



MINUTES

Wednesday, 18 March 2026

Ordinary Council Meeting

**MINUTES OF MAREEBA SHIRE COUNCIL
ORDINARY COUNCIL MEETING
HELD AT THE COUNCIL CHAMBERS
ON WEDNESDAY, 18 MARCH 2026 AT 9:00AM**

1 MEMBERS IN ATTENDANCE

Cr Angela Toppin (Mayor), Cr Mladen Bosnic, Cr Amy Braes, Cr Nipper Brown, Cr Ross Cardillo, Cr Mary Graham

2 APOLOGIES/LEAVE OF ABSENCE/ABSENCE ON COUNCIL BUSINESS

Nil

Absence on Council Business

Cr Lenore Wyatt

3 BEREAVEMENTS/CONDOLENCES

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

4 DECLARATION OF CONFLICTS OF INTEREST

Nil

5 CONFIRMATION OF MINUTES

RESOLUTION 2026/31

Moved: Cr Amy Braes

Seconded: Cr Ross Cardillo

That the minutes of Ordinary Council Meeting held on 18 February 2026 be confirmed.

CARRIED

6 BUSINESS ARISING OUT OF MINUTES OF PREVIOUS MEETING

Nil

7 DEPUTATIONS AND DELEGATIONS

Nil

8 CORPORATE AND COMMUNITY SERVICES

8.1 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

RESOLUTION 2026/32

Moved: Cr Amy Braes

Seconded: Cr Nipper Brown

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	
APPLICANT	Conmat Pty Ltd	ADDRESS	936 Tinaroo Creek Road, Mareeba
DATE REQUEST FOR NDN LODGED	27 November 2025	RPD	Lot 358 on OL451
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	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"

CARRIED

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

RESOLUTION 2026/33

Moved: Cr Mary Graham

Seconded: Cr Mladen Bosnic

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.

(f) Cultural Heritage

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

(g) Electric Ants

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

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

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

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

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

(E) RELEVANT PERIOD

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

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

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

- Nil

(G) OTHER APPROVALS REQUIRED FROM COUNCIL

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

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

Development Type	Rate	Measure	Charge	Credit Detail	Balance
	\$ per Lot <small>(40% reduction of standard charge for no town water/sewer)</small>	Lots		Lots	
Rural	\$13,478.40	3 Lots	\$40,435.20	2 lots	\$13,478.40
TOTAL CURRENT AMOUNT OF CHARGE					\$13,478.40

CARRIED

8.3 COUNCIL POLICY REVIEW

RESOLUTION 2026/34

Moved: Cr Mladen Bosnic

Seconded: Cr Ross Cardillo

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

CARRIED

8.4 FINANCIAL STATEMENTS PERIOD ENDING 28 FEBRUARY 2026

RESOLUTION 2026/35

Moved: Cr Mary Graham

Seconded: Cr Amy Braes

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

CARRIED

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

RESOLUTION 2026/36

Moved: Cr Mladen Bosnic

Seconded: Cr Ross Cardillo

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

CARRIED

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

RESOLUTION 2026/37

Moved: Cr Amy Braes

Seconded: Cr Mary Graham

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

CARRIED

9 INFRASTRUCTURE SERVICES

9.1 INFRASTRUCTURE SERVICES, CAPITAL WORKS MONTHLY REPORT - FEBRUARY 2026

RESOLUTION 2026/38

Moved: Cr Nipper Brown

Seconded: Cr Mladen Bosnic

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.

CARRIED

9.2 INFRASTRUCTURE SERVICES, TECHNICAL SERVICES OPERATIONS REPORT - FEBRUARY 2026

RESOLUTION 2026/39

Moved: Cr Nipper Brown

Seconded: Cr Mladen Bosnic

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

CARRIED

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

RESOLUTION 2026/40

Moved: Cr Ross Cardillo

Seconded: Cr Amy Braes

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

CARRIED

9.4 INFRASTRUCTURE SERVICES, WORKS SECTION ACTIVITY REPORT - FEBRUARY 2026**RESOLUTION 2026/41**

Moved: Cr Mary Graham

Seconded: Cr Mladen Bosnic

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

CARRIED

9.5 INFRASTRUCTURE SERVICES, DISASTER RECOVERY OPERATIONS REPORT - FEBRUARY 2026**RESOLUTION 2026/42**

Moved: Cr Nipper Brown

Seconded: Cr Amy Braes

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

CARRIED

9.6 TENDER AWARD - T-MSC2025-25 MSC DRFA 2024 - WOLFRAM ROAD CULVERT CONSTRUCTION**RESOLUTION 2026/43**

Moved: Cr Amy Braes

Seconded: Cr Mladen Bosnic

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).

CARRIED

9.7 TENDER AWARD - T-MSC2025-26 MSC DRFA 2024 - LOCKWOOD ROAD CONSTRUCTION**RESOLUTION 2026/44**

Moved: Cr Ross Cardillo

Seconded: Cr Nipper Brown

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).

CARRIED

10 CONFIDENTIAL REPORTS

Nil

11 BUSINESS WITHOUT NOTICE

11.1 ELECTORAL BOUNDARY SUBMISSION

RESOLUTION 2026/45

Moved: Cr Nipper Brown

Seconded: Cr Amy Braes

That Council make a formal submission on the proposed electoral boundary change regarding the exclusion of suburbs of Mareeba and the townships of Dimbulah and Chillagoe from the Cook Electorate.

CARRIED

12 NEXT MEETING OF COUNCIL

The next meeting of Council will be held at 9:00am on 15 April 2026.

There being no further business, the meeting closed at 9:28am.

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Cr Angela Toppin

Chairperson