



AGENDA

Wednesday, 20 May 2026

Confidential Council Meeting

I hereby give notice that a Confidential Council Meeting will be held on:

Date: Wednesday, 20 May 2026

Time: 9:00am

Location: Council Chambers

Peter Franks
Chief Executive Officer

Order Of Business

1	Members in Attendance	5
2	Apologies/Leave of Absence/Absence on Council Business	5
3	Bereavements/Condolences	5
4	Declaration of Conflicts of Interest	5
5	Confirmation of Minutes	5
6	Business Arising out of Minutes of Previous Meeting	5
7	Deputations and Delegations.....	5
8	Corporate and Community Services	7
8.1	Negotiated Decision Notice - BTM & S Stankovich Pty Ltd - Reconfiguring a Lot - Subdivision (1 into 25 Lots and Balance Area) - Amaroo Stage 16 - Lot 500 on SP352770 (Formerly Lot 500 on SP342226) - Karoeban Drive, Moondani Avenue, Emerald End Road and Pontos Place, Mareeba - RAL/25/0011	7
8.2	Negotiated Decision Notice - BTM & S Stankovich Pty Ltd - Reconfiguring a Lot - Subdivision (1 into 33 Lots, Park and Balance Allotment) - Stages 14B & 15 - Lot 500 on SP352770 - Karoeban Drive, Moondani Avenue, Emerald End Road and Pontos Place, Mareeba - RAL/25/0010	53
8.3	Adopted Infrastructure Charges Resolution (No.1) 2026.....	91
8.4	Council Policy Review	107
8.5	Renewal of Tenure Instrument - Queensland Fire Department - Kuranda Myola Rural Fire Brigade.....	115
8.6	Financial Statements Period Ending 30 April 2026	117
8.7	Mareeba Shire Council Fees and Charges 2026/2027.....	131
8.8	Operational Plan 2025/26 Progress Report	157
9	Infrastructure Services.....	167
9.1	Infrastructure Services, Capital Works Monthly Report - April 2026.....	167
9.2	Infrastructure Services, Technical Services Operations Report - April 2026.....	177
9.3	Infrastructure Services, Water and Waste Operations Report - April 2026	183
9.4	Mareeba Shire Council Waste Disposal: Outcome of ETI Stage 3 Landfill Due Diligence	189
9.5	Infrastructure Services, Disaster Recovery Operations Report - April 2026.....	193
9.6	Infrastructure Services, Works Section Activity Report - April 2026.....	197
9.7	Application for Permanent Road Closure Abutting Lot 101 on SP102143 - Wetherby Road, Mount Molloy.....	205
9.8	Pest Management Advisory Committee - Minutes of Meeting held 26 March 2026.....	211
10	Office of the CEO	221
10.1	Tourism & Economic Development Quarterly Report	221

11 Confidential Reports..... 227
Nil

12 Business without Notice 227

13 Next Meeting of Council 227

14 For Information 229

14.1 Summary of New Planning Applications & Delegated Decisions For The Month of April
2026 229

- 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 - 15 April 2026
- 6 BUSINESS ARISING OUT OF MINUTES OF PREVIOUS MEETING**
- 7 DEPUTATIONS AND DELEGATIONS**

8 CORPORATE AND COMMUNITY SERVICES

8.1 NEGOTIATED DECISION NOTICE - BTM & S STANKOVICH PTY LTD - RECONFIGURING A LOT - SUBDIVISION (1 INTO 25 LOTS AND BALANCE AREA) - AMAROO STAGE 16 - LOT 500 ON SP352770 (FORMERLY LOT 500 ON SP342226) - KAROBEAN DRIVE, MOONDANI AVENUE, EMERALD END ROAD AND PONTOS PLACE, MAREEBA - RAL/25/0011

Date Prepared: 29 April 2026

Author: Supervisor Planning & Building

Attachments:

1. [Decision Notice Approval dated 18 September 2025](#) ↓
2. [Request For Negotiated Decision Notice dated 27 October 2025](#) ↓
3. [Mareeba East Destination Park Masterplan](#) ↓
4. [Approved Plan - Stage 16](#) ↓

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	BTM & S Stankovich Pty Ltd	ADDRESS	Karobean Drive, Moondani Avenue, Emerald End Road and Pontos Place, Mareeba
DATE REQUEST FOR NDN LODGED	27 October 2025	RPD	Lot 500 on SP352770 (Formerly Lot 500 on SP342226)
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot – Subdivision (1 into 25 Lots and Balance Allotment) – Amaroo Stage 16		
FILE NO	RAL/25/0011	AREA	16.21 hectares
LODGED BY	Freshwater Planning Pty Ltd	OWNER	BTM & S Stankovich Pty Ltd
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Low density residential		
LEVEL OF ASSESSMENT	Impact		
SUBMISSIONS	1		

EXECUTIVE SUMMARY

Council approved a development application described in the above application details at its Ordinary Meeting on 17 September 2025, subject to conditions. The application was impact assessable and one (1) properly made submission was received in response to public notification of the application.

Freshwater Planning Pty Ltd, on behalf of the applicant has subsequently made written representations to Council requesting that the Decision Notice be amended to allow the parks and open space component of the Adopted Infrastructure Charges payable for the development (20%

or \$116,812.80) to be used specifically to advance the Mareeba East Destination Park, situated adjacent to Amaroo Estate.

This approach is inconsistent with the allocation and expenditure of infrastructure charges collected from developers which is governed by the Local Government Infrastructure Plan (LGIP). It is therefore recommended that the request be refused, and the Decision Notice remain unchanged.

OFFICER’S RECOMMENDATION

It is recommended that:

1. In relation to the written representations made by Freshwater Planning Pty Ltd on behalf of the applicant regarding the following development approval:

APPLICATION		PREMISES	
APPLICANT	BTM & S Stankovich Pty Ltd	ADDRESS	Karobean Drive, Moondani Avenue, Emerald End Road and Pontos Place, Mareeba
DATE REQUEST FOR NDN LODGED	27 October 2025	RPD	Lot 500 on SP352770 (Formerly Lot 500 on SP342226)

and in accordance with the Planning Act 2016, the following:

- (a) The request by Freshwater Planning Pty Ltd on behalf of the Applicant to amend the Decision Notice to require the Parks and Open Space component of the Adopted Infrastructure Charges payable for the development (20% of charges or \$116,812.80) to be used specifically to advance the Mareeba East Destination Park be **refused**.

and;

- (b) The Decision Notice issued on 18 September 2025 remain unchanged.

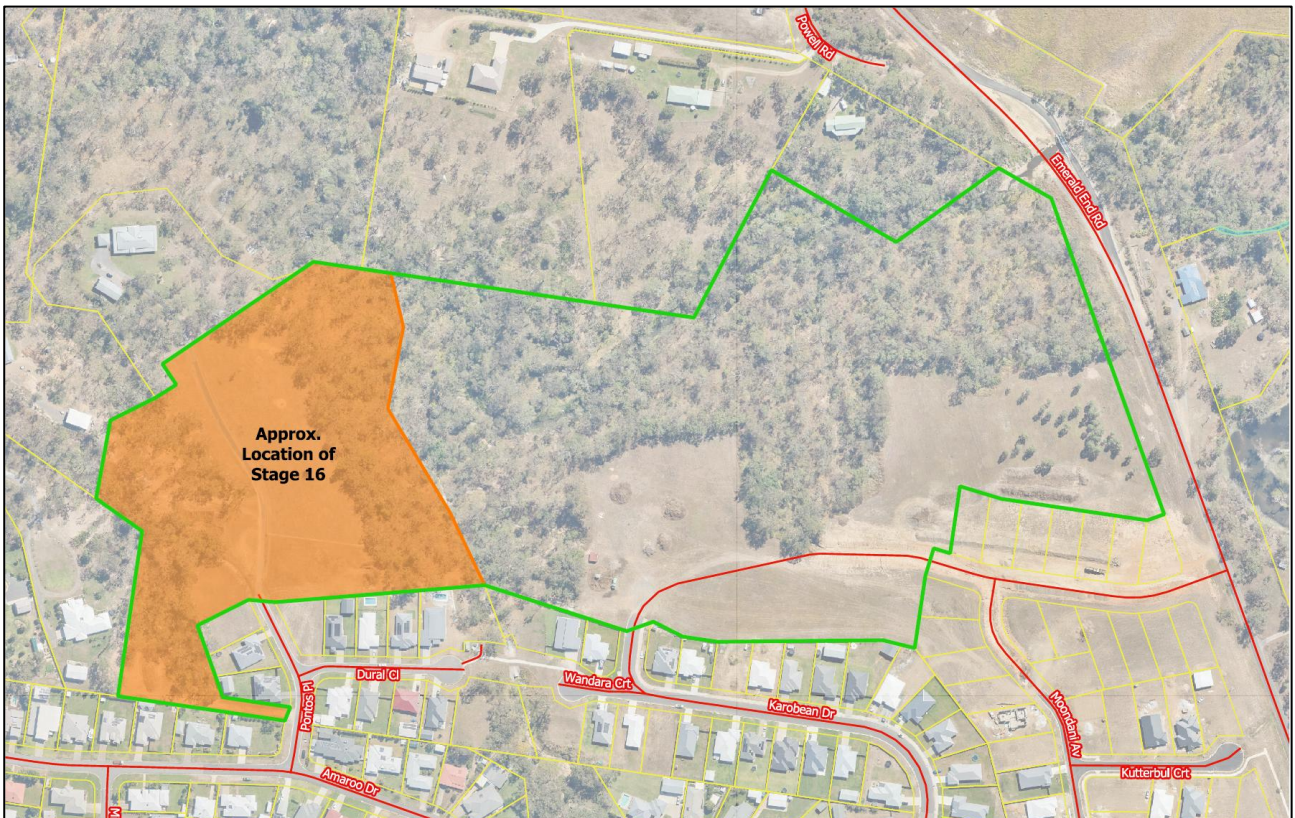
2. A written notice be issued to the applicant, care of their consultant advising of Council’s decision.”

THE SITE

The subject land is the balance area of the incomplete Amaroo Estate situated off Karobean Drive and Emerald End Road, Mareeba, being described as Lot 500 on SP352770 (formerly Lot 500 on SP342226).

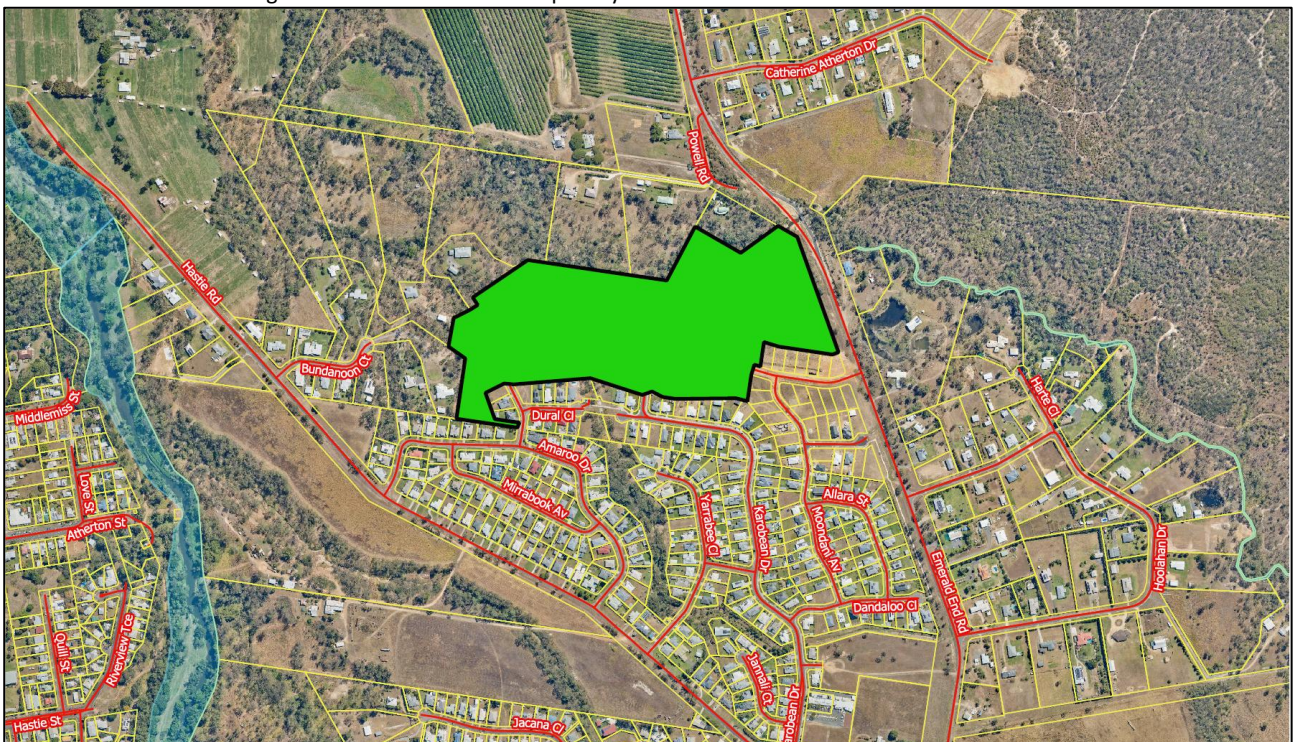
The land has an area of 16.21 hectares and is zoned Low Density Residential under the Mareeba Shire Council Planning Scheme 2016. The site contains an extensive frontage to Emerald End Road which is formed to a rural road bitumen sealed standard. Frontages also exist to Pontos Place, Moondani Avenue and Karobean Drive. Access to the proposed development will be Karobean Drive.

Being a balance lot for an incomplete estate, the site is unimproved with the land being largely cleared and grassed. Vegetation remains along Cobra Creek and an internal waterway.



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.

The site is able to be connected to town water, sewer, telecommunications and underground electricity supply. Surrounding allotments are zoned Low Density Residential and have/and or will be developed for residential purposes.

BACKGROUND AND CONTEXT

Council approved a development application described in the above application details at its Ordinary Meeting on 17 September 2025, subject to conditions. The application was impact assessable and one (1) properly made submission was received in response to public notification of the application. The Decision Notice was issued on 18 September 2025 (Attachment).

Freshwater Planning Pty Ltd, on behalf of the applicant has subsequently made written representations to Council requesting that the Decision Notice be amended to allow the Parks and Open Space component of the Adopted Infrastructure Charges (20% or \$116,812.80) to be used specifically to advance the Mareeba East Destination Park (Attachment).

APPLICANT'S REPRESENTATIONS

Representation by Applicant

"We acknowledge the State Government's Walkable Neighbourhoods Regulation, which requires all new lots to be located within 400m of parkland, and we appreciate Council's role in implementing this. We fully support the principle of providing quality open space for the community.

We, as the developers of the Amaroo Estate, are concerned about the current progression of the Mareeba East Destination Park and the delivery of additional Stages and essential Infrastructure. The provision of the Mareeba East Destination Park has been a welcomed inclusion for the residents of not only the Amaroo Estate, but also Mareeba Township's Residents. However, this was provided after more than 15 years of advocacy before any progress was made, despite this being the constant primary growth corridor for the Shire. Given this history, we are concerned that the further development of the Master Planned Park (future Stages) could face similar delays, especially as the Amaroo Estate is in its final Stages of Development. The fear that the underutilisation of the land, does not align with the intent of either the State Government's Walkable Neighbourhoods Regulation or Mareeba Shire Council's Parks and Open Spaces Strategy, which aims to continue to create vibrant, liveable communities.

In the most recent Cairns Post article, when commenting on Council's Decision, it is understood that the Mayor noted that "With the growth of the Amaroo area, the development of Stage 1 of the Mareeba East Destination Park has occurred and a master plan has been developed so that when funding becomes available, it can further be developed."

This view is considered disappointing and not consistent with the vision or the context of Amaroo Estate. To date, we have contributed over \$5 million dollars in Infrastructure Charges, of which approximately \$1.5 million dollars has been specifically allocated to Parks and Open Spaces. These contributions alone should be sufficient to complete the Mareeba East Destination Park, without considering the additional funds that will be paid as Approved future Stages are developed. It is understood that whilst the Master Plan has been adopted, there are no current plans to complete the Mareeba East Destination Park or commence construction of Stage 2.

After more than 15 years of advocating for the Mareeba East Destination Park, Stage 1 has only recently been delivered by utilising Governmental Grants (without utilising provided Parkland/Open Space Contributions). We do not wish to see a similar delay for the next stage (Stage 2) and futures Stages of the park, which is now supported under State Policy. Planning (Walkable Neighbourhoods) Amendment Regulation 2020. This is why we have proposed to continue to build and develop Stage 2 of the Mareeba East Park now, using the Parks portion of Approved future contributions, to ensure the community receives tangible benefits from the funds already paid and those yet to come.

This approach aligns with Council's own Parks and Open Spaces Strategy, which aims to "enhance the Shire's visual appeal, liveability, and active lifestyle opportunities in a financially sustainable way."

We therefore request an on-site meeting with the Mayor and Councillors to discuss how we can work together to continue to deliver and towards completing the Mareeba East Destination Park in a timely manner, ensuring compliance with State policy, supporting Council's strategy, and providing immediate benefits to the community."

Response

The applicant/developer has requested that Council use the parks and open spaces component of the infrastructure charges payable for Stage 16 (20% of charges or \$116,812.80) be specifically used to advance the Mareeba East Park Masterplan (Attachment), for the direct benefit of Amaroo Estate residents. A similar request was also made in the original development application.

Council Planning Officers, after consultation with senior staff from both Council's Corporate and Community Services and Infrastructure Services branches, cannot support this request for the following reasons:

- This approach would be inconsistent with the allocation and expenditure of infrastructure charges collected from other developers in the Shire, governed by the Local Government Infrastructure Plan (LGIP), and could also set a negative precedent for future developments.
- Allocating infrastructure charges for particular projects at the time of deciding development applications would compromise the purpose of the LGIP.

While Council officers acknowledge the contributions paid by BTM and S Stankovich Pty Ltd over the course of the development of Amaroo Estate, the decision as to where funds are allocated needs to be determined by Council in line with the LGIP, as required under the *Planning Act 2016*. Although many residents of Amaroo Estate use the Mareeba East Park on a regular basis, these same residents also use other parks and areas of public open spaces across the Shire, all of which need to be developed in-line with LGIP project forecasts as well as Council's Parks and Open Spaces Strategy & Action Plan.

Given the Amaroo Estate is likely to remain a primary residential growth area of Mareeba over the next three (3) – five (5) years, and that the eastern side of the Barron River is likely to continue to experience significant residential growth, it is likely that a significant proportion of contributions paid from Amaroo Estate both past and future will be spent in proximity to Amaroo Estate regardless.

A development approval cannot dictate where infrastructure charges are spent, and it is therefore recommended that the request be refused, and the Decision Notice remain unchanged.

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

18 September 2025

Planning Officer: Carl Ewin
 Direct Phone: 07 4086 4656
 Our Reference: RAL/25/0011
 Your Reference: F25/16

BTM & S Stankovich Pty Ltd
 C/- Freshwater Planning Pty Ltd
 17 Barron View Drive
 FRESHWATER QLD 4870

Dear Applicants,

Decision Notice

Planning Act 2016

I refer to your application and advise that on 17 September 2025, Council decided to approve the application in full subject to conditions.

Details of the decision are as follows:

APPLICATION DETAILS

Application No:	RAL/25/0011
Street Address:	Karobean Drive, Moondani Avenue, Emerald End Road and Pontos Place, Mareeba
Real Property Description:	Lot 500 on SP352770 (Formerly Lot 500 on SP342226)
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

DECISION DETAILS

Type of Decision:	Approval
Type of Approval:	Development Permit for Reconfiguration of a Lot - Subdivision (1 into 25 Lots and Balance Allotment) – Amaroo Stage 16
Date of Decision:	17 September 2025

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

Document Set ID: 4558097
 Version: 2, Version Date: 17/11/2025

CURRENCY PERIOD OF APPROVAL

The currency period for this development approval is **four (4) 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*.

ASSESSMENT MANAGER CONDITIONS

ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

- (a) Development assessable against the Planning Scheme
1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, and subject to any alterations:
 - found necessary by the Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.
 2. Timing of Effect
 - 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the endorsement of a Form 18B, except where specified otherwise in these conditions of approval.
 3. General
 - 3.1 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
 - 3.2 All payments or bonds required to be made to the Council pursuant to any condition of this approval or the Adopted Infrastructure Charges Notice must be made prior to the endorsement of the plan of survey, or alternative documentation as approved by the Land Title Act and at the rate applicable at the time of payment.

DECISION NOTICE

RAL/25/0011

Page 3

3.3 The developer must relocate (in accordance with FNQROC standards) any services such as water, sewer, drainage, telecommunications and electricity that are not wholly located within the lots that are being created/serviced where required by the relevant authority, unless approved by Council's delegated officer.

3.4 Where utilities (such as sewers on non-standard alignments) traverse lots to service another lot, easements must be created in favour of Council for access and maintenance purposes. The developer is to pay all costs (including Council's legal expenses) to prepare and register the easement documents.

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

3.6 Charges

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

3.7 Bushfire Management

A Bushfire hazard management plan for the subject land must be prepared by suitably qualified person to the satisfaction of Council's delegated officer.

The future use of each lot must comply with the requirements of the bushfire hazard management plan at all times.

3.8 The following road names are approved:

- Itiah Court - new cul-de-sac off Pontos Place
- Dolie Court – new cul-de-sac off Pontos Place

3.9 Flood Immunity

Lots 217-223, 232-234 & 241-243 must include survey markers that clearly identify the Q100 + 300mm flood immunity level of RL395.7m AHD on each lot, and a subsequent plan must be prepared for use by future owners/builders to help identify flood immune areas of each lot suitable for building.

All dwellings and sheds constructed on these lots must be built to achieve a finished floor height of at least RL395.7m AHD.

Mareeba Shire Council

Document Set ID: 4558097
Version: 2, Version Date: 17/11/2025

4. Infrastructure Services and Standards

4.1 Access

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

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

- (b) An asphalt sealed, or concrete driveway shall be provided within the access handle of proposed Lot 213 to the satisfaction of Council's delegated officer. The driveway will:

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

4.2 Stormwater Drainage

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

-
- (d) The Stormwater Quality Management Plan must include an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia) to the satisfaction of Council's delegated officer.
 - (e) The applicant/developer must construct the stormwater drainage infrastructure in accordance with the approved Stormwater Management Plan and/or Stormwater Quality Management Plan and Report.
 - (f) Temporary drainage is to be provided and maintained during the construction phase of the development, discharged to a lawful point and not onto the construction site.
 - (g) All stormwater channels through private property must be registered, with the easement for drainage purposes in favour of Council. All documentation leading to the registration of the easement must be completed at no cost to Council.
 - (h) **All aboveground and belowground stormwater drainage collected from Stage 16 (including Lots 213 & 217-223) must be drained to the watercourse situated to the east and north-east of Stage 16. Any alternate stormwater discharge locations must be approved by Council's delegated officer at Operational Works stage and must demonstrate a non-worsening effect on receiving land.**
 - (i) The applicant (at their cost) must video all stormwater lines and submit the video for inspection by Council's delegated officer prior to the development being taken "off maintenance" to ensure that no defects have occurred during the 12 month maintenance period.
 - (j) All drainage easements must be constructed to prevent erosion. Construction may be in the form of a concrete invert, with outlet protection.

4.3 Earthworks

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

4.4 Roadworks/footpaths – Internal

- (a) Pontos Place, Itiah Court and Dolie Court are to be constructed to Access Street standard in accordance with the FNQROC Development Manual (as amended) to the satisfaction of Council's delegated officer.
- (b) Any temporary turn-around areas situated at the ends of any semi-constructed stub roads must include a sealed cul-de-sac head (no kerbing required) of a size capable of allowing a garbage truck to turn around on.
- (c) 2-metre-wide concrete pedestrian footpaths must be installed on at least one (1) side of **all** proposed internal roads, including Pontos Place. The horizontal alignment of all footpaths must comply with the FNQROC development Manual (specifically Standard Drawing S1004A) and **must not be constructed abutting the kerbing.**

4.5 Water Supply

- (a) A water service connection must be provided to each proposed lot in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer
- (b) Where the existing reticulated water supply does not currently service the site or is not at an adequate capacity, the developer is required to extend or upgrade the reticulated water supply infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).

4.6 Sewerage Connection

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

4.7 Electricity provision/supply

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

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

4.8 Telecommunications

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

4.9 Lighting

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

4.10 Street Trees

One (1) street tree must be at the planted at centre of each lot's road frontage. Corner allotments must have a street tree planted on each frontage. All street trees must be provided in accordance with the FNQROC Development Manual - Design Manual D9 Landscaping.

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

REFERRAL AGENCIES

Not Applicable.

APPROVED PLANS

The following plans are Approved plans for the development:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
9499 Master Plan	Development Plan – Stage 16	Twine Surveys Pty Ltd	7/05/2025

Mareeba Shire Council

ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

ASSESSMENT MANAGER'S ADVICE

- (a) An Adopted Infrastructure Charges Notice has been issued with respect to the approved development. The Adopted Infrastructure Charges Notice details the type of infrastructure charge/s, the amount of the charge/s and when the charge/s are payable.
- (b) The Adopted Infrastructure Charges Notice does not include all charges or payments that are payable with respect to the approved development. A number of other charges or payments may be payable as conditions of approval. The applicable fee is set out in Council's Fees & Charges Schedule for each respective financial year.
- (c) Easement Documents
- Council has developed standard easement documentation to assist in the drafting of formal easement documents for Council easements. Please contact the Planning Section for more information regarding the drafting of easement documents for Council easements.
- (d) Endorsement Fees
- Council charges a fee for the endorsement of a Survey Plan, Community Management Statements, easement documents, and covenants. The fee is set out in Council's Fees & Charges Schedule applicable for each respective financial year.
- (e) Compliance with applicable codes/policies
- The development must be carried out to ensure compliance with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they have not been varied by a condition of this approval.
- (f) Notation on Rates Record
- A notation will be placed on Council's Rate record with respect to each lot regarding the following conditions:
- conditions regarding bushfire management
 - an approved bushfire management plan
 - any registered easements over any new lots (only for lots that contain easements)
 - flood immunity & finished floor heights

(g) Transportation of Soil

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

(h) Environmental Protection and Biodiversity Conservation Act 1999

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

(i) Cultural Heritage

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

(j) 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.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Operational Work

DECISION NOTICE

RAL/25/0011
Page 10

SUBMISSIONS

There were **one (1)** 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:

Name of Principal submitter	Address
1. Nathan Sweeper	nathan.s@airfirst.com.au

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, or at Council Offices.

Yours faithfully

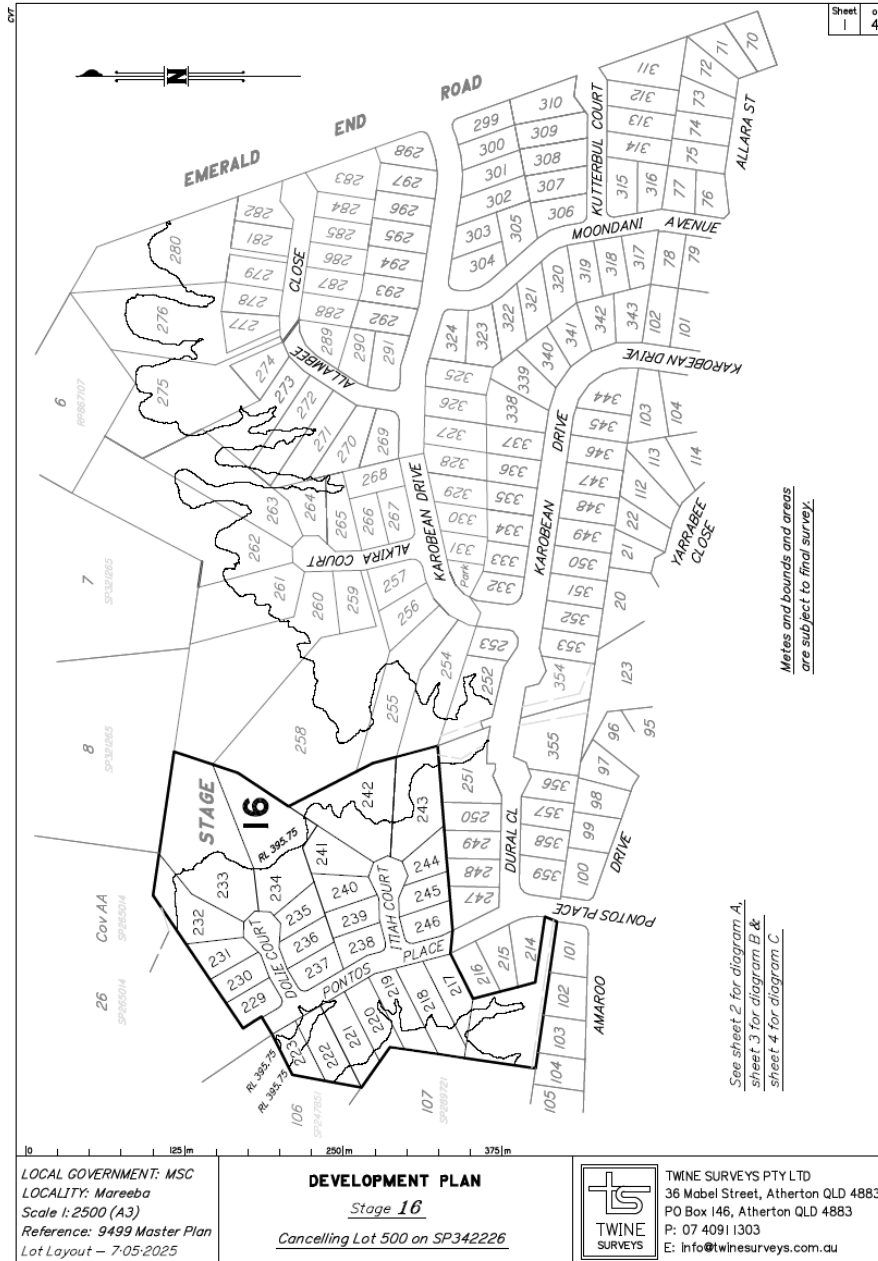
BRIAN MILLARD
COORDINATOR PLANNING & BUILDING

