in April-May 2026.	Construction
CP0001564	KDA Oak Forest Rd, Barron River Bridge	The refurbished deck is in place. Construction is complete.	Completed
CP0003706	KOAH BR-000445 Barron St Bridge Repairs	Works complete.	Completed
<b>Program: 06 - Drainage</b>			



Project Code	Project Description	Project Comment	Project Stage
CP0003695	Irvinebank Jessie St/Rubina Tce Upgrade	Investigations will be scheduled	Design
CP0003914	25/26 Renew Minor Culverts & Drainage	No movement for the month of February. Scope to be determined on priority basis.	Construction
CP00844	MBA Amaroo Drainage Upgrades	Assessment & Planning.	Planning
<b>Program: 08 - Parking</b>			
<b>Program: 09 - Footpaths</b>			
CP0001665	Mt Molloy Footpath & Furniture Refurb	Design to be scheduled	Design
CP0001666	KDA Barron Falls Rd Replace Footpath	Concept design started	Design
CP0001687	KDA WNP Arara St Footpath Missing Link	Works are complete.	Completed
CP0001721	MBA WNP Constance St Link (Atherton St)	Designs complete. Preparing for procurement.	Procurement
CP0001790	MBA WNP Anzac Avenue Footpath Renewal	In planning	Planning
<b>Program: 10 - Parks and Gardens</b>			
CP0001803	Julatten Geraghty Pk Pump Track	Submissions received late February 2026. Award expected early March 2026.	Procurement
CP0001805	MBA Bicentennial Lakes Northern	Earthworks have been suspended due to the wet weather. The observation deck girders were into place and deck construction completed during a short window of drier weather.	Construction
CP0001928	MUT Refurb Community Hall Park	Project scoping underway	Planning
CP0003670	MBA Amaroo Park Shade	Shade sail installation is complete. Additional shade trees to be planted.	Construction
CP0003818	KDA KIAC KCP Additional Funds	In planning	Planning
CP00809	MBA Bicentennial Lakes (Southern) D&C	Additional hill-slide fencing safety improvements being planned	Construction
CP00861	KDA Coondoo Street Refurb	Ergon have completed the upgrade of the Lower Coondoo Streetlights to LED standard. Works are complete.	Completed
<b>Program: 11 - Water</b>			
CP0002682	FY24/25 - Irvinebank Ibis Dam PS	All parts procured or fabricated, awaiting contractor availability for installation.	Procurement
CP0002684	FY24/25 - Smart Meters Replacement	Project completed.	Completed
CP0002686	25/26 WTP Minor Infrastructure	Three upgrades concurrently progressing. First, electrical shed in scoping stage. Second, renewal of valves for clarifier splitter box in design stage. Third, Input/Output cards for Chillagoe Water Treatment Plant Programmable Logic Controller have been delivered and ready for installation.	Construction
CP0002687	25/26 Smart Meters Replacement	Replacement of meters ongoing. Current focus on Mareeba and Kuranda.	Construction
CP0002688	25/26 Water Main Replacement	Kennedy Highway crossing completed. Mareeba Connection road crossing completed. Cut-ins and connections expected to be complete mid March 2026.	Construction
CP0002689	25/26 Telemetry/SCADA Upgrades	Alarm rationalisation works ongoing.	Construction
CP0002691	25/26 Hydrants & Valve Renewal	Works in Chillagoe complete. Valve install works for Mareeba in design stage.	Construction



Project Code	Project Description	Project Comment	Project Stage
CP0002692	DIM WTP Sand Filtration	Sand has been procured and is currently being repackaged into smaller units to support safe handling procedures.	Procurement
CP0002698	DIM WTP Raw Water Pump Station	Pump renewal works complete.	Completed
CP0002764	MOL Replace Hunter Ck Weir	Construction works to commence once on-site conditions become safe.	Construction
CP0003734	MBA WTP Fuel Pod For Generator	Project completed	Completed
CP0003820	KDA WTP Intake Works	Onsite works to commence once practically safe to do so.	Construction
<b>Program: 12 - Wastewater</b>			
CP0001043	Atherton St Pump Station Refurb	Due to inclement weather, site works expected to commence in June.	Procurement
CP0002474	FY24/25 - MBA Sewer CCTV & Reline Prog	Kuranda CCTV works scheduled to commence early March 2026.	Construction
CP0002481	FY24/25 - MBA Constance St Rising Main	Works progressing well, construction continuing below Basalt St.	Construction
CP0002483	25/26 MBA Sewer CCTV & Reline Prog	Design specification received and under review. Procurement expected late March 2026.	Procurement
CP0002484	25/26 WW Pump Station Ancillary	Capacity assessments currently being undertaken for pump stations on Myola Rd, Kuranda. Scope of Works to be finalised following completion of assessment.	Design
CP0002485	25/26 WW Reticulation Pumps Renewal	All pumps have been procured, replacement of pumps ongoing.	Construction
CP0002487	25/26 Telemetry/SCADA Upgrades	Quality and integrity assurance of data currently ongoing.	Construction
CP0002489	25/26 Manhole Rehab & Replace	Construction works completed. Closeout expected to be completed mid March 2026.	Completed
CP0002490	MBA WWTP Inline Instruments	Instruments installed, awaiting original equipment manufacturer (OEM) to visit site and complete verification.	Construction
CP0002491	KDA WWTP Sludge Conveyor	Majority of renewal works complete. Poly dosing system sent off-site for overhaul. Awaiting final parts to complete on-site renewal works.	Construction
CP0002492	KDA WWTP Components	Components have been installed. Awaiting original equipment manufacturer (OEM) to complete on-site verification.	Construction
CP0003722	KDA WWTP Renew 6x6m Shed	Works complete.	Completed
<b>Program: 13 - Waste</b>			
CP0003875	KDA Weigh Bridge Surface Renewal	Works complete	Completed
<b>Program: 14 - Aerodromes</b>			
<b>Program: 15 - Fleet</b>			
CP0003744	Replace Asset 637 Job Truck	Project complete, Asset in service	Completed
CP0003862	Electric Forklift 2 Ton capacity	Project Completed, Asset in Service	Completed
CP0003926	Replace Asset 617 Job Truck	Truck at fabricator having body fitted	Procurement
CP0003930	Asset 6221 Forklift Forks Upgrade	Waiting of the delivery of the stores forklift so as Asset # 6221 can stand down to complete the project	Procurement
<b>Program: 16 - Depots and Council Offices</b>			
<b>Program: 17 - Community Buildings</b>			



Project Code	Project Description	Project Comment	Project Stage
CP0001059	Mba/Dim Aquatic Condition Assessment	External Consultant has provided tender documentation for review prior to release to market.	Procurement
CP0001816	25/26 Shire Wide Toilet Facilities	Awaiting grant funding. Planning postponed to mid March 2026.	Not Commenced
CP0003890	25/26 Annual Minor Building Refurb	Planning commenced and expected to be completed late March 2026.	Planning
CP0003891	KDA Centenary Park Amenities Refurb	Construction works completed. Gardens to be reinstated.	Construction
CP0003893	DIM Caravan Pk & KDA Pool Painting	Planning commenced. Procurement expected late March 2026.	Planning
CP0003913	MBA Cedric Davies Hub Place of Refuge	Tender submissions recieved. Awaiting funding grant acceptance. Expected decision by mid March 2026.	Procurement
CP0003934	Annual Facilities LED Lighting	Planning commenced. Procurement expected late March 2026.	Planning
CP0006602	CHI SES Facility Improvements	Planning commenced. Procurement expected late March 2026.	Planning
CP00793	MBA Women's Restroom Refurb	To be completed in conjunction with the Mareeba CBD Blueprint Project	Planning
<b>Program: 18 - Non-Infrastructure Items</b>			
CP0001085	Mba Cemetery Expansion Planning	Scheduled for delivery prior end of financial year.	Planning
CP0003754	Mareeba CBD Blueprint	Concept Designs Commenced	Planning
CP0003908	MBA New Cemetery Headstone on Beam	Irrigation works to be undertaken prior to closeout.	Construction
CP0003909	Mba Cemetery New Double Columbarium Wall	Preliminary design recieved. Procurement commenced and expected completion mid March 2026.	Procurement
CP00932	MBA MIP Expansion	Masterplan Documentation (99%) received, final comments to be sent. Tender Package to be updated with Electrical/Telecommunication suite.	Design

**9.2 INFRASTRUCTURE SERVICES, TECHNICAL SERVICES OPERATIONS REPORT - FEBRUARY 2026**

**Date Prepared:** 18 February 2026  
**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 February 2026.

**RECOMMENDATION**

That Council receives the Infrastructure Services, Technical Services Operations Report for February 2026.

**BACKGROUND**

**Technical Services**

Design, quality, and investigations:

Investigation activities undertaken in February included:

Activity	New Requests	Closed Requests	Active EOM
<b>Lodged via CRM:</b>			
Road Infrastructure Review	17	12	65
Drainage Investigations	8	2	35
Parks Investigations	1	0	4
Miscellaneous e.g. Planning; Local Laws	13	6	30

Routine Activities	Investigations Completed
Traffic Count / Surveys	10
As Constructed Plans	4
National Heavy Vehicle Regulator (NHVR) Permits/Investigations	22
Before You Dig Requests	185

Traffic Counts were not undertaken due to the changed traffic conditions associated with School Holidays and end of year holidays etc.

Soil Laboratory:

Council's Soil Laboratory provides NATA-accredited soil and material testing for internal and external services. The laboratory delivered 58 tests in February, with majority of testing being delivered for external clients. The quantity of tests delivered remain low due to ongoing weather impacts.

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:

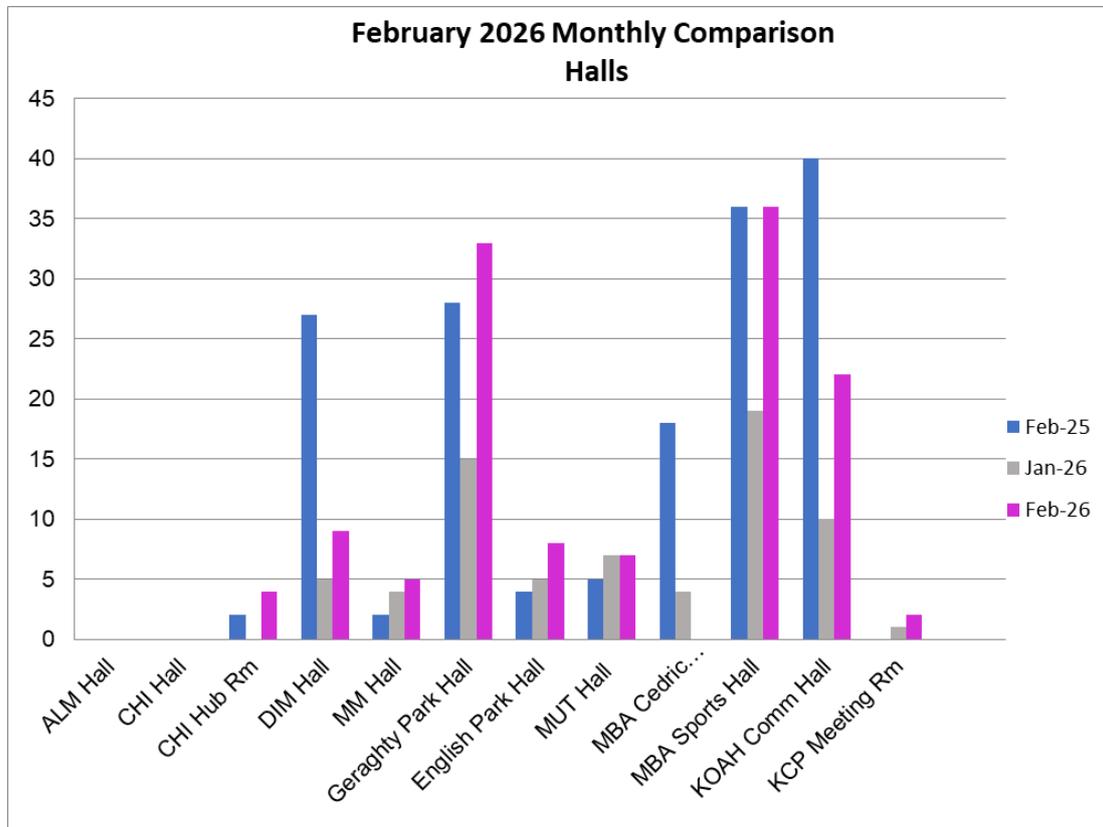
Locality	Subdivisions Name/Description	Road
<b>Works Approved for Commencement</b>		
Kuranda	Jum Rum Rainforest Estate Stage 2	Fallon Road
Kuranda	2-6 Black Mountain Road	Black Mountain Road
Mareeba	Quill Street Development	Quill Street
Mareeba	Rayfield Estate	Rayfield Road
Mareeba	The Edge – Stage 4	Antonio Drive
Mareeba	Amaroo Stage 14A	Karobean Drive
Mareeba	Two Rivers Community School	Chewko Road
Mareeba	Wylandra Estate	Wylandra Drive
<b>On-Maintenance Period</b>		
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	Country Road Estate Stage 4	Lee Sye Road
<b>Off-Maintenance for Month</b>		
Mareeba	St Stephen's Catholic College	Mclver Road
Koah	Popovic Road Development	Popovic Road
Mareeba	7 Kenneally Road	Kenneally Road

Facilities

Key operational works delivered by the team, include replacement of 27 luminaires for the solar lighting in Bicentennial Lakes, Mareeba.

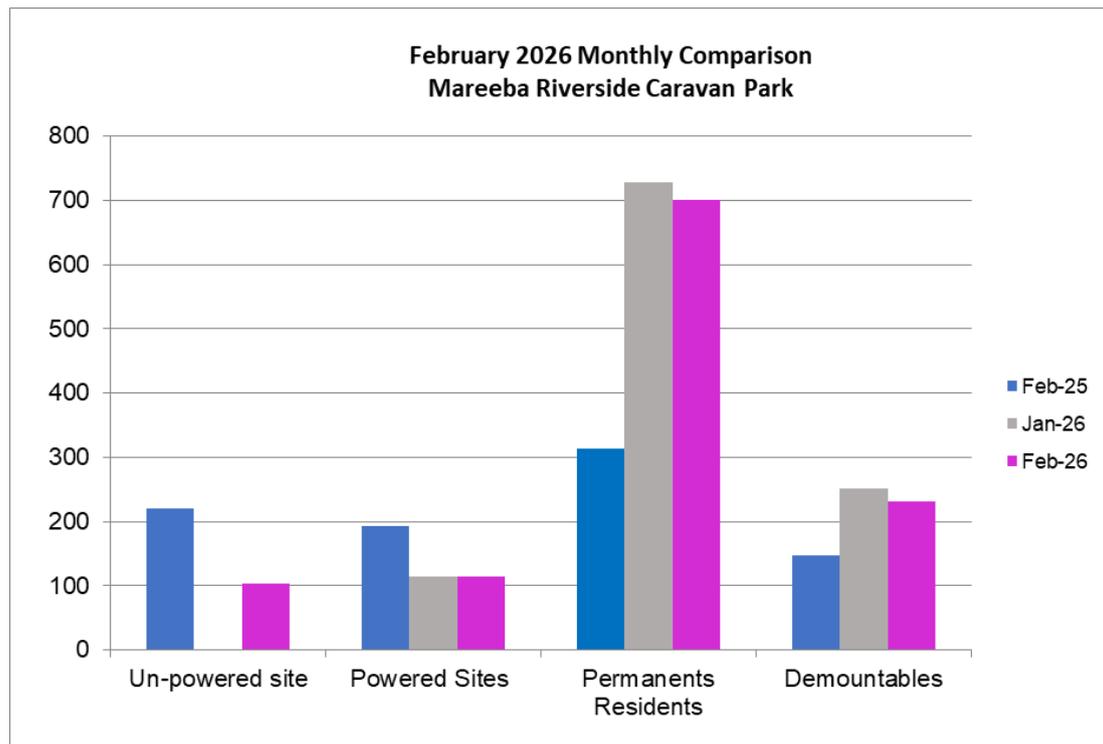
**Community Halls:**

Maintaining safe and efficient access to Council’s Community Halls is recognised as an important aspect for the community's ongoing wellbeing. The Geraghty Park, Koah Community Hall and the Sports Hall are the most utilised facilities within the Shire.

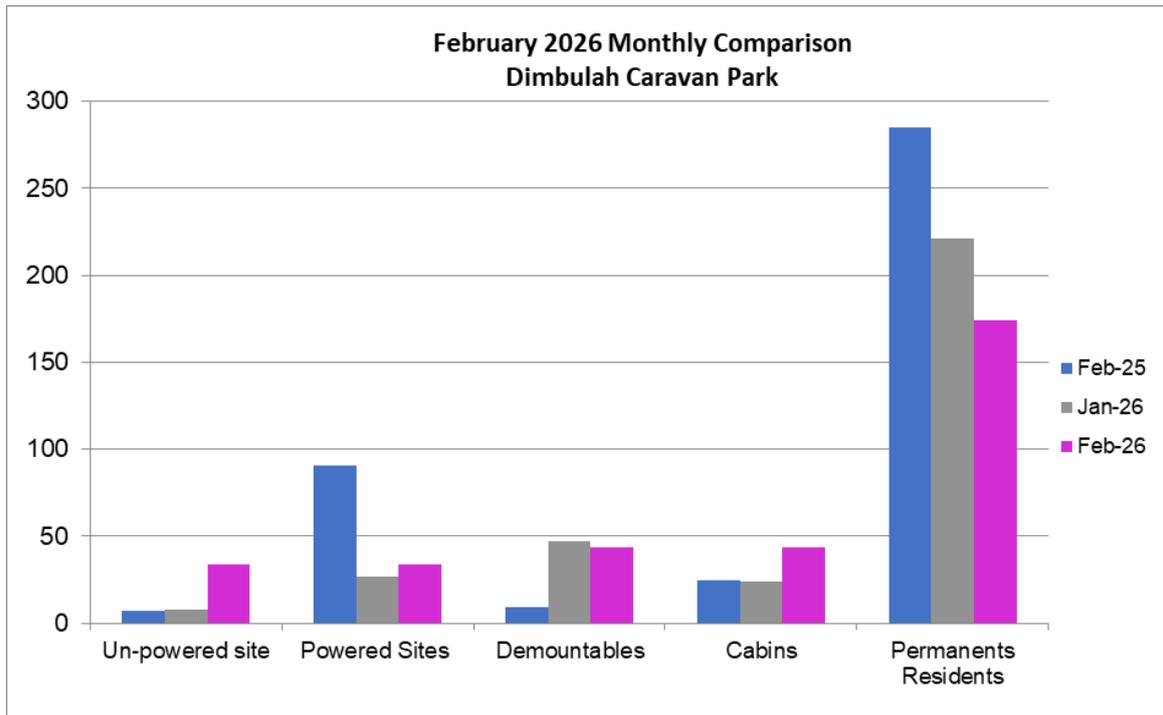


**Caravan Parks:**

Mareeba Riverside Caravan Park: February – the improvements to the caravan park by the lessee are nearly completed.

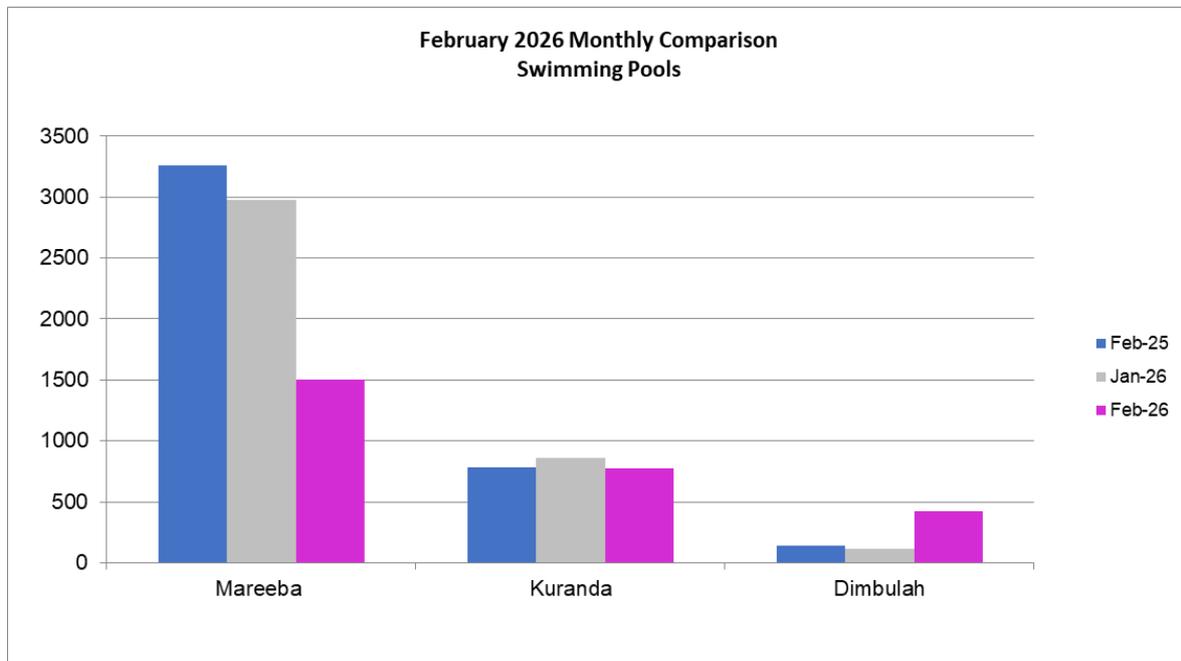


Dimbulah Caravan Park: Overall utilisation of the park saw a downturn due to the annual picking season now being over.