Enc: Approved Plans/Documents
Appeal Rights

Mareeba Shire Council

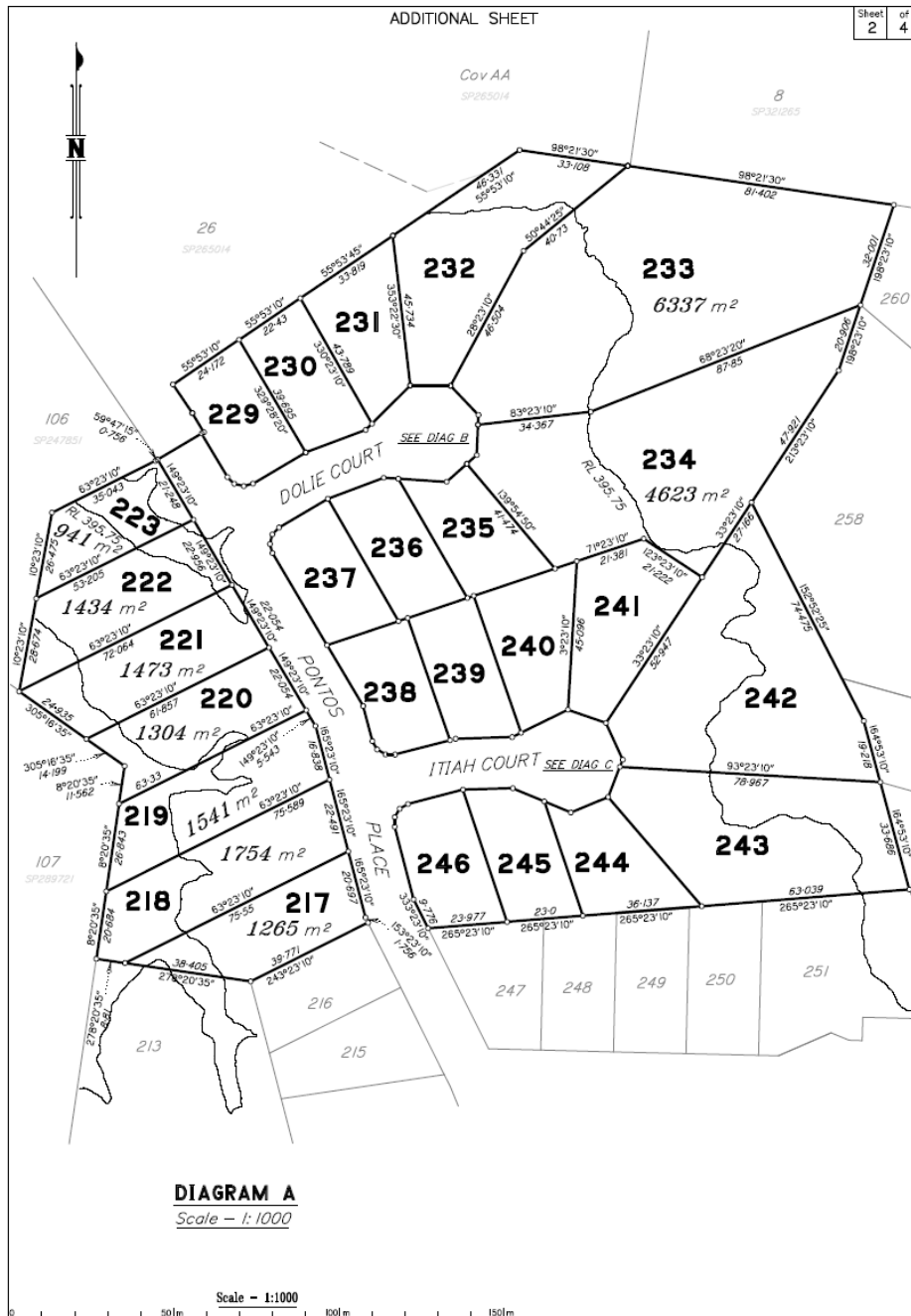
Document Set ID: 4558097
Version: 2, Version Date: 17/11/2025

Approved Plans/Documents



Mareeba Shire Council

Document Set ID: 4558097
Version: 2, Version Date: 17/11/2025

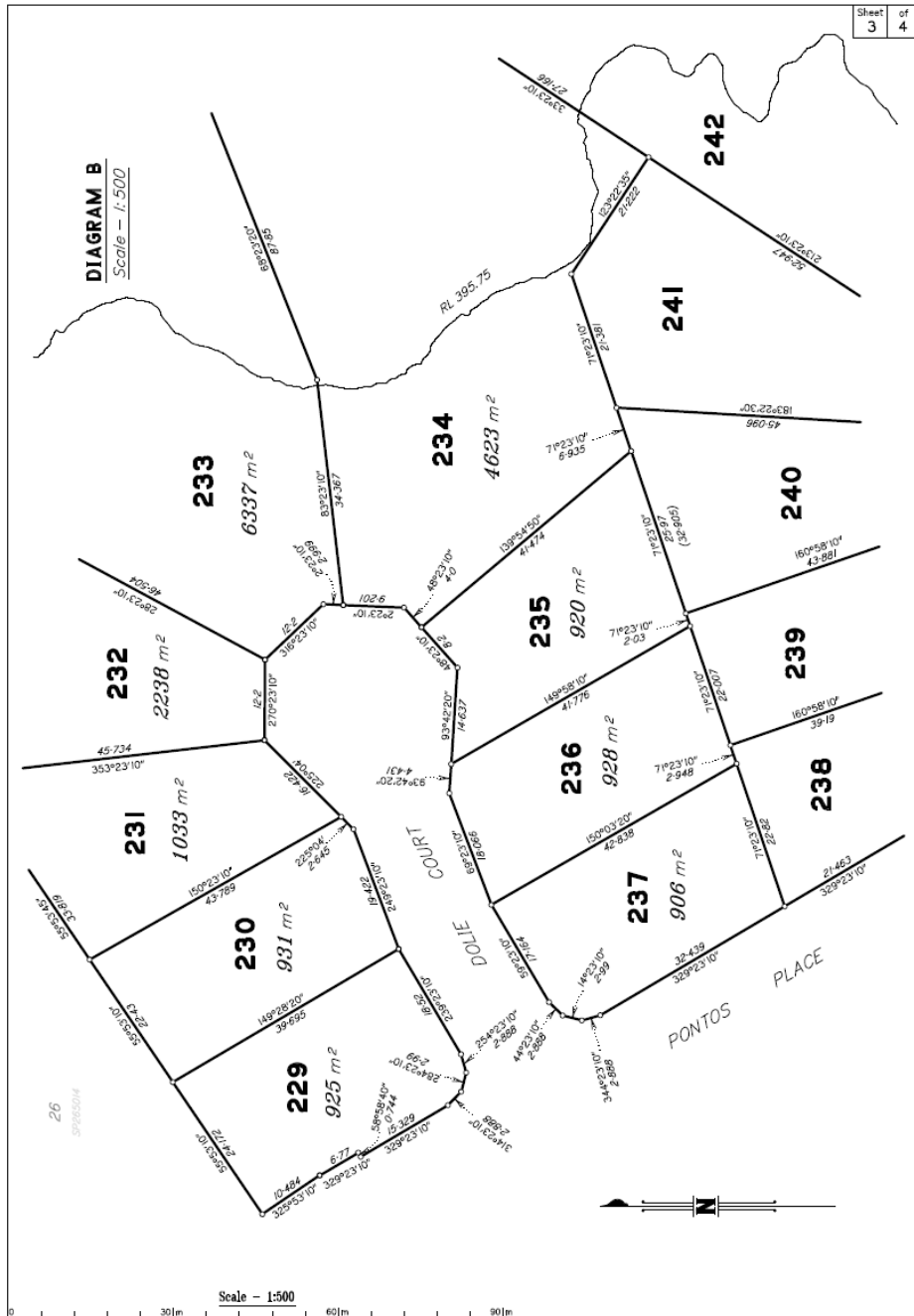


Mareeba Shire Council

Document Set ID: 4558097
Version: 2, Version Date: 17/11/2025

DECISION NOTICE

RAL/25/0011
Page 13

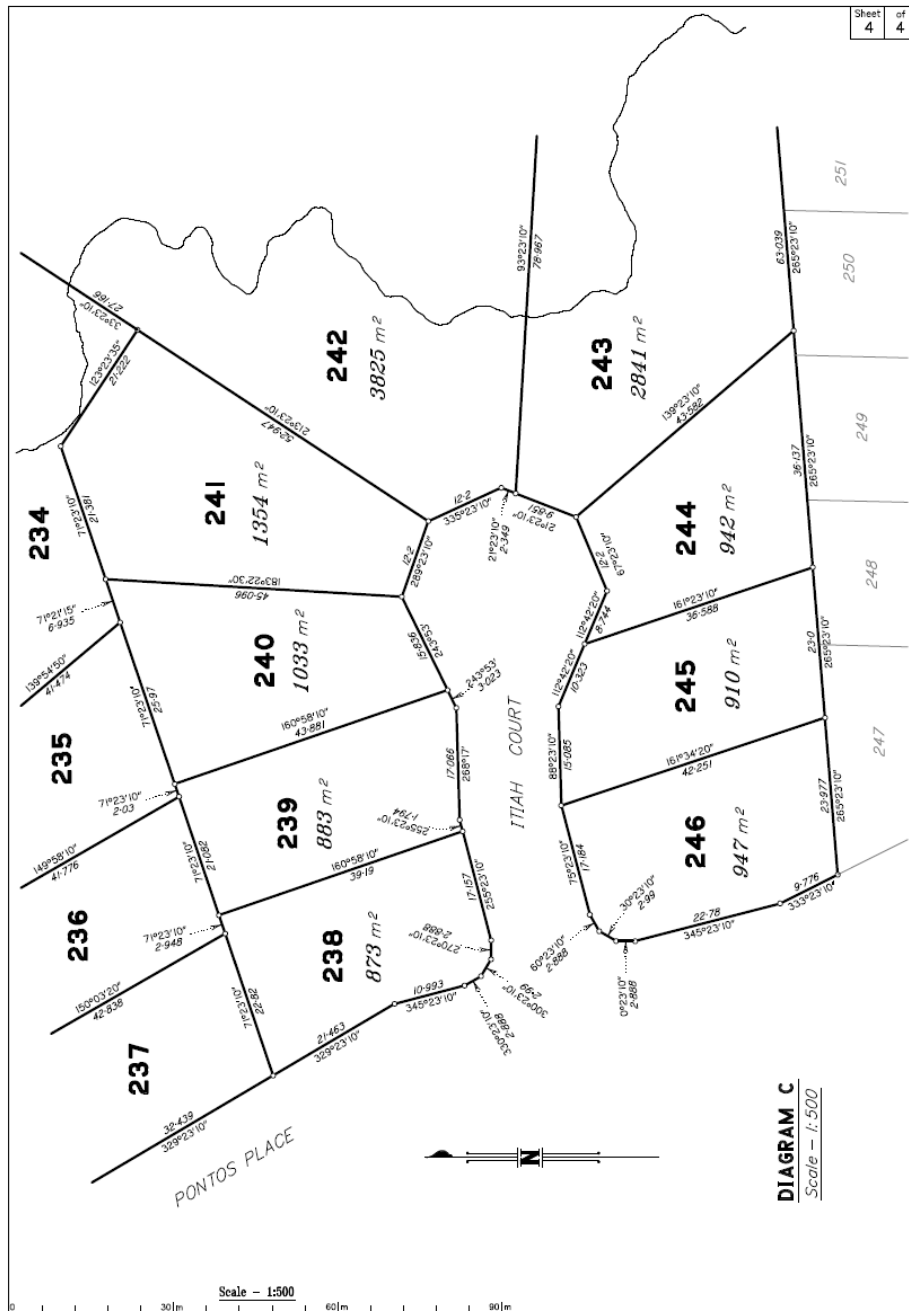


Mareeba Shire Council

Document Set ID: 4558097
Version: 2, Version Date: 17/11/2025

DECISION NOTICE

RAL/25/0011
Page 14



Mareeba Shire Council

Document Set ID: 4558097
Version: 2, Version Date: 17/11/2025

Appeal Rights

PLANNING ACT 2016 & THE PLANNING REGULATION 2017

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 of the Planning Act 2016 states –
- (a) Matters that may be appealed to –
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) The person-
 - (i) who may appeal a matter (**the appellant**); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.

(Refer to Schedule 1 of the Planning Act 2016)

- (2) An appellant may start an appeal within the appeal period.
- (3) The **appeal period** is –
- (a) for an appeal by a building advisory agency – 10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal – at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises – 20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice – 20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given – 30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal – 20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note –

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.

-
- (6) To remove any doubt. It is declared that an appeal against an infrastructure charges notice must not be about-
- (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund-
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that-
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to –
 - (a) the respondent for the appeal ; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1 – each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2 – each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
 - (f) for an appeal to the P&E Court – the chief executive; and
 - (g) for an appeal to a tribunal under another Act – any other person who the registrar considers appropriate.
- (4) The *service period* is –
 - (a) if a submitter or advice agency started the appeal in the P&E Court – 2 business days after the appeal has started; or
 - (b) otherwise – 10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section –

DECISION NOTICE

RAL/25/0011
Page 17

decision includes-

- (a) conduct engaged in for the purpose of making a decision; and
- (b) other conduct that relates to the making of a decision; and
- (c) the making of a decision or failure to make a decision; and
- (d) a purported decision ; and
- (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter-

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with the rules of the P&E Court.

Mareeba Shire Council

Document Set ID: 4558097
Version: 2, Version Date: 17/11/2025

From: "Freshwater Planning" <FreshwaterPlanning@outlook.com>
Sent: Mon, 27 Oct 2025 05:35:20 +1000
To: "Dee Petersen" <DeeP@msc.qld.gov.au>
Cc: "Brian Millard" <BrianM@msc.qld.gov.au>; "Carl Ewin" <CarlE@msc.qld.gov.au>
Subject: Re: RAL/25/0011 - Decision Notice & AICN - ROL - (1 Lot into 25 Lots and balance allotment) - Stage 16 - Karobean Drive, Moondani Avenue, Emerald End Road and Pontos Place Mareeba - Lot 500 on SP352770 (Formerly Lot 500 on SP342226)

Good Morning Carl,

Many Thanks for the provision of the Decision Notice for Amaroo Stage 16. Please consider this email Formal Representations for a Negotiated Decision Notice for the Abovementioned Development Approval (Decision Notice and AICN). The request centres around the ability to directly utilise Infrastructure Charges (Developer's Contributions) towards the Mareeba East Park (Amaroo Park). In review of Council's discussions within the Agenda Item, in particularly Planning Discussions in relation to the Parks and Open Space component of the Infrastructures Charges Payable the following is provided by the proponents:

We acknowledge the State Government's Walkable Neighbourhoods Regulation, which requires all new lots to be located within 400m of parkland, and we appreciate Council's role in implementing this. We fully support the principle of providing quality open space for the community.

We, as the developers of the Amaroo Estate, are concerned about the current progression of the Mareeba East Destination Park and the delivery of additional Stages and essential Infrastructure. The provision of the Mareeba East Destination Park has been a welcomed inclusion for the residents of not only the Amaroo Estate, but also Mareeba Township's Residents. However, this was provided after more than 15 years of advocacy before any progress was made, despite this being the constant primary growth corridor for the Shire. Given this history, we are concerned that the further development of the Master Planned Park (future Stages) could face similar delays, especially as the Amaroo Estate is in its final Stages of Development. The fear that the underutilisation of the land, does not align with the intent of either the State Government's Walkable Neighbourhoods Regulation or Mareeba Shire Council's Parks and Open Spaces Strategy, which aims to continue to create vibrant, liveable communities.

In the most recent Cairns Post article, when commenting on Council's Decision, it is understood that the Mayor noted that "With the growth of the Amaroo area, the development of Stage 1 of the Mareeba East Destination Park has occurred and a master plan has been developed so that when funding becomes available, it can further be developed."

This view is considered disappointing and not consistent with the vision or the context of Amaroo Estate. To date, we have contributed over \$5 million dollars in Infrastructure Charges, of which approximately \$1.5 million dollars has been specifically allocated to Parks and Open Spaces. These contributions alone should be sufficient to complete the Mareeba East Destination Park, without considering the additional funds that will be paid as Approved future Stages are developed. It is

understood that whilst the Master Plan has been adopted, there are no current plans to complete the Mareeba East Destination Park or commence construction of Stage 2.

*After more than 15 years of advocating for the Mareeba East Destination Park, Stage 1 has only recently been delivered by utilising Governmental Grants (without utilising provided Parkland/Open Space Contributions). We do not wish to see a similar delay for the next stage (Stage 2) and futures Stages of the park, which is now supported under State Policy. **Planning (Walkable Neighbourhoods) Amendment Regulation 2020.** This is why we have proposed to continue to build and develop Stage 2 of the Mareeba East Park now, using the Parks portion of Approved future contributions, to ensure the community receives tangible benefits from the funds already paid and those yet to come.*

This approach aligns with Council's own Parks & Open Spaces Strategy, which aims to "enhance the Shire's visual appeal, liveability, and active lifestyle opportunities in a financially sustainable way."

We therefore request an on-site meeting with the Mayor and Councillors to discuss how we can work together to continue to deliver and towards completing the Mareeba East Destination Park in a timely manner, ensuring compliance with State policy, supporting Council's strategy, and providing immediate benefits to the community.

Please advise a suitable time for this meeting. We are committed to working collaboratively to achieve the best outcome for the local community.

The proponent would like the ability for Council Officers and Councillors to review this abovementioned matter through a Negotiated Decision Notice. The proponent is more than accepting to work in unison with Council and Councillors to continue to help deliver investment and action improving liveability through well-planned and sustainable park upgrades to the Mareeba East Park. If an Infrastructure Agreement is required or any additional Conditions or alterations of the Adopted Infrastructure Charges Notice, then the proponets are more than accpeting of this.

Please feel free to contact me to discuss.

Thanks and Regards,

Matt



Matthew Andrejic
Director
Freshwater Planning Pty Ltd

M: 0402 729 004
E: freshwaterplanning@outlook.com
A: 17 Barron View Drive, Freshwater, Q4870

From: Dee Petersen <DeeP@msc.qld.gov.au>
Sent: 19 September 2025 10:23 AM



Existing Conditions

DATE 28.05.2023
DRAWING NO 8LA_231701-MP05
ISSUE D



Scale 1:1000 @ A3



LEGEND

- 1 EXISTING PLAYGROUND AND SHELTER WITH ADDITIONAL SHADE SAILS
- 2 FUTURE CAFE TO ACTIVE WESTERN END OF PARK
- 3 EXISTING SWALE TO BE PLANTED DRY CREEK BED
- 4 LEARN TO RIDE TRACK
- 5 NATURE PLAY INCORPORATED INTO DRY CREEK BED AREA
- 6 EXISTING CARPARKS TO BE RETAINED
- 7 ADDITIONAL CARPARKS
- 8 PUBLIC TOILETS
- 9 VEHICLE ACCESS FOR MAINTENANCE, FOOD VANS, EVENTS
- 10 EVENTS MARKET INCLUDING MP/ABOUT
- 11 PICNIC SHELTER
- 12 LAWN HEAVING MOUND / LANDFORM
- 13 YOUTH (12+) ACTIVE RECREATION AREA
- 14 EXISTING STAND PIPE AND ACCESS TO BE RETAINED
- 15 SEATS AND PICNIC TABLES
- 16 EXERCISE EQUIPMENT
- 17 RICKSHAW/OUT AND POTENTIAL DOG OFF LEAD AREA
- 18 PATH NETWORK
- 19 EXISTING TREES TO BE RETAINED
- 20 PROPOSED LARGE SHADE TREES
- 21 TWEN (6-12 year) ACTIVE RECREATION AREA
- 22 FUTURE OLDER YOUTH AREA

Preliminary Concept

DATE 28.05.2023
DRAWING NO 8LA_231701-MP06
ISSUE D



Scale 1:1,000 @ A3

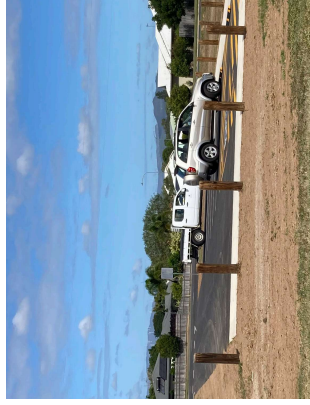




Kids Play



Existing playground with additional shade



Existing carparks to be retained and supplemented



Existing swale to be planted dry creek bed with nature play



Learn to ride track

LEGEND

- 1 EXISTING PLAYGROUND AND SHELTER WITH ADDITIONAL SHADE SAILS
- 2 FUTURE CAFE TO ACTIVE WESTERN END OF PARK
- 3 EXISTING SWALE TO BE PLANTED DRY CREEK BED
- 4 LEARN TO RIDE TRACK
- 5 NATURE PLAY INCORPORATED INTO DRY CREEK BED AREA
- 6 EXISTING CARPARKS TO BE RETAINED
- 7 ADDITIONAL CARPARKS
- 8 PUBLIC TOILETS
- 9 VEHICLE ACCESS FOR MAINTENANCE, FOOD VANS, EVENTS
- 10 MULTIPURPOSE LAWN INCLUDING KICKABOUT, EVENTS, MARKETS
- 11 PICNIC SHELTER
- 12 LAWN MOWING MOUND / LANDFORM
- 13 YOUTH (12+) ACTIVE RECREATION AREA
- 14 EXISTING STAND PIPE AND ACCESS TO BE RETAINED
- 15 SEATS AND PICNIC TABLES
- 16 EXERCISE EQUIPMENT
- 17 KICKABOUT AND POTENTIAL DOG OFF LEAD AREA
- 18 PATH NETWORK
- 19 EXISTING TREES TO BE RETAINED
- 20 PROPOSED LARGE SHADE TREES
- 21 TWEEN (9-12 yrs) ACTIVE RECREATION AREA
- 22 FUTURE OLDER YOUTH AREA

Character Imagery

DATE 28.05.2023
DRAWING NO 8LA_231701-MP07
ISSUE D

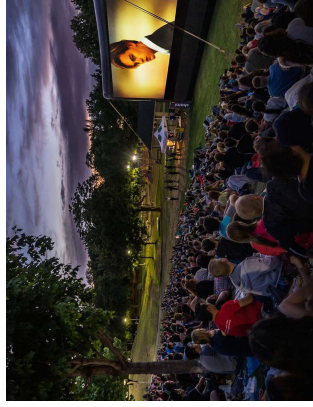


Not to scale





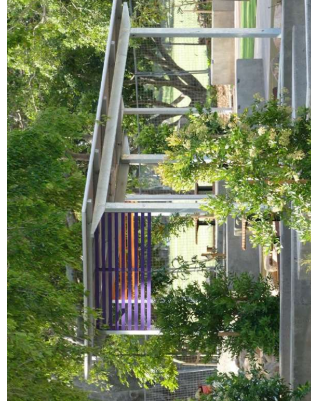
Public toilets



Lawn viewing mound / landform



Vehicle access and services for maintenance, food vans, events



Picnic shelter

LEGEND

- 1 EXISTING PLAYGROUND AND SHELTER WITH ADDITIONAL SHADE SAILS
- 2 FUTURE CAFE TO ACTIVE WESTERN END OF PARK
- 3 EXISTING SWALE TO BE PLANTED DRY CREEK BED
- 4 LEARN TO RIDE TRACK
- 5 NATURE PLAY INCORPORATED INTO DRY CREEK BED AREA
- 6 EXISTING CARPARKS TO BE RETAINED
- 7 ADDITIONAL CARPARKS
- 8 PUBLIC TOILETS
- 9 VEHICLE ACCESS FOR MAINTENANCE, FOOD VANS, EVENTS
- 10 MULTIHUSE LAWN INCLUDING KICKABOUT, EVENTS, MARKETS
- 11 PICNIC SHELTER
- 12 LAWN VIEWING MOUND / LANDFORM
- 13 EXISTING TREES TO BE RETAINED
- 14 PROPOSED LARGE SHADE TREES
- 15 TWEN (4+2 opp)/ACTIVE RECREATION AREA
- 16 FUTURE OLDER YOUTH AREA
- 17 YOUTH (12+) ACTIVE RECREATION AREA
- 18 EXISTING STAND PIPE AND ACCESS TO BE RETAINED
- 19 SEATS AND PICNIC TABLES
- 20 EXERCISE EQUIPMENT
- 21 KICKABOUT AND POTENTIAL DOG OFF LEAD AREA
- 22 PATH NETWORK

Character Imagery

DATE 28.05.2023
DRAWING NO 8LA_231701-MP08
ISSUE D



Not to scale





Future Older Youth Hang



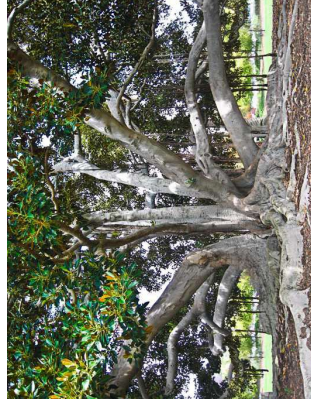
Future older youth basketball half-court incorporating existing pavement



Future older youth area



Open space / kickabout / dog off lead areas



Large shade trees

LEGEND

- 1 EXISTING PLAYGROUND AND SHELTER WITH ADDITIONAL SHADE TREES
- 2 FUTURE CAFE TO ACTIVE WESTERN END OF PARK
- 3 EXISTING SWALE TO BE PLANTED DRY CREEK BED
- 4 LEARN TO RIDE TRACK
- 5 NATURE PLAY INCORPORATED INTO DRY CREEK BED AREA
- 6 EXISTING CARPARKS TO BE RETAINED
- 7 ADDITIONAL CARPARKS
- 8 PUBLIC TOILETS
- 9 VEHICLE ACCESS FOR MAINTENANCE, FOOD VANS, EVENTS
- 10 MULTIPURPOSE LAWN INCLUDING KICKABOUT, EVENTS, MARKETS
- 11 PICNIC SHELTER
- 12 LAWN MOWING MOUND / LANDFORM
- 13 EXISTING PLAYGROUND AND SHELTER WITH ADDITIONAL SHADE TREES
- 14 EXISTING STAND PIPE AND ACCESS TO BE RETAINED
- 15 SEATS AND PICNIC TABLES
- 16 EXERCISE EQUIPMENT
- 17 KICKABOUT AND POTENTIAL DOG OFF LEAD AREA
- 18 PATH NETWORK
- 19 EXISTING TREES TO BE RETAINED
- 20 PROPOSED LARGE SHADE TREES
- 21 TWEEN (14-20yr)/ACTIVE RECREATION AREA
- 22 FUTURE OLDER YOUTH AREA

Character Imagery

DATE 28.05.2023
DRAWING NO 8LA_231701-MP09
ISSUE D



Not to scale

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

18 September 2025

Planning Officer: Carl Ewin
 Direct Phone: 07 4086 4656
 Our Reference: RAL/25/0011
 Your Reference: F25/16

BTM & S Stankovich Pty Ltd
 C/- Freshwater Planning Pty Ltd
 17 Barron View Drive
 FRESHWATER QLD 4870

Dear Applicants,

Decision Notice

Planning Act 2016

I refer to your application and advise that on 17 September 2025, Council decided to approve the application in full subject to conditions.

Details of the decision are as follows:

APPLICATION DETAILS

Application No:	RAL/25/0011
Street Address:	Karobean Drive, Moondani Avenue, Emerald End Road and Pontos Place, Mareeba
Real Property Description:	Lot 500 on SP352770 (Formerly Lot 500 on SP342226)
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

DECISION DETAILS

Type of Decision:	Approval
Type of Approval:	Development Permit for Reconfiguration of a Lot - Subdivision (1 into 25 Lots and Balance Allotment) – Amaroo Stage 16
Date of Decision:	17 September 2025

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

Document Set ID: 4558097
 Version: 2, Version Date: 17/11/2025

DECISION NOTICE

RAL/25/0011

Page 2

CURRENCY PERIOD OF APPROVAL

The currency period for this development approval is **four (4) 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*.

ASSESSMENT MANAGER CONDITIONS

ASSESSMENT MANAGER’S CONDITIONS (COUNCIL)

- (a) Development assessable against the Planning Scheme
1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, and subject to any alterations:
 - found necessary by the Council’s delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.
 2. Timing of Effect
 - 2.1 The conditions of the development permit must be complied with to the satisfaction of Council’s delegated officer prior to the endorsement of a Form 18B, except where specified otherwise in these conditions of approval.
 3. General
 - 3.1 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
 - 3.2 All payments or bonds required to be made to the Council pursuant to any condition of this approval or the Adopted Infrastructure Charges Notice must be made prior to the endorsement of the plan of survey, or alternative documentation as approved by the Land Title Act and at the rate applicable at the time of payment.

Mareeba Shire Council

Document Set ID: 4558097
Version: 2, Version Date: 17/11/2025

DECISION NOTICE

RAL/25/0011

Page 3

3.3 The developer must relocate (in accordance with FNQROC standards) any services such as water, sewer, drainage, telecommunications and electricity that are not wholly located within the lots that are being created/serviced where required by the relevant authority, unless approved by Council's delegated officer.

3.4 Where utilities (such as sewers on non-standard alignments) traverse lots to service another lot, easements must be created in favour of Council for access and maintenance purposes. The developer is to pay all costs (including Council's legal expenses) to prepare and register the easement documents.

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

3.6 Charges

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

3.7 Bushfire Management

A Bushfire hazard management plan for the subject land must be prepared by suitably qualified person to the satisfaction of Council's delegated officer.

The future use of each lot must comply with the requirements of the bushfire hazard management plan at all times.

3.8 The following road names are approved:

- Itiah Court - new cul-de-sac off Pontos Place
- Dolie Court – new cul-de-sac off Pontos Place

3.9 Flood Immunity

Lots 217-223, 232-234 & 241-243 must include survey markers that clearly identify the Q100 + 300mm flood immunity level of RL395.7m AHD on each lot, and a subsequent plan must be prepared for use by future owners/builders to help identify flood immune areas of each lot suitable for building.

All dwellings and sheds constructed on these lots must be built to achieve a finished floor height of at least RL395.7m AHD.

Mareeba Shire Council

Document Set ID: 4558097
Version: 2, Version Date: 17/11/2025

4. Infrastructure Services and Standards

4.1 Access

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

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

- (b) An asphalt sealed, or concrete driveway shall be provided within the access handle of proposed Lot 213 to the satisfaction of Council's delegated officer. The driveway will:

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

4.2 Stormwater Drainage

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

-
- (d) The Stormwater Quality Management Plan must include an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia) to the satisfaction of Council's delegated officer.
 - (e) The applicant/developer must construct the stormwater drainage infrastructure in accordance with the approved Stormwater Management Plan and/or Stormwater Quality Management Plan and Report.
 - (f) Temporary drainage is to be provided and maintained during the construction phase of the development, discharged to a lawful point and not onto the construction site.
 - (g) All stormwater channels through private property must be registered, with the easement for drainage purposes in favour of Council. All documentation leading to the registration of the easement must be completed at no cost to Council.
 - (h) **All aboveground and belowground stormwater drainage collected from Stage 16 (including Lots 213 & 217-223) must be drained to the watercourse situated to the east and north-east of Stage 16. Any alternate stormwater discharge locations must be approved by Council's delegated officer at Operational Works stage and must demonstrate a non-worsening effect on receiving land.**
 - (i) The applicant (at their cost) must video all stormwater lines and submit the video for inspection by Council's delegated officer prior to the development being taken "off maintenance" to ensure that no defects have occurred during the 12 month maintenance period.
 - (j) All drainage easements must be constructed to prevent erosion. Construction may be in the form of a concrete invert, with outlet protection.

4.3 Earthworks

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

4.4 Roadworks/footpaths – Internal

- (a) Pontos Place, Itiah Court and Dolie Court are to be constructed to Access Street standard in accordance with the FNQROC Development Manual (as amended) to the satisfaction of Council's delegated officer.
- (b) Any temporary turn-around areas situated at the ends of any semi-constructed stub roads must include a sealed cul-de-sac head (no kerbing required) of a size capable of allowing a garbage truck to turn around on.
- (c) 2-metre-wide concrete pedestrian footpaths must be installed on at least one (1) side of **all** proposed internal roads, including Pontos Place. The horizontal alignment of all footpaths must comply with the FNQROC development Manual (specifically Standard Drawing S1004A) and **must not be constructed abutting the kerbing.**

4.5 Water Supply

- (a) A water service connection must be provided to each proposed lot in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer
- (b) Where the existing reticulated water supply does not currently service the site or is not at an adequate capacity, the developer is required to extend or upgrade the reticulated water supply infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).

4.6 Sewerage Connection

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

4.7 Electricity provision/supply

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

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

4.8 Telecommunications

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

4.9 Lighting

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

4.10 Street Trees

One (1) street tree must be at the planted at centre of each lot's road frontage. Corner allotments must have a street tree planted on each frontage. All street trees must be provided in accordance with the FNQROC Development Manual - Design Manual D9 Landscaping.

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

REFERRAL AGENCIES

Not Applicable.