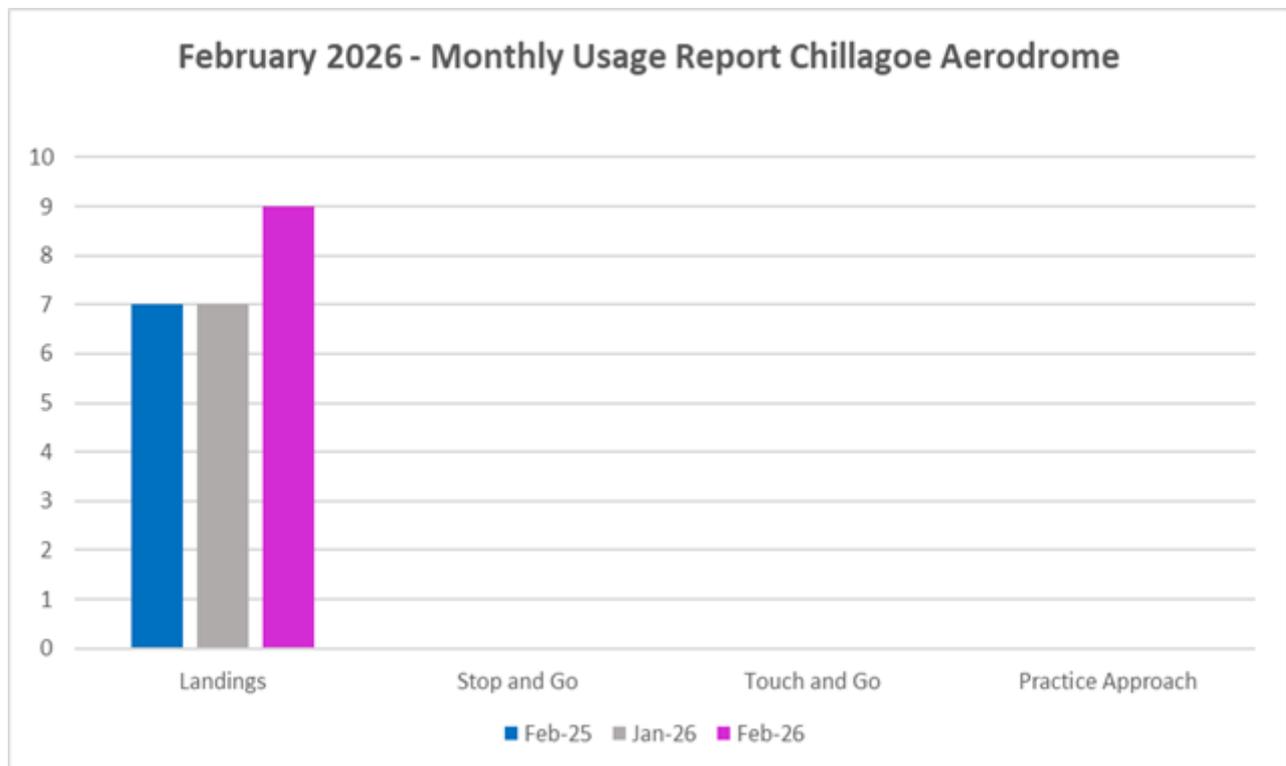
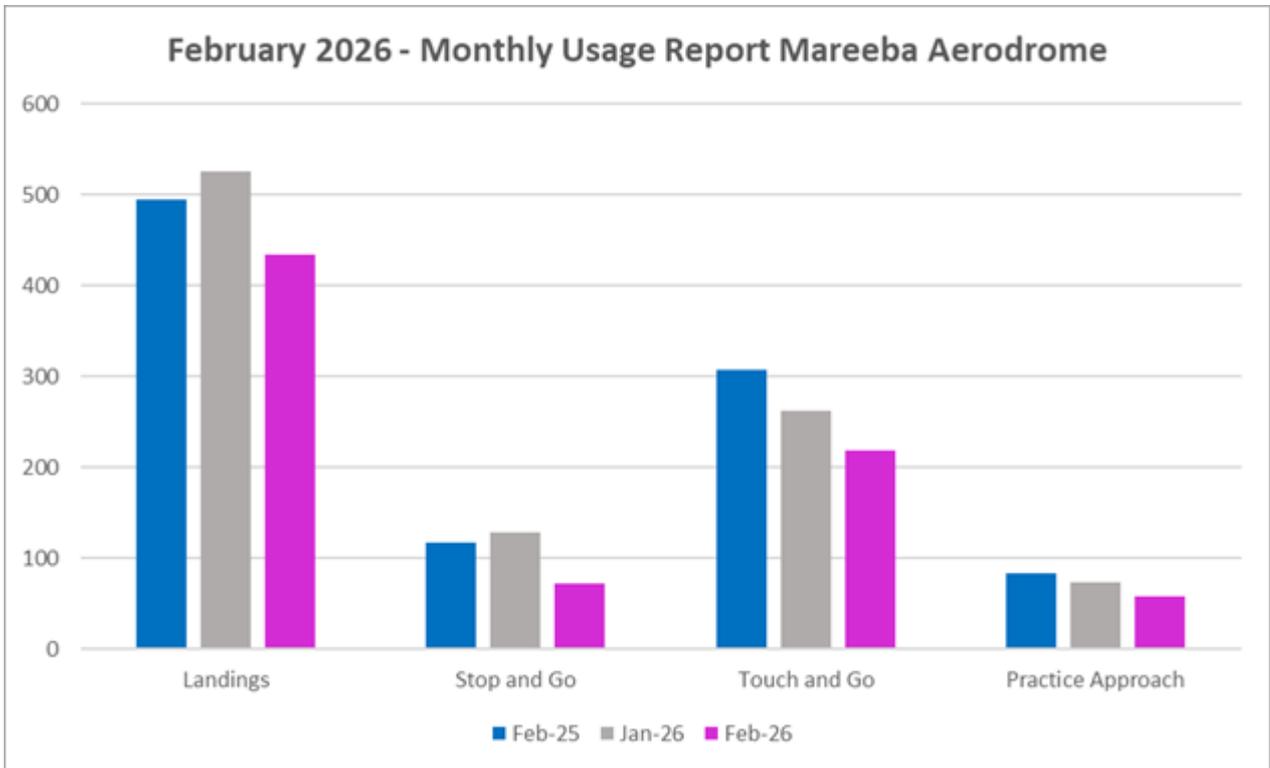
Aquatic Centres

Attendance at Mareeba Aquatic Centre recorded a significant drop in numbers which may be a result of the ongoing wet season. Dimbulah recorded an uptick in attendances, while Kuranda remained stable.



Aerodromes:

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



**LINK TO CORPORATE PLAN**

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

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

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

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

**IMPLEMENTATION/COMMUNICATION**

Nil

**9.3 INFRASTRUCTURE SERVICES, WATER AND WASTE OPERATIONS REPORT - FEBRUARY 2026**

**Date Prepared:** 18 February 2026  
**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 February 2026.

**RECOMMENDATION**

That Council receives the Infrastructure Services, Water and Waste Operations Report for February 2026.

**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.

<b>Water Treatment</b>	<b>Mareeba</b>	<b>Kuranda</b>	<b>Chillagoe</b>	<b>Dimbulah</b>	<b>Mt Molloy*</b>
Water Plant Average Daily Production (kL)	5573	558	124	233	317
Number of Connections	4609	1134	174	287	126
Average Daily Water Consumption per Connection (L)	1296	492	711	813	252

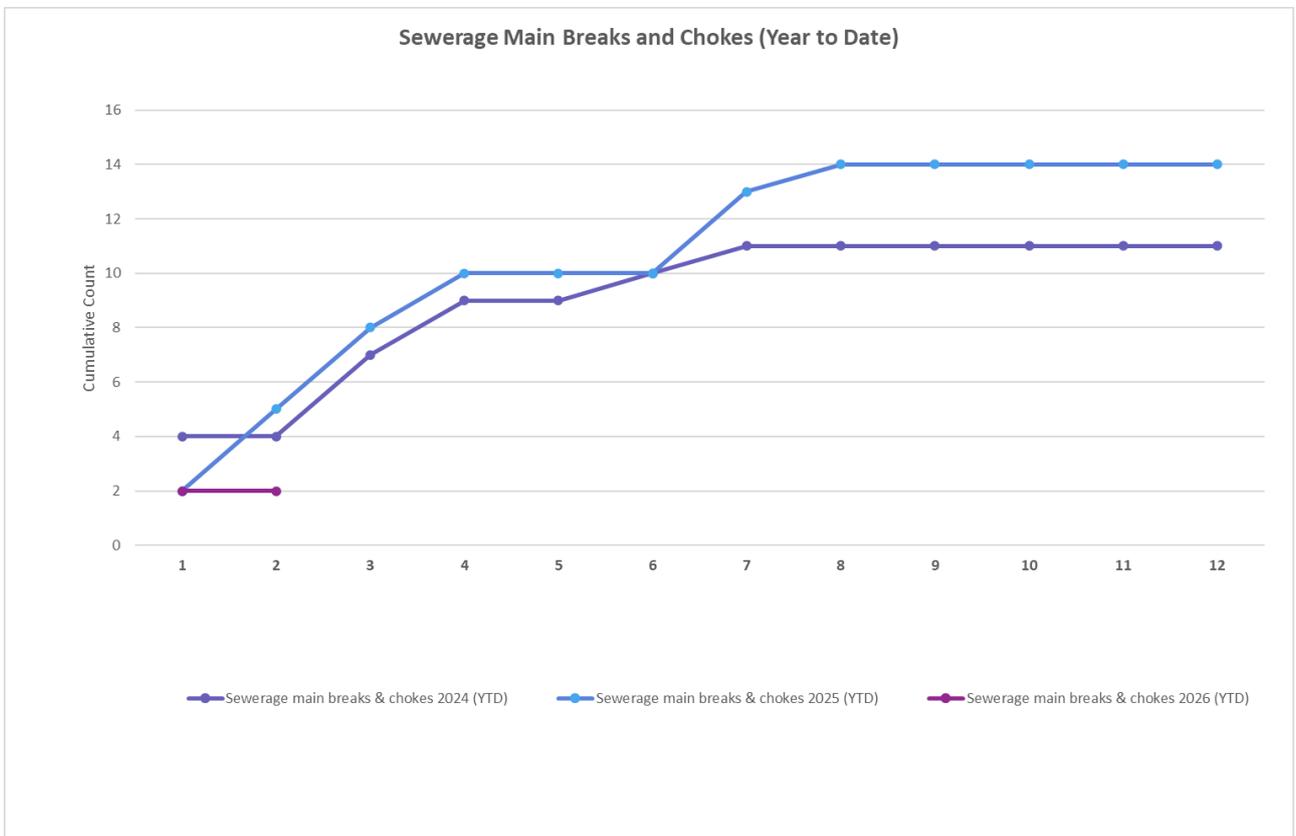
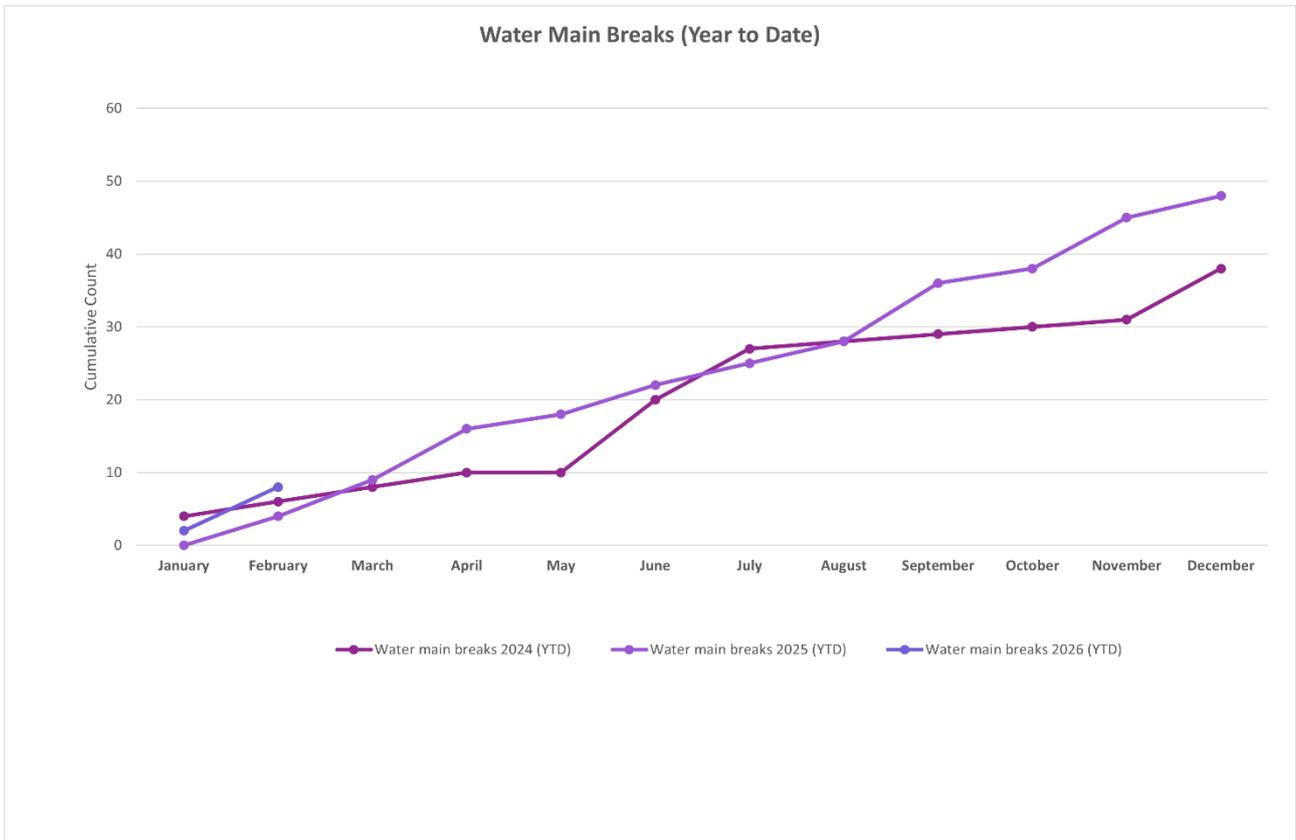
*\* Mt Molloy is an untreated, non-potable water supply.*