APPROVED PLANS

The following plans are Approved plans for the development:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
9499 Master Plan	Development Plan – Stage 16	Twine Surveys Pty Ltd	7/05/2025

Mareeba Shire Council

ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

ASSESSMENT MANAGER'S ADVICE

- (a) An Adopted Infrastructure Charges Notice has been issued with respect to the approved development. The Adopted Infrastructure Charges Notice details the type of infrastructure charge/s, the amount of the charge/s and when the charge/s are payable.
- (b) The Adopted Infrastructure Charges Notice does not include all charges or payments that are payable with respect to the approved development. A number of other charges or payments may be payable as conditions of approval. The applicable fee is set out in Council's Fees & Charges Schedule for each respective financial year.
- (c) Easement Documents
- Council has developed standard easement documentation to assist in the drafting of formal easement documents for Council easements. Please contact the Planning Section for more information regarding the drafting of easement documents for Council easements.
- (d) Endorsement Fees
- Council charges a fee for the endorsement of a Survey Plan, Community Management Statements, easement documents, and covenants. The fee is set out in Council's Fees & Charges Schedule applicable for each respective financial year.
- (e) Compliance with applicable codes/policies
- The development must be carried out to ensure compliance with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they have not been varied by a condition of this approval.
- (f) Notation on Rates Record
- A notation will be placed on Council's Rate record with respect to each lot regarding the following conditions:
- conditions regarding bushfire management
 - an approved bushfire management plan
 - any registered easements over any new lots (only for lots that contain easements)
 - flood immunity & finished floor heights

(g) Transportation of Soil

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

(h) Environmental Protection and Biodiversity Conservation Act 1999

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

(i) Cultural Heritage

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

(j) 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.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Operational Work

DECISION NOTICE

RAL/25/0011
Page 10

SUBMISSIONS

There were **one (1)** 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:

Name of Principal submitter	Address
1. Nathan Sweeper	nathan.s@airfirst.com.au

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, or at Council Offices.

Yours faithfully

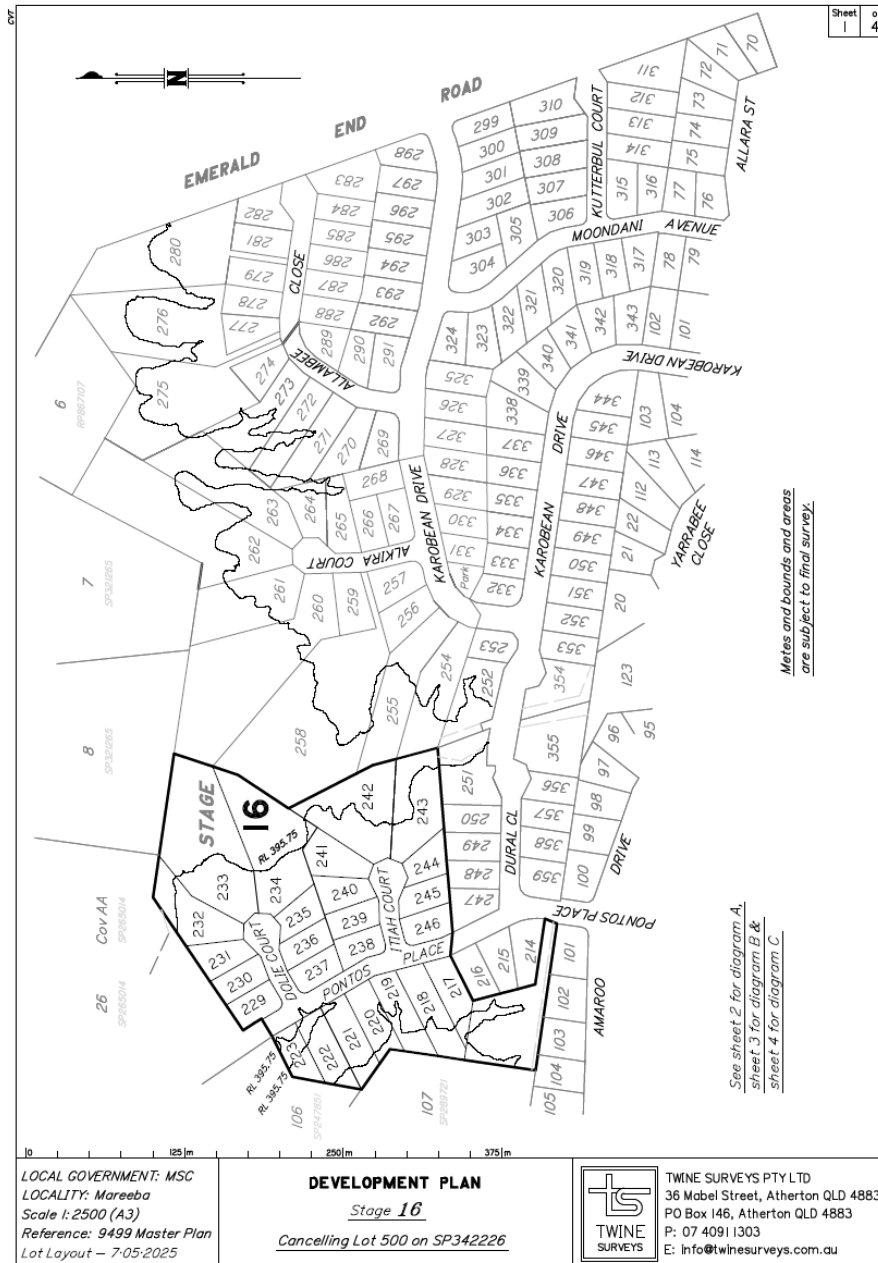
BRIAN MILLARD
COORDINATOR PLANNING & BUILDING

Enc: Approved Plans/Documents
Appeal Rights

Mareeba Shire Council

Document Set ID: 4558097
Version: 2, Version Date: 17/11/2025

Approved Plans/Documents

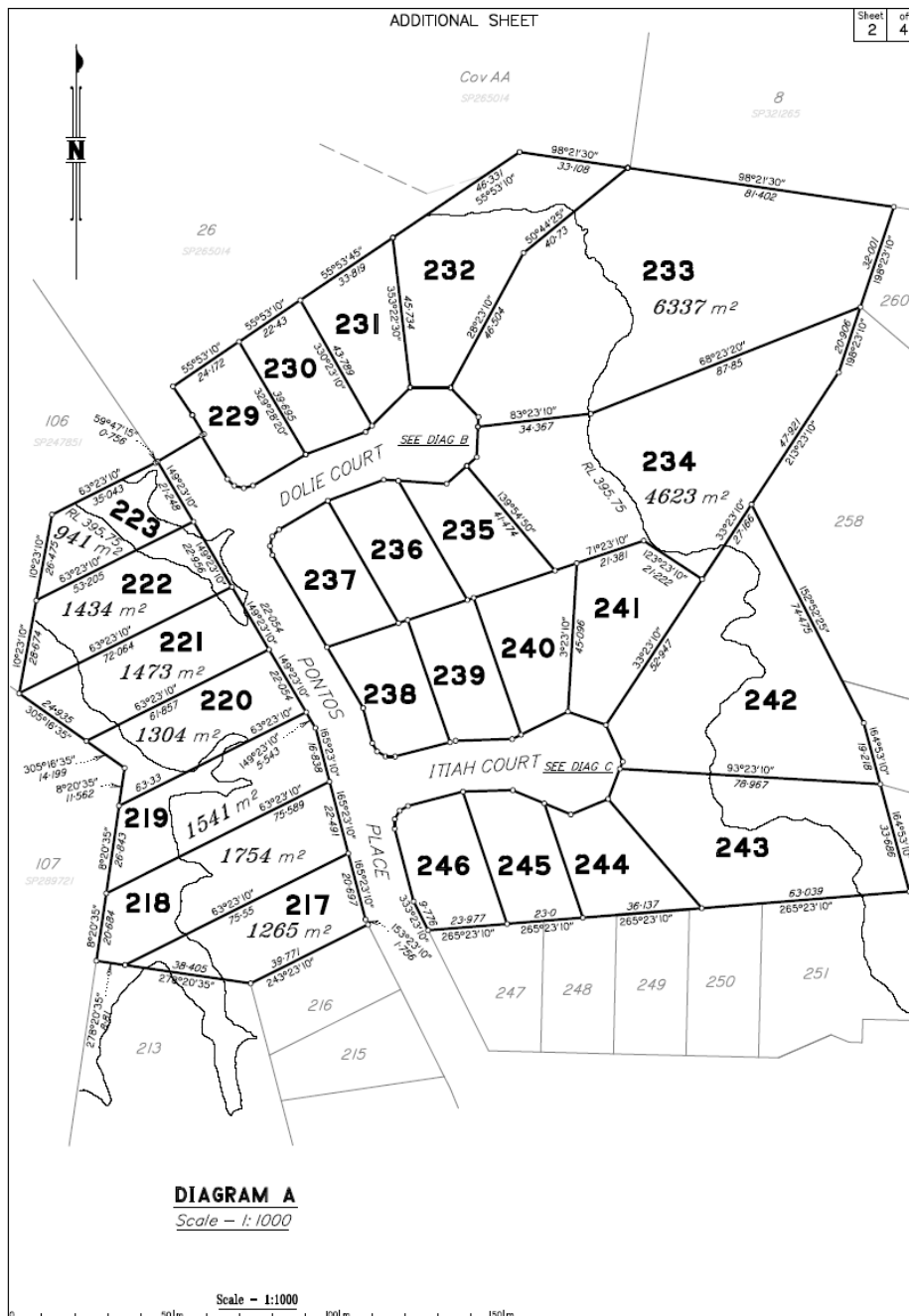


Mareeba Shire Council

Document Set ID: 4558097
Version: 2, Version Date: 17/11/2025

DECISION NOTICE

RAL/25/0011
Page 12

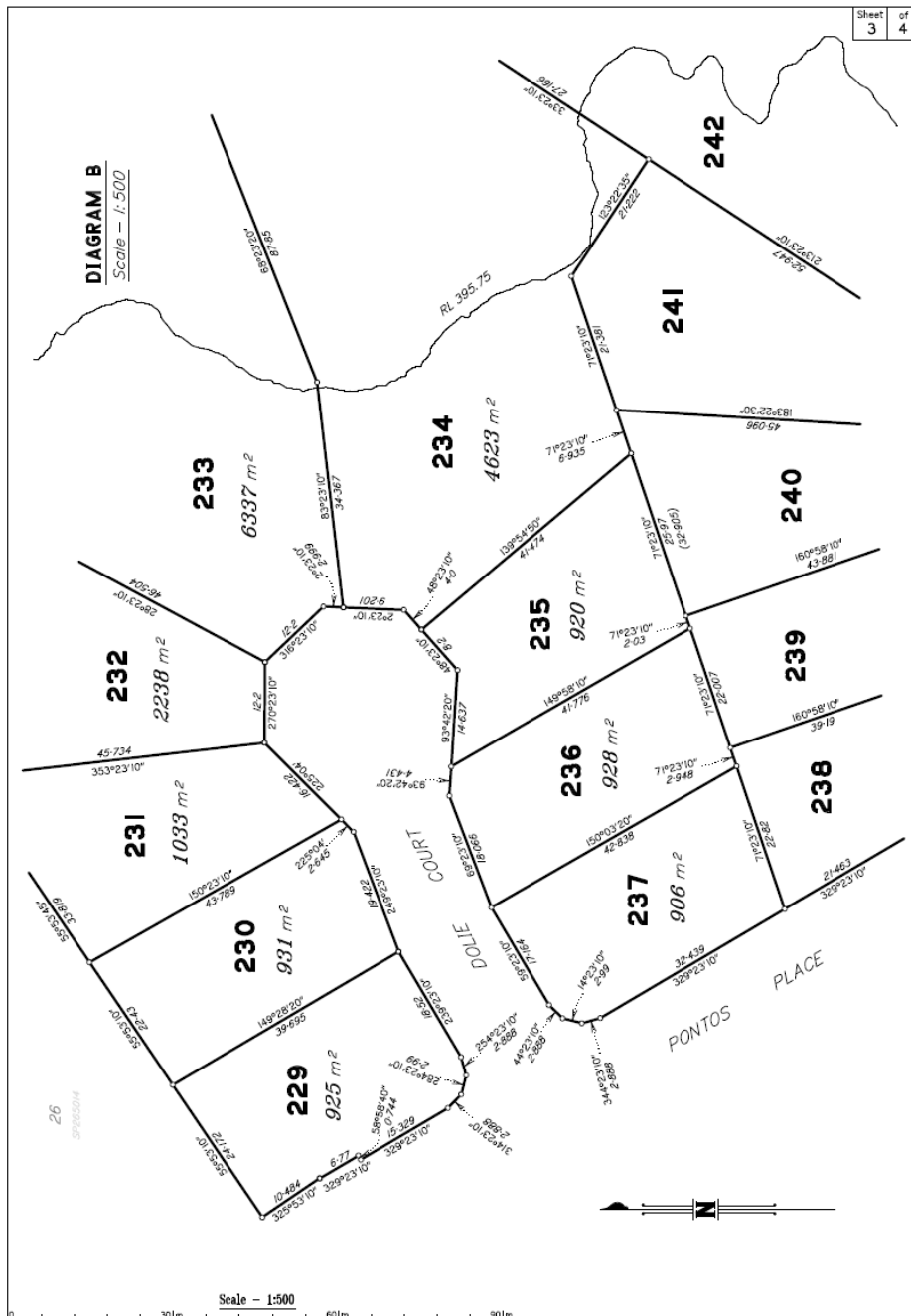


Mareeba Shire Council

Document Set ID: 4558097
Version: 2, Version Date: 17/11/2025

DECISION NOTICE

RAL/25/0011
Page 13

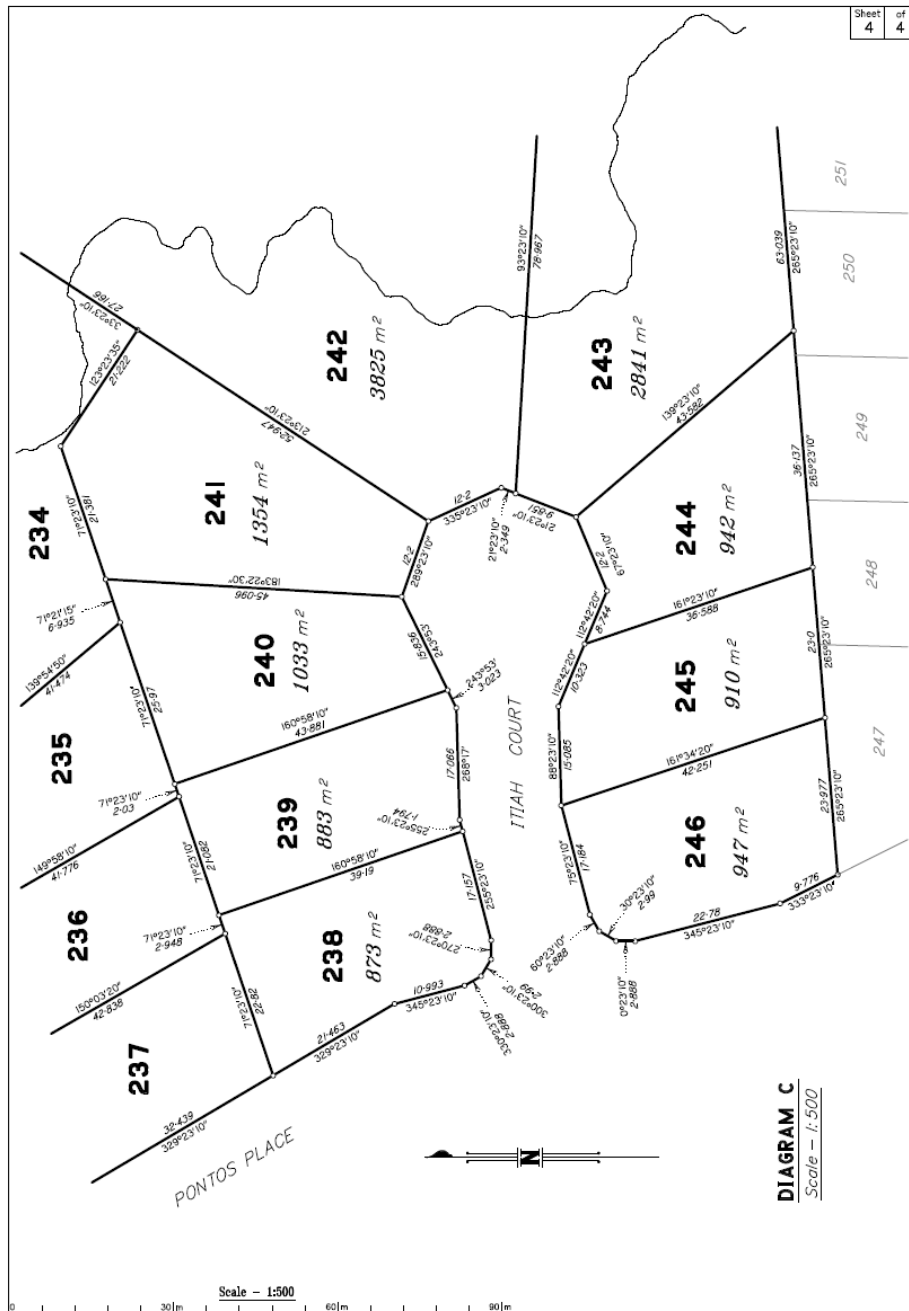


Mareeba Shire Council

Document Set ID: 4558097
Version: 2, Version Date: 17/11/2025

DECISION NOTICE

RAL/25/0011
Page 14



Mareeba Shire Council

Document Set ID: 4558097
Version: 2, Version Date: 17/11/2025

Appeal Rights

PLANNING ACT 2016 & THE PLANNING REGULATION 2017

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 of the Planning Act 2016 states –
- (a) Matters that may be appealed to –
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) The person-
 - (i) who may appeal a matter (**the appellant**); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.

(Refer to Schedule 1 of the Planning Act 2016)

- (2) An appellant may start an appeal within the appeal period.
- (3) The **appeal period** is –
- (a) for an appeal by a building advisory agency – 10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal – at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises – 20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice – 20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given – 30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal – 20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note –

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.

-
- (6) To remove any doubt. It is declared that an appeal against an infrastructure charges notice must not be about-
- (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund-
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that-
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to –
 - (a) the respondent for the appeal ; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1 – each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2 – each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
 - (f) for an appeal to the P&E Court – the chief executive; and
 - (g) for an appeal to a tribunal under another Act – any other person who the registrar considers appropriate.
- (4) The *service period* is –
 - (a) if a submitter or advice agency started the appeal in the P&E Court – 2 business days after the appeal has started; or
 - (b) otherwise – 10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section –

DECISION NOTICE

RAL/25/0011
Page 17

decision includes-

- (a) conduct engaged in for the purpose of making a decision; and
- (b) other conduct that relates to the making of a decision; and
- (c) the making of a decision or failure to make a decision; and
- (d) a purported decision ; and
- (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter-

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with the rules of the P&E Court.

Mareeba Shire Council

Document Set ID: 4558097
Version: 2, Version Date: 17/11/2025

8.2 NEGOTIATED DECISION NOTICE - BTM & S STANKOVICH PTY LTD - RECONFIGURING A LOT - SUBDIVISION (1 INTO 33 LOTS, PARK AND BALANCE ALLOTMENT) - STAGES 14B & 15 - LOT 500 ON SP352770 - KAROBEAN DRIVE, MOONDANI AVENUE, EMERALD END ROAD AND PONTOS PLACE, MAREEBA - RAL/25/0010

Date Prepared: 11 May 2026

Author: Supervisor Planning & Building

- Attachments:**
1. [Decision Notice Approval dated 18 September 2025](#) ↓
 2. [Applicants Request for Negotiated Decision Notice dated 27 October 2025](#) ↓
 3. [Approved Plans - Stage 14b & 15](#) ↓
 4. [Mareeba East Destination Park Masterplan](#) ↓

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	BTM & S Stankovich Pty Ltd	ADDRESS	Karobean Drive, Moondani Avenue, Emerald End Road and Pontos Place, Mareeba
DATE REQUEST FOR NDN LODGED	27 October 2025	RPD	Lot 500 on SP352770 (Formerly Lot 500 on SP342226)
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot – Subdivision (1 into 33 Lots, Park and Balance Allotment) – Stages 14B & 15		
FILE NO	RAL/25/0010	AREA	16.21 hectares
LODGED BY	Freshwater Planning Pty Ltd	OWNER	BTM & S Stankovich Pty Ltd
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Low density residential		
LEVEL OF ASSESSMENT	Code assessment		
SUBMISSIONS	1 Submission		

EXECUTIVE SUMMARY

Council approved a development application described in the above application details at its Ordinary Meeting on 17 September 2025, subject to conditions. The application was impact assessable and one (1) properly made submission was received in response to public notification of the application.

Freshwater Planning Pty Ltd on behalf of the applicant has subsequently made written representations to Council regarding the parkland proposed in Stage 15. In particular, the following changes to the approval are requested:

1. Allow the applicant/developer to use the parks and open space component of the Adopted Infrastructure Charges payable for Stage 14b and 15 (20% or \$148,262.40) to

develop the Stage 15 parkland with park infrastructure (playground, exercise equipment etc.) so that surrounding residents may experience tangible benefits from the park; or

2. Amend the approval to allow the proposed park allotment to revert back to a saleable residential lot and in lieu of providing the park allotment the applicant/developer instead pay a monetary contribution to Council, with this contribution used specifically to advance the Mareeba East Destination Park.

With regards to request one (1), allowing infrastructure charges to be spent specifically on upgrades to the Stage 15 Park would be inconsistent with the normal allocation and expenditure of infrastructure charges collected from developers which is ultimately governed by the Local Government Infrastructure Plan (LGIP). Request one (1) is therefore not supported by Council officers.

With regards to request two (2), if the Stage 15 parkland dedication was to occur, there is a risk that the parkland could sit undeveloped for some time, providing very little tangible benefits to Amaroo residents, as well as increasing maintenance costs for Council. This monetary contribution will be paid in addition to the normal infrastructure charges collected and in lieu of providing parkland within Amaroo Estate, therefore the request that this contribution be spent on the Mareeba East Destination Park is considered reasonable. Council officers therefore have no objections to request two (2).

It is recommended that an additional condition be included providing the developer with a choice to either provide the parkland (unimproved) or pay a monetary contribution in lieu of providing the parkland, with the contribution to be spent on advancing the Mareeba East Destination Park.

To support this request, a minor change to the Adopted Infrastructure Charges Notice is also necessary to ensure infrastructure charges are collected for the additional lot.

OFFICER’S RECOMMENDATION

It is recommended that:

1. In relation to the written representations made by Freshwater Planning Pty Ltd on behalf of the applicant regarding conditions of the following development approval:

APPLICATION		PREMISES	
APPLICANT	BTM & S Stankovich Pty Ltd	ADDRESS	Karobean Drive, Moondani Avenue, Emerald End Road and Pontos Place, Mareeba
DATE REQUEST FOR NDN LODGED	27 October 2025	RPD	Lot 500 on SP352770 (Formerly Lot 500 on SP342226)
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot – Subdivision (1 into 33 Lots, Park and Balance Allotment) – Stages 14B & 15		

and in accordance with the Planning Act 2016, the following

- (a) The request by Freshwater Planning Pty Ltd on behalf of the Applicant to amend the Decision Notice to require the Parks and Open Space component of the Adopted

Infrastructure Charges payable for the development (20% of charges or \$148,262.40) to be used specifically to advance the Stage 15 parkland be **refused**.

and;

- (b) An additional condition be included within Council’s Decision Notice issued on 18 September 2025 as follows:

3.11 Park Contribution

In lieu of providing the “Park” allotment required by Condition 3.10, the applicant/developer may elect to instead pay a monetary contribution to Council, with the contribution to be used specifically towards upgrades/improvements to the Mareeba East Destination Park.

The contribution amount is to be determined prior to the completion of Stage 15 and must be equivalent to 75% of the sale cost of the land (minus development costs), with the final contribution amount to be approved by Council’s delegated officer.

If this condition is acted upon, the remaining saleable lot must be fully serviced to the same standards as all other Stage 15 lots in compliance with Conditions 4.1 – 4.10, to the satisfaction of Council’s delegated officer.

- 2. That a Negotiated Adopted Infrastructure Charges Notice be issued as follows:

Development Type	Rate	Measure	Charge	Credit Detail	Balance
	<i>\$ per Lot</i>	<i>Lots</i>		<i>Lots</i>	
Stage 14B - Residential	\$22,464.00	14 Lots	\$305,312.00	Nil	\$314,496.00
Stage 15 – Residential <u>(including park)</u>	\$22,464.00	19 Lots	\$426,816.00	Nil	\$426,816.00
<u>Stage 15 – Residential (excluding park)</u>	<u>\$22,464.00</u>	<u>20 Lots</u>	<u>\$452,920.00</u>	<u>Nil</u>	<u>\$452,920.00</u>
TOTAL CURRENT AMOUNT OF CHARGE					\$741,312.00 or \$767,416.00

- 3. A Negotiated Decision Notice and Negotiated Adopted Infrastructure Charges Notice be issued to the applicant and submitter advising of Council’s decision”

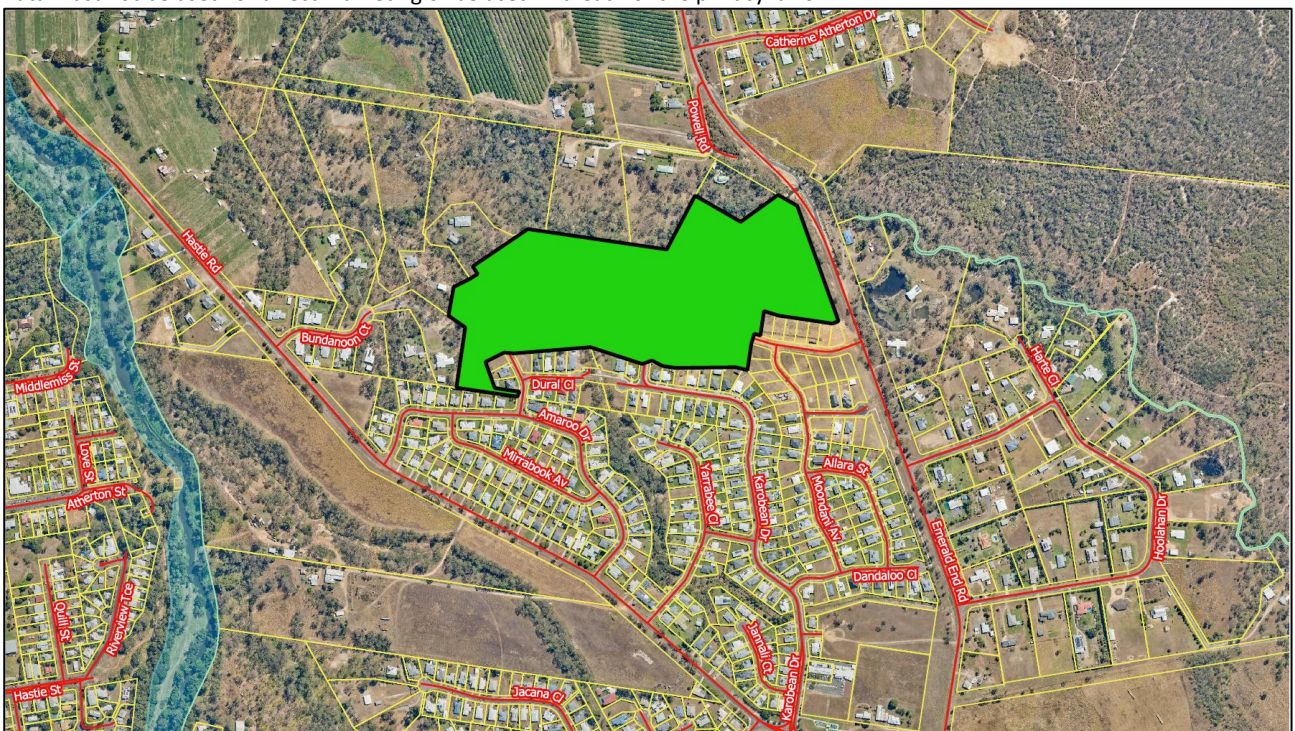
THE SITE

The subject land is the balance area of the incomplete Amaroo Estate situated off Karobean Drive and Emerald End Road, Mareeba, being described as Lot 500 on SP352770 (formerly Lot 500 on SP342226). The land has an area of 16.21 hectares and is zoned Low Density Residential under the Mareeba Shire Council Planning Scheme 2016. The site contains an extensive frontage to



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.

Emerald End Road which is formed to a rural road bitumen sealed standard. Frontages also exist to Pontos Place, Moondani Avenue and Karobean Drive. Access to the proposed development will be Karobean Drive. Being a balance lot for an incomplete estate, the site is unimproved with the land being largely cleared and grassed. Vegetation remains along Cobra Creek and an internal waterway.

The site is able to be connected to town water, sewer, telecommunications and underground electricity supply. Surrounding allotments are zoned Low Density Residential and have/and or will be developed for residential purposes.

BACKGROUND AND CONTEXT

Council approved a development application described in the above application details at its Ordinary Meeting on 17 September 2025, subject to conditions. The application was impact assessable and one (1) properly made submission was received in response to public notification of the application. The Decision Notice was issued on 18 September 2025 (Attachment).

Freshwater Planning Pty Ltd on behalf of the applicant has subsequently made written representations to Council regarding the parkland proposed in Stage 15. In particular, the following changes to the approval are requested:

1. Allow the applicant/developer to use the parks and open space component of the Adopted Infrastructure Charges payable for Stage 14B and 15 (20% or \$148,262.40) to develop the Stage 15 parkland with park infrastructure (playground, exercise equipment etc.) so that surrounding residents may experience tangible benefits from the park; or
2. Amend the approval to allow the proposed park allotment to revert back to a saleable residential lot and in lieu of providing the park allotment the applicant/developer instead pay a monetary contribution to Council, with this contribution used specifically to advance the Mareeba East Destination Park.

APPLICANT'S REPRESENTATIONS

Representation by Applicant

"We acknowledge the State Government's Walkable Neighbourhoods Regulation, which requires all new lots to be located within 400m of parkland, and we appreciate Council's role in implementing this. We fully support the principle of providing quality open space for the community.

We, as the developers of the Amaroo Estate, are concerned about the current approach of dedicating land for the Stage 15 park without delivering any infrastructure. The provision of the Mareeba East Destination Park has been a welcomed inclusion for the residents of not only the Amaroo Estate, but also Mareeba Township's Residents. However, this was provided after more than 15 years of advocacy before any progress was made, despite this being the constant primary growth corridor for the Shire. Given this history, we are concerned that the Stage 15 park could face similar delays, especially as the Amaroo Estate is in its final Stages of Development (leaving no one to continue to advocate for the progression of the Stage 15 Park). By leaving a vacant parcel of land in the middle of Amaroo Estate for 15–20 years risks inevitable poor maintenance, underutilisation of the land, and does not align with the intent of either the State Government's Walkable Neighbourhoods Regulation or Mareeba Shire Council's Parks and Open Spaces Strategy, which aims to

create vibrant, liveable communities. This approach may also result in a significant loss of income to Council, both the initial developer contribution charge (approximately \$22,000 per lot) and the ongoing rates revenue that would otherwise be generated if the land were developed as originally intended.

In the most recent Cairns Post article, when commenting on Council's Decision, it is understood that the Mayor noted that "With the growth of the Amaroo area, the development of Stage 1 of the Mareeba East Destination Park has occurred and a master plan has been developed so that when funding becomes available, it can further be developed."

This view is considered disappointing and not consistent with the vision or the context of Amaroo Estate. To date, we have contributed over \$5 million dollars in Infrastructure Charges, of which approximately \$1.5 million dollars has been specifically allocated to Parks and Open Spaces. These contributions alone should be sufficient to complete the Mareeba East Destination Park, without considering the additional funds that will be paid as Approved future Stages are developed. It is understood that whilst the Master Plan has been adopted, there are no current plans to complete the Mareeba East Destination Park or commence construction of Stage 2.

After more than 15 years of advocating for the Mareeba East Destination Park, Stage 1 has only recently been delivered by utilising Governmental Grants (without utilising provided Parkland/Open Space Contributions). We do not wish to see a similar delay for the Stage 15 park, which is now mandated under State policy. Planning (Walkable Neighbourhoods) Amendment Regulation 2020. This is why we have proposed to build the Stage 15 park now, using the Parks portion of Approved future contributions, to ensure the community receives tangible benefits from the funds already paid and those yet to come.

This approach aligns with Council's own Parks and Open Spaces Strategy, which aims to "enhance the Shire's visual appeal, liveability, and active lifestyle opportunities in a financially sustainable way."

We therefore request an on-site meeting with the Mayor and Councillors to discuss how we can work together to deliver a functional park now with the Stage 15 park, or alternatively, focus efforts on completing the Mareeba East Destination Park in a timely manner, ensuring compliance with State policy, supporting Council's strategy, and providing immediate benefits to the community."

Response

In consultation with the applicants, the above representations have been summarised into the following two requests:

1. Allow the applicant/developer to use the parks and open space component of the Adopted Infrastructure Charges payable for Stage 14B and 15 (20% or \$148,262.40) to develop the Stage 15 parkland with park infrastructure (playground, exercise equipment etc.) so that surrounding residents may experience tangible benefits from the park; or
2. Amend the approval to allow the proposed park allotment to revert back to a saleable residential lot and in lieu of providing the park allotment the applicant/developer instead pay a monetary contribution to Council, with this contribution used specifically to advance the Mareeba East Destination Park.

Request 1

Council Planning Officers, after consultation with senior staff from both Council's Corporate and Community Services and Infrastructure Services branches, cannot support this request for the following reasons:

- This approach would be inconsistent with the allocation and expenditure of infrastructure charges collected from other developers in the Shire, governed by the Local Government Infrastructure Plan (LGIP), and could also set a negative precedent for future developments.
- Allocating infrastructure charges for particular projects at the time of deciding development applications would compromise the purpose of the LGIP.

While Council officers acknowledge the contributions paid by BTM and S Stankovich Pty Ltd over the course of the development of Amaroo Estate, the decision as to where funds are allocated needs to be determined by Council in line with the LGIP, as required under the *Planning Act 2016*.

A development approval cannot dictate where infrastructure charges are spent, and it is therefore recommended that the request be refused.

Request 2

If the Stage 15 parkland dedication was to occur, there is a risk that this 507m² of parkland could sit undeveloped for some time, providing very little tangible benefits to Amaroo residents, as well as increasing maintenance costs for Council. If the park was excluded from the development, Stage 14b and 15 residents will still be within reasonable walkable proximity to the Mareeba East Destination Park and will in-fact be closer to the Mareeba East Destination Park than many other Amaroo Estate residents that currently use the Park. It should be noted that this monetary contribution will be paid in addition to the normal infrastructure charges collected, and in lieu of providing parkland within Amaroo Estate itself, therefore it is considered reasonable that this contribution be spent specifically on the Mareeba East Destination Park in order to provide a direct benefit to Amaroo residents. For these reasons, Council officers have no objections to request two (2).

An additional condition will be included providing the developer with a choice to either provide the parkland (unimproved) or pay a monetary contribution in lieu of providing the Park, with the contribution to be used specifically to advance the Mareeba East Destination Park.

To support this request, a minor change to the Adopted Infrastructure Charges Notice is also necessary to ensure infrastructure charges are collected for the additional lot.

It is recommended that Council accommodate Request two (2) and an additional condition be included as follows:

3.11 Park Contribution

In lieu of providing the "Park" allotment required by Condition 3.10, the applicant/developer may elect to instead pay a monetary contribution to Council, with the contribution to be used specifically towards upgrades/improvements to the Mareeba East Destination Park.

The contribution amount is to be determined prior to the completion of Stage 15 and must be equivalent to 75% of the sale cost of the land (minus development costs), with the final contribution amount to be approved by Council's delegated officer.

If this condition is acted upon, the remaining saleable lot must be fully serviced to the same standards as all other Stage 15 lots in compliance with Conditions 4.1 – 4.10, to the satisfaction of Council’s delegated officer.

If Condition 3.11 is acted upon by the developer, standard infrastructure charges will apply to the additional saleable lot. It is therefore recommended that the Adopted Infrastructure Charges Notice be amended as follows:

Development Type	Rate	Measure	Charge	Credit Detail	Balance
	<i>\$ per Lot</i>	<i>Lots</i>		<i>Lots</i>	
Stage 14B - Residential	\$22,464.00	14 Lots	\$305,312.00	Nil	\$314,496.00
Stage 15 – Residential <u>(including park)</u>	\$22,464.00	19 Lots	\$426,816.00	Nil	\$426,816.00
<u>Stage 15 – Residential (excluding park)</u>	<u>\$22,464.00</u>	<u>20 Lots</u>	<u>\$452,920.00</u>	<u>Nil</u>	<u>\$452,920.00</u>
TOTAL CURRENT AMOUNT OF CHARGE					\$741,312.00 or \$767,416.00



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

18 September 2025

Planning Officer: Carl Ewin
Direct Phone: 07 4086 4656
Our Reference: RAL/25/0010
Your Reference: F24/41

BTM & S Stankovich Pty Ltd
C/- Freshwater Planning Pty Ltd
17 Barron View Drive
FRESHWATER QLD 4870

Dear Applicants,

Decision Notice

Planning Act 2016

I refer to your application and advise that on 17 September 2025, Council decided to approve the application in full subject to conditions.

Details of the decision are as follows:

APPLICATION DETAILS

Application No:	RAL/25/0010
Street Address:	Karobean Drive, Moondani Avenue, Emerald End Road and Pontos Place, Mareeba
Real Property Description:	Lot 500 on SP352770 (Formerly Lot 500 on SP342226)
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

DECISION DETAILS

Type of Decision:	Approval
Type of Approval:	Development Permit for Reconfiguration of a Lot – Subdivision (1 into 33 Lots, Park and Balance Allotment) – Stages 14B & 15
Date of Decision:	17 September 2025

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

DECISION NOTICE

RAL/25/0010
Page 2**CURRENCY PERIOD OF APPROVAL**

The currency period for this development approval is **four (4)** 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*.

ASSESSMENT MANAGER CONDITIONS

ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

- (a) Development assessable against the Planning Scheme
1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, and subject to any alterations:
 - found necessary by the Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.
 2. Timing of Effect
 - 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the endorsement of a Form 18B for each stage of the development, except where specified otherwise in these conditions of approval.
 3. General
 - 3.1 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
 - 3.2 All payments or bonds required to be made to the Council pursuant to any condition of this approval or the Adopted Infrastructure Charges Notice must be made prior to the endorsement of the plan of survey, or alternative documentation as approved by the Land Title Act and at the rate applicable at the time of payment.

Mareeba Shire Council

Document Set ID: 4573056
Version: 1, Version Date: 05/11/2025

DECISION NOTICE

RAL/25/0010

Page 3

-
- 3.3 The developer must relocate (in accordance with FNQROC standards) any services such as water, sewer, drainage, telecommunications and electricity that are not wholly located within the lots that are being created/serviced where required by the relevant authority, unless approved by Council's delegated officer.
- 3.4 Where utilities (such as sewers on non-standard alignments) traverse lots to service another lot, easements must be created in favour of Council for access and maintenance purposes. The developer is to pay all costs (including Council's legal expenses) to prepare and register the easement documents.
- 3.5 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.
- 3.6 Charges
- All outstanding rates, charges, and expenses pertaining to the land are to be paid in full.
- 3.7 Bushfire Management
- A Bushfire hazard management plan for the subject land must be prepared by suitably qualified person to the satisfaction of Council's delegated officer.
- The future use of each lot must comply with the requirements of the bushfire hazard management plan at all times.
- 3.8 The following road names are approved:
- Alkira Court - new cul-de-sac off Karobean Drive
- 3.9 Flood Immunity
- Lots 254, 255, 258, 260-265, 271-276 & 280 must include survey markers that clearly identify the Q100 + 300mm flood immunity level of RL395.7m AHD on each lot, and a subsequent plan must be prepared for use by future owners/builders to help identify flood immune areas of each lot suitable for building.
- All dwellings and sheds constructed on these lots must be built to achieve a finished floor height of at least RL395.7m AHD.
- 3.10 The "Park" allotment shall be transferred to Council as freehold land at the same time or before the last residential allotment in Stage 14b or 15 is registered. The entirety of the costs involved with this transfer will be the responsibility of the applicant/developer.

Mareeba Shire CouncilDocument Set ID: 4573056
Version: 1, Version Date: 05/11/2025

In accordance with the provision contained within the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011*, Council shall not be liable for contributing to the upkeep, maintenance or installation of any fencing with any adjoining lot. A notation will be placed on the rates notice of adjoining lots 332 and 333 on SP336235 and Lot 331 of Stage 15 advising of this exemption.

4. Infrastructure Services and Standards

4.1 Access

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

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

Lot 258, 275, 276 & 280 Access Handles

Lots 258, 275, 276 and 280 must include a minimum 3m wide reinforced concrete or asphalt driveway to be constructed for the full length of the access handle of each lot and connecting with the kerbing of each lot's service road. The driveways must be designed so that the water collected on the driveway drains to a legal point of discharge.

A shared driveway with a width of 4 metres and where including reciprocal access and services easements is permitted for Lots 275 and 276.

4.2 Stormwater Drainage

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

Queensland Water Quality Guideline to the satisfaction of Council's delegated officer.

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

4.3 Earthworks

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

4.4 Roadworks/footpaths – Internal

- (a) Alkira Court and Allambee Close are to be constructed to Access Street standard in accordance with the FNQROC Development Manual (as amended) to the satisfaction of Council's delegated officer.
Solid timber or steel (no composite plastic) bollards are to be erected at the cul-de-sac head of Allambee Close to ensure vehicles cannot gain access to the street directly from Emerald End Road.
- (b) Karobean Drive must be constructed to a Collector Road standard (of the same width as the existing section of Karobean Drive) in accordance with the FNQROC Development Manual (as amended) to the satisfaction of Council's delegated officer.
- (c) Any temporary turn-around areas situated at the ends of any semi-constructed stub roads must include a sealed cul-de-sac head (no kerbing required) of a size capable of allowing a garbage truck to turn around on.
- (d) 2-metre-wide concrete pedestrian footpaths must be installed on at least one (1) side of all proposed internal roads, including Alkira Court and Allambee Close. The horizontal alignment of all footpaths (with the exception of Karobean Drive) must comply with the FNQROC development Manual (specifically Standard Drawing S1004A) and **must not be constructed abutting the kerbing.**

Only the Karobean Drive footpath is permitted to be constructed abutting the kerbing to match the existing horizontal alignment.

4.5 Water Supply

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

A 50mm water connection must be provided to the "Park" allotment.
- (b) Where the existing reticulated water supply does not currently service the site or is not at an adequate capacity, the developer is required to extend or upgrade the reticulated water supply infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).

4.6 Sewerage Connection

- (a) The developer must connect the proposed development, including the "Park" allotment to Council's reticulated sewerage system in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

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

4.7 Electricity provision/supply

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

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

4.8 Telecommunications

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

4.9 Lighting

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

4.10 Street Trees

One (1) street tree must be at the planted at centre of each lot's road frontage. Corner allotments must have a street tree planted on each frontage. All street trees must be provided in accordance with the FNQROC Development Manual - Design Manual D9 Landscaping.

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

REFERRAL AGENCIES

Not Applicable.

APPROVED PLANS

The following plans are Approved plans for the development:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
9499 Master Plan	Development Plan – Stages 14B & 15	Twine Surveys Pty Ltd	13/03/2025

ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

(D) ASSESSMENT MANAGER’S ADVICE

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

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

Council charges a fee for the endorsement of a Survey Plan, Community Management Statements, easement documents, and covenants. The fee is set out in Council’s Fees & Charges Schedule applicable for each respective financial year.
- (e) Compliance with applicable codes/policies

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

DECISION NOTICE

RAL/25/0010
Page 9

(f) Notation on Rates Record

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

- conditions regarding bushfire management
- an approved bushfire management plan
- a registered easement over the subject site (only for lots that contain easements)
- conditions regarding flood immunity

(g) Transportation of Soil

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

(h) Environmental Protection and Biodiversity Conservation Act 1999

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

(i) Cultural Heritage

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

(j) 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

Mareeba Shire Council

Document Set ID: 4573056
Version: 1, Version Date: 05/11/2025

DECISION NOTICE

RAL/25/0010
Page 10

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.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Operational Work

SUBMISSIONS

There were one (1) 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:

Name of Principal submitter	Address
1. Cheryl Powell Emmerson	PO Box 1212, Mareeba QLD 4880

RIGHTS OF APPEAL

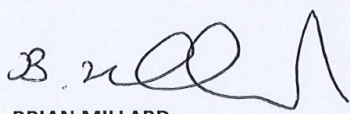
You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

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, or at Council Offices.

Yours faithfully,



BRIAN MILLARD
COORDINATOR PLANNING & BUILDING

- Enc: Approved Plans/Documents
Appeal Rights
Adopted Infrastructure Charge Notice

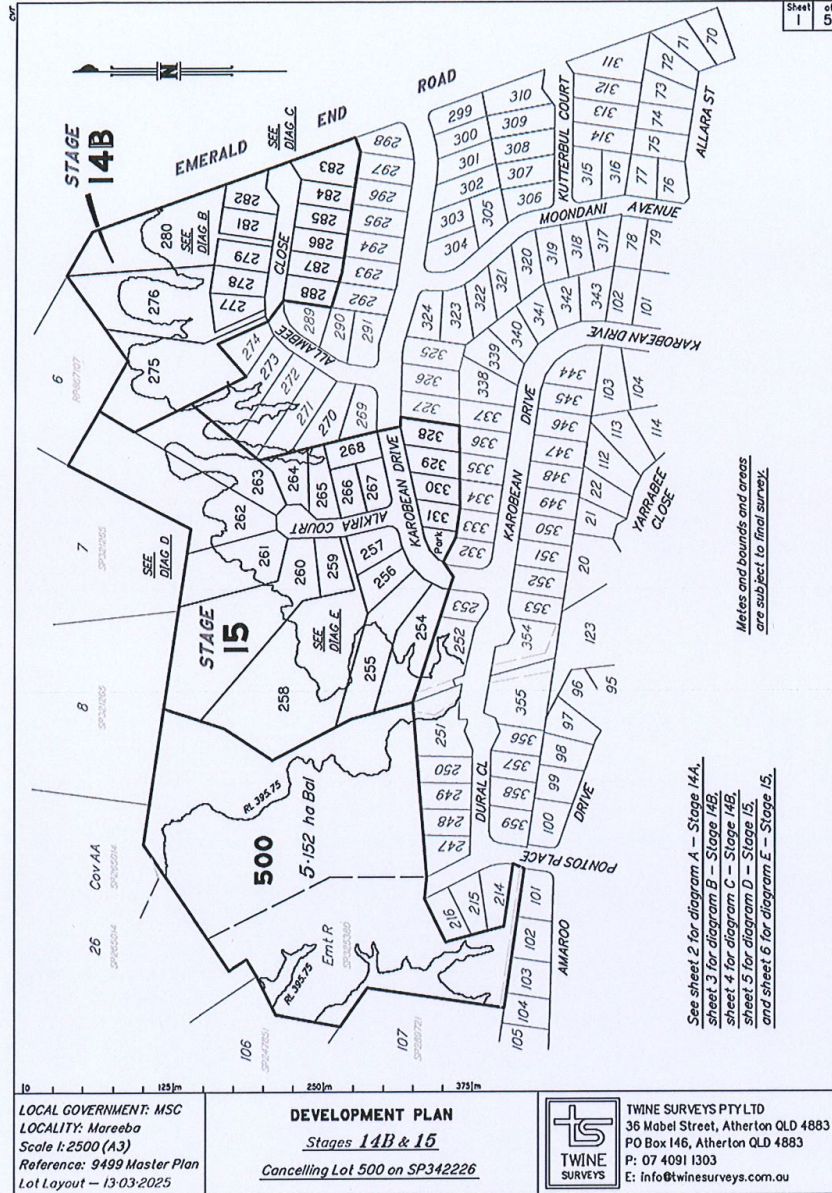
Mareeba Shire Council

Document Set ID: 4573056
Version: 1, Version Date: 05/11/2025

DECISION NOTICE

RAL/25/0010
Page 11

Approved Plans/Documents



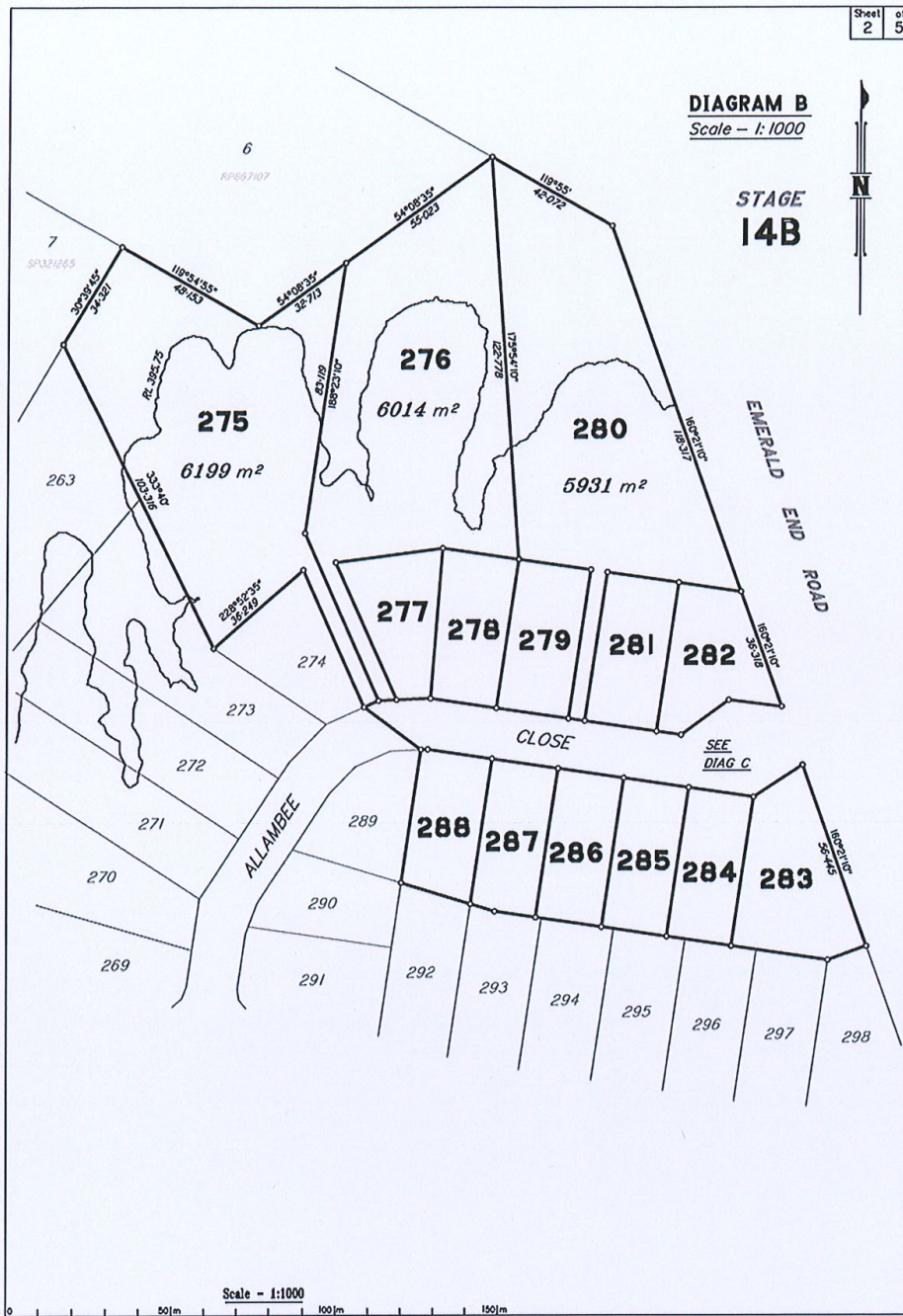
13/9/2025
B. n. Q.

Mareeba Shire Council

Document Set ID: 4573056
Version: 1, Version Date: 05/11/2025

DECISION NOTICE

RAL/25/0010
Page 12



18/9/2025
S. n. Q.

Mareeba Shire Council

Document Set ID: 4573056
Version: 1, Version Date: 05/11/2025

DECISION NOTICE

RAL/25/0010
Page 13



Sheet	3
of	5

Mareeba Shire Council

Document Set ID: 4573056
Version: 1, Version Date: 05/11/2025

DECISION NOTICE

RAL/25/0010
Page 14

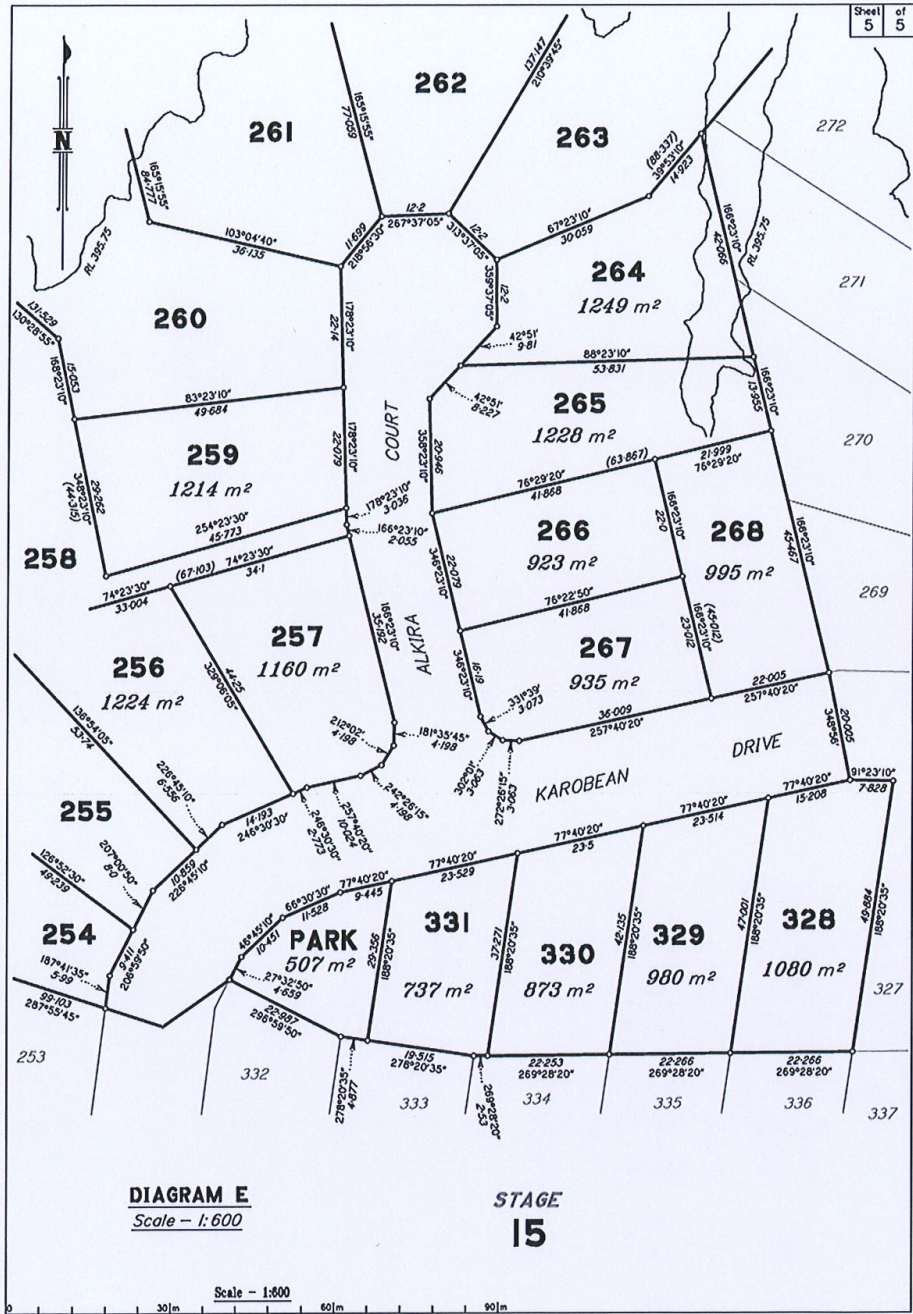


DIAGRAM E
Scale - 1:600

STAGE 15

18/9/2025
B.2. [Signature]

Mareeba Shire Council

Document Set ID: 4573056
Version: 1, Version Date: 05/11/2025

	<p>Appeal Rights <i>PLANNING ACT 2016 & THE PLANNING REGULATION 2017</i></p>
--	---

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 of the *Planning Act 2016* states –

 - (a) Matters that may be appealed to –
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) The person-
 - (i) who may appeal a matter (**the appellant**); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.

(Refer to Schedule 1 of the Planning Act 2016)

- (2) An appellant may start an appeal within the appeal period.
- (3) The **appeal period** is –
 - (a) for an appeal by a building advisory agency – 10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal – at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises – 20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice – 20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given – 30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal – 20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

*Note –
See the P&E Court Act for the court’s power to extend the appeal period.*

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency’s response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.

- (6) To remove any doubt. It is declared that an appeal against an infrastructure charges notice must not be about-
- (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund-
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that-
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to –
 - (a) the respondent for the appeal ; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1 – each principal submitter for the development application; and
 - (d) for and appeal about a change application under schedule 1, table 1, item 2 – each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
 - (f) for an appeal to the P&E Court – the chief executive; and
 - (g) for an appeal to a tribunal under another Act – any other person who the registrar considers appropriate.
- (4) The *service period* is –
 - (a) if a submitter or advice agency started the appeal in the P&E Court – 2 business days after the appeal has started; or
 - (b) otherwise – 10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section –

DECISION NOTICE

RAL/25/0010
Page 17

decision includes-

- (a) conduct engaged in for the purpose of making a decision; and
- (b) other conduct that relates to the making of a decision; and
- (c) the making of a decision or failure to make a decision; and
- (d) a purported decision ; and
- (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter-

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with the rules of the P&E Court.

Mareeba Shire Council

Document Set ID: 4573056
Version: 1, Version Date: 05/11/2025

From: "Freshwater Planning" <FreshwaterPlanning@outlook.com>
Sent: Mon, 27 Oct 2025 05:19:22 +1000
To: "Dee Petersen" <DeeP@msc.qld.gov.au>
Cc: "Carl Ewin" <CarlE@msc.qld.gov.au>; "Brian Millard" <BrianM@msc.qld.gov.au>
Subject: Re: RAL/25/0010 - Decision Notice & AICN - ROL - (1 Lot into 33 Lots, park and balance allotment) - Stages 14B and 15 - Karobean Drive, Moondani Avenue, Emerald End Road and Pontos Place Mareeba - Lot 50 on SP352770 (Formerly Lot 500 on SP342226)

Good Morning Carl,

Many Thanks for the provision of the Decision Notice for Amaroo Stage 14B and 15. Please consider this email Formal Representations for a Negotiated Decision Notice for the Abovementioned Development Approval (Decision Notice and AICN). The request centres around the ability to directly utilised Infrastructure Charges (Developer's Contributions) towards the development of the Conditioned Stage 15 Park required within the Amaroo Residential Estate. In review of Council's discussions within the Agenda Item, in particularly Planning Discussions in relation to the Stage 15 Park Allotment, the following is provided by the proponents:

We acknowledge the State Government's Walkable Neighbourhoods Regulation, which requires all new lots to be located within 400m of parkland, and we appreciate Council's role in implementing this. We fully support the principle of providing quality open space for the community.

We, as the developers of the Amaroo Estate, are concerned about the current approach of dedicating land for the Stage 15 park without delivering any infrastructure. The provision of the Mareeba East Destination Park has been a welcomed inclusion for the residents of not only the Amaroo Estate, but also Mareeba Township's Residents. However, this was provided after more than 15 years of advocacy before any progress was made, despite this being the constant primary growth corridor for the Shire. Given this history, we are concerned that the Stage 15 park could face similar delays, especially as the Amaroo Estate is in its final Stages of Development (leaving no one to continue to advocate for the progression of the Stage 15 Park). By leaving a vacant parcel of land in the middle of Amaroo Estate for 15–20 years risks inevitable poor maintenance, underutilisation of the land, and does not align with the intent of either the State Government's Walkable Neighbourhoods Regulation or Mareeba Shire Council's Parks and Open Spaces Strategy, which aims to create vibrant, liveable communities. This approach may also result in a significant loss of income to Council, both the initial developer contribution charge (approximately \$22,000 per lot) and the ongoing rates revenue that would otherwise be generated if the land were developed as originally intended.

In the most recent Cairns Post article, when commenting on Council's Decision, it is understood that the Mayor noted that "With the growth of the Amaroo area, the development of Stage 1 of the Mareeba East Destination Park has occurred and a master plan has been developed so that when funding becomes available, it can further be developed."

This view is considered disappointing and not consistent with the vision or the context of Amaroo Estate. To date, we have contributed over \$5 million dollars in Infrastructure Charges, of which

approximately \$1.5 million dollars has been specifically allocated to Parks and Open Spaces. These contributions alone should be sufficient to complete the Mareeba East Destination Park, without considering the additional funds that will be paid as Approved future Stages are developed. It is understood that whilst the Master Plan has been adopted, there are no current plans to complete the Mareeba East Destination Park or commence construction of Stage 2.

*After more than 15 years of advocating for the Mareeba East Destination Park, Stage 1 has only recently been delivered by utilising Governmental Grants (without utilising provided Parkland/Open Space Contributions). We do not wish to see a similar delay for the Stage 15 park, which is now mandated under State policy. **Planning (Walkable Neighbourhoods) Amendment Regulation 2020**. This is why we have proposed to build the Stage 15 park now, using the Parks portion of Approved future contributions, to ensure the community receives tangible benefits from the funds already paid and those yet to come.*

This approach aligns with Council's own Parks & Open Spaces Strategy, which aims to "enhance the Shire's visual appeal, liveability, and active lifestyle opportunities in a financially sustainable way."

We therefore request an on-site meeting with the Mayor and Councillors to discuss how we can work together to deliver a functional park now with the Stage 15 park, or alternatively, focus efforts on completing the Mareeba East Destination Park in a timely manner, ensuring compliance with State policy, supporting Council's strategy, and providing immediate benefits to the community.

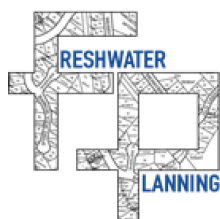
Please advise a suitable time for this meeting. We are committed to working collaboratively to achieve the best outcome for the local community.

The proponent would like the ability for Council Officers and Councillors to review this abovementioned matter through a Negotiated Decision Notice. The proponent is more than accepting to work in unison with Council and Councillors to continue to help deliver investment and action improving liveability through well-planned and sustainable park for Stage 15 Park or atleast park upgrades to the Mareeba Easte Park. If an Infrastructure Agreement is required, or any additional Conditions or alterations of the Adopted Infrastructure Charges Notice, then the proponets are more than accpeting of this.

Please feel free to contact me to discuss.