<b>Wastewater Treatment</b>	<b>Mareeba</b>	<b>Kuranda</b>
Wastewater Plant Average Daily Treatment (kL)	5212	229
Number of Connections	4021	385
Average Daily Inflow per Connection (L)	1296	594

**Water and Wastewater Reticulation:**

Council's water reticulation crew attended six (6) water main breaks and zero (0) sewer main chokes in February, and average response times were within targets set out in Council's Customer Service standard for water services.

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

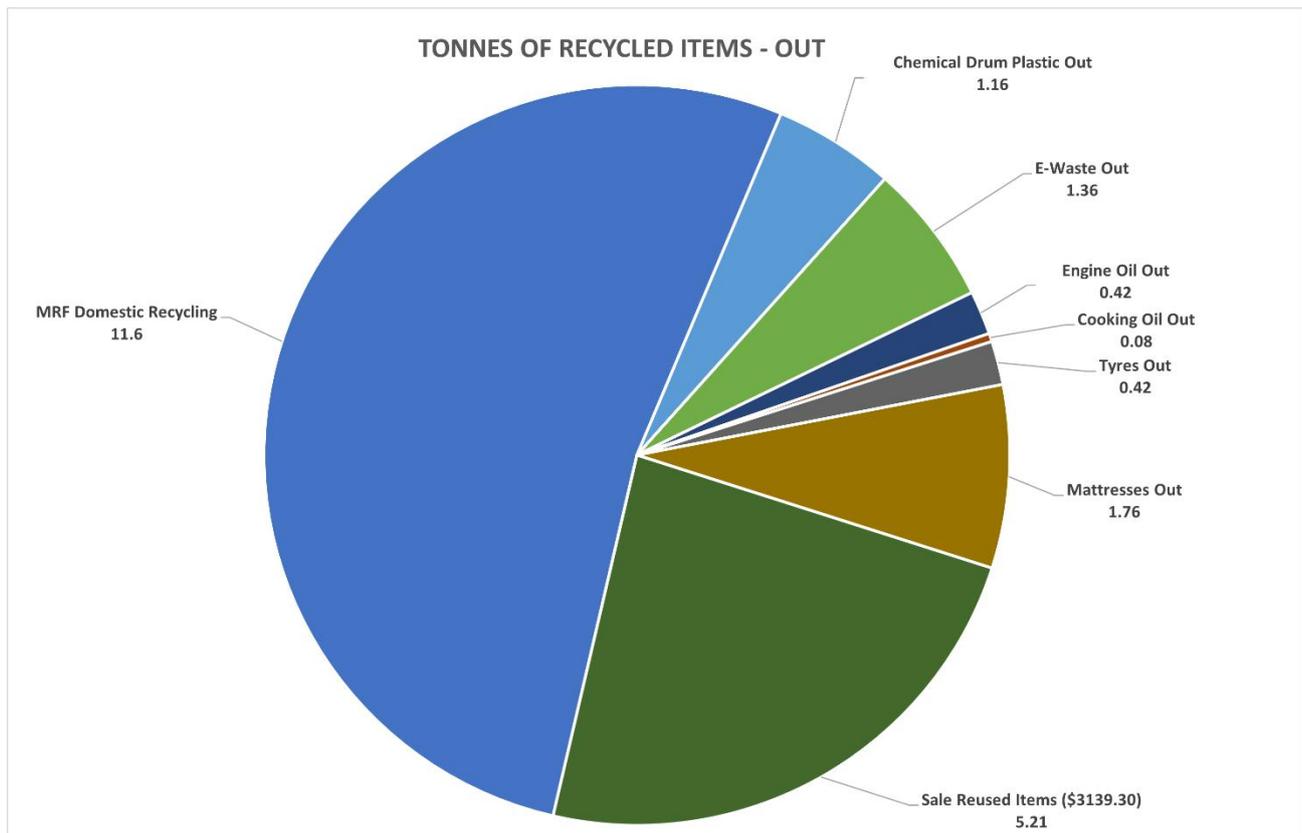


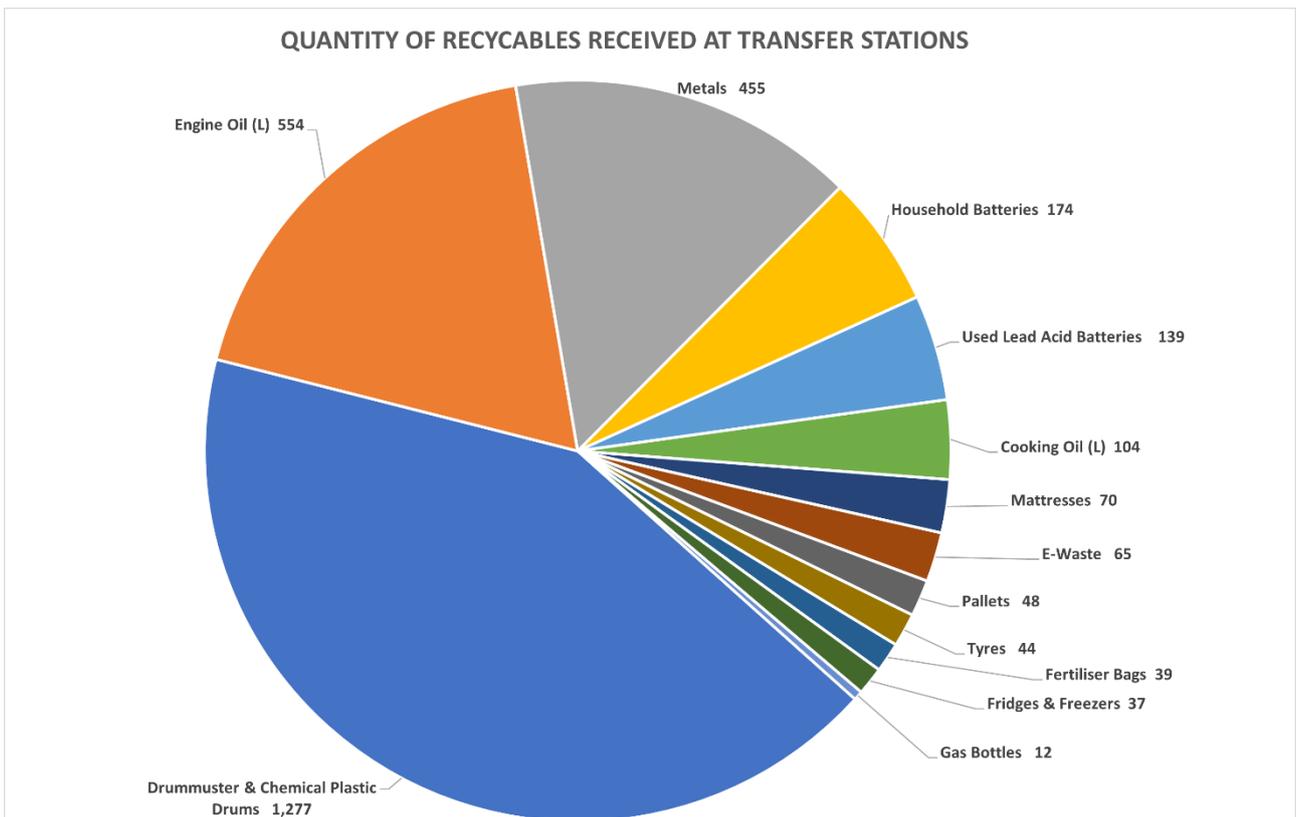
**Waste Operations:**

The ARRF facility in Cairns is currently non-operational due to a fire, meaning Veolia is unable to process kerbside waste in accordance with Contract 1396. As a result, all kerbside waste is being transported to Springmount Waste Facility instead of Cairns. A long-term arrangement is currently being negotiated.