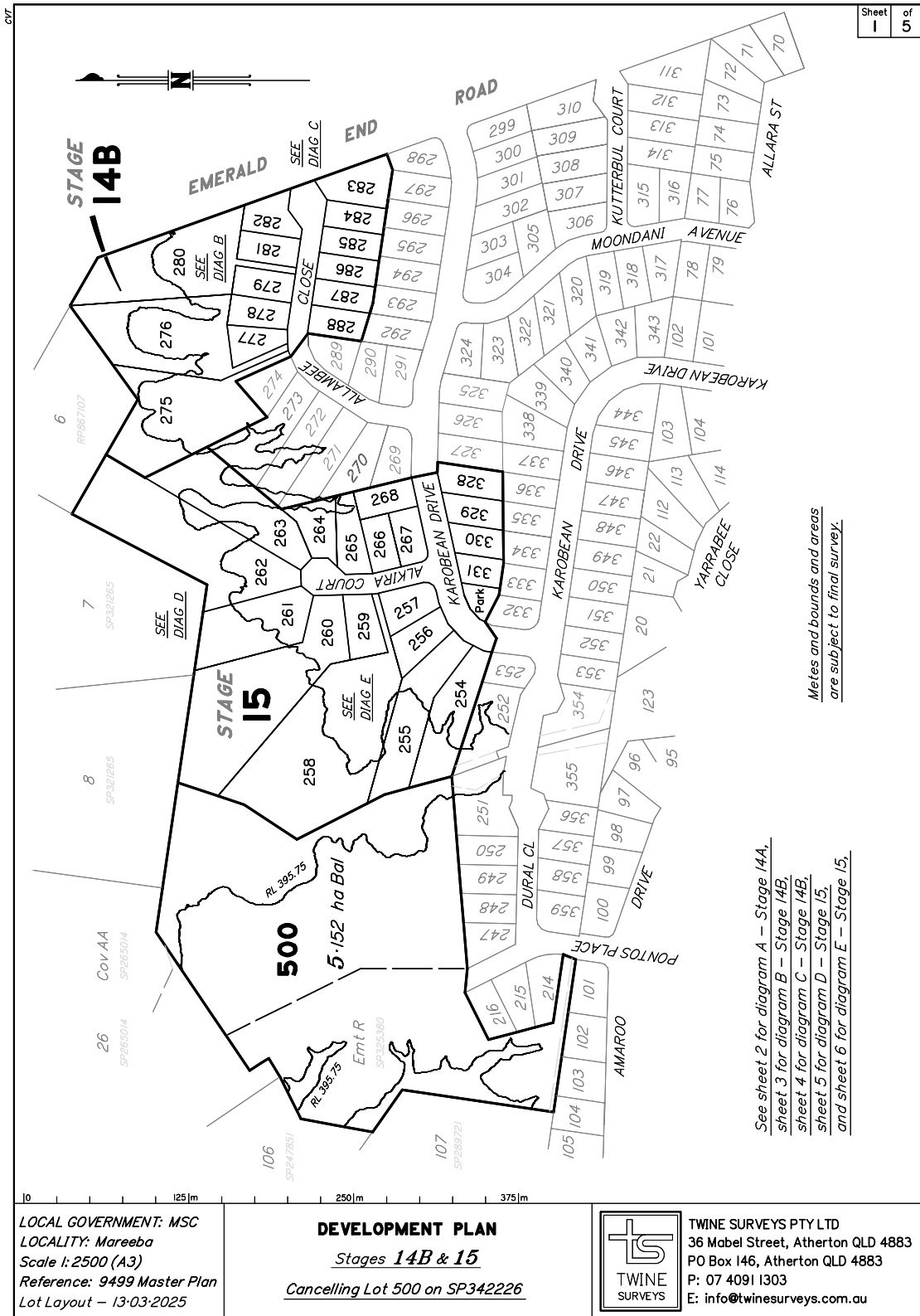
Thanks and Regards,

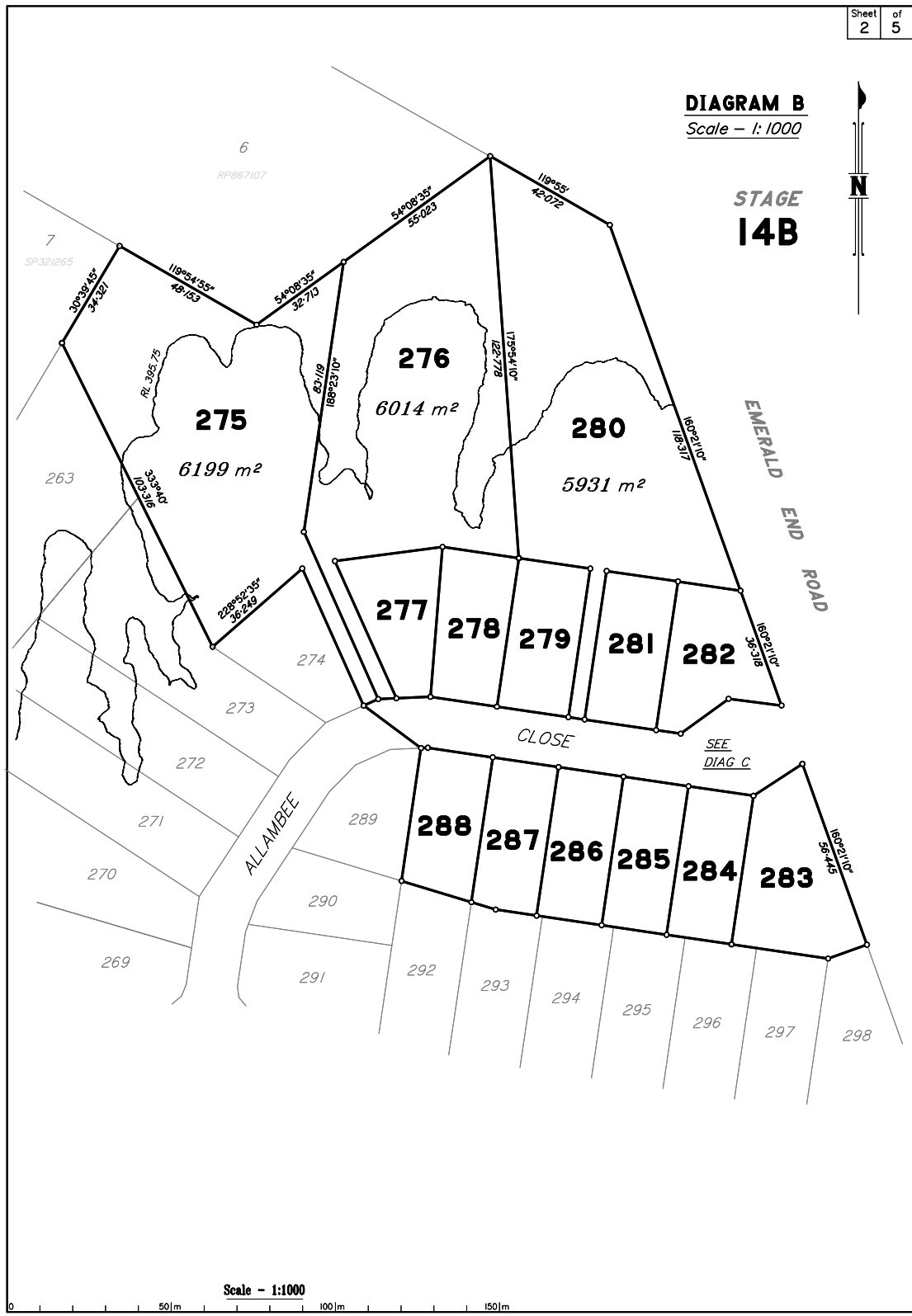
Matt



Matthew Andrejic
Director
Freshwater Planning Pty Ltd

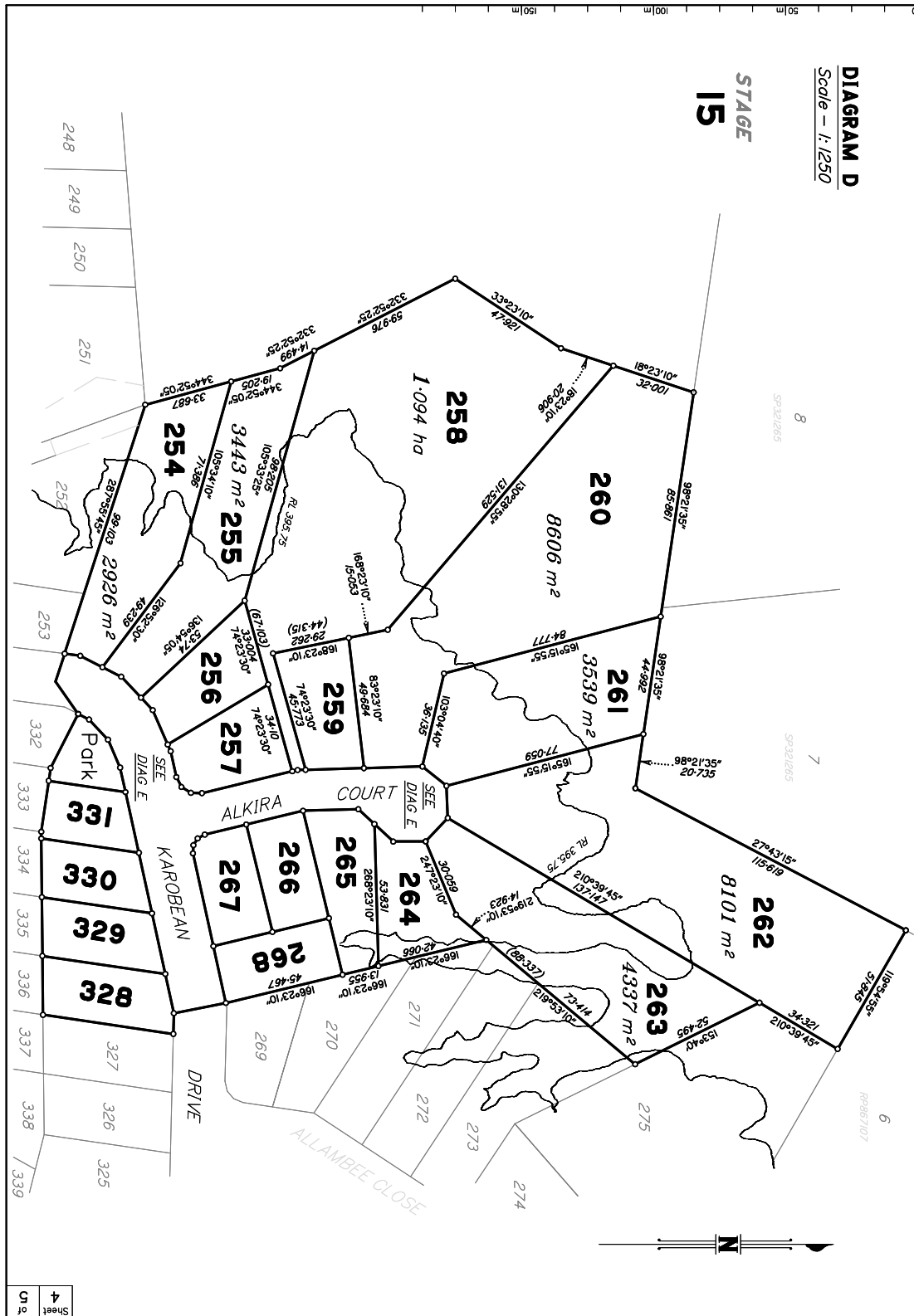
M: 0402 729 004
E: freshwaterplanning@outlook.com
A: 17 Barron View Drive, Freshwater, Q4870





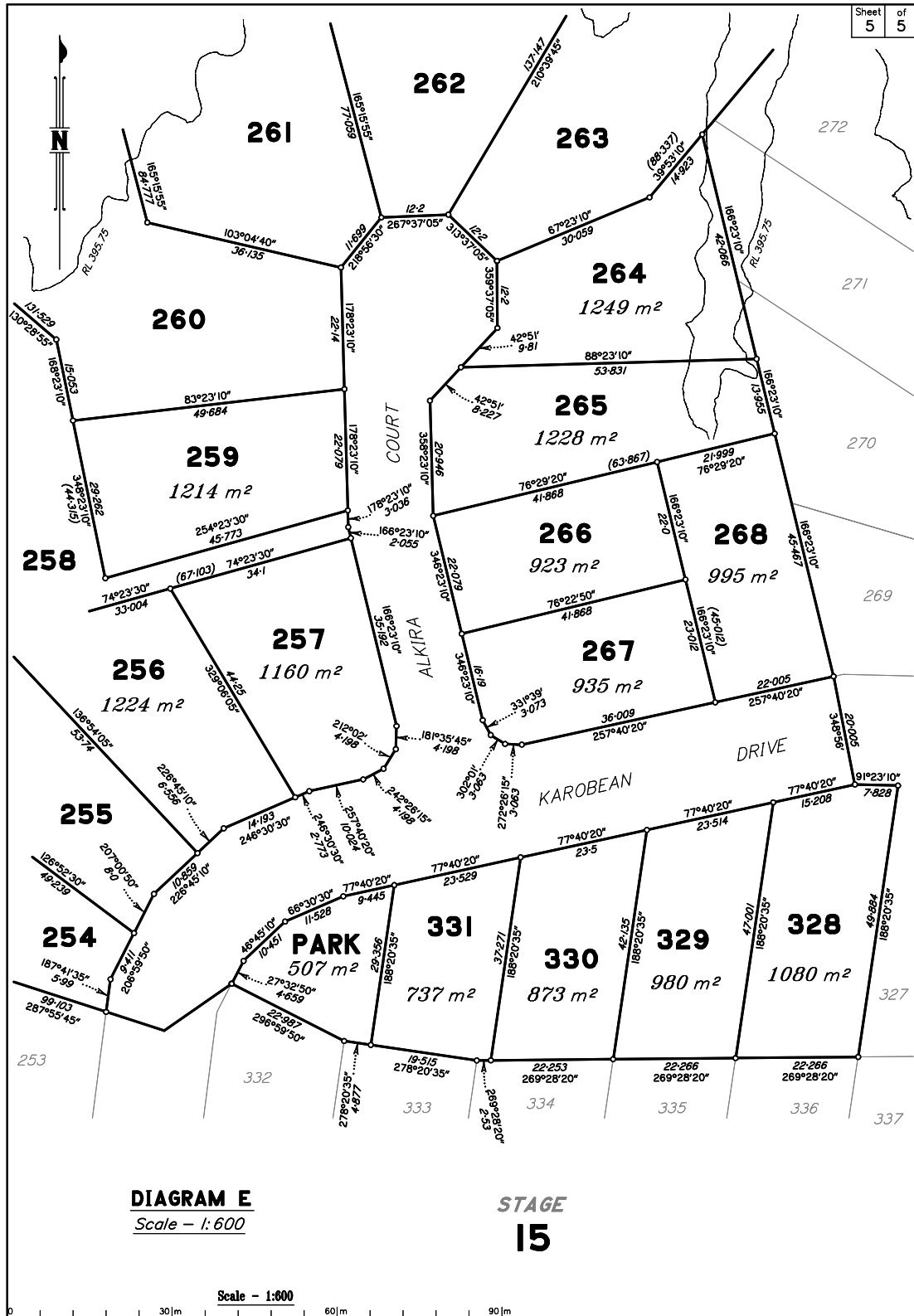


Document Set ID: 4496601
Version: 1, Version Date: 07/05/2025



Document Set ID: 4496601
Version: 1, Version Date: 07/05/2025

Sheet 4 of 5



Document Set ID: 4496601
Version: 1, Version Date: 07/05/2025



Existing Conditions

DATE 28.05.2023
DRAWING NO 8LA_231701-MP05
ISSUE D



Scale 1:1000 @ A3

8LA landscape architecture
Mareeba SHIRE COUNCIL



LEGEND

- 1 EXISTING PLAYGROUND AND SHELTER WITH ADDITIONAL SHADE SAILS
- 2 FUTURE CAFE TO ACTIVE WESTERN END OF PARK
- 3 EXISTING SWALE TO BE PLANTED DRY CREEK BED
- 4 LEARN TO RIDE TRACK
- 5 NATURE PLAY INCORPORATED INTO DRY CREEK BED AREA
- 6 EXISTING CARPARKS TO BE RETAINED
- 7 ADDITIONAL CARPARKS
- 8 PUBLIC TOILETS
- 9 VEHICLE ACCESS FOR MAINTENANCE, FOOD VANS, EVENTS
- 10 EVENTS MARKET INCLUDING MP/ABOUT
- 11 PICNIC SHELTER
- 12 LAWN HEAVING MOUND/LANDFORM
- 13 YOUTH (12+) ACTIVE RECREATION AREA
- 14 EXISTING STAND PIPE AND ACCESS TO BE RETAINED
- 15 SEATS AND PICNIC TABLES
- 16 EXERCISE EQUIPMENT
- 17 RICKSHAW/OUT AND POTENTIAL DOG OFF LEAD AREA
- 18 PATH NETWORK
- 19 EXISTING TREES TO BE RETAINED
- 20 PROPOSED LARGE SHADE TREES
- 21 TWEN (6-12 year) ACTIVE RECREATION AREA
- 22 FUTURE OLDER YOUTH AREA

Preliminary Concept

DATE 28.05.2023
DRAWING NO 8LA_231701-MP06
ISSUE D



Scale 1:1,000 @ A3

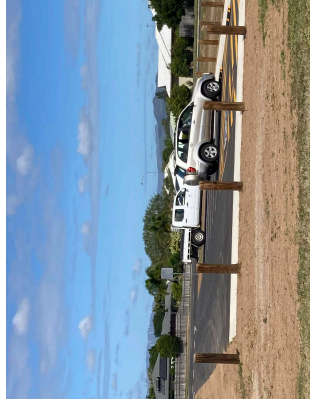




Kids Play



Existing playground with additional shade



Existing carparks to be retained and supplemented



Existing swale to be planted dry creek bed with nature play



Learn to ride track

LEGEND

- 1 EXISTING PLAYGROUND AND SHELTER WITH ADDITIONAL SHADE SAILS
- 2 FUTURE CAFE TO ACTIVE WESTERN END OF PARK
- 3 EXISTING SWALE TO BE PLANTED DRY CREEK BED
- 4 LEARN TO RIDE TRACK
- 5 NATURE PLAY INCORPORATED INTO DRY CREEK BED AREA
- 6 EXISTING CARPARKS TO BE RETAINED
- 7 ADDITIONAL CARPARKS
- 8 PUBLIC TOILETS
- 9 VEHICLE ACCESS FOR MAINTENANCE, FOOD VANS, EVENTS
- 10 MULTIPURPOSE LAWN INCLUDING HOCKEYABOUT, EVENTS, MARKETS
- 11 PICNIC SHELTER
- 12 LAWN MOWING MOUND / LANDFORM
- 13 YOUTH (12+) ACTIVE RECREATION AREA
- 14 EXISTING STAND PIPE AND ACCESS TO BE RETAINED
- 15 SEATS AND PICNIC TABLES
- 16 EXERCISE EQUIPMENT
- 17 KICKABOUT AND POTENTIAL DOG OFF LEAD AREA
- 18 PATH NETWORK
- 19 EXISTING TREES TO BE RETAINED
- 20 PROPOSED LARGE SHADE TREES
- 21 TWEEN (9-12 yrs) ACTIVE RECREATION AREA
- 22 FUTURE OLDER YOUTH AREA

Character Imagery

DATE 28.05.2023
DRAWING NO 8LA_231701-MP07
ISSUE D



Not to scale

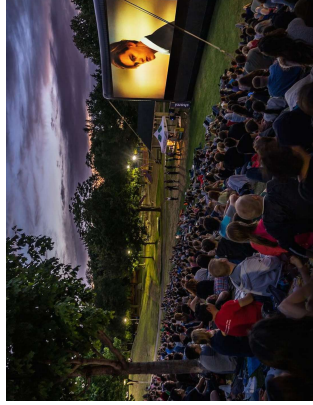




The MCG



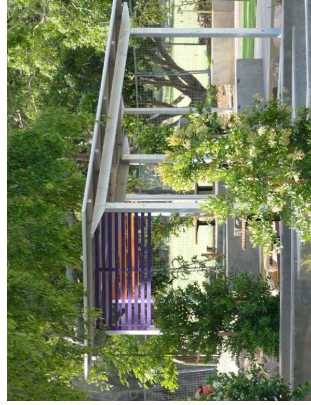
Public toilets



Lawn viewing mound / landform



Vehicle access and services for maintenance, food vans, events



Picnic shelter

LEGEND

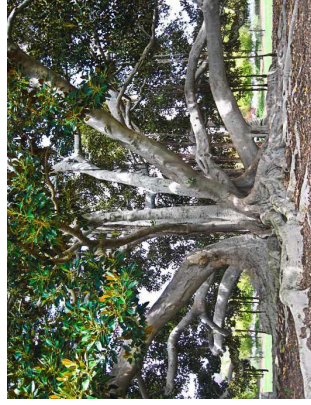
- 1 EXISTING PLAYGROUND AND SHELTER WITH ADDITIONAL SHADE SAILS
- 2 FUTURE CAFE TO ACTIVE WESTERN END OF PARK
- 3 EXISTING SWALE TO BE PLANTED DRY CREEK BED
- 4 LEARN TO RIDE TRACK
- 5 NATURE PLAY INCORPORATED INTO DRY CREEK BED AREA
- 6 EXISTING CARPARKS TO BE RETAINED
- 7 ADDITIONAL CARPARKS
- 8 PUBLIC TOILETS
- 9 VEHICLE ACCESS FOR MAINTENANCE, FOOD VANS, EVENTS
- 10 MULTI-USE LAWN INCLUDING KICKABOUT, EVENTS, MARKETS
- 11 PICNIC SHELTER
- 12 LAWN VIEWING MOUND / LANDFORM
- 13 EXISTING TREES TO BE RETAINED
- 14 PROPOSED LARGE SHADE TREES
- 15 TWELVE (12) ACTIVE RECREATION AREA
- 16 SEATS AND PICNIC TABLES
- 17 EXERCISE EQUIPMENT
- 18 KICKABOUT AND POTENTIAL DOG OFF LEAD AREA
- 19 PATH NETWORK
- 20 EXISTING TREES TO BE RETAINED
- 21 PROPOSED LARGE SHADE TREES
- 22 TWELVE (12) ACTIVE RECREATION AREA
- 23 FUTURE OLDER YOUTH AREA

Character Imagery

DATE 28.05.2023
DRAWING NO 8LA_231701-MP08
ISSUE D



Not to scale



LEGEND

- 1 EXISTING PLAYGROUND AND SHELTER WITH ADDITIONAL SHADE SALS
- 2 FUTURE CASE TO ACTIVE WESTERN END OF PARK
- 3 EXISTING SWALE TO BE PLANTED DRY CREEK BED
- 4 LEARN TO RIDE TRACK
- 5 NATURE PLAY INCORPORATED INTO DRY CREEK BED AREA
- 6 EXISTING CARPARKS TO BE RETAINED
- 7 ADDITIONAL CARPARKS
- 8 PUBLIC TOILETS
- 9 VEHICLE ACCESS FOR MAINTENANCE, FOOD VANS, EVENTS
- 10 MULTIPURPOSE LAWN INCLUDING KICKABOUT, EVENTS, MARKETS
- 11 PICNIC SHELTER
- 12 LAWN MOWING MOUND / LANDFORM
- 13 EXISTING PLAYGROUND AND SHELTER WITH ADDITIONAL SHADE SALS
- 14 FUTURE CASE TO ACTIVE WESTERN END OF PARK
- 15 EXISTING SWALE TO BE PLANTED DRY CREEK BED
- 16 LEARN TO RIDE TRACK
- 17 NATURE PLAY INCORPORATED INTO DRY CREEK BED AREA
- 18 EXISTING CARPARKS TO BE RETAINED
- 19 YOUTH (12+) ACTIVE RECREATION AREA
- 20 EXISTING STAND PIPE AND ACCESS TO BE RETAINED
- 21 SEATS AND PICNIC TABLES
- 22 EXERCISE EQUIPMENT
- 23 KICKABOUT AND POTENTIAL DOG OFF LEAD AREA
- 24 PATH NETWORK
- 25 EXISTING TREES TO BE RETAINED
- 26 PROPOSED LARGE SHADE TREES
- 27 TWEEN (14-20yr)/ACTIVE RECREATION AREA
- 28 FUTURE OLDER YOUTH AREA

Character Imagery

DATE 28.05.2023
DRAWING NO 8LA_231701-MP09 D
ISSUE



Not to scale



8.3 ADOPTED INFRASTRUCTURE CHARGES RESOLUTION (NO.1) 2026

Date Prepared: 20 April 2026

Author: Coordinator Planning & Building

Attachments:

1. **Adopted Infrastructure Charges Resolution (No.1) 2026** [↓](#)
2. **Adopted Infrastructure Charges Resolution (No.1) 2026 Table 1** [↓](#)

EXECUTIVE SUMMARY

This report presents *Adopted Infrastructure Charges Resolution (No.1) 2026* for Council's consideration and endorsement. It reflects the proposed infrastructure charge rates from the 2026/27 Planning fees which are also presented for adoption at this council meeting in a separate report.

Adopted Infrastructure Charges Resolution (No.1) 2026 forms (refer attachments).

RECOMMENDATION

That Council, under section 113 of the *Planning Act 2016*, adopts the *Adopted Infrastructure Charges Resolution (No.1) 2026* effective 1 July 2026.

BACKGROUND

Local Governments may, by resolution, adopt charges for providing trunk infrastructure for development. They can also levy different infrastructure charge amounts for local government areas and provide for the indexation of a levied charge. In order to do this, a local government needs to pass an adopted infrastructure charges resolution (AICR) as set out in Section 113 of the *Planning Act 2016 (PA)*.

Mareeba Shire Council passed *Adopted Infrastructure Charges Resolution (No.1) 2025* on 18 June 2025, and this resolution remains in effect.

Adopted Infrastructure Charges Resolution (No.1) 2026 will replace *Adopted Infrastructure Charges Resolution (No.1) 2025*. *Adopted Infrastructure Charges Resolution (No.1) 2026* reflects the new infrastructure charge rates from the 2026/2027 Planning fees, which were workshopped with Council in May 2026.

RISK IMPLICATIONS**Financial**

Adoption of the *Adopted Infrastructure Charges Resolution (No.1) 2026* will allow Council to levy infrastructure charges to fund trunk infrastructure planned under the Mareeba Shire Council Local Government Infrastructure Plan.

Infrastructure and Assets

Adoption of the *Adopted Infrastructure Charges Resolution (No.1) 2026* will allow Council to levy infrastructure charges to fund trunk infrastructure planned under the Mareeba Shire Council Local Government Infrastructure Plan.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Adoption of the *Adopted Infrastructure Charges Resolution (No.1) 2026* will allow Council to levy infrastructure charges to fund trunk infrastructure planned under the Mareeba Shire Council Local Government Infrastructure Plan.

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

Adopted Infrastructure Charges Resolution (No.1) 2026 will be uploaded to Council's website on the 21 May 2026 and will have effect on and from the 1 July 2026.

Adopted Infrastructure Charges Resolution (No. 1) 2026

Mareeba Shire Council

Dated 20 May 2026

Disclaimer

Information contained in this document is based on available information at the time of writing. All figures and diagrams are indicative only and should be referred to as such. While the Mareeba Shire Council has exercised reasonable care in preparing this document it does not warrant or represent that it is accurate or complete. Council or its officers accept no responsibility for any loss occasioned to any person acting or refraining from acting in reliance upon any material contained in this document

Mareeba Shire Council Adopted Infrastructure Charges Resolution (No. 1) 2026**PART 1 PRELIMINARY****1.1 Title**

This resolution may be cited as the *Mareeba Shire Council Adopted Infrastructure Charges Resolution (No.1) 2026*.

1.2 Planning Act 2016

This resolution is made under Section 113 of the *Planning Act 2016*.

Any reference to *the Act* in this resolution means the *Planning Act 2016*.

1.3 Effect

This resolution and an adopted charge under this resolution takes effect on and from 1 July 2026.

1.4 Purpose of the resolution

The purpose of the resolution is to:

- a) Adopt charges (each an **adopted charge**) for the purpose of determining a levied charge for development for funding the cost of the trunk infrastructure networks identified in the Mareeba Shire Council Local Government Infrastructure Plan (LGIP), namely:
 - i. water supply;
 - ii. wastewater;
 - iii. stormwater;
 - iv. transport;
 - v. public parks and land for community facilities.
- b) State other matters relevant to the adopted charge and infrastructure charges;
- c) Include a method for working out the cost of infrastructure the subject of an offset or refund; and
- d) Include criteria for deciding a conversion application.

1.5 Application to the local government area

This resolution applies to the entire Mareeba Shire Council Local Government Area.

PART 2 RELATIONSHIP WITH THE PLANNING REGULATION

2.1 Relationship to the prescribed amount

In accordance with Section 114 of *the Act*, this resolution adopts a charge rate for particular development that is not more than the maximum adopted charge for providing trunk infrastructure for the development as prescribed by the *Planning Regulation 2017* and adopts different charges for particular development in different parts of the local government area (as detailed in Clause 3.2).

Schedule 16 of the *Planning Regulation 2017* states the prescribed amount for each adopted charge for providing trunk infrastructure for the development.

PART 3 ADOPTED INFRASTRUCTURE CHARGE

3.1 Development subject to infrastructure charges

Subject to Clause 3.2 and the provisions of *the Act*, this resolution applies if a development approval has been given and an adopted charge applies to providing trunk infrastructure for the development.

3.2 Applicable infrastructure charges rates

- a) It is resolved to adopt the infrastructure charges rates (the Charge Rates contained in Table 1, each an **adopted charge**) for particular development located within and outside of the Priority Infrastructure Area.
- b) Where development is located outside of the Priority Infrastructure Area, and is contiguous to the Priority Infrastructure Area, the adopted charge for development is the Charge Rate contained in Table 1.
- c) For all other development located outside of the Priority Infrastructure Area, the adopted charge for development is the Charge Rate contained in Table 1.
- d) The adopted charge rates for development contained in Table 1 includes a stormwater network charge and a charge rate for other networks (detailed in Clause 1.4 a).

PART 4 LEVIED CHARGE

4.1 Calculation of the levied charge

- a) Subject to Clause 4.1.d, a levied charge for development is calculated as follows:

$$LC = AC - C$$

Where:

LC is the total infrastructure charge that may be levied by Council (the **Levied Charge**).

AC is the charge for the proposed development calculated as follows:

- unit of measure multiplied by the adopted charge rate (stormwater and other networks) for the respective development identified in Table 1.

C (credit) is calculated as follows:

- unit of measure multiplied by the adopted charge rate (stormwater and other networks) for development (as determined in accordance with Clause 4.1) identified in Table 1.

Clause 4.2 provides guidance on determining extra demand placed upon trunk infrastructure and the calculation of the levied charge.

- b) Where the adopted charges associated with the credit (C) exceed the adopted charge for the proposed development (AC), then:
 - i. no infrastructure charges will be required; and
 - ii. no refund will be given.
- c) For the purposes of calculating AC or C in accordance with Clause 4.1, where development involves:
 - i. the reconfiguration of a lot that will create additional vacant allotments, or where vacant allotments exist, the '3 or more bedroom dwelling house' adopted charge rate contained in Table 1 is the rate to be used for the development in the calculation;
 - ii. dual land uses, the highest adopted charge rate associated with the land uses involved in the development contained in Table 1 is the adopted charge rate to be used in the calculation.
- d) The following proportional deductions to the levied charge for development that is located outside of the Priority Infrastructure Area apply:
 - i. 20% for all development where there is no waste water connection to the subject premises;
 - ii. 20% for all development where there is no water supply to the subject premises.

4.2 Extra demand

- a) Section 120 of *the Act* provides that a levied charge may be only for extra demand placed upon trunk infrastructure.
- b) In accordance with Section 120 of *the Act*, when working out extra demand, the demand on trunk infrastructure generated by the following must not be included:
 - i. an existing use on the premises if the use is lawful and already taking place on the premises;
 - ii. a previous use that is no longer taking place on the premises if the use was lawful at the time the use was carried out;

- iii. other development on the premises if the development may be lawfully carried out without the need for a further development permit.
- c) The demand generated by a use or development stated in 4.2 b. may be included if:
 - i. an infrastructure requirement that applies, or applied to the use or development, has not been complied with; and
 - ii. the demand generated by development stated in 4.2 b.
 - iii. May be included if:
 - an infrastructure requirement applies to the premises on which the development will be carried out; and
 - the infrastructure requirement was imposed on the basis of development of a lower scale or intensity being carried out on the premises.

4.3 Indexing of infrastructure charges

- a) It is resolved to provide for automatic increases in the levied charges from when they are levied to when they are paid (an **automatic increase provision**).

The increases will be calculated in accordance with the Consumer Price Index: All Groups, Brisbane.
- b) The increases calculated in accordance with Clause 4.3.a uses the applicable quarterly index value at the date the charge was levied to the applicable quarterly index value at the date the charge is to be paid.
- c) Under Section 114 of *the Act*, an automatic increase must not be more than the lesser of the following:
 - i. the difference between the levied charge, and the maximum adopted charge that the local government could have levied for the development when the charge is paid.
 - ii. the increase worked out using the PPI, adjusted according to the 3-yearly PPI average, for the period, starting on the day the levied charge is levied; and ending on the day the charge is paid.

PART 5 LOCAL GOVERNMENT INFRASTRUCTURE PLAN

5.1 Planning assumptions

The planning assumptions about future growth and urban development are identified in the LGIP.

5.2 Priority infrastructure area

The priority infrastructure area is identified in the LGIP.

5.3 Trunk infrastructure networks

The trunk infrastructure networks to which an adopted charge applies are identified in the LGIP.

5.4 Desired standard of service

The desired standards of service for each network are detailed in the LGIP.

5.5 Plans for trunk infrastructure

The existing and future plans for trunk infrastructure for the local government area are contained in the LGIP.

5.6 Infrastructure Work Schedule

The infrastructure works schedules, including the establishment cost of trunk infrastructure items, are contained in the LGIP.

PART 6 COST OF INFRASTRUCTURE OFFSETS OR REFUNDS

6.1 Establishment cost for works

The cost of the infrastructure for determining offsets and refunds for trunk infrastructure identified in a necessary infrastructure condition is the establishment cost identified in the LGIP.

6.2 Method for calculating infrastructure costs subject of the offset or refund

- a) Where a notice is given by an applicant under Section 137 of *the Act* for the recalculation of the establishment cost for trunk infrastructure, the applicant must, at their own cost, provide Council with the following:

For trunk infrastructure that is works:

- i. a bill of quantities for the design, construction and commissioning of the trunk infrastructure in accordance with a scope of works that is provided by Council; and
- ii. a first principles estimate for the cost of designing, constructing and commissioning the trunk infrastructure specified in the bill of quantities.

For trunk infrastructure that is land:

- i. a valuation of the specified land undertaken by a certified practicing valuer.
- b) Council must give a notice to the applicant which states whether the bill of quantities and the cost estimate or the valuation are accepted.
- c) If Council accepts the bill of quantities and the cost estimate or the valuation, the cost estimate or valuation is the establishment cost of the infrastructure.

- d) If Council does not accept the bill of quantities and the cost estimate or the valuation, Council must, at its own cost:
- i. for the bill of quantities and the cost estimate, have an assessment undertaken by an appropriately qualified person to:
 - determine whether the bill of quantities is in accordance with the scope of works provided by Council;
 - determine whether the cost estimate is consistent with current market costs calculated by applying a first principles estimating approach to the bill of quantities; and
 - provide a new cost estimate using a first principles approach.
 - ii. for the valuation, have a valuation undertaken by a certified practicing valuer.
- e) If Council rejected the bill of quantities and the cost estimate or the valuation in accordance with Clause 6.2.d, it must provide the applicant with the following in writing:
- i. reasons why it rejected the bill of quantities and cost estimate or the valuation; and
 - ii. the proposed new bill of quantities and cost estimate or the valuation as determined in accordance with Clause 6.2.d.
- f) Where written notice has been given by Council in accordance with Clause 6.2.2:
- i. the applicant may negotiate and agree with Council regarding the cost estimate or valuation; and
 - ii. the cost estimate or valuation agreed in accordance with Clause 6.2.f.i. is the establishment cost of the infrastructure.
- g) If agreement in accordance with Clause 6.2.f.i. cannot be reached, Council must:
- i. for the bill of quantities and the cost estimate, refer the bill of quantities and the cost estimate to a suitably qualified expert agreed to by both the applicant and Council to:
 - assess whether the bill of quantities is in accordance with the scope of works;

- assess whether the cost estimate is consistent with current market costs calculated by applying a first principles estimating approach to the bill of quantities; and
 - provide an amended cost estimate using a first principles estimating approach.
- ii. for the valuation, have a valuation undertaken by a certified practicing valuer agreed to by both the applicant and Council to assess the market value.
- h) The cost of the independent assessment carried out in accordance with Clause 6.2.g must be shared equally between the applicant and Council.
- i) The amended cost estimate or valuation determined in accordance with Clause 6.2.g is the establishment cost of the infrastructure.
- j) If the applicant and Council cannot agree on the appointment of a suitably qualified expert or certified practicing valuer for the purposes of Clause 6.2.g, the establishment cost of the infrastructure is determined by calculating the average of the cost estimates or valuations prepared in accordance with Clause 6.2.a and 6.2.d.
- k) Where Council accepts the amended cost in accordance with Clause 6.2.c. or 6.2.j, Council will update the following to include the infrastructure item;
- i. The infrastructure charges notice associated with the applicant’s Development Approval; and
 - ii. the LGIP.

PART 7 CONVERSION APPLICATIONS

- a) Where an applicant makes an application under Section 139 of *the Act* to convert non-infrastructure to trunk infrastructure, all of the following criteria must be met:
- i. The infrastructure required to service the development is consistent with the assumptions about growth, type, scale, location and timing of development and infrastructure network planning methodologies contained in the LGIP, including extrinsic material;
 - ii. The infrastructure required to service the development is consistent with the desired standards of service detailed in the LGIP;
 - iii. The infrastructure required to service the development is consistent other trunk infrastructure identified in the LGIP;
 - iv. The infrastructure is not consistent with non-trunk infrastructure for which conditions may be imposed in accordance with the Section 145 of *the Act*;

- v. The type, size and location of the infrastructure is the most cost effective option for servicing multiple users in the area.

PART 8 DICTIONARY

1. Dictionary

Words and terms used in this resolution have the meaning given in the *Planning Act 2016*, *Planning Regulation 2017* and Council's Planning Scheme – Mareeba Shire Council Planning Scheme 2016.

If a word or term used in this resolution is not defined in the *Planning Act 2016*, *Planning Regulation 2017* or the Mareeba Shire Council Planning Scheme 2016, it has the meaning given in this Part.

Other terms used within this resolution:

Local Government Infrastructure Plan (LGIP) means the Mareeba Shire Council Local Government Infrastructure Plan, adopted by Mareeba Shire Council on 5 November 2018 and commenced on 9 November 2018.

Most cost effective option – means the least cost option based upon the life cycle cost of the infrastructure required to service future urban development in the area at the desired standard of service.

Planning Scheme means the Mareeba Shire Council Planning Scheme 2016.

Table 1 – Adopted Charge Rates

Maree Shire Council Adopted Infrastructure Charges Resolution (No.1) 2026 - Table 1					
ADOPTED CHARGE RATES					
Development			Stormwater network		
USE CATEGORY	USE	Charge Rate	Unit of Measure	Charge Rate	Unit of Measure
Residential	Dwelling house	\$ 16,608.00	per 1 or 2 bedroom dwelling	\$ Non-worsening	No stormwater charge
		\$ 23,252.00	per 3 or more bedroom dwelling	\$ Non-worsening	No stormwater charge
	Dwelling unit	\$ 16,608.00	per 1 or 2 bedroom dwelling	\$ Non-worsening	No stormwater charge
		\$ 23,252.00	per 3 or more bedroom dwelling	\$ Non-worsening	No stormwater charge
	Caretaker's accommodation	\$ 16,608.00	per 1 or 2 bedroom dwelling	\$ Non-worsening	No stormwater charge
		\$ 23,252.00	per 3 or more bedroom dwelling	\$ Non-worsening	No stormwater charge
	Multiple dwelling	\$ 16,608.00	per 1 or 2 bedroom dwelling	\$ Non-worsening	No stormwater charge
		\$ 23,252.00	per 3 or more bedroom dwelling	\$ Non-worsening	No stormwater charge
	Dual occupancy	\$ 16,608.00	per 1 or 2 bedroom dwelling	\$ Non-worsening	No stormwater charge
		\$ 23,252.00	per 3 or more bedroom dwelling	\$ Non-worsening	No stormwater charge
Accommodation (short term)	Hotel	\$ 8,785.50	per suite (with 1 or 2 bedrooms)	\$ Non-worsening	No stormwater charge
		\$ 12,300.00	per suite (with 3 or more bedrooms)	\$ Non-worsening	No stormwater charge
		\$ 8,785.50	per bedroom with 1 or 2 beds (that is not within a suite)	\$ Non-worsening	No stormwater charge
		\$ 12,300.00	per bedroom with 3 or more beds (that is not within a suite)	\$ Non-worsening	No stormwater charge
	Nature-based tourism, involving onsite accommodation	\$ 8,785.50	per suite (with 1 or 2 bedrooms)	\$ Non-worsening	No stormwater charge
		\$ 12,300.00	per suite (with 3 or more bedrooms)	\$ Non-worsening	No stormwater charge
		\$ 8,785.50	per bedroom with 1 or 2 beds (that is not within a suite)	\$ Non-worsening	No stormwater charge
		\$ 12,300.00	per bedroom with 3 or more beds (that is not within a suite)	\$ Non-worsening	No stormwater charge
	Short-term accommodation	\$ 8,785.50	per suite (with 1 or 2 bedrooms)	\$ Non-worsening	No stormwater charge
		\$ 12,300.00	per suite (with 3 or more bedrooms)	\$ Non-worsening	No stormwater charge
Accommodation (long term)	Community residence	\$ 8,785.50	per bedroom with 1 or 2 beds (that is not within a suite)	\$ Non-worsening	No stormwater charge
		\$ 12,300.00	per bedroom with 3 or more beds (that is not within a suite)	\$ Non-worsening	No stormwater charge
	Tourist park	\$ 8,785.50	per cabin tent site	\$ Non-worsening	No stormwater charge
		\$ 12,300.00	per cabin (with 1 or 2 bedrooms)	\$ Non-worsening	No stormwater charge
		\$ 8,785.50	per cabin (with 3 or more bedrooms)	\$ Non-worsening	No stormwater charge
		\$ 12,300.00	per cabin (with 3 or more bedrooms)	\$ Non-worsening	No stormwater charge
		\$ 16,608.00	per bedroom with 1 or 2 beds	\$ Non-worsening	No stormwater charge
	Rooming accommodation	\$ 23,252.00	per bedroom with 3 or more beds	\$ Non-worsening	No stormwater charge
		\$ 8,785.50	per suite (with 1 or 2 bedrooms)	\$ Non-worsening	No stormwater charge
		\$ 12,300.00	per suite (with 3 or more bedrooms)	\$ Non-worsening	No stormwater charge
	\$ 8,785.50	per bedroom with 1 or 2 beds (that is not within a suite)	\$ Non-worsening	No stormwater charge	
	\$ 12,300.00	per bedroom with 3 or more beds (that is not within a suite)	\$ Non-worsening	No stormwater charge	
Relocatable home park	\$ 16,608.00	per 1 or 2 bedroom dwelling	\$ Non-worsening	No stormwater charge	
	\$ 23,252.00	per 3 or more bedroom dwelling	\$ Non-worsening	No stormwater charge	
Retirement facility	\$ 16,608.00	per 1 or 2 bedroom dwelling	\$ Non-worsening	No stormwater charge	
	\$ 23,252.00	per 3 or more bedroom dwelling	\$ Non-worsening	No stormwater charge	
Rural workers' accommodation	\$ 16,608.00	per 1 or 2 bedroom dwelling	\$ Non-worsening	No stormwater charge	
	\$ 23,252.00	per 3 or more bedroom dwelling	\$ Non-worsening	No stormwater charge	

Places of assembly	Club	\$	61.50	per m ² GFA	Non-worsening	No stormwater charge
	Community use	\$	61.50	per m ² GFA	Non-worsening	No stormwater charge
	Function facility	\$	61.50	per m ² GFA	Non-worsening	No stormwater charge
	Funeral parlour	\$	61.50	per m ² GFA	Non-worsening	No stormwater charge
Commercial (bulk goods)	Place of worship	\$	61.50	per m ² GFA	Non-worsening	No stormwater charge
	Agricultural supplies store	\$	122.30	per m ² GFA	Non-worsening	No stormwater charge
	Bulk landscape supplies	\$	122.30	per m ² GFA	Non-worsening	No stormwater charge
	Garden centre	\$	122.30	per m ² GFA	Non-worsening	No stormwater charge
Commercial (retail)	Hardware and trade supplies	\$	122.30	per m ² GFA	Non-worsening	No stormwater charge
	Outdoor sales	\$	122.30	per m ² GFA	Non-worsening	No stormwater charge
	Showroom	\$	122.30	per m ² GFA	Non-worsening	No stormwater charge
	Adult store	\$	158.20	per m ² GFA	Non-worsening	No stormwater charge
Commercial (office)	Car Wash	\$	158.20	per m ² of wash bay area	Non-worsening	No stormwater charge
	Food and drink outlet	\$	158.20	per m ² GFA	Non-worsening	No stormwater charge
	Service industry	\$	158.20	per m ² GFA	Non-worsening	No stormwater charge
	Service station	\$	158.20	per m ² GFA	Non-worsening	No stormwater charge
Education facility	Shop	\$	158.20	per m ² GFA	Non-worsening	No stormwater charge
	Shopping centre	\$	158.20	per m ² GFA	Non-worsening	No stormwater charge
	Office	\$	122.30	per m ² GFA	Non-worsening	No stormwater charge
	Sales office	\$	122.30	per m ² GFA	Non-worsening	No stormwater charge
Entertainment	Child care centre	\$	122.30	per m ² GFA	Non-worsening	No stormwater charge
	Community care centre	\$	122.30	per m ² GFA	Non-worsening	No stormwater charge
	Educational establishment	\$	122.30	per m ² GFA	Non-worsening	No stormwater charge
	Educational establishment for the Flying Start for Child Children	\$	-	Nil charge	Non-worsening	No stormwater charge
Indoor sport and recreation	Environmental facility	\$	122.30	per m ² GFA	Non-worsening	No stormwater charge
	Bar	\$	175.70	per m ² GFA	Non-worsening	No stormwater charge
	Hotel (non-residential component)	\$	175.70	per m ² GFA	Non-worsening	No stormwater charge
	Nightclub entertainment facility	\$	175.70	per m ² GFA	Non-worsening	No stormwater charge
Industry	Theatre	\$	175.70	per m ² GFA	Non-worsening	No stormwater charge
	Indoor sport and recreation -	\$	175.70 non court area & 17.50 court area	per m ² GFA	Non-worsening	No stormwater charge
	Low impact industry	\$	43.90	per m ² GFA	Non-worsening	No stormwater charge
	Marine industry	\$	43.90	per m ² GFA	Non-worsening	No stormwater charge
High Impact Industry	Medium impact industry	\$	43.90	per m ² GFA	Non-worsening	No stormwater charge
	Research and technology industry	\$	43.90	per m ² GFA	Non-worsening	No stormwater charge
	Rural industry	\$	43.90	per m ² GFA	Non-worsening	No stormwater charge
	Transport Depot	\$	43.90	per m ² GFA	Non-worsening	No stormwater charge
Low Impact rural	Warehouse	\$	43.90	per m ² GFA	Non-worsening	No stormwater charge
	High Impact Industry	\$	61.50	per m ² GFA	Non-worsening	No stormwater charge
High Impact rural	Special Industry	\$	61.50	per m ² GFA	Non-worsening	No stormwater charge
	Animal husbandry	\$	-	Nil Charge	Non-worsening	No stormwater charge
	Cropping	\$	-	Nil Charge	Non-worsening	No stormwater charge
	Permanent plantations	\$	-	Nil Charge	Non-worsening	No stormwater charge
High Impact rural	Renewable energy facility	\$	-	Nil Charge	Non-worsening	No stormwater charge
	Aquaculture	\$	17.50	per m ² GFA	Non-worsening	No stormwater charge

	Intensive animal industries	\$	17.50	per m ² GFA	\$	Non-worsening	No stormwater charge	
	Intensive horticulture	\$	17.50	per m ² GFA	\$	Non-worsening	No stormwater charge	
	Wholesale nursery	\$	17.50	per m ² GFA	\$	Non-worsening	No stormwater charge	
	Winery	\$	17.50	per m ² GFA	\$	Non-worsening	No stormwater charge	
Essential services	Detention facility	\$	122.30	per m ² GFA	\$	Non-worsening	No stormwater charge	
	Emergency services	\$	122.30	per m ² GFA	\$	Non-worsening	No stormwater charge	
	Health care services	\$	122.30	per m ² GFA	\$	Non-worsening	No stormwater charge	
	Hospital	\$	122.30	per m ² GFA	\$	Non-worsening	No stormwater charge	
	Residential care facility	\$	122.30	per m ² GFA	\$	Non-worsening	No stormwater charge	
	Veterinary services	\$	122.30	per m ² GFA	\$	Non-worsening	No stormwater charge	
			\$	122.30	per m ² GFA	\$	Non-worsening	No stormwater charge
Specialised uses	Air services	Council will calculate an infrastructure charge on the approved uses at the time the decision is made, the charge will be recalculated at the time of payment.						No stormwater charge
	Animal keeping							No stormwater charge
	Bathel							
	Crematorium							
	Extractive industry							
	Major electricity infrastructure							
	Major sport, recreation and entertainment facility							
	Motor sport facility							
	Nature-based tourism, not involving onsite accommodation							
	Non-resident workforce accommodation							
	Outdoor sport and recreation							
	Outstation							
	Parking station							
	Port services							
	Resort complex							
	Substation							
	Tourist attraction							
	Utility installation							
	Other uses	Cemetery	\$	-	Nil charge	\$	Non-worsening	No stormwater charge
		Home based business	\$	-	Nil charge	\$	Non-worsening	No stormwater charge
Landing		\$	-	Nil charge	\$	Non-worsening	No stormwater charge	
Market		\$	-	Nil charge	\$	Non-worsening	No stormwater charge	
Park		\$	-	Nil charge	\$	Non-worsening	No stormwater charge	
Roadside stalls		\$	-	Nil charge	\$	Non-worsening	No stormwater charge	
Telecommunications facility		\$	-	Nil charge	\$	Non-worsening	No stormwater charge	
Temporary uses	\$	-	Nil charge	\$	Non-worsening	No stormwater charge		
A use not otherwise listed in this table								
The maximum adopted charge contained in this table is the charge that appropriately reflects the use at the time of assessment								

8.4 COUNCIL POLICY REVIEW**Date Prepared:** 9 April 2026**Author:** Senior Advisor Governance & Compliance**Attachments:** 1. [Administrative Action Complaint Management Policy](#) ↓**EXECUTIVE SUMMARY**

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

RECOMMENDATION

That Council:

1. Repeals the:
Administrative Action Complaint Management Policy – adopted 19 November 2025
2. Adopts the:
Administrative Action Complaint Management Policy

BACKGROUND***Administrative Action Complaint Management Policy***

The recent assent on 11 March 2026 of the *Local Government (Empowering Councils) and Other Legislation Amendment Act 2026* (Qld) (LGOLA) has necessitated a minor version amendment to Council's *Administrative Action Complaint Management Policy*. Commencing on assent, the LGOLA draws competitive neutrality complaints within the ambit of Council's administrative action complaints processes.

Purpose

To provide a framework for the investigation and resolution of administrative action complaints received by Mareeba Shire Council (Council) in accordance with requirements under the *Local Government Act 2009* (Qld) (LGA) and *Local Government Regulation 2012* (Qld) (LGR).

Summary of amendments

1. Section 2 Scope para 4 bullet point 2 – omit word string 'Competitive neutrality complaints' to remove competitive neutrality complaint type scope exemption.

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.



Administrative Action Complaint Management Policy

Policy Type	Governance Policy	Version:	3.1
Responsible Officer	Manager Information Systems & Governance	Date Approved:	20/05/2026
Review Officer:	Director Corporate & Community Services	Review Due:	19/10/2029
Author:	Senior Advisor Governance & Compliance	Commencement:	20/05/2026

1. PURPOSE

To provide a framework for the investigation and resolution of administrative action complaints received by Mareeba Shire Council (Council) in accordance with requirements under the *Local Government Act 2009* (Qld) (LGA) and *Local Government Regulation 2012* (Qld) (LGR).¹ This policy should be read in conjunction with Council's *Administrative Action Complaint Management Procedure*.

2. SCOPE

This policy applies across Council to all administrative action complaints received by Council.

For the purposes of this policy, an administrative action complaint is an expression of dissatisfaction with:

- The quality-of-service Council has provided;
- The failure of Council to provide a service;
- A decision of Council not governed by more explicit policy or laws; or
- Any form of misconduct by employees or agents.

Administrative matters do not include:

- Requests for information
- Requests for service
- Suggestions
- Enquiries
- Petitions
- Comments submitted during a formal consultation or negotiation processes
- Councillor conduct

The following complaints will not be managed under this policy:

- Corruption complaints that are required to be dealt with under the *Crime and Corruption Act 2001* (Qld);
- Public Interest Disclosures (PIDS) made under the *Public Interest Disclosure Act 2010* (Qld);
- Internal complaints relating to employee conduct i.e., Code of Conduct matters, will be actioned in accordance with the relevant policies;
- Social media comments.

¹ See *Local Government Act 2009* (Qld) s 268(1). See also *Local Government Regulation 2012* (Qld) s 306.

Administrative Action Complaint Management Policy

2.1 PRIVACY COMPLAINTS

The *Information Privacy Act 2009* (Qld) details agency obligations with respect to identifying and dealing with privacy complaints.²

In order to fulfill these obligations, Council has elected to process privacy complaints within its Administrative Action Complaint Management framework. Such complaints will be classified as Tier 2 and dealt with accordingly.³

3. POLICY STATEMENT

Council recognises that effective complaints management is integral to good customer service and therefore values receipt of all complaints. While Council encourages a proactive approach to complaints management, the objective of the administrative action complaints process is to ensure that the correct legislation, policies and procedures are followed to arrive at lawful and reasonable decisions.

The complaints management process governed by this policy aims to:

- **Be fair and objective.** All complaints are considered on their facts and the principles of natural justice are observed;
- **Support continuous improvement.** Where applicable, the outcomes from the complaints management process are applied to improve business operations, policies and procedures;
- **Be open and accountable.** The decisions and outcomes regarding a complaint are made available to the affected person, subject to any applicable statutory provisions;
- **Be accessible and simple to understand.** The process facilitates feedback from the community in a form that encourages participation.

3.1 PRINCIPLES

Council will endeavour to ensure that:

- All complaints are treated with appropriate respect for the confidentiality and privacy of the parties involved;
- Any affected person who is dissatisfied with a decision or action of Council can easily lodge a complaint;
- Complainants are provided with information on the complaints process via Council's website including information about how to make a complaint and how complaints are managed;
- All complainants will be offered assistance in lodging a complaint;
- Each complaint is recorded and initially assessed in terms of its priority, complexity and degree of urgency;
- Complaints will be responded to as quickly as possible and in accordance with the timeframes set out in Council's *Administrative Action Complaint Management Procedure*;
- Complainants will be informed of the complaint outcome, decision and reasons for the decision. The complainant will also be provided information about available review options.
- Complainants will not suffer any reprisal from Council;
- Complaints are monitored adequately; to facilitate continuous improvement of Council services and processes.

² See *Information Privacy Act 2009* (Qld) ch 5.

³ See *Administrative Action Complaint Management Procedure* (MSC) s 3.1.2

Administrative Action Complaint Management Policy

Council is committed to managing all complaints quickly and efficiently; the objectives being to:

- Ensure the complaint management process is fair, objective, transparent and consistent;
- Facilitate the use of information obtained from the complaints management process to improve overall service delivery; and
- Ensure that complaints are responded to in a timely manner.

Council will not tolerate abusive or disrespectful behaviour towards Council employees from any person involved in the complaint management process. Similarly, Council will not tolerate unreasonable complainant conduct where such conduct impacts adversely upon Council's ability to effectively and efficiently perform its functions. Unreasonable complainant conduct as defined will be handled under a separate policy.⁴

3.2 MAKING A COMPLAINT

A complaint may be made:

- In person to a Customer Service Officer located at one of Council's Customer Service Centres
- By telephone to Council's general service number: 1300 308 461
- In writing by letter to:
Chief Executive Officer
Mareeba Shire Council
PO Box 154
MAREEBA QLD 4880
- By email to: info@msc.qld.gov.au
- By submitting a web form via Council's web site

All complaints will be lodged in Council's Complaints Management System at the time of receipt and, for complaints received in writing or via email, an acknowledgement will be sent within five (5) working days of receiving the complaint.

Council acknowledges that in certain circumstances, a person may prefer to remain anonymous when making a complaint. While anonymously lodged complaints may compromise the quality of the investigation, Council respects this right and will investigate all complaints received in accordance with this policy.

3.3 LANGUAGE ASSISTANCE

If language assistance is required to communicate with Council, support is available for people from non-English speaking backgrounds by calling the National Translating and Interpreting Service (NTIS) on 131 450. Advise the NTIS of the preferred language and ask to speak with Mareeba Shire Council on 1300 308 461.

3.4 LODGING A COMPLAINT ON BEHALF OF ANOTHER PERSON

If an affected person is unable to lodge a complaint personally, due to poor health, distance, language, legal or other reasons, the complaint may be lodged by another person or agent on their behalf.

An officer who receives a complaint will take all reasonable steps to confirm that the person claiming to act on behalf of the affected person has the appropriate authority to do so. Written authorisation

⁴ See Council's *Unreasonable Complainant Conduct Policy* and associated procedure instruments.

Administrative Action Complaint Management Policy

by the affected person must be provided for more serious complaints or matters that may involve disclosing personal information.

If a complaint is formally lodged by an authorised agent, such as a solicitor or accountant acting on behalf of the affected person, responses will be provided directly to that agent.

3.5 ACCESS TO COMPLAINTS INFORMATION

Once finalised, summary records of complaints that have not been assessed as being about a frivolous matter or as having been made vexatiously and that would not be governed by the *Public Interest Disclosure Act 2010* (Qld) may be made accessible. Access to information will be governed by the *Right to Information Act 2009* (Qld) and the *Information Privacy Act 2009* (Qld) and information disclosed will not be attributable to specific individuals or prejudice an individual's right to privacy. The information may be available:

- at Council service centres;
- on Council's web site.

3.6 RESPONSIBLE PERSONS

Managers and relevant employees will receive training on how to handle complaints that they may receive. More detailed training, such as training in ethical decision-making, investigations/interviewing techniques, and Council's complaint management process, will be provided to employees expected to play a more active role in resolving complaints. This Policy will be published on Council's website.

4. REPORTING

The Manager Information Systems & Governance will provide regular performance reporting to Council's Executive Management Team (EMT) as part of its continuous improvement programs.

The following information will be provided to EMT on a quarterly basis:

- number of complaints per month and year;
- time taken to complete complaints;
- trends and significant outcomes.

In addition, the following information will be provided in Council's Annual Report:

- Council's commitment to dealing fairly with complaints;
- a statement about how Council has implemented its complaints management process, including an assessment of its performance in resolving complaints;
- the number of complaints made in the financial year;
- the number of complaints resolved in the financial year;
- the number of complaints not resolved in the financial year;
- the number of complaints not resolved in the financial year that were made in the previous financial year.⁵

⁵ See *Local Government Regulation 2012* (Qld) s 187.

Administrative Action Complaint Management Policy

5. DEFINITIONS

Administrative action complaint is a complaint that:

- (a) is about an administrative action of a local government, including the following,
 - i. a decision, or a failure to make a decision, including a failure to provide a written Notice of Outcome (statement of reasons) for a decision;
 - ii. an act, or a failure to do an act;
 - iii. the formulation of a proposal or intention;
 - iv. the making of a recommendation; and
- (b) is made by an affected person.

Affected person is a person who is apparently directly affected by an administrative action of Council.⁶

Competitive neutrality complaint is a complaint that:

- (a) relates to the failure of a local government to conduct a business activity in accordance with the competitive neutrality principle; and
- (b) is made by an affected person.⁷

Complaint is an expression of dissatisfaction, orally or in writing, by a person who is directly affected by an administrative action of Council or its employees (including contractors and volunteers), including a failure to take action.

Employee includes Council employees, whether permanent, temporary, casual or volunteer; contractors, sub-contractors and their employees, agency staff and authorised third party commercial service providers.

Enquiry is a request for clarification, advice, information or further information about Council services, policies or procedures. Enquiries can usually be resolved in a one-off communication.

Frivolous complaint shall mean a complaint that is considered either minor, lacking in substance or without merit and therefore not worthy of any further action.

Inappropriate conduct is conduct that is not appropriate for a representative of a local government but is not misconduct. Types of conduct that comprise inappropriate conduct include:

- failing to comply with Council's *Employee Code of Conduct*;
- not following procedures and/or behaving in an offensive or disorderly manner.

Misconduct is conduct that affects the performance of a person's duties. It represents a breach of trust, misuse of information or a failure to comply with the principles of the *Local Government Act 2009* (Qld).

Misconduct is the conduct of a person that meets any of the following criteria:

- adversely affects the honest and impartial performance of the individual's responsibilities;
- is a breach of the trust placed in the person;
- is a misuse of information or material acquired by the individual whether for personal benefit or the benefit of someone else;
- is a repeat case of inappropriate conduct;
- in the case of a councillor, involves a failure by the councillor to notify Council of alleged misconduct, material personal interest or conflict of interest of another councillor.

Official misconduct is conduct that could, if proved, be:

- a criminal offence; or

⁶ See *Local Government Act 2009* (Qld) ss 268(1)-(3).

⁷ Ibid s 48. See also Council's *Competitive Neutrality Complaint Management Policy*.

Administrative Action Complaint Management Policy

- serious enough to justify the dismissal of the person from their position.

Procedural fairness is concerned with the procedures used by a decision-maker rather than the actual outcome reached. It requires that a fair and proper procedure be used when making a decision. A decision-maker who follows a fair procedure is more likely to reach a fair and correct decision.

The rules of procedural fairness require:

- (a) a hearing appropriate to the circumstances;
- (b) lack of bias;
- (c) evidence to support a decision; and
- (d) inquiry into matters in dispute.

Queensland Ombudsman is an independent complaint investigation agency.

Regional Conduct Review Panel is a body, created under the *Local Government Act 2009* (Qld), that is responsible for hearing and deciding a complaint of misconduct by a councillor.

Vexatious complaint shall mean a complaint, which is considered to be made maliciously, regardless of its merits, primarily to embarrass, annoy or place an unreasonable burden on a respondent, and therefore not worthy of any further action.

6. RELATED DOCUMENTS AND REFERENCES

- *Administrative Action Complaint Management Procedure* (MSC)
- *Code of Conduct for Councillors* (MSC)
- *Competitive Neutrality Complaint Management Policy* (MSC)
- *Crime and Corruption Act 2001* (Qld)
- *Employee Code of Conduct* (MSC)
- *Information Privacy Act 2009* (Qld)
- *Local Government Act 2009* (Qld)
- *Local Government Regulation 2012* (Qld)
- *Public Interest Disclosure Act 2010* (Qld)
- *Public Sector Ethics Act 1994* (Qld)
- *Unreasonable Complainant Conduct Policy* (MSC)
- *Unreasonable Complainant Conduct Procedure* (MSC)

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 four (4) years or as required by Council.

8.5 RENEWAL OF TENURE INSTRUMENT - QUEENSLAND FIRE DEPARTMENT - KURANDA MYOLA RURAL FIRE BRIGADE

Date Prepared: 21 April 2026
Author: Coordinator Governance & Compliance
Attachments: Nil

EXECUTIVE SUMMARY

This report seeks consent for the approval to renew the Myola Rural Fire Brigade trustee lease to facilitate continued provision of emergency fire services to the community of Kuranda.

RECOMMENDATION

That Council:

1. Approve issuing of a new lease instrument for a term of 10 years to The State of Queensland (represented by Queensland Fire Department) for Lease A in Lot 203 on CPNR3004 - Myola Road, Kuranda.
2. Determine that exemption provisions under s 236(1)(b)(i) of the *Local Government Regulation 2012* (Qld) applies to point one (1) above.

BACKGROUNDCurrent tenure

The current lease agreement to The State of Queensland (Represented by Public Safety Business Agency) for the Myola Rural Fire Brigade has been in existence since 2016 over Lease A in Lot 203 CPNR3004 ("the premises") - 424 Myola Road, Kuranda. The Rural Fire Brigade has been operating from the site since early 2000's. The current lease expires 8 August 2026. The premises is reserve land for the purpose of Park and Council as Trustee is attending to a Land Management Plan to address the secondary inconsistent purpose.

The Rural Fire Brigade will be responsible for all maintenance of the premises, with any proposals for additional infrastructure requiring prior Council consent. The Rural Fire Brigade has maintained their respective premises for the term of the existing leases in accordance with the provisions of the lease.

Proposed new tenure

On 14 October 2024, Council received correspondence from the Queensland Fire Department, on behalf of the Kuranda Myola Rural Fire Brigade, seeking tenure for a further term of 10 years. Renewal of this lease tenure will enable the continued provision of emergency volunteer fire services to the community within the Kuranda district. Drafting of the renewal lease instrument will be facilitated by The Public Trustee of Queensland on behalf of Queensland Fire Department.