Recycling

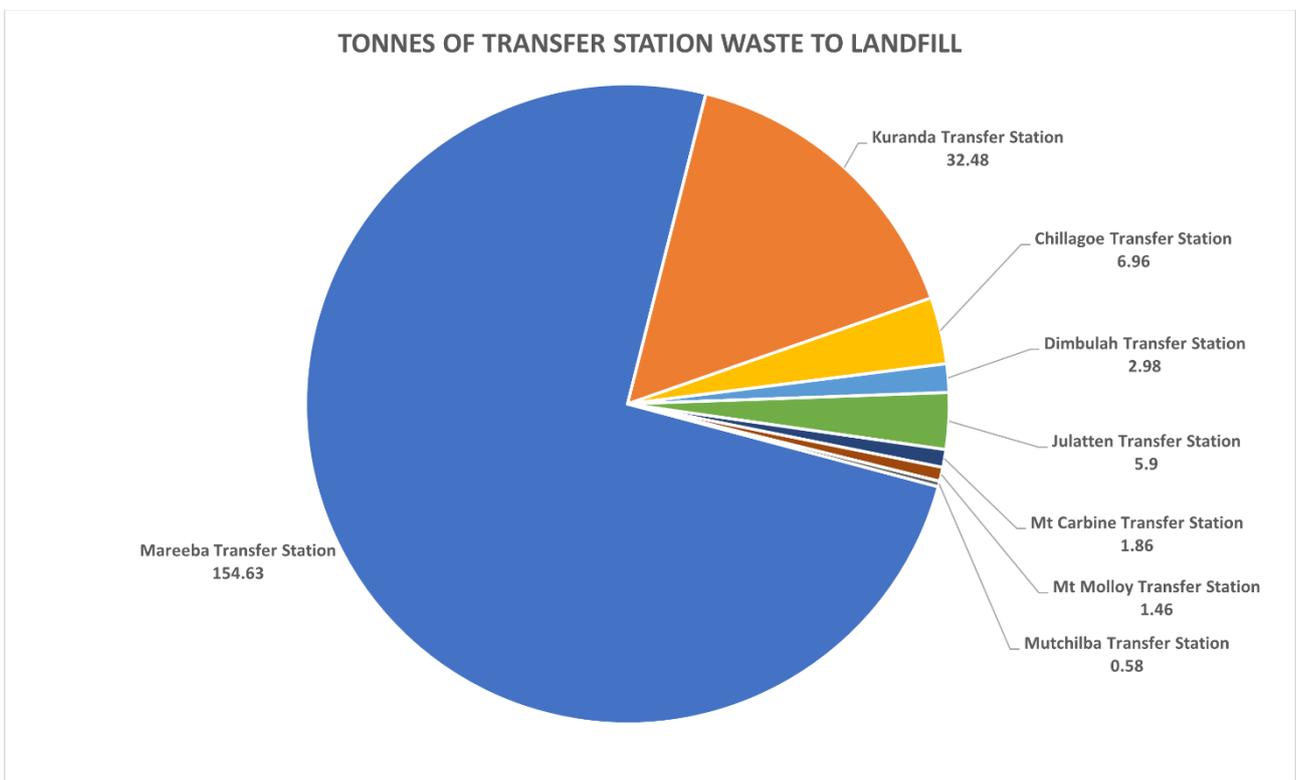
Residents continue to actively recycle at transfer station. During February, 11.5 tonnes of domestic items were recycled at the Material Recovery Facility (MRF). The highest count of recyclable items received at transfer stations were 1,277 DrumMUSTER & Chemical Plastic Drums, 554L of Engine Oil and 455 items of metal.





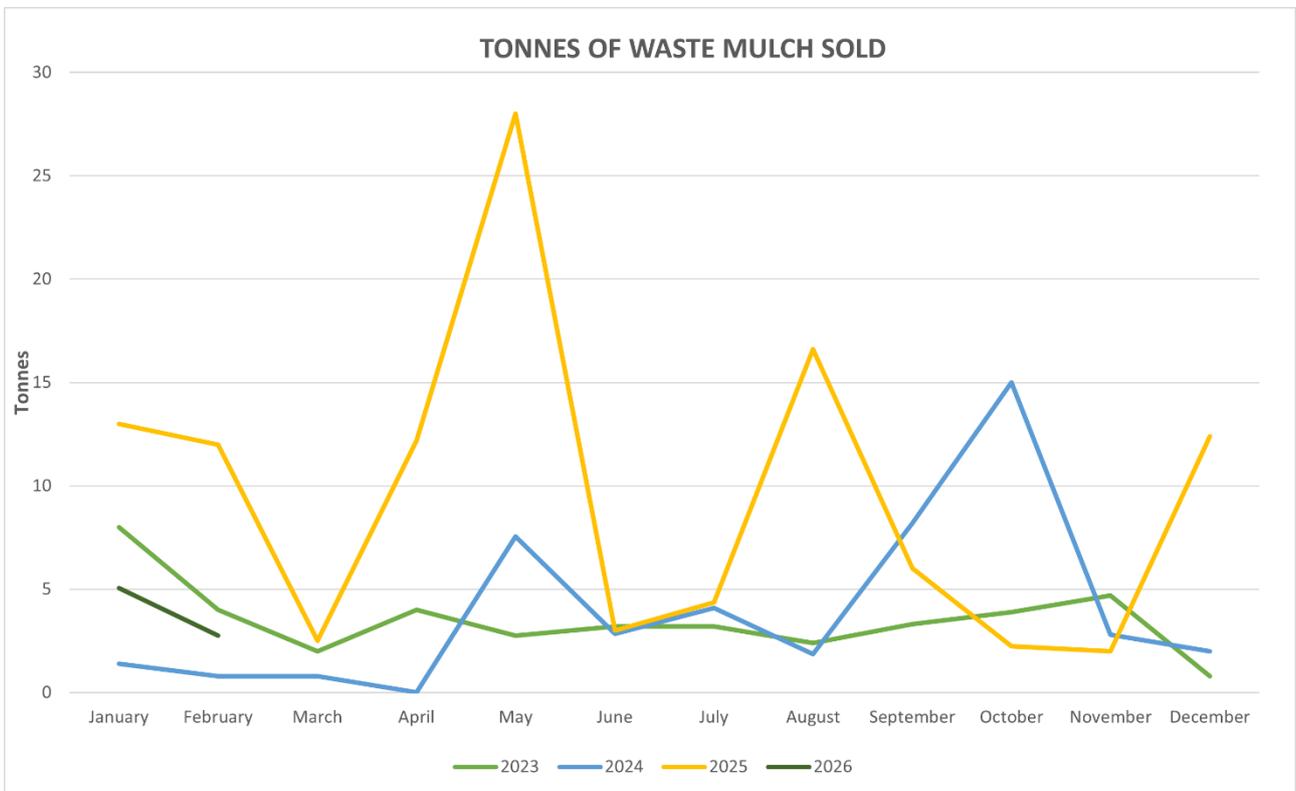
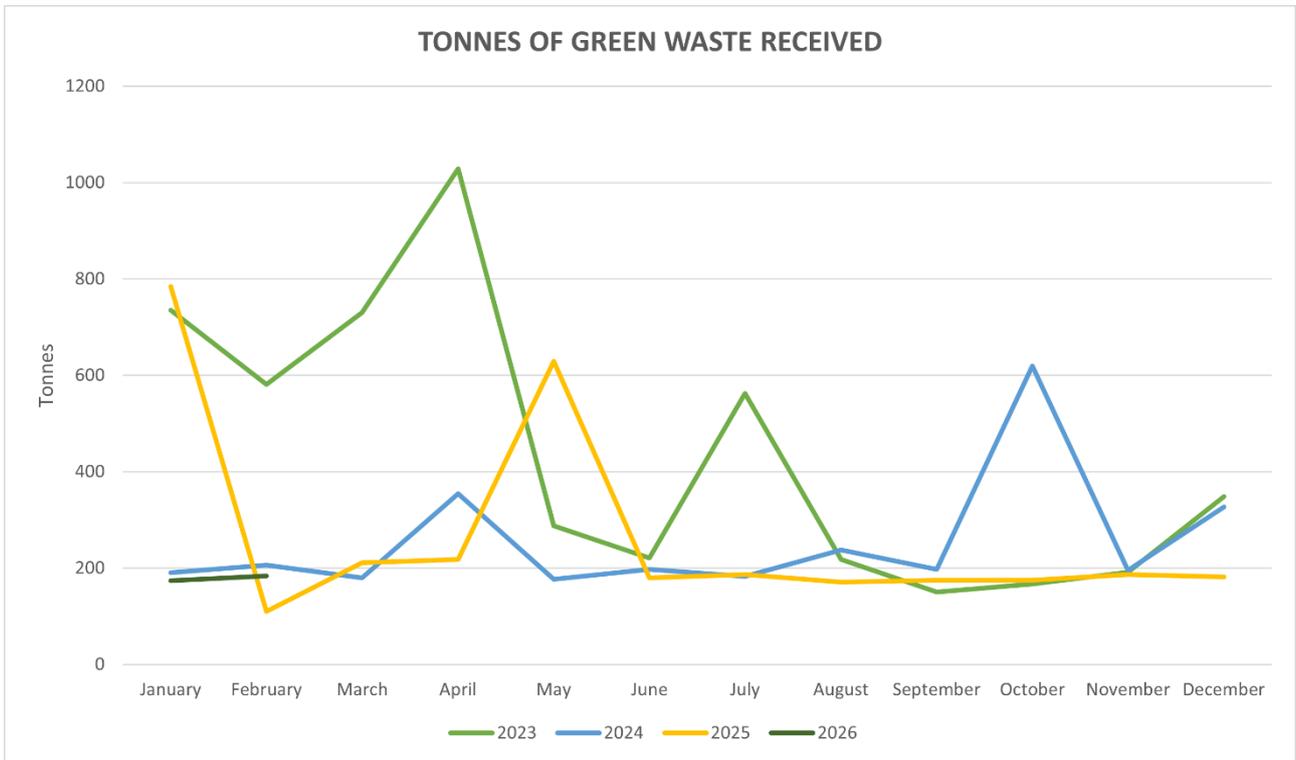
**Kerbside Collection Waste and Transfer Station Waste**

Kerbside Collection Waste and Transfer Station Waste is transported to the Springmount Waste Facility. During February, 206.85 tonnes of waste from transfer stations and 461.66 tonnes from kerbside collection waste was sent to landfill.



**Green Waste:**

During February, Council received a total of 183.95 tonnes of green waste, and 2.75 tonnes of mulch was sold. Kuranda recorded 0.25 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

**9.4 INFRASTRUCTURE SERVICES, WORKS SECTION ACTIVITY REPORT - FEBRUARY 2026**

**Date Prepared:** 18 February 2026

**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 February 2026.

**RECOMMENDATION**

That Council receives the Infrastructure Services, Works Progress Report for the month of February 2026.

**BACKGROUND**

A summary of works completed in February 2026 is provided below.

**TRANSPORT INFRASTRUCTURE**

The major maintenance activities carried out in February 2026 are listed below.

Activity	Location
Unsealed Road Grading	Cobra Road, Emerald Falls Road, Leonardi Road, Lockwood Road, Collins Weir Road, Stankovich Road
Bitumen Patching	Leadingham Creek Road, Schincariol Road, Wolfram Road, McDougall Road, Mount Lewis Road, Mount Perseverance Road, Pinnacle Road, Sides Road, Tinaroo Creek Road, Wetherby Road, Piemonte Road
Unsealed Road Maintenance	Cobra Road
Tree Trimming	Tower Street, Black Mountain Road, Carr Road, Churchill Creek Road, Morrish Road, Nine Mile Road, Sides Road, Barron Falls Road, Black Mountain Road, Boyles Road, Jarawee Road, Oak Forest Road, Warril Drive Return Lane, Anzac Avenue, L A Road
Slashing	Arriga Road, Bower Road, Chettle Road, Kimalo Road, Macadamia Street, McBean Road, North Walsh Road, Stanton Road, Tyrconnell Road, Bilwon Road, Bullock Road, Coyle Road, Grigg Road, Hodzic Road, Hume Road, Orchid Close, Pickford Road, Pine Close, Querin Road, River Road, Rogers Road, Boonmoo Road, Booth Road, Bruce Weir Road, Bullaburrah Creek Road, Delacy Road, Leadingham Creek Road, Leafgold Weir Road, Schincariol Road, Top Eureka Road, Wolfram Road, Karma Waters Road, Jim Weir Road, Sides Road, Barron Falls Road, Boyles Road, Crothers Road, Fairyland Road, Green Forest Road, Hickory Road, Jarawee Road, Kingfisher Drive, Kuranda Heights Road, Masons Road, Myola Road, Oak Forest Road, Rosewood Drive, Weir Road, Wrights Lookout Road, Adil Road, Beaufort Road,

Activity	Location
	Blacks Road, Brunalli Road, Cater Road, Chewko Road, Coolamon Close, Copine Road, Country Rd Emerald End, Ellery Road, Emerald End Close, Emerald End Road, George Fabris Road, Godfrey Road, Henry Hannam Drive, Jennings Road, Kenneally Road, La Spina Road, Leonardi Road, Malcolm Close, Martin Avenue, McGrath Road, Mclver Road, Mines Road, Peters Road, Ray Road, Roiko Road, Seary Road, Shaban Close, Shaban Drive, Shanty Creek Road, Slape Road, Studt Road, Syd Beck Road, Tilse Street, Tinaroo Creek Road, Torrisi Road, Venture Road, Vicary Road, Wylandra Drive, Bakers Road, Cascade Close, Craig Road, Fumar Road, Horse Creek Road, Middle Creek Road, Oaky Valley Avenue, Piemonte Road, Price Creek Road, Robinson Road, Springmount Road, Walsh Road, Beh Road, Brooks Road, Byrnes Road, Carman Road, Cetinich Road, Fassio Road, Gentile Drive, Hawkins Road, McMillan Road, Rains Road, Randazzo Road, Springs Road, Steggles Hatchery Access, Braund Road, Rush Road, Vallely Road, Bryde Road, Cane Road, Healy Road, Martin Road, Narcotic Creek Road, Paglietta Road, Rosing Road
Road Furniture – Repair/Replace	Springmount Road, Hodzic Road, Leafgold Weir Road, Sides Road, Barron Falls Road, Coondoo Street, Fallon Road, Greenhills Road, Hilltop Close, Hope Close, Masons Road, Mount Haren Road, Myola Road, Outlook Crescent, Penny Close, Punch Close, Rob Veivers Drive, Warril Drive, Warril Drive Return Lane, Anzac Avenue, Doyle Street, George Fabris Road, Henry Hannam Drive, Herberton Street, Kovacic Road, Mclver Road, Rankin Street, Tinaroo Creek Road, Walsh Street, Mutchilba Road, Springmount Road, Cetinich Road, Fassio Road, Springs Road, Douglas Track W, Forest Close, Speewah Road
Illegal Dumping	Ootann Road, Kanervo Road, Crothers Road, Myola Road, Silkwood Avenue, Thongon Street, Walsh Street
Drainage Maintenance	Hilltop Close, Baker Street, Hyde Street, Carr Road, Euluma Creek Road, Anzac Avenue, Maria Close, Fraser Road, Stoney Creek Road

**TMR ROUTINE MAINTENANCE PERFORMANCE CONTRACT (RMPC)**

The following RMPC works were carried out in February 2026.

Location	Activity
32A - Kennedy Highway (Cairns - Mareeba)	<ul style="list-style-type: none"> <li>• Rest Area Servicing at Edmund Kennedy Bridge</li> <li>• Replace toilet roll dispenser at Rest Area</li> <li>• Mow island intersection of 32A &amp; 664 at traffic lights</li> <li>• Emergent Work - Pothole patching at various locations as required</li> <li>• Rest Area Servicing at Edmund Kennedy Bridge</li> </ul>
34A - Mulligan Highway (Mareeba – Mount Molloy)	<ul style="list-style-type: none"> <li>• Rural Slashing 2 cut width - Brady Road to River Road Biboorah</li> <li>• Herbicide Spraying full length of road</li> <li>• Emergent Work - Pothole patching at various locations as required</li> <li>• Emergent Work - Clean drain in cutting on left hand side - north of Carr Creek Bridge</li> </ul>

Location	Activity
	<ul style="list-style-type: none"> <li>• Emergent Work - Place out warning "Water over Road Signs"</li> <li>• Emergent Work - Place out Road Closed Signs Mitchell Flats when required</li> <li>• Emergent Work - Inspecting road and taking photos of Emergent works to be completed and works that have been carried out</li> </ul>
<p>34B - Mulligan Highway (Mount Molloy - Lakeland)</p>	<ul style="list-style-type: none"> <li>• Rest Area Servicing at Rifle Creek</li> <li>• Additional service to remove illegal dumped litter at Rifle Creek Rest Area</li> <li>• Roadside Litter Collection - Rifle Creek and Mt Carbine Truck Stop</li> <li>• Unblock toilet at Rifle Creek Rest Area</li> <li>• Emergent Work - Pothole patching at various locations as required</li> <li>• Emergent Work - Clean drain in cutting on both sides of road - just past Springs Creek</li> <li>• Emergent Work - Clean drain/bank in cutting on left hand side of road - rock protection fence removed and reinstated</li> <li>• Emergent Work - Inspecting road and taking photos of Emergent works to be completed and works that have been carried out</li> </ul>
<p>653 - Mossman-Mount Molloy Road</p>	<ul style="list-style-type: none"> <li>• Roadside litter collection - Hunter Creek, Environ Park and Lyons Park</li> <li>• Rest Area Servicing at Hunter Creek</li> <li>• Herbicide Spraying including range</li> <li>• Repair/Replace guide markers full length of road</li> <li>• Emergent Work - Inspecting road and taking photos of Emergent works to be completed and works that have been carried out</li> <li>• Emergent Work - Pothole patching at various locations as required</li> <li>• Emergent Work - Clearing Landslips on Rex Range</li> <li>• Emergent Work - Clearing silt from cuttings and vegetation from roadside</li> <li>• Emergent Work - Emergency Callouts to remove fallen trees at various locations</li> <li>• Emergent Work - Place out Road Closed Signs at Bushy Creek and reopen as required</li> <li>• Emergent Work - Emergency Callouts to remove trees blocking road</li> <li>• Emergent Work - Clearing Landslip Rex Range - MSC could not access site - Douglas Shire Council attended</li> </ul>
<p>89B - Burke Developmental Road (BDR)</p>	<ul style="list-style-type: none"> <li>• Eureka Creek Rest Area Servicing and ground maintenance</li> <li>• Replace /Straighten guideposts where required - full length of road</li> <li>• Emergent Work - Pothole Patching at various locations</li> <li>• Emergent Work - Chillagoe Creek - loss of pavement repairs</li> <li>• Emergent Work - Clearing debris off roadway at Chillagoe Creek causeway</li> <li>• Emergent Work - Pavement Failure at Pump Creek Almaden. Boxed out, compact stabilised gravel and capped with 20mm cold mix</li> <li>• Emergent Work - Chillagoe-Almaden Gravel Section</li> </ul>

Location	Activity
	<ul style="list-style-type: none"> <li>• Emergent Work - Place out warning signs at rough scours</li> <li>• Emergent Work - Inspecting road and taking photos of Emergent works to be completed and works that have been carried out</li> </ul>
664 – Mareeba to Dimbulah Road	<ul style="list-style-type: none"> <li>• Rural slashing 2 cut width Cemetery to Carmen Road</li> <li>• Rural slashing Mareeba to Dimbulah - full cut width</li> <li>• Herbicide Spraying full length of road</li> <li>• Replace keep left signs and other regulatory signs</li> <li>• Emergent Work - Cut and remove trees at Granite Creek Bridge</li> <li>• Emergent Work - Pothole patching at various locations as required</li> <li>• Inspecting road and taking photos of Emergent works to be completed and works that have been carried out</li> </ul>
6632 - Herberton - Petford Road	<ul style="list-style-type: none"> <li>• Emergent Work - Clearing silt from causeways and major road repairs along gravel section of road from Watsonville to Alice Street</li> <li>• Emergent Work - Inspecting road and taking photos of Emergent works to be completed and works that have been carried out</li> <li>• Emergent Works, Event 26E - Clearing silt from causeways and major road repairs along gravel section of road from Watsonville to Alice Street</li> </ul>

**PARKS AND OPEN SPACES**

The following Parks and Open Spaces works were carried out in February 2026.

Description	Comment
Mowing	<ul style="list-style-type: none"> <li>• Mareeba, Dimbulah, Kuranda, Mt Molloy/Julatten, and Chillagoe mowing roughly every 10 – 14days.</li> <li>• Contract Mower has done a full run in the Mt Molloy, Julatten and Mt Carbine areas.</li> </ul>
Playing Fields Mowing	<ul style="list-style-type: none"> <li>• Davies Park twice per week at 50mm.</li> <li>• Borzi Park twice per week at 25mm.</li> <li>• Firth Park twice per week at 25mm.</li> </ul>
General Maintenance	<ul style="list-style-type: none"> <li>• Weeding and mulching garden beds and medians in Mareeba.</li> <li>• Kuranda garden maintenance Centenary Park and Coondoo streets.</li> <li>• Herbiciding around trees, culverts in mowing areas in Mareeba and all Main Parks.</li> </ul>
Gurney Crew	<ul style="list-style-type: none"> <li>• Pressure clean Roscommon Tennis Court, Bartley Park Basketball Court, Mantaka Tennis Court, footpath Cr Molloy Main Street.</li> </ul>
Playgrounds	<ul style="list-style-type: none"> <li>• Replace swing seat in Mary Andrews Playground in Mareeba.</li> </ul>
Slashing	<ul style="list-style-type: none"> <li>• Rail Trail, Shaban Park and Mooraridgi and Eales Parks, Molloy approaches, Barron Esplanade.</li> </ul>
Burials	<ul style="list-style-type: none"> <li>• Mareeba – 1 Coffin in ground Lawn Plaque on Beam, 2 Coffins in Mausoleum walls, 1 Coffin inground in Angels Rest.</li> <li>• No burials outside Mareeba.</li> </ul>
LOA	<ul style="list-style-type: none"> <li>• Mareeba Cemetery and Pioneer Cemetery.</li> </ul>

Description	Comment
	<ul style="list-style-type: none"> <li>• Dimbulah Cemetery and around the tennis courts and the main park.</li> </ul>
Contractors	<ul style="list-style-type: none"> <li>• 2 dead Trees removed in Dimbulah.</li> <li>• 2 dead trees Mareeba.</li> </ul>
Tree Trimming	<ul style="list-style-type: none"> <li>• Tree trimming in Kuranda streets for ease of mowing and Street Sweeper access.</li> </ul>
Fire Management	<ul style="list-style-type: none"> <li>• Attended Mareeba Shire Bushfire Mitigation Committee meeting.</li> </ul>
Footpath Maintenance	<ul style="list-style-type: none"> <li>• Replace damaged tiles in Byrnes Street.</li> </ul>

**LAND PROTECTION**

The following Land Protection works were carried out in February 2026.

Weed/Pest	Activity
Parthenium Weed	<ul style="list-style-type: none"> <li>• Inspections and hand removal carried out on all sites. All landholders are complying with their biosecurity obligations.</li> </ul>
Giant Rats Tail Grass	<ul style="list-style-type: none"> <li>• Roadside spraying of giant rats tail grass, Thatch and Gamba Grass on council and state (TMR) roadsides outside of main infestation.</li> <li>• Treated isolated patches of Giant rats tail grass treated using Glyphosate and Flupropanate (pictured below)</li> </ul> 
Electric Ants	<ul style="list-style-type: none"> <li>• Sentinel site survey for electric ants at Council transfer stations, samples collected and supplied to Bio security QLD, no suspicious samples were collected.</li> </ul>
Feral Pigs	<ul style="list-style-type: none"> <li>• Fourteen (14) pigs trapped in Julatten, Mareeba and Kuranda areas</li> </ul>

**CUSTOMER REQUESTS**

During February, the Works Group received 206 Customer Requests (CRs) with 246 resolved (resolved requests include those received prior to February 2026). The table below shows the number of requests lodged per Works Section for the month.