RISK IMPLICATIONS**LEGAL/COMPLIANCE/POLICY IMPLICATIONS**

Lawful continued tenure of the Rural Fire Brigade as an existing tenant is provided via operation of exemption provisions under section 236(1)(b)(i) of the *Local Government Regulation 2012* (Qld). This provision provides an exemption from the requirement for Council to offer a tenure interest in land via tender or auction where the interest is given to a government agency. The Rural Fire Brigade conforms with the definition of a government agency.

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil.

Operating

Nil.

LINK TO CORPORATE PLAN

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

The Rural Fire Brigade is to be informed of Council Resolution.

8.6 FINANCIAL STATEMENTS PERIOD ENDING 30 APRIL 2026

Date Prepared: 5 May 2026
Author: Manager Finance
Attachments: 1. [Financial Statements April 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 30 April 2026.

RECOMMENDATION

That Council:

1. receives the Financial Report for the period ending 30 April 2026; and
2. empanels the one (1) sole supplier to be added to the Sole Supplier Register.

BACKGROUND

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

For the period ending 30 April 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>April 2026 – Snapshot</i>	Actuals YTD	Budget YTD
Council Operating Income	\$ 58,108,409	51,770,807
Council Operating Expenditure	\$ 46,527,767	44,845,519
Council Operating Surplus/(Deficit)	\$ 11,580,642	6,925,288
Disaster Recovery Funding Arrangement (DRFA) - Surplus/(Deficit)	\$ 3,887,164	-
Total Operating Surplus/(Deficit)	\$ 15,467,806	6,925,288
Total Capital Income	\$ 17,915,125	-

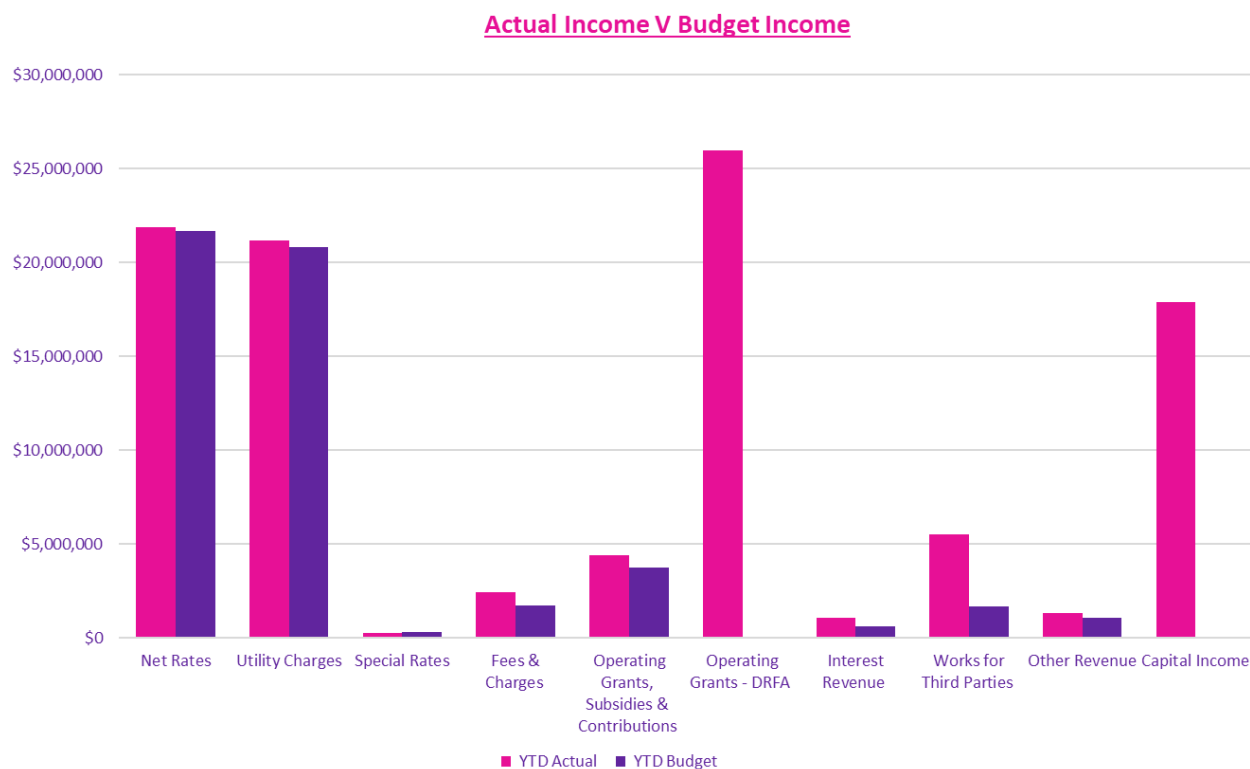
The Operating Surplus for the period ending 30 April 2026 recognises the full annual income from rates up to 30 June 2026. This is based on the rate notices being issued for the period January to June 2026 in February, as expenditure continues through to year end the Operating Surplus will normalise.

Income Analysis

Total income for the period ending 30 April 2026 is **\$102,004,124** (which includes \$17,915,125 in capital income and \$25,980,590 in Disaster Recovery Funding Arrangements (DRFA) income) compared to the year-to-date budget of **\$51,770,807**. The variance is primarily due to capital, third

party works and DRFA income which are not budgeted for as the amounts are typically unknown at the time the budget is adopted.

The following graph shows actual income against budget for the period ending 30 April 2026:



Income	Actuals YTD	Budget YTD	Note
Net Rates	\$ 21,879,060	21,710,468	1
Utility Charges	\$ 21,174,656	20,838,127	1
Special Rates	\$ 291,147	325,982	1
Fees & Charges	\$ 2,433,754	1,737,083	2
Operating Grants, Subsidies & Contributions	\$ 4,406,807	3,751,980	3
Operating Grants - DRFA	\$ 25,980,590	-	4
Interest Revenue	\$ 1,085,772	623,334	
Works for Third Parties	\$ 5,509,533	1,700,000	5
Other Revenue	\$ 1,327,680	1,083,833	6
Capital Income	\$ 17,915,125	-	7
Total Income	\$ 102,004,124	51,770,807	

Notes:

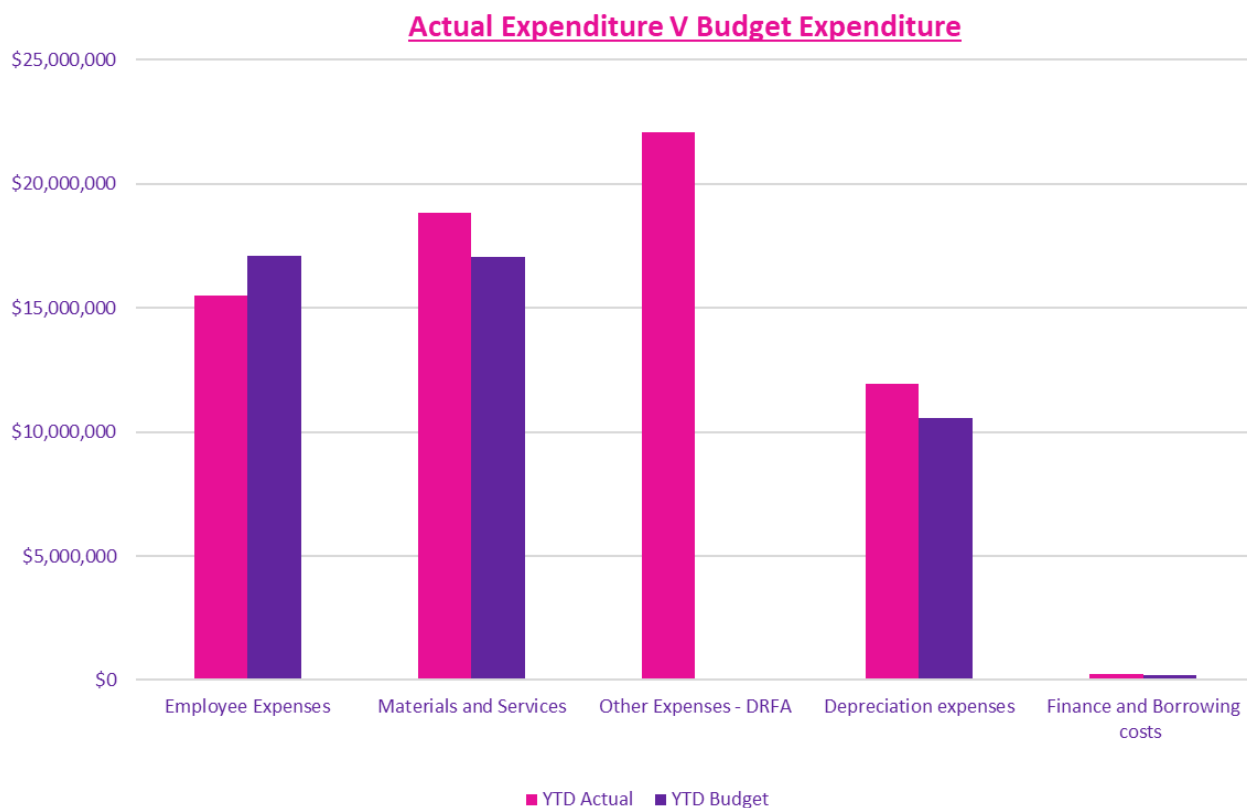
1. The rates notices for the half year ending 30 June 2026 were issued on 9 February with a discount date of 13 April.

2. Revenue from local laws, building and plumbing applications, water and wastewater fees and cemeteries are trending higher than budget. Also contributing to the variance is \$83k for 2026/27 annual food licence fees that were raised in April.
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.
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 30 April 2026 amount to **\$68,621,193** (which includes \$22,093,426 in DRFA expenditure), compared to the year-to-date budget of **\$44,845,519**.

The graph below shows actual expenditure against budget for the period ending 30 April 2026.



<i>Expenses</i>		Actual YTD	Budget YTD	Note
Employee Expenses	\$	15,499,984	17,075,150	1
Materials and Services	\$	18,846,178	17,044,152	2
Other Expenses - DRFA	\$	22,093,426	-	3
Depreciation Expenses	\$	11,950,902	10,538,083	4
Finance and Borrowing Costs	\$	230,703	188,134	5
Total Expenses	\$	68,621,193	44,845,519	

Notes:

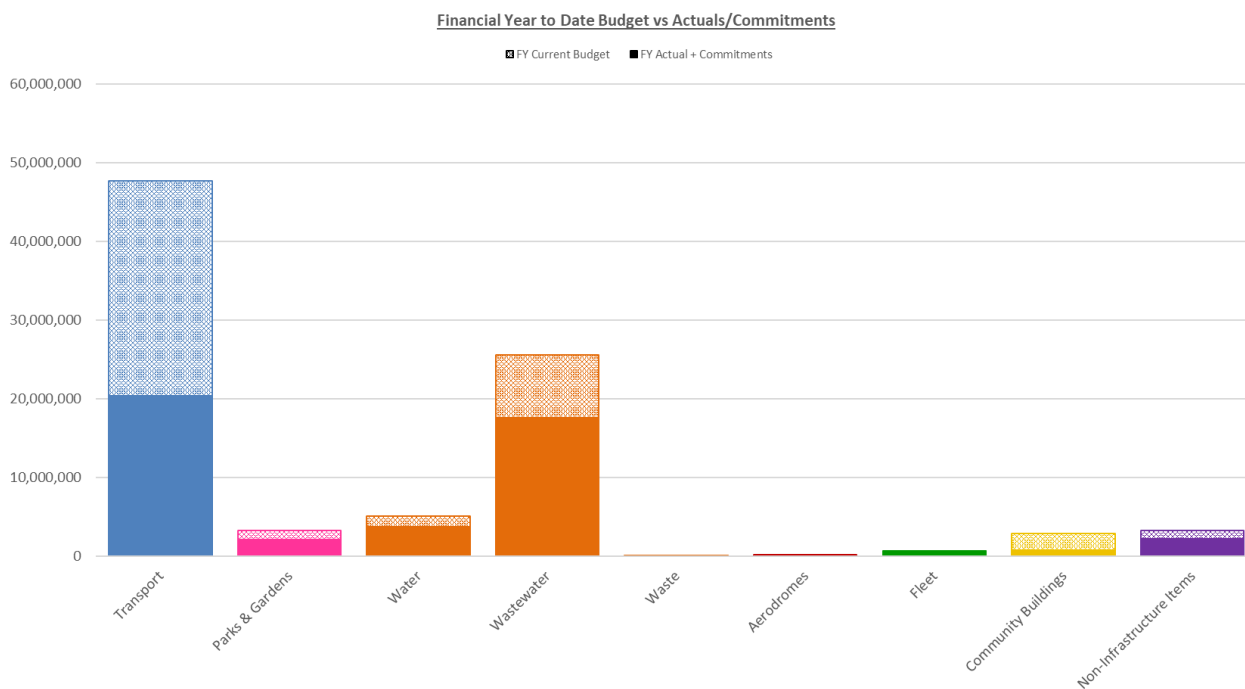
1. There are no significant issues in employee expenses identified. The variance in employee expenses is due to a timing issue between fortnightly pay processing and report preparation, vacancies and staff working on capital projects.
2. The majority of the variance in materials and services is due to expenditure on unbudgeted RMPC and third party works.
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 to 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 April, a total of **\$32,148** 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 **\$47,537,604** (including commitments) has been incurred for the period ending 30 April 2026, against the revised 2025/26 annual capital budget of **\$88,525,442**.



Loan Borrowings

Council's loan balance is **\$5,769,520** as at 30 April 2026.

Rates and Charges

The total rates and charges receivable as at 30 April 2026 are **\$3,115,427** which is broken down as follows:

Status	April 2026		April 2025	
	No. of properties	Amount	No. of properties	Amount
Valueless Land	3	\$19,069	1	\$5,831
Payment Arrangement	295	\$340,868	264	\$288,707
Collection House	223	\$1,583,194	198	\$981,488
Exhausted – Awaiting Sale of Land	10	\$464,052	9	\$73,628
Exhausted – Mining Leases	4	\$65,678	11	\$1,189,945
Sale of Land	-	-	13	\$195,641
Other (includes current rates)	386	\$642,566	675	\$953,742
TOTAL	921	\$3,115,427	1171	\$3,688,982

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

Collection House collected \$98,664 for the month of April 2026.

Second reminder notices were due on 28 April, with accounts holding balances over \$100 scheduled for referral to Collection House on 6 May 2026.

Sundry Debtors

The total outstanding for Sundry Debtors as at 30 April 2026 was **\$712,951** which is made up of the following:

Current	30 days	60 days	90 + days
\$185,624	\$18,492	\$638	\$508,197
26.04%	2.59%	0.09%	71.28%

A \$501,934 invoice in the 90+ days category, relating to the final claim for DRFA third-party works, was delayed due to audit requirements but was paid in early May.

Procurement

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

Council's Procurement Policy prescribes the methods for purchasing goods and services. In accordance with Section 235 of the Local Government Regulation 2012 titled "Other exceptions", Council is able to empanel the contractors that Council deems to be a Sole Supplier if:

- a) Council resolves that, it is satisfied that there is only one (1) supplier who is reasonably available; or,
- b) Council resolved that, because of the specialised or confidential nature of the services that are sought, it would be impractical or disadvantageous to invite quotes or tenders.

There are 74 suppliers endorsed by Council as sole suppliers. In addition to these suppliers, it is recommended that Council empanels the following supplier to the Sole Supplier Register:

Supplier Name	Services Rendered
12D Solutions Pty Ltd	<p>12d Model software is a proprietary civil engineering and surveying platform used by design and survey departments.</p> <p>12d Model is essential for Council's operations as it provides unique, integrated drainage, utility and terrain modelling capabilities that cannot be replicated or transferred to other CAD systems. Its use is often mandated by government transport authorities and major contractors, making it the required format for compliant digital engineering deliverables. Additionally, licensing and support are exclusively supplied through 12d Solutions and its authorised partners, with no alternative procurement options available.</p>

RISK IMPLICATIONS

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

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

FINANCIAL AND RESOURCE IMPLICATIONS

Nil

LINK TO CORPORATE PLAN

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

IMPLEMENTATION/COMMUNICATION

Nil

Budgeted Income Statement by Fund 2025/26 Budget

Consolidated			
	Actual YTD	Budget YTD	2025/26 Budget
Revenue			
Rates and utility charges	45,822,325	45,337,076	45,337,076
Less Discounts and Pensioner Remissions	(2,477,461)	(2,462,499)	(2,462,499)
Net Rates and Utility Charges	43,344,864	42,874,577	42,874,577
Fees and Charges	2,433,754	1,737,083	2,025,000
Operating Grants and Subsidies	4,347,709	3,697,980	9,220,544
Operating Grants and Subsidies - DRFA	25,980,590	-	-
Operating Contributions	59,098	54,000	174,000
Interest Revenue	1,085,772	623,334	748,000
Works for Third Parties	5,509,533	1,700,000	2,040,000
Other Revenue	1,327,679	1,083,833	1,338,565
Total Operating Revenue	84,088,999	51,770,807	58,420,686
Expenditure			
Employee Expenses	15,499,984	17,075,150	20,543,816
Materials and Services	18,846,178	17,044,152	20,206,091
Other Expenses - DRFA	22,093,426	-	-
Depreciation expense	11,950,902	10,538,083	12,645,712
Finance and Borrowing costs	230,703	188,134	234,952
Total Operating Expenses	68,621,193	44,845,519	53,630,571
Operating Surplus/(Deficit)	15,467,806	6,925,288	4,790,115
Capital Income			
Capital Contributions	650,171	-	-
Capital Grants and Subsidies	20,241,754	-	15,642,392
Capital Income Other	-	-	-
Interest on Contributions/Reserves	2,571,304	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	(5,548,104)	-	180,000
Total Capital Income	17,915,125	-	15,822,392
Net Result	33,382,931	6,925,288	20,612,507

Budgeted Income Statement by Fund 2025/26 Budget

General			
	Actual YTD	Budget YTD	2025/26 Budget
Revenue			
Rates and utility charges	24,491,717	24,343,570	24,343,570
Less Discounts and Pensioner Remissions	(2,477,461)	(2,460,549)	(2,460,549)
Net Rates and Utility Charges	22,014,256	21,883,021	21,883,021
Fees and Charges	1,438,157	1,101,666	1,262,500
Operating Grants and Subsidies	4,028,314	3,573,090	8,925,394
Operating Contributions	-	-	-
Interest Revenue	470,026	431,667	518,000
Works for Third Parties	5,486,354	1,700,000	2,040,000
Other Revenue	1,172,540	914,333	1,141,565
Total Operating Revenue	34,609,647	29,603,777	35,770,480
Expenditure			
Employee Expenses	13,779,723	15,032,698	18,086,687
Materials and Services	9,893,870	7,473,130	8,635,678
Depreciation expense	8,341,436	7,277,971	8,733,577
Finance and Borrowing costs	153,794	119,201	143,041
Total Operating Expenses	32,168,823	29,903,000	35,598,983
Operating Surplus/(Deficit)	2,440,824	(299,223)	171,497
Capital Income			
Capital Contributions	649,807	-	-
Capital Grants and Subsidies	7,546,540	-	12,478,691
Capital Income Other	-	-	-
Interest on Contributions/Reserves	2,074,476	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	(4,573,212)	-	180,000
Total Capital Income	5,697,611	-	12,658,691
Net Result	8,138,435	(299,223)	12,830,188

Budgeted Income Statement by Fund 2025/26 Budget

Disaster Recovery Funding			
	Actual YTD	Budget YTD	2025/26 Budget
Revenue			
Rates and utility charges	-	-	-
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	-	-	-
Fees and Charges	-	-	-
Operating Grants and Subsidies	25,980,590	-	-
Operating Contributions	-	-	-
Interest Revenue	-	-	-
Works for Third Parties	-	-	-
Other Revenue	-	-	-
Total Operating Revenue	25,980,590	-	-
Expenditure			
Employee Expenses	508,169	-	-
Materials and Services	21,585,257	-	-
Depreciation expense	-	-	-
Finance and Borrowing costs	-	-	-
Total Operating Expenses	22,093,426	-	-
Operating Surplus/(Deficit)	3,887,164	-	-
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	5,580,318	-	-
Capital Income Other	-	-	-
Interest on Contributions/Reserves	-	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	5,580,318	-	-
Net Result	9,467,482	-	-

Budgeted Income Statement by Fund 2025/26 Budget

Waste			
	Actual YTD	Budget YTD	2025/26 Budget
Revenue			
Rates and utility charges	5,127,225	5,064,507	5,064,507
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	5,127,225	5,064,507	5,064,507
Fees and Charges	638,584	502,917	603,500
Operating Grants and Subsidies	313,640	124,890	208,150
Operating Contributions	59,098	54,000	54,000
Interest Revenue	168,860	66,667	80,000
Works for Third Parties	17,971	-	-
Other Revenue	123,961	137,500	165,000
Total Operating Revenue	6,449,339	5,950,481	6,175,157
Expenditure			
Employee Expenses	105,271	147,423	177,117
Materials and Services	3,810,497	5,016,832	6,056,398
Depreciation expense	203,305	200,889	241,066
Finance and Borrowing costs	-	-	-
Total Operating Expenses	4,119,073	5,365,144	6,474,581
Operating Surplus/(Deficit)	2,330,266	585,337	(299,424)
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	-	-	-
Capital Income Other	-	-	-
Interest on Contributions/Reserves	149,141	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	149,141	-	-
Net Result	2,479,407	585,337	(299,424)

Budgeted Income Statement by Fund 2025/26 Budget

Wastewater			
	Actual YTD	Budget YTD	2025/26 Budget
Revenue			
Rates and utility charges	6,829,358	6,736,656	6,736,656
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	6,829,358	6,736,656	6,736,656
Fees and Charges	223,204	63,333	76,000
Operating Grants and Subsidies	-	-	-
Operating Contributions	-	-	-
Interest Revenue	178,297	83,333	100,000
Works for Third Parties	-	-	-
Other Revenue	-	-	-
Total Operating Revenue	7,230,859	6,883,322	6,912,656
Expenditure			
Employee Expenses	566,868	630,941	758,043
Materials and Services	1,811,161	1,686,670	1,999,376
Depreciation expense	1,762,247	1,643,051	1,971,662
Finance and Borrowing costs	76,909	68,933	91,911
Total Operating Expenses	4,217,185	4,029,595	4,820,992
Operating Surplus/(Deficit)	3,013,674	2,853,727	2,091,664
Capital Income			
Capital Contributions	364	-	-
Capital Grants and Subsidies	5,963,756	-	1,949,000
Capital Income Other	-	-	-
Interest on Contributions/Reserves	227,769	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	(682,387)	-	-
Total Capital Income	5,509,502	-	1,949,000
Net Result	8,523,176	2,853,727	4,040,664

Budgeted Income Statement by Fund 2025/26 Budget

Water			
	Actual YTD	Budget YTD	2025/26 Budget
Revenue			
Rates and utility charges	9,218,074	9,036,964	9,036,964
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	9,218,074	9,036,964	9,036,964
Fees and Charges	133,809	69,167	83,000
Operating Grants and Subsidies	5,755	-	87,000
Operating Contributions	-	-	-
Interest Revenue	180,712	41,667	50,000
Works for Third Parties	5,208	-	-
Other Revenue	31,178	32,000	32,000
Total Operating Revenue	9,574,736	9,179,798	9,288,964
Expenditure			
Employee Expenses	1,048,122	1,264,088	1,521,969
Materials and Services	3,271,113	2,778,478	3,415,789
Depreciation expense	1,586,181	1,362,793	1,635,352
Finance and Borrowing costs	-	-	-
Total Operating Expenses	5,905,416	5,405,359	6,573,110
Operating Surplus/(Deficit)	3,669,320	3,774,439	2,715,854
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	1,151,140	-	1,214,701
Capital Income Other	-	-	-
Interest on Contributions/Reserves	97,123	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	(292,505)	-	-
Total Capital Income	955,758	-	1,214,701
Net Result	4,625,078	3,774,439	3,930,555

Budgeted Income Statement by Fund 2025/26 Budget

Benefited Area			
	Actual YTD	Budget YTD	2025/26 Budget
Revenue			
Rates and utility charges	155,951	155,379	155,379
Less Discounts and Pensioner Remissions	-	(1,950)	(1,950)
Net Rates and Utility Charges	155,951	153,429	153,429
Fees and Charges	-	-	-
Operating Grants and Subsidies	-	-	-
Operating Contributions	-	-	120,000
Interest Revenue	87,877	-	-
Works for Third Parties	-	-	-
Other Revenue	-	-	-
Total Operating Revenue	243,828	153,429	273,429
Expenditure			
Employee Expenses	-	-	-
Materials and Services	59,537	89,042	98,850
Depreciation expense	57,733	53,379	64,055
Finance and Borrowing costs	-	-	-
Total Operating Expenses	117,270	142,421	162,905
Operating Surplus/(Deficit)	126,558	11,008	110,524
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	-	-	-
Capital Income Other	-	-	-
Interest on Contributions/Reserves	22,795	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	22,795	-	-
Net Result	149,353	11,008	110,524

8.7 MAREEBA SHIRE COUNCIL FEES AND CHARGES 2026/2027

Date Prepared: 11 May 2026
Author: Manager Finance
Attachments: 1. Fees and Charges [↓](#)

EXECUTIVE SUMMARY

This report details the proposed fees and charges for the 2026/2027 financial year for the following areas of Council:

General and Finance, Cemeteries, Facility Hire, Libraries, Planning, Building and Plumbing, Advertising Signage, Aerodrome, Gates and Grids and Rural Addressing.

RECOMMENDATION

That Council adopts the following Fees and Charges for the financial year 2026/2027:

1. Advertising Signage
2. Aerodromes
3. Building
4. Cemeteries
5. Facility Hire
6. Gates and Grids
7. General and Finance
8. Libraries
9. Planning – Urban and Regional
10. Plumbing
11. Road Closure Applications
12. Rural Addressing

BACKGROUND

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.

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. The fees and charges have been recommended on either full cost recovery or discounted community service obligation by direction of Council.

RISK IMPLICATIONS

Nil.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Council must be able to demonstrate that the cost recovery fees are no more than the cost of providing the service. Council may set a fee that is lower than the calculated cost where it is deemed appropriate.

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

The fees and charges detailed in this report will be included in the Register of Cost-Recovery Fees and Charges and will be published on Council's Website.



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.

Advertising Signage

Applies to Mareeba Industrial Estate (MIP) and Mareeba Airport Aviation Industrial Park.

Supply of Blank Sign Panel (one-off fee)	N/A	application	\$70.00	
One (1) year rental on signage space	N/A	application	\$70.00	
Removal of a sign panel by a Council-authorized contractor	N/A	occurrence	\$255.00	
Bond payable for new applications for sign panel	N/A	application	\$300.00	

Aerodromes

Administration

Mareeba and Chillagoe

Airside Access Permit Application - Person	N/A	5 year permit	\$52.00	
Airside Access Permit Application - Vehicle	N/A	5 year permit	\$26.00	
Airside Access - Provision of Key	N/A	key	\$21.00	
Airside Access - Replacement Key	N/A	key	\$155.00	
Aerodrome Reporting Officer call-out Fee		call-out	\$260.00	

Landing Fees

Annual (Mareeba Only) - Flight Training Only

Annualised landing fees at Mareeba Airport for aircraft under 2,000kg	N/A	annum	\$2,400.00	
Annualised landing fees at Mareeba Airport for aircraft between 2,000kg and 5,700kg	N/A	annum	\$4,700.00	
Annualised landing fees at Mareeba Airport for aircraft between 5,700kg and 7,500kg	N/A	annum	\$6,935.00	

Per Landing (Mareeba and Chillagoe)

Repetitive operations charged at one landing per hour (where an aircraft makes more than one landing per hour)

Fixed Wing Aircraft and Helicopters (MTOW – maximum take-off weight less than 2,000kg)	N/A	tonne per landing	\$7.99	
Fixed Wing Aircraft (MTOW – maximum take-off weight 2,000kg to 5,700kg)	N/A	tonne per landing	\$13.00	
Helicopters (MTOW – maximum take-off weight 2,000kg to 5,700kg)	N/A	tonne per landing	\$11.00	

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

Per Landing (Mareeba and Chillagoe) [continued]

Fixed Wing Aircraft and Helicopters (MTOW – maximum take-off weight greater than 5,700kg)	N/A	tonne per landing	\$22.00	
---	-----	-------------------	---------	--

Parking

Grassed Areas Parking

Mareeba Parking less than 5,700kg	N/A	day	\$3.50	
Mareeba Parking of aircraft 5,700kg and above	N/A	day or part thereof	\$37.00	
Mareeba Parking – per year less than 5,700kg	N/A	year	\$535.00	

On application to be paid in advance for 12 month period direct to MSC

Hardstand Parking

Mareeba Parking less than 5,700kg	N/A	day	\$4.80	
Mareeba Parking of aircraft 5,700kg and above	N/A	day or part thereof	\$42.00	
Mareeba Parking – per year less than 5,700kg	N/A	year	\$750.00	

On application to be paid in advance for 12 month period direct to MSC

Repairs

Mareeba and Chillagoe

Repair of Damage to Airfield Infrastructure	N/A		TBA	
---	-----	--	-----	--

Building

Administration

Inspections

Class 1 and 10 Buildings Inspection	(e)	inspection	POA	BA1975 s51(2)
Class 2 – 9 Buildings Inspection	(e)	inspection	POA	BA1975 s51(2)
Building Certification Fee	(e)	application	POA	BA1975 s51(2)

Mareeba Shire Council does not provide a building certification service. For any applications requesting assessment by Council the fee shall be that of engaging a suitable Private Building Surveyor with an additional administrative fee of 20%.

Bonds

Demolition Bond - Clean-up Bond	N/A	bond	\$1,000.00	
Road Transport Bond (House Removal)	N/A	bond	\$5,000.00	

Siting dispensation (includes report)

Assessment	(e)	assessment	\$253.00	BA1975 s51(2)
Inspections x 1 minimum	(e)	inspection	\$0.00	BA1975 s51(2)

Temporary Accommodation Permit

Assessment	(a)	assessment	\$118.00	LL1 s8, LGA2009 s97(2) (a)
------------	-----	------------	----------	--------------------------------

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

Temporary Accommodation Permit [continued]

Inspections x 1 minimum (If necessary)	(a)	inspection	\$279.00	LL1 s8, LGA2009 s97(2)(a)
Renewal – Assessment	(a)	assessment	\$96.00	LL1 s14, LGA2009 s97(2)(a)

Building Records Search

Building File Information Only	(c)	application	\$64.00	BA1975 s51(2)
Building File Summary and Plans (Residential)	(c)	application	\$166.00	BA1975 s51(2)
Building File Summary and Plans (Commercial)	(c)	application	\$401.00	BA1975 s51(2)
Building File Summary, Plans and Inspection	(c)	application	\$418.00	BA1975 s51(2)

Certificate of Classification

If not previously issued.

Application	(a)	application	POA	BA1975 s51(2)
Inspections (depending on location) x 1 minimum	(a)	inspection	POA	BA1975 s51(2)

Hoarding, Scaffolding or Gantry

Application for approval hoarding, scaffolding or gantry	(a)	application	\$573.00	LL1 s8, LGA2009 s97(2)(a)
Bond (if applicable – refundable)	(a)	application	\$1,000.00	LL1 s8, LGA2009 s97(2)(a)

Lodgement Fee (Development Permit)

Private Certifier Lodgement

Class 1 and 10 – Non Commercial – Application	(a)	application	\$210.00	BA1975 s51(2)
Class 2 to 9 – Commercial Developments – Application	(a)	application	\$428.00	BA1975 s51(2)

Cemeteries

Non-Resident Fee:

For a reservation (burial right) application and interment application a non-resident will be charged the greater of either:

1. the fee stipulated by the local government (Council) they resided in at the time of their death: or
2. a surcharge of 50% of the resident fee.

Non-Resident definition:

A person who was not a resident or ratepayer of the Mareeba Shire at the time of their death. An exemption applies if the deceased was a resident or ratepayer of the Shire for 15 years or more in their lifetime.

Interment

- Interment Fees and Charges are in addition to the reservation fee.
- Second and subsequent interments in the same plot do not incur a reservation fee.