Month	Roads	Parks and Gardens	Pest Management
February	124	69	13

At the time of reporting, the Works Group had 38 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

**9.5 INFRASTRUCTURE SERVICES, DISASTER RECOVERY OPERATIONS REPORT - FEBRUARY 2026**

**Date Prepared:** 18 February 2026  
**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 February 2026.

**RECOMMENDATION**

That Council receives the Infrastructure Services, Disaster Recovery Operations Report for February 2026.

**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.

**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 to finalise and close out.
T-MSC2024-33 MSC DRFA 2024 Eastern Roads Package	Contract awarded to Ikin Civil Pty Ltd. Works ongoing.
PDQ-MSC2025-10 Black Mountain Road Culvert Replacement (Julatten)	Contract awarded to Dempsey Crane and Construction. Works complete. Project to be removed from future reports.
T-MSC2025-33 Warril and Mount Haren Landslip Remediation	Contract awarded to Australian Ground Engineering (AGE).
T-MSC2025-34 Ivicevic Road Landslip Remediation	Contract awarded to Gregg Construction Pty Ltd. Work commencement delayed due to weather.

Water & Sewer Program (exceptional circumstances package)

Project Name	Update
T-MSC2025-09 Lloyd Street Sewer Replacement Project	Project awarded to A&B Civil. Onsite works commenced.

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):

<b>Project Name</b>	<b>Update</b>
T-MSC2025-24 Gully Betterment Program	Project awarded to S&K Civil Contracting Pty Ltd. Works on Torwood and Bolwarra Concrete works complete. Works on Ootann Road scheduled to commence March 2026.
T-MSC2025-25 Wolfram Road Culvert Upgrade	Recommendation to award provided at March 2026 council meeting.
T-MSC2025-26 Lockwood Road Upgrade	Recommendation to award provided at March 2026 council meeting.

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

<b>Project Name</b>	<b>Update</b>
Hastie Road Embankment	Approval received for geotechnical solution. Onsite investigations complete.
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 concrete pipes are being sourced (extended lead times). Permanent works scheduled for early 2026.

Project Name	Update
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 April 2026 weather pending.
Cooktown Crossing, Kondaparinga Road	Approval received for replacement of Cooktown Crossing on Kondaparinga Road. Construction to be as per current DAF guidelines (like for like). Investigations to commence in dry season 2026.
Butler Drive, Kuranda Landslip	Approval received for stabilisation of downslope bank adjacent Butler Drive. Slip has compromised stormwater drainage.
Aerodrome Drain, Mareeba	Approval received for rock mattress works at end of aerodrome drain adjacent Ray Road.

**2026 DRFA – North Queensland Monsoon Trough, Associated Tropical Cyclone Koji and Severe Weather (commencing 24 December 2025)**

Mareeba Shire Council has activated for the ‘North Queensland Monsoon Trough, Associated Tropical Cyclone Koji and Severe Weather (commencing 24 December 2025)’ weather event.

**Emergency Works (EW)**

Council is undertaking Emergency Works as required on local roads. Extension to Emergency Works requested following further rain events.

**Reconstruction of Essential Public Assets (REPA) Projects**

Project Name	Update
Spring Valley Road Causeway	Approval received for reconstruction of concrete causeway on Spring Valley Road. Failed crossing removed and temporary crossing constructed under Emergency Works. Permanent works to be undertaken in dry season 2026. 

**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.

**9.6 TENDER AWARD - T-MSC2025-25 MSC DRFA 2024 - WOLFRAM ROAD CULVERT CONSTRUCTION**

**Date Prepared:** 10 March 2026  
**Author:** Manager Disaster Recovery  
**Attachments:** Nil

---

**EXECUTIVE SUMMARY**

The purpose of this report is to inform Council of the assessment of tender submissions for T-MSC2025-25 – MSC DRFA 2024 – Wolfram Road Culvert Construction funded by the Australian and Queensland Governments through the jointly funded Commonwealth-State Disaster Recovery Funding Arrangements (DRFA) and provide recommendation on award of the tender.

**RECOMMENDATION**

That Council awards the contract for T-MSC2025-25 MSC DRFA 2024 – Wolfram Road Culvert Construction to Gregg Construction Pty Ltd for a value of \$864,980.00 (excl. GST).

**BACKGROUND**

Queensland Reconstruction Authority (QRA) declared the *'Tropical Cyclone Jasper, associated rainfall and flooding 13 – 28 December 2023'* (the Event) a natural disaster event, triggering Disaster Recovery Funding Arrangements (DRFA) which provides local governments with assistance to reinstate essential infrastructure.

Betterment Funding enables essential public assets damaged in eligible events to be restored to a more resilient standard. This builds the resilience of infrastructure and communities, and reduces future costs associated with disasters.

The project is for the upgrade of the existing culvert structure at chainage 16,470 on Wolfram Road, in accordance with Betterment Program objectives, which damaged as a result of Tropical Cyclone Jasper, associated rainfall and flooding, 13-28 December 2023. The existing crossing consists of a single barrel Reinforced Concrete Pipe (RCP) and is frequently damaged in rainfall events. An image of the crossing post TC Jasper is provided below.



The proposed replacement structure consists of 3m x 3m x 1.2m Reinforced Concrete Box Culverts (RCBC).

**TENDERS RECEIVED**

Council invited tenders from suitably qualified contractors for the works through 'VendorPanel' on Monday 24 November 2025. Tenders closed 11:00am, on Thursday, 18 December 2025. Council received submissions from nine (9) tenderers.

A summary of the tender prices at opening is provided below;

<b>Tenderer</b>	<b>Total Tendered Price (GST excl)</b>
Blackform Contracting Pty Ltd	\$883,475.00
Lift Tek Pty Ltd T/A Dempsey Cranes - Conforming	\$1,067,156.42
Lift Tek Pty Ltd T/A Dempsey Cranes - Alternative	\$798,328.27
Gregg Construction Pty Ltd	\$864,980.00
Jeffrey Williams	N/A
MC Group QLD Pty Ltd	\$1,745,407.72
NQ Civil Contractors Pty Ltd	\$1,514,552.63
Robinson Civil Constructions FNQ Pty Ltd	\$1,482,917.67
Stratos Civil Pty Ltd	\$1,455,321.24
Terranovus Bridges Pty Ltd	\$887,599.03

Upon review, errors in submitted documentation were identified, including:

- 1) Rounding discrepancies.
- 2) Rates submitted with more than two (2) decimal places.

To ensure consistency and compliance with the Request for Tender (RFT) requirements, tendered prices were adjusted accordingly.

As the project funding is capped, tenderers were initially shortlisted on the basis of price to ensure submissions were within the available funding, followed by confirmation of conformance with the tender requirements. Jeffrey Williams only provided a capability statement and was not assessed as part of the evaluation.

On this basis, the tenders submitted by Lift Tek, Blackform Contracting Pty Ltd, Gregg Construction Pty Ltd, and Terranovus Bridges Pty Ltd were shortlisted for detailed evaluation.

A summary of shortlisted tenderers is provided below.

<b>Tenderer</b>	<b>Total Tendered Price (GST excl)</b>
Blackform Contracting Pty Ltd	\$883,481.42
Lift Tek Pty Ltd T/A Dempsey Cranes - Conforming	\$1,067,171.50
Lift Tek Pty Ltd T/A Dempsey Cranes – Alternative (Bridge)	\$798,341.55*
Gregg Construction Pty Ltd	\$864,980.00
Terranovus Bridges Pty Ltd	\$873,701.28

\*Cost in re-design not included in the total

**LIFT TEK PTY LTD T/A DEMPSEY CRANES ALTERNATIVE OFFER - BRIDGE**

An alternative offer for construction of a bridge was provided by Lift Tek Pty Ltd T/A Dempsey Cranes. The bridge has been assessed as a comparative option but does not provide a substantial cost or outcome benefit in comparison to the RCBC arrangement. Council has opted to progress with the RCBC option for this project as tendered.

**TENDER EVALUATION**

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

Criteria	Criteria Weighting (%)
Relevant Skills and Experience	15%
Demonstrated Understanding	25%
Key Personnel	10%
Local Content	10%
Value for Money	40%

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

**SUMMARY**

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

Tenderer	Score	Rank
Blackform Contracting Pty Ltd	83	3
Lift Tek Pty Ltd T/A Dempsey Cranes - Conforming	79.5	4
Gregg Construction Pty Ltd	87.0	1
Terranovus Bridges Pty Ltd	85.0	2

**RISK IMPLICATIONS**

**Financial**

The following financial risks were identified:

- Betterment funding is a capped funding allowance. Any project over-runs or unforeseen costs over and above this allowance would be borne by Council.
- Risk is higher for Contractors who are more contractually heavy. These risks are being managed by:
  - Engagement of a suitably qualified and experienced project manager to manage and assess suitability of variation claims made by the Contractor.

- Allowance for unforeseen project costs (contingency).
- Unforeseen costs associated with replacement of unsuitable material. Excavation required for this project are minimal and should be in areas previously disturbed by development.

### **Legal and Compliance**

Tenders were sought in line with Council's Procurement Policy.

### **FINANCIAL AND RESOURCE IMPLICATIONS**

#### ***Capital***

Nil. Works are funded by the Australian and Queensland Governments through the jointly funded Commonwealth-state Disaster Recovery Funding Arrangements (DRFA)

#### ***Operating***

The proposed arrangement will reduce the ongoing maintenance of the crossing.

### **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.

Nil

**9.7 TENDER AWARD - T-MSC2025-26 MSC DRFA 2024 - LOCKWOOD ROAD CONSTRUCTION**

**Date Prepared:** 10 March 2026  
**Author:** Manager Disaster Recovery  
**Attachments:** Nil

**EXECUTIVE SUMMARY**

The purpose of this report is to inform Council of the assessment of tender submissions for T-MSC2025-26–MSC DRFA 2024 – Lockwood Road Construction funded by the Australian and Queensland Governments through the jointly funded Commonwealth-state Disaster Recovery Funding Arrangements (DRFA) and provide recommendation on award of the tender.

**RECOMMENDATION**

That Council awards the contract for T-MSC2025-26 MSC DRFA 2024 – Lockwood Road Construction to IKCO Pty Ltd T/A Ikin Civil for a value of \$1,432,716.82 (excl. GST).

**BACKGROUND**

Queensland Reconstruction Authority (QRA) declared the '*Tropical Cyclone Jasper, associated rainfall and flooding 13 – 28 December 2023*' (the Event) a natural disaster event, triggering Disaster Recovery Funding Arrangements (DRFA) which provides local governments with assistance to reinstate essential infrastructure.

Betterment Funding enables essential public assets damaged in eligible events to be restored to a more resilient standard. This builds the resilience of infrastructure and communities, and reduces future costs associated with disasters.

The project is for the upgrade of Lockwood Road pavement and two (2)-coat bitumen seal from Fichera Road to Henry Hannem Drive in accordance with Betterment Program objectives. Culverts will be widened if funds permit. Fichera Road is currently sealed, and this would result in an extension to Council's sealed road network. An image of the road post TC Jasper is provided below.



**TENDERS RECEIVED**

Council invited tenders from suitably qualified contractors for the works through 'VendorPanel' on Monday 24 November 2025. Tenders closed 11.00 am, on Thursday, 18 December 2025. Council received submissions from seven (7) tenderers.

A summary of the tender prices at opening is provided below;

<b>Tenderer</b>	<b>Total Tendered Price (GST excl)</b>
Stratos Civil Pty Ltd	\$1,295,947.12
Gregg Construction Pty Ltd	\$1,541,551.00
IKCO Pty Ltd T/A Ikin Civil	\$1,342,034.79
SAW Civil Profiling Pty Ltd T/A Saw Civil	\$1,614,800.24
SEE Civil Pty Ltd*	\$1,151,606.73
Tablelands Civil Constructions Pty Ltd	\$1,158,020.60
Koppen Construction Pty Ltd	\$3,182,715.00

Upon review, errors in submitted documentation were identified, including:

- 1) Rounding discrepancies.
- 2) Rates submitted with more than two (2) decimal places.

To ensure consistency and compliance with the Request for Tender (RFT) requirements, tendered prices were adjusted accordingly.

It is noted that SEE Civil tendered price significantly increased due to some line items in the bill of quantities not being included in the total. The increase surpassed the project budget and they were subsequently not shortlisted.

As the project funding is capped, tenderers were initially shortlisted on the basis of price to ensure submissions were within the available funding, followed by confirmation of conformance with the tender requirements. On this basis, the tenders submitted by Ikin Civil Pty Ltd, Stratos Civil Pty Ltd and Tablelands Civil Construction Ltd were shortlisted for detailed evaluation.

A summary of shortlisted tenderers is provided below.

<b>Tenderer</b>	<b>Total Tendered Price (excl. GST) (excluding Culverts)</b>	<b>Total Tendered Price (excl. GST) (including Culverts)</b>
IKCO Pty Ltd T/A Ikin Civil	\$1,316,755.75	\$1,432,716.82
Stratos Civil Pty Ltd	\$1,271,265.08	\$1,377,929.70
Tablelands Civil Constructions Pty Ltd	\$1,141,248.33	\$1,216,167.05

**CULVERT INCLUSION**

The bill of quantities provided with the tender included only a rate for culvert extension/replacement. This was done as the inclusion of the extensions would be budget

dependent. Without the extensions, the sealed carriageway would reduce in width slightly due to the road being raised slightly as part of the works.

**TENDER EVALUATION**

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

Criteria	Criteria Weighting (%)
Relevant Skills and Experience	15%
Demonstrated Understanding	25%
Key Personnel	10%
Local Content	10%
Value for Money	40%

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

**SUMMARY**

A summary of the tender assessment and evaluation against conformance, price and non-price criteria, resulted in the ranking of submissions below.

Tenderer	Score	Rank
IKCO Pty Ltd T/A Ikin Civil	81	1
Stratos Civil Pty Ltd	65	3
Tablelands Civil Constructions Pty Ltd	71	2

**RISK IMPLICATIONS**

**Financial**

The following financial risks were identified:

- Betterment funding is a capped funding allowance. Any project over-runs or unforeseen costs over and above this allowance would be borne by Council.
- Risk is higher for Contractors who are more contractually heavy. These risks are being managed by:
  - Engagement of a suitably qualified and experienced project manager to manage and assess suitability of variation claims made by the Contractor.
  - Allowance for unforeseen project costs (contingency).
- Unforeseen costs associated with replacement of unsuitable material. Excavation required for this project are minimal and should be in areas previously disturbed by development.

**Legal and Compliance**

Tenders were sought in line with Council's Procurement Policy.

**FINANCIAL AND RESOURCE IMPLICATIONS*****Capital***

Nil. Works are funded by the Australian and Queensland Governments through the jointly funded Commonwealth-state Disaster Recovery Funding Arrangements (DRFA)

***Operating***

The proposed arrangement will reduce the ongoing maintenance of the road.

**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.

Nil

**10 CONFIDENTIAL REPORTS**

Nil

**11 BUSINESS WITHOUT NOTICE**

**12 NEXT MEETING OF COUNCIL**



### **13 FOR INFORMATION**

<b>13.1 SUMMARY OF NEW PLANNING APPLICATIONS &amp; DELEGATED DECISIONS FOR THE MONTH OF FEBRUARY 2026</b>
---

**Date Prepared:** 3 March 2026

**Author:** Planning Technical Support Officer

**Attachments:** Nil

---

**Summary of New Planning Development Applications and Delegated Decisions for February 2026**

<b>New Development Applications</b>					
Application #	Lodgement Date	Applicant	Site Address & Property Description	Application Type	Status
MCU/26/0002	6/02/2026	Schilling Group Pty Ltd C/- Baker Building Certification	17 Andre Street Mareeba Lot 46 on SP321490	MCU - Dual Occupancy	Decision Stage
MCU/26/0003	26/02/2026	Yeldeh Pty Ltd C/- Freshwater Planning	6 Clinton Close, Mareeba Lot 29 on RP749169	MCU - Quarantined Assessment - Dual Occupancy	Application Stage
RAL/26/0003	17/02/2026	Sibi Girgenti Holdings C/- Urban Sync	232 Mclver Road, Mareeba Lot 49 on SP202901 and Lot 1 on SP202899	ROL – (2 Lots into 79 Lots)	Application Stage
RAL/26/0004	24/02/2026	S and G Gambino C/- Brazier Motti Pty Ltd	Gilmore Road Mareeba Lot 64 on RP835619 & Lot 263 on NR1920	ROL – Boundary Realignment	Confirmation Stage

<b>Decision Notices issued under Delegated Authority</b>					
Application #	Date of Decision Notice	Applicant	Address	Property Description	Application Type
RAL/25/0033	5/02/2026	I Geyl C/- U&I Town Plan	Emerald End Road and Country Road, Mareeba	Lot 101 on SP334793	ROL - (1 into 4 Lots)
MCU/26/0002	24/02/2026	Schilling Group Pty Ltd C/- Baker Building Certification	17 Andre Street, Mareeba	Lot 46 on SP321490	MCU - Dual Occupancy

<b>Negotiated Decision Notices issued under Delegated Authority</b>					
Application #	Date of Decision Notice	Applicant	Address	Property Description	Application Type
Nil					

<b>Change to Existing Development Approval issued</b>					
Application #	Date of Decision	Applicant	Address	Property Description	Application Type
Nil					

Referral Agency Response Decision Notices issued under Delegated Authority					
Application #	Date of Decision	Applicant	Address	Property Description	Application Type
CAR/26/0001	4/02/2026	M Sheppard C/- All Construction Approvals	9 Boyles Road, Kuranda	Lot 2 on SP333837 (Cov D on SP342244)	Referral agency response for building work (Class 10a Shed) assessable against the Mareeba Shire Council Planning Scheme 2016 – (GFA Dispensation)
CAR/26/0002	27/02/2026	B and L Wallace C/- Rapid Building Approvals	37 Anzac Avenue, Mareeba	Lot 887 on NR4541	Referral agency response for building work assessable against the Mareeba Shire Council Planning Scheme 2016 (Class 10a Shed – Accumulated Gross Floor Area, 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
Nil					



**13.2 GREAT WHEELBARROW RACE ADVISORY COMMITTEE - MINUTES OF MEETING HELD 26 FEBRUARY 2026**

**Date Prepared:** 10 March 2026

**Author:** Corporate Communications Officer

**Attachments:** 1. **Great Wheelbarrow Race Advisory Committee - Minutes of meeting held Thursday 26 February 2026** [↓](#)

---

The purpose of this report is to present the Minutes of the Great Wheelbarrow Race Advisory Committee Meeting held on Thursday, 26 February 2026.



# Great Wheelbarrow Race

## Advisory Committee Meeting Minutes Thursday, 26 February 2026

---

**Time commenced:** 5:30pm

**Location:** Mareeba Shire Council Boardroom

---

**Present:** Cr Ross Cardillo, Cr Nipper Brown, Rochelle Harding, Jared Hohns, Jordan Hohns and Terry Roos

**Apologies:** Narelle Duncan, 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**

- Chillagoe Festival – Cr Nipper will be meeting with the Chillagoe Alliance on Sunday for an update.
- GWR committee is working with the Rotary to borrow lights for Saturday night
- Gorge traffic update – MSC officers, Cr Nipper met with police to discuss changes to the Gorge traffic control. MSC officers, Cr Nipper and an external company will meet on site next week to develop traffic control plan and TGS.

**3. Volunteer Update**

- An update was provided that a mix of committee members, volunteers and Council staff will be joining the event. A task list will be developed and induction training will be delivered in March.

**4. Sponsorship Update**

- An update was provided with the current amount of sponsorship funding.
- 4AM has come on board as a media sponsor, will do a competition prize on their station and live broadcast on Friday morning.
- Application for the Mount Emerald Community Benefit Fund submitted

**5. Supplier Update**

- Will undergo an EOI process to find a photographer and videographer
- Shirt design accepted, will go ahead with the order
- Will ask for a proof of the hats and finisher's item and order before next meeting.
- Committee voted to invite the ice-cream van to the Friday night, will decline the food van for Friday night
- Need to source audio and screen, will request quote
- Need quotes for First Responders
- Branded marquee has arrived

**6. Registrations to date**

- 26 teams have registered. Registrations close on 1 March 2026. Will extend the registrations close date to 31 March 2026 to give teams more time to register, however we have a good indication of how many teams are joining this year.

**7. Business Arising**

- Chair and MSC officers to organise a trip to visit businesses in March
- Dimby Do Menu is now available and will be communicated to the teams
- Jared Hohns will be the face of the race for 2026
- Plans for the Dimbulah and Almaden evenings ongoing. Dimbulah Lions will set up bulb lights in Dimbulah park. Almaden – will have Calcutta, fundraising announcement.

**Proposed meeting dates**

For meetings at 5pm in the boardroom.

- 17 March 2026
- 22 April 2026
- 8-10 May 2026 – event
- 27 May 2025 – Debrief

**Actions**

Task	Person Responsible	By -
<b>Quotes and Suppliers</b>		
Request proof and order two competitor items	MSC	3/3/26
Photography EOI	MSC Officer	Ongoing
Order shirts	MSC Officer	27/02
Sound quote	Cr Nipper and MSC Officer	Ongoing
Medical quote	MSC Officer	Ongoing
Accommodation	MSC Officer	Ongoing
<b>Event Prep</b>		
Draft Event Management Plan	MSC Officer	Ongoing
Set meeting with police about traffic	MSC Officer	Ongoing
Submit application for TGS	MSC Officer	Ongoing
Submit permits – TMR, Police, MSC	MSC Officer	After TGS
Site visits	Cr Ross, MSC Officers	March
<b>Sponsorship</b>		
Continue reaching out to potential sponsors	Cr Ross	Ongoing
<b>Volunteers</b>		
Organise volunteer induction	Cr Ross / MSC	Ongoing
<b>Advertising / Marketing</b>		
Facebook posts	MSC Officer	Ongoing
Radio ads	MSC Officer	Ongoing
Competitor safety video	Jared and Jordan	Ongoing

**Meeting closed: 7.00 pm**

**Next meeting: 5.00 pm Tuesday, 17 March 2026**