Interment – Grave	N/A	plot	\$2,171.00	
Interment Child – Grave (Less than 9 years old)	N/A	plot	\$1,085.00	
Above Ground Vault, Mausoleum Wall, Mausoleum Free Standing	N/A	plot	\$710.00	
Ashes (includes installation of plaque where applicable)	N/A	niche	\$533.00	

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

Interment [continued]

Ashes (In ground)	N/A	plot	\$533.00	
Private Land Interment Application	N/A	application	\$286.00	

Interment Surcharge

Weekends and public holidays, Grave	N/A	interment	\$1,484.00	
Weekends and public holidays, Above Ground vaults, Mausoleum Wall, Mausoleum Free Standing, Ashes Niche and Ground	N/A	interment	\$974.00	

Shelter and Chair Hire

Hire of shelter and chairs	N/A	1 shelter/10 chairs	\$135.00	
Hire of additional shelter and chairs	N/A	1 shelter/10 chairs	\$46.00	

Plaque

Cost of plaque including freight	N/A	plaque	POA	
Plaque installation – Lawn Cemetery	N/A	plaque	\$206.00	
Plaque installation – Niche (if not installed at interment)	N/A	plaque	\$206.00	
Cost of plaque restoration including freight	N/A	plaque	POA	
Plaque renovation – Remove, arrange restore, re-install	N/A	per request	\$253.00	

Reservation

Grave, Above Ground Vault	N/A	plot	\$687.00	
Child – Grave, Above Ground Vault (less than 9 years old)	N/A	plot	\$345.00	
Mausoleum Wall	N/A	plot	\$8,100.00	
Mausoleum Free Standing	N/A	plot	\$4,573.00	
Niche (Single)	N/A	niche	\$443.00	
Niche (Double)	N/A	niche	\$760.00	
Double Depth Burial - Kuranda Heights	N/A	plot	\$1,031.00	

Miscellaneous

Construction of a memorial	N/A	plot	\$372.00	
Exhumation	N/A	plot	Cost	
Removal of slab or headstone	N/A	plot	Cost	
Concrete Pillars	N/A	pillar	\$317.00	
Surrender or Transfer an Interment Right (Reservation)	N/A	reservation	\$101.00	

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

Facility Hire

(a) Standard Fees

Apply to an organisation, group, individual and event that:

- Operates for profit with high commerciality or corporate sponsorship; or
- Receives State or Federal funding and is holding an event which is within the scope of their funding.

(b) Concession Fees

Apply to events/activities with considerable community benefits, but there may be some limited commerciality regarding the hirer, or the event/activity as follows:

- Benefits individuals such as a private event/function eg. birthday party, wake.
- Sporting, social or cultural events/games that primarily benefit club or group members rather than the general public that is not run for profit and only charge a "break even" entry fee eg. regional sporting carnival, basketball competition, special school event, arts masterclasses.
- Community organisation fundraising activities. Council support must be acknowledged in any publicity by the hirer.

(c) Community Benefit Fees

Apply to not-for-profit hirers relying on volunteers for events/activities that deliver widespread community benefit and have free or low cost (\$5 max) entry. The hirer must meet the following conditions:

1. Is a community group that:
 - Is a not for profit, incorporated association or group of persons or individuals with the primary aim of conducting activities and providing services for community benefit; and
 - Relies predominantly on volunteer labour, community fundraising, membership fees and donations; and
 - Does not receive state or federal government operational grants and does not have a fee for service model. OR
2. Is a religious group holding an activity/event for which no entry fee is charged and is open to the general public including gatherings for worship. OR
3. Is a government funded not-for-profit community service operating an activity or event that is outside the scope of its funding agreement. Council support must be acknowledged in any publicity by the hirer.

Alcohol on Premises

Council will not authorise 'alcohol on premise' for all locations, additional conditions may be required prior to approval, if given.

Assistance in Booking Process

For additional Information or assistance in making a booking, please contact Council.

Conditions of Hire

Please see facility hire application kit for a full list of "Conditions of Hire"

Minimum Hall Hire

Users should consider required time to setup, packup and cleanup venue in their hire times. Minimum hire hours are developed to give users time to meet their base requirements.

Noise Control

The playing of pre-recorded or live amplified music is not to exceed the sound levels specified in the Environmental Protection Regulation 1988. Should the noise level exceed that specified in the Environmental Protection Regulation 1988, the bond will be forfeited to Council.

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

Penalties

Key Return Policy – lost/not returned – broken locks etc	N/A		As advised	
Council may request payment to cover any costs incurred for replacement items, including keys, locks etc				

Bond

Halls & Hub - Alcohol on Premises - Bond refundable (refer to Conditions of Hire)	N/A	occurrence	\$500.00	
Bond required when alcohol will be available/served on premises				
Storage Cages - Refundable Security Bond	N/A	term	\$200.00	

Cedric Davies Community Hub

- Full day hire is from 7 am to midnight
- Hourly Rate is a minimum of 2 hours

Standard (a) - Full Day Hire	N/A	day	\$688.00	
Standard (a) - Hourly Rate	N/A	hour	\$104.00	
Concession (b) - Full Day Hire	N/A	day	\$345.00	
Concession (b) - Hourly Rate	N/A	hour	\$51.00	
Community Benefit (c) - Full Day Hire	N/A	day	\$114.00	
Community Benefit (c) - Hourly Rate	N/A	hour	\$14.00	

Community Halls

- Full day hire is from 7 am to midnight
- Hourly Rate is a minimum of 2 hours

Standard (a) - Full Day Hire	N/A	day	\$213.00	
Standard (a) - Hourly Rate	N/A	hour	\$26.00	
Concession (b) - Full Day Hire	N/A	day	\$104.00	
Concession (b) - Hourly Rate	N/A	hour	\$9.00	
Community Benefit (c) - Full Day Hire	N/A	day	\$46.00	
Community Benefit (c) - Hourly Rate	N/A	hour	\$5.50	

Kuranda Community Precinct Storage Cages

- Hire period must be paid in full.
- Minimum application is 12 months

Storage Unit A: 3.80m x 3.87m	N/A	year	\$259.00	
Storage Unit B: 2.52 x 1.85m	N/A	year	\$191.00	

Mareeba Library Meeting Room

Standard (a) - Full Day Hire	N/A	day	\$220.00	
Standard (a) - Hourly Rate	N/A	hour	\$51.00	
Concession (b) - Hourly Rate	N/A	hour	\$8.00	
Community Benefit (c) - Hourly Rate	N/A	hourly	No charge	

Park light hire

Minimum 4 hours	N/A	hour	\$18.00	
-----------------	-----	------	---------	--

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

Circus

Hire	N/A	occurrence	POA	
Contact Council for application				
Security Bond	N/A	occurrence	POA	
Deposit or part thereof of bond may be refunded depending upon condition which grounds are left in				

Gates and Grids

Application for approval	N/A	application	\$400.00	LL1 s8, LGA2009 s97(2)(a)
Application for renewal of approval 3 year permit	N/A	permit	\$165.00	LL1 s14, LGA2009 s97(2)(a)
Application for renewal of approval 3 year permit - capped fee (per land parcel with more than 5 gates and/or grids)	N/A	property	\$855.00	LL1 s14, LGA2009 s97(2)(a)
Fee for re-inspection	N/A	inspection	\$230.00	LL1 s8, LGA2009 s97(2)(a)
Transfer of Gate/Grid (change of ownership)	N/A	application	\$55.00	LL1 s15, LGA2009 s97(2)(a)

General and Finance

General

Dishonour Fee	N/A	transaction	\$61.00	
Rates Refund Processing Fee	(c)	application	\$59.00	
Rates Search Fee	(c)	property	\$91.00	LGR 2012 s104
Water Meter Reading fee	(c)	search	\$73.00	LGR 2012 s101

Right to Information

Application Fee	N/A	application	Fee as per Regulation	RTIR 2009 s3A, RTIR 2009 s4, AI (Fee Unit) R 2022 s2
Access Charge (B&W A4 photocopies of documents)	N/A	page	Fee as per regulation	RTIR 2009 s3A, RTIR 2009 s6, AI (Fee Unit) R 2022 s2
Processing Charge (Searching, retrieving and decision making)	(c)	per 15mins (or part thereof)	Fee as per regulation	RTIR 2009 s3A, RTIR 2009 s5, AI (Fee Unit) R 2022 s2

Libraries

Charges

Lost or Damaged Item Charge	N/A		Item cost plus \$10	
Overdue notice fee (hardcopy)	N/A	Item	\$2.60	
Visitor membership fee	N/A	Item	No charge	
No fee charged to encourage visits to the Shire and extend the visitor stay				
Replacement membership card	N/A	card	\$6.00	

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

Inter Library Loan (ILL)

University Loan charge	N/A	university library	POA	
Processing Charge for uncollected Inter Library Loans	N/A	uncollected item	\$17.00	
Replacement Inter Library Loan wrapper	N/A	item label	\$6.40	
Freight	N/A	item	\$2.50	

Full PC Use

No cost for the first hour, with fees to apply thereafter depending on availability.

Library member, additional time per 1/2 hour or part thereof	N/A	30 min	\$2.20	
Library member + Concession Card (Seniors, Veterans, Health Care), additional time per 1/2 hour or part thereof	N/A	30 min	\$1.00	
Non-Library members, additional time per 1/2 hour or part thereof	N/A	30 min	\$3.40	
Non-Library members, additional time per hour or part thereof	N/A	60 min	\$6.65	

Internet

National & State Library online databases	N/A	hour	No charge	
USB Stick	N/A	item	\$5.00	
WIFI	N/A	hour	No charge	

Sales

Library Coordinator has delegated authority to vary the cost of sale of library collections items at any time for operational reasons.

Coffee sales	N/A	cup	\$4.00	
Library bags	N/A	bag	\$8.00	
Sale of Library Collection Items – Magazines	N/A	unit	\$0.50	
Sale of Library Collection Items	N/A	unit	\$2.10	

Photocopying and Printing

Photocopying - A4 per side - Black & White	N/A	A4 page	\$0.40	
Photocopying - A4 per side - Colour	N/A	A4 page	\$1.10	
Photocopying - A3 per side - Black & White	N/A	A3 page	\$0.80	
Photocopying - A3 per side - Colour	N/A	A3 page	\$2.20	
Printing - A4 page - Black & White	N/A	A4 page	\$0.55	
Printing - A4 page - Colour	N/A	A4 page	\$1.65	

Planning – Urban and Regional

If the development application is submitted within 12 months of a pre-lodgement the enquiry fee will be discounted from the development application fee, subject to the development application being substantially consistent with the pre-lodgement enquiry.

General

Town Planning Sign for public notification	N/A	sign	\$67.00	
--	-----	------	---------	--

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

General [continued]

Pre-lodgement meeting and written pre-lodgement advice	(a)	application	\$694.00	PA2016 s51
If the development application is submitted within 12 months of a pre-lodgement enquiry, the pre-lodgement enquiry fee will be discounted from the development application fee, subject to the development application being substantially consistent with the pre-lodgement enquiry				

Planning Certificates

Limited Planning & Development Certificate	(a)	certificate	\$201.00	PA2016 s265
Standard Planning & Development Certificate	(a)	certificate	\$651.00	PA2016 s265
Full Planning & Development Certificate – Vacant Site	(a)	certificate	\$1,912.00	PA2016 s265
Full Planning & Development Certificate – Developed Site	(a)	certificate	\$2,634.00	PA2016 s265

Planning Schemes

Hard Copy – Mareeba Shire Planning Scheme 2004	(c)	copy	\$171.00	PA2016 s264
Hard Copy – Mareeba Shire Council Planning Scheme 2016	(c)	copy	POA	PA2016 s264

Application Fees

Application Fees – Application Requiring Fee Determination	(a)	application	POA	PA2016 s49, PA2016 s51
Any development application which is deemed to be complex, unusual or of significant scale and likely to require significant additional assessment inputs (including the use of external consultants) will have an application fee determined based on expected costs to Council. Expected costs will include both internal and external assessment costs. Applicants should confirm during pre-lodgement discussions whether the application requires a fee determination.				
Application Fees – Combined Applications	(a)	application	POA	PA2016 s49, PA2016 s51
The fee shall be the combined total of all applicable fees unless otherwise determined by the Manager Development & Governance or Senior Planner				
Application involving a Variation Request	(a)	application	Normal fee plus \$8,683.00	PA2016 s49
Application Fees – Consultant Fees	(a)	application	POA	PA2016 s49, PA2016 s51
The cost of external consultant's fees for any further assessment or advice required by Council in consideration of any application or submission and/or technical report may be charged to the Applicant. The Applicant will be notified of Council's intent to refer the Application to a consultant following receipt of a response to Information Request (or earlier). If Council elects to recover the cost of the consultant the consultant's costs must be paid prior to the final determination of the Application.				
Extension of Relevant Period	(a)	application	\$603.00	PA2016 s86
Lapsed application or approval – no refund applies in any other circumstance	N/A		\$0.00	
Undefined Use	N/A		POA	
Fee as determined by the Manager Development & Governance or Senior Planner				

Application for Building Work assessable against the Planning Scheme

Boundary Dispensation Overlay Assessment Concurrence Agency Assessment Oversize Sheds	(a)	application	\$561.00	PA2016 s54
--	-----	-------------	----------	--------------

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

Application to Change Development Approval

Application to change Development Approval after appeal period ends	(a)	application	Charge is 50% of current prescribed fee. Minimum fee \$526.00	PA2016 s52
Application to change Development Approval after appeal period ends – Court Order	(a)	application	\$3,246.00 plus all legal costs excluding GST	PA2016 s52

Application to Change a Compliance Certificate/Permit

Application to change a Compliance Certificate	(a)	application	\$357.00	PA2016 s51
Application to change a Compliance Permit	(a)	application	\$929.00	PA2016 s51

Application to Change Development Application

Additional fee to be paid based on % of current application fee: if prior to issue of Information Request	(a)	application	25%	PA2016 s51
Additional fee to be paid based on % of current application fee: if prior to the Decision Making period	(a)	application	50%	PA2016 s51
Additional fee to be paid based on % of current application fee: in Decision Making stage, but prior to report being completed	(a)	application	75%	PA2016 s51
Additional fee to be paid based on % of current application fee: after report is completed	(a)	application	100%	PA2016 s51

Application to Cancel Development Approval

Application to Cancel Development Approval	(a)	application	\$116.00	PA2016 s84
--	-----	-------------	----------	--------------

Refund of Development Application - withdrawn application

Refund based on % of application fee paid: if prior to issue of Information Request	(a)		75%	PA2016 s109
Refund based on % of application fee paid: if prior to the Decision Making period	(a)		50%	PA2016 s109
Refund of Development Application – lapsed application	(a)		80% of application fee paid	PA2016 s109

Application lapsed as not properly made application (s266 of SPA) – refund 80% of application fee paid

Superseded Applications

Application under a Superseded Planning Scheme for exempt or self assessable development	(a)	application	\$755.00	PA2016 s29
The application fee for a Superseded Application is an additional cost is to be added to application fee for the MCU/Rol/OW				
Application under a Superseded Planning Scheme for Code or Impact	(a)	application	\$1,164.00	PA2016 s29

Survey Plans

Application for Compliance Assessment for Endorsement of Survey Plan (Base Fee)	(a)	application	\$732.00	PR2017 Schedule 18
---	-----	-------------	----------	----------------------

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

Survey Plans [continued]

Endorsement of Survey Plan per lot fee (in addition to base fee) – based on DNRM valuation roll maintenance fee	(a)	lot	\$42.00	PR2017 Schedule 18
Re-endorsement of a survey plan	(a)	application	\$315.00	PR2017 Schedule 18
Endorsement of CMS/Easement/Covenant	(a)	document	\$422.00	PR2017 Schedule 18

Developer Contributions

Drainage contribution	N/A	charge	\$5,813.00	PA2016 s113
Parks contribution	N/A	charge	\$5,813.00	PA2016 s113
Roads contribution	N/A	charge	\$5,813.00	PA2016 s113

Sewerage

Kuranda – Sewerage for Area 1 (Refer to Maps)	N/A	charge	\$5,813.00	PA2016 s113
Kuranda – Sewerage for Area 2 (Refer to Maps)	N/A	charge	\$5,813.00	PA2016 s113
Kuranda – Sewerage for Area 3 (Refer to Maps)	N/A	charge	\$9,717.00	PA2016 s113
Kuranda – Sewerage for Area 4 (Refer to Maps)	N/A	charge	\$8,957.00	PA2016 s113
Mareeba – Sewerage contribution	N/A	charge	\$5,813.00	PA2016 s113

Water

Chillagoe – Water contribution	N/A	charge	\$5,813.00	PA2016 s113
Dimbulah – Water contribution	N/A	charge	\$5,813.00	PA2016 s113
Mareeba – Water contribution	N/A	charge	\$5,813.00	PA2016 s113
Mt Molloy – Water contribution	N/A	charge	\$5,813.00	PA2016 s113
Water for Kuranda LLZ - Water for District/Area (Refer to Maps)	N/A	charge	\$7,185.00	PA2016 s113
Water for Mason HLZ - Water for District/Area (Refer to Maps)	N/A	charge	\$9,868.00	PA2016 s113
Water for Warril HLZ - Water for District/Area (Refer to Maps)	N/A	charge	\$11,586.00	PA2016 s113

Parking

Vehicle space provided by Council off street

Kuranda town – Business and Village zone	N/A	space	\$12,278.00	PA2016 s113
Kuranda town – other areas	N/A	space	\$3,064.00	PA2016 s113
Mareeba town – Commercial, Business and Industry zone	N/A	space	\$7,788.00	PA2016 s113
Mareeba town – other areas	N/A	space	\$3,064.00	PA2016 s113
Other Towns	N/A	space	POA	PA2016 s113

Material Change of Use

Material Change of Use - Business and Commercial Uses

Adult Store – Code	(a)	application	\$1,943.00	PA2016 s51
Adult Store – Impact	(a)	application	\$3,315.00	PA2016 s51
Agricultural supplies store – Code	(a)	application	\$1,943.00	PA2016 s51
Agricultural supplies store – Impact	(a)	application	\$3,315.00	PA2016 s51
Bar – Code	(a)	application	\$1,943.00	PA2016 s51

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

Material Change of Use - Business and Commercial Uses [continued]

Bar – Impact	(a)	application	\$3,315.00	PA2016 s51
Car wash – Code Up to 250 sq.m GFA	(a)	application	\$1,943.00	PA2016 s51
Car wash – Code 251 sq.m or greater	(a)	application	\$5,173.00	PA2016 s51
Car wash – Impact Up to 250 sq.m GFA	(a)	application	\$3,315.00	PA2016 s51
Car wash – Impact 251 sq.m or greater	(a)	application	\$7,788.00	PA2016 s51
Food and drink outlet – Code	(a)	application	\$2,164.00	PA2016 s51
Food and drink outlet – Impact	(a)	application	\$3,315.00	PA2016 s51
Function facility – Code	(a)	application	\$1,943.00	PA2016 s51
Function facility – Impact	(a)	application	\$3,315.00	PA2016 s51
Funeral parlour – Code	(a)	application	\$1,943.00	PA2016 s51
Funeral parlour – Impact	(a)	application	\$3,315.00	PA2016 s51
Garden centre – Code	(a)	application	\$1,943.00	PA2016 s51
Garden centre – Impact	(a)	application	\$3,315.00	PA2016 s51
Hardware and trade supplies – Code Up to 1,000 sq.m GFA	(a)	application	\$1,943.00	PA2016 s51
Hardware and trade supplies – Code 1,001 sq.m to 2,500 sq.m GFA	(a)	application	\$5,173.00	PA2016 s51
Hardware and trade supplies – Code greater than 2,500 sq.m GFA	(a)	application	\$7,981.00	PA2016 s51
Hardware and trade supplies – Impact Up to 1,000 sq.m GFA	(a)	application	\$3,315.00	PA2016 s51
Hardware and trade supplies – Impact 1,001 sq.m to 2,500 sq.m GFA	(a)	application	\$7,788.00	PA2016 s51
Hardware and trade supplies – Impact greater than 2,500 sq.m GFA	(a)	application	\$10,139.00	PA2016 s51
Health care services – Code Up to 250 sq.m GFA	(a)	application	\$1,943.00	PA2016 s51
Health care services – Code 251 sq.m or greater	(a)	application	\$5,173.00	PA2016 s51
Health care services – Impact Up to 250 sq.m GFA	(a)	application	\$3,315.00	PA2016 s51
Health care services – Impact 251 sq.m or greater	(a)	application	\$7,788.00	PA2016 s51
Home based business – Code	(a)	application	\$1,339.00	PA2016 s51
Home based business – Impact	(a)	application	\$2,164.00	PA2016 s51
Hotel – Code	(a)	application	\$5,173.00	PA2016 s51
Hotel – Impact	(a)	application	\$7,788.00	PA2016 s51
Market – Code	(a)	application	\$1,339.00	PA2016 s51
Market – Impact	(a)	application	\$2,164.00	PA2016 s51
Nightclub entertainment facility – Code	(a)	application	\$1,943.00	PA2016 s51
Nightclub entertainment facility – Impact	(a)	application	\$3,315.00	PA2016 s51
Office – Code Up to 250 sq.m GFA	(a)	application	\$1,943.00	PA2016 s51
Office – Code 251 sq.m or greater	(a)	application	\$5,173.00	PA2016 s51
Office – Impact Up to 250 sq.m GFA	(a)	application	\$3,315.00	PA2016 s51
Office – Impact 251 sq.m or greater	(a)	application	\$7,788.00	PA2016 s51
Outdoor sales – Code	(a)	application	\$1,943.00	PA2016 s51
Outdoor sales – Impact	(a)	application	\$3,315.00	PA2016 s51
Sales office – Code	(a)	application	\$1,339.00	PA2016 s51
Sales office – Impact	(a)	application	\$2,164.00	PA2016 s51
Service station – Code	(a)	application	\$5,173.00	PA2016 s51
Service station – Impact	(a)	application	\$7,788.00	PA2016 s51
Shop – Code Up to 1,000 sq.m GFA	(a)	application	\$1,943.00	PA2016 s51

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

Material Change of Use - Business and Commercial Uses [continued]

Shop – Code 1,001 sq.m to 2,500 sq.m GFA	(a)	application	\$5,173.00	PA2016 s51
Shop – Code greater than 2,500 sq.m GFA	(a)	application	\$7,981.00	PA2016 s51
Shop – Impact Up to 1,000 sq.m GFA	(a)	application	\$3,315.00	PA2016 s51
Shop – Impact 1,001 sq.m to 2,500 sq.m GFA	(a)	application	\$7,788.00	PA2016 s51
Shop – Impact greater than 2,500 sq.m GFA	(a)	application	\$10,139.00	PA2016 s51
Shopping centre – Code Up to 1,000 sq.m GFA	(a)	application	\$1,943.00	PA2016 s51
Shopping centre – Code 1,001 sq.m to 2,500 sq.m GFA	(a)	application	\$5,173.00	PA2016 s51
Shopping centre – Code greater than 2,500 sq.m GFA	(a)	application	\$7,981.00	PA2016 s51
Shopping centre – Impact Up to 1,000 sq.m GFA	(a)	application	\$3,315.00	PA2016 s51
Shopping centre – Impact 1,001 sq.m to 2,500 sq.m GFA	(a)	application	\$7,788.00	PA2016 s51
Shopping centre – Impact greater than 2,500 sq.m GFA	(a)	application	\$10,139.00	PA2016 s51
Showroom – Code	(a)	application	\$1,943.00	PA2016 s51
Showroom – Impact	(a)	application	\$3,315.00	PA2016 s51
Theatre – Code	(a)	application	\$1,943.00	PA2016 s51
Theatre – Impact	(a)	application	\$3,315.00	PA2016 s51
Tourist attraction – Code	(a)	application	POA	PA2016 s51
Tourist attraction – Impact	(a)	application	POA	PA2016 s51
Tourist park – Code	(a)	application	\$1,943.00	PA2016 s51
Tourist park – Impact	(a)	application	\$3,315.00	PA2016 s51
Veterinary services – Code	(a)	application	\$1,943.00	PA2016 s51
Veterinary services – Impact	(a)	application	\$3,315.00	PA2016 s51

Material Change of Use - Community Uses

Cemetery – Code	(a)	application	\$1,943.00	PA2016 s51
Cemetery – Impact	(a)	application	\$3,315.00	PA2016 s51
Child care centre – Code	(a)	application	\$1,943.00	PA2016 s51
Child care centre – Impact	(a)	application	\$3,315.00	PA2016 s51
Community care centre – Code	(a)	application	\$1,943.00	PA2016 s51
Community care centre – Impact	(a)	application	\$3,315.00	PA2016 s51
Community use – Code	(a)	application	\$1,943.00	PA2016 s51
Community use – Impact	(a)	application	\$3,315.00	PA2016 s51
Crematorium – Code	(a)	application	\$1,943.00	PA2016 s51
Crematorium – Impact	(a)	application	\$3,315.00	PA2016 s51
Detention facility – Code	(a)	application	\$5,173.00	PA2016 s51
Detention facility – Impact	(a)	application	\$7,788.00	PA2016 s51
Educational establishment – Code	(a)	application	\$5,173.00	PA2016 s51
Educational establishment – Impact	(a)	application	\$7,788.00	PA2016 s51
Emergency services – Code	(a)	application	\$1,943.00	PA2016 s51
Emergency services – Impact	(a)	application	\$3,315.00	PA2016 s51
Hospital – Code	(a)	application	\$7,981.00	PA2016 s51
Hospital – Impact	(a)	application	\$10,139.00	PA2016 s51
Place of worship – Code	(a)	application	\$1,943.00	PA2016 s51
Place of worship – Impact	(a)	application	\$3,315.00	PA2016 s51

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

Material Change of Use - Industrial Uses

Brothel – Code	(a)	application	\$1,943.00	PA2016 s51
Brothel – Impact	(a)	application	\$3,315.00	PA2016 s51
Bulk landscape supplies – Code	(a)	application	\$1,943.00	PA2016 s51
Bulk landscape supplies – Impact	(a)	application	\$3,315.00	PA2016 s51
Extractive industry – Code	(a)	application	\$5,173.00	PA2016 s51
Extractive industry – Impact	(a)	application	\$7,788.00	PA2016 s51
High impact industry – Code Up to 500 sq.m GFA	(a)	application	\$1,943.00	PA2016 s51
High impact industry – Code 501 sq.m to 5,000 sq.m GFA	(a)	application	\$5,173.00	PA2016 s51
High impact industry – Code greater than 5,000 sq.m GFA	(a)	application	\$7,981.00	PA2016 s51
High impact industry – Impact Up to 500 sq.m GFA	(a)	application	\$3,315.00	PA2016 s51
High impact industry – Impact 501 sq.m to 5,000 sq.m GFA	(a)	application	\$7,788.00	PA2016 s51
High impact industry – Impact greater than 5,000 sq.m GFA	(a)	application	\$10,139.00	PA2016 s51
Low impact industry – Code Up to 500 sq.m GFA	(a)	application	\$1,943.00	PA2016 s51
Low impact industry – Code 501 sq.m to 5,000 sq.m GFA	(a)	application	\$5,173.00	PA2016 s51
Low impact industry – Code greater than 5,000 sq.m GFA	(a)	application	\$7,981.00	PA2016 s51
Low impact industry – Impact Up to 500 sq.m GFA	(a)	application	\$3,315.00	PA2016 s51
Low impact industry – Impact 501 sq.m to 5,000 sq.m GFA	(a)	application	\$7,788.00	PA2016 s51
Low impact industry – Impact greater than 5,000 sq.m GFA	(a)	application	\$10,139.00	PA2016 s51
Marine industry – Code	(a)	application	\$1,943.00	PA2016 s51
Marine industry – Impact	(a)	application	\$3,315.00	PA2016 s51
Medium impact industry – Code Up to 500 sq.m GFA	(a)	application	\$1,943.00	PA2016 s51
Medium impact industry – Code 501 sq.m to 5,000 sq.m GFA	(a)	application	\$5,173.00	PA2016 s51
Medium impact industry – Code greater than 5,000 sq.m GFA	(a)	application	\$7,981.00	PA2016 s51
Medium impact industry – Impact Up to 500 sq.m GFA	(a)	application	\$3,315.00	PA2016 s51
Medium impact industry – Impact 501 sq.m to 5,000 sq.m GFA	(a)	application	\$7,788.00	PA2016 s51
Medium impact industry – Impact greater than 5,000 sq.m GFA	(a)	application	\$10,139.00	PA2016 s51
Research and technology industry – Code	(a)	application	\$1,943.00	PA2016 s51
Research and technology industry – Impact	(a)	application	\$3,315.00	PA2016 s51
Service industry – Code Up to 250 sq.m GFA	(a)	application	\$1,943.00	PA2016 s51
Service industry – Code 251 sq.m or greater	(a)	application	\$5,173.00	PA2016 s51
Service industry – Impact Up to 250 sq.m GFA	(a)	application	\$3,315.00	PA2016 s51
Service industry – Impact 251 sq.m or greater	(a)	application	\$7,788.00	PA2016 s51
Special industry – Code	(a)	application	POA	PA2016 s51
Special industry – Impact	(a)	application	POA	PA2016 s51
Transport depot – Code	(a)	application	\$1,943.00	PA2016 s51
Transport depot – Impact	(a)	application	\$3,315.00	PA2016 s51
Warehouse – Code	(a)	application	\$1,943.00	PA2016 s51

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

Material Change of Use - Industrial Uses [continued]

Warehouse – Impact	(a)	application	\$3,315.00	PA2016 s51
--------------------	-----	-------------	------------	--------------

Material Change of Use - Residential Uses

Caretaker's accommodation – Code	(a)	application	\$1,339.00	PA2016 s51
Caretaker's accommodation – Impact	(a)	application	\$2,164.00	PA2016 s51
Community residence – Code	(a)	application	\$1,339.00	PA2016 s51
Community residence – Impact	(a)	application	\$2,164.00	PA2016 s51
Dual occupancy – Code	(a)	application	\$1,339.00	PA2016 s51
Dual occupancy – Impact	(a)	application	\$2,164.00	PA2016 s51
Dwelling house – Code	(a)	application	\$1,339.00	PA2016 s51
Dwelling house – Impact	(a)	application	\$2,164.00	PA2016 s51
Dwelling unit – Code	(a)	application	\$1,339.00	PA2016 s51
Dwelling unit – Impact	(a)	application	\$2,164.00	PA2016 s51
Multiple dwelling – Code 3 to 10 units	(a)	application	\$1,943.00	PA2016 s51
Multiple dwelling – Code 11 to 25 units	(a)	application	\$5,173.00	PA2016 s51
Multiple dwelling – Code More than 25 units	(a)	application	\$7,981.00	PA2016 s51
Multiple dwelling – Impact 3 to 10 units	(a)	application	\$3,315.00	PA2016 s51
Multiple dwelling – Impact 11 to 25 units	(a)	application	\$7,788.00	PA2016 s51
Multiple dwelling – Impact More than 25 units	(a)	application	\$10,139.00	PA2016 s51
Nature-based tourism – Code	(a)	application	POA	PA2016 s51
Nature-based tourism – Impact	(a)	application	POA	PA2016 s51
Relocatable home park – Code Up to 10 dwellings	(a)	application	\$1,943.00	PA2016 s51
Relocatable home park – Code 11 to 25 dwellings	(a)	application	\$5,173.00	PA2016 s51
Relocatable home park – Code More than 25 dwellings	(a)	application	\$7,981.00	PA2016 s51
Relocatable home park – Impact Up to 10 dwellings	(a)	application	\$3,315.00	PA2016 s51
Relocatable home park – Impact 11 to 25 dwellings	(a)	application	\$7,788.00	PA2016 s51
Relocatable home park – Impact More than 25 dwellings	(a)	application	\$10,139.00	PA2016 s51
Residential care facility – Code Up to 20 rooms/beds	(a)	application	\$1,943.00	PA2016 s51
Residential care facility – Code 21 to 100 rooms/beds	(a)	application	\$5,173.00	PA2016 s51
Residential care facility – Code greater than 100 rooms/beds	(a)	application	\$7,981.00	PA2016 s51
Residential care facility – Impact Up to 20 rooms/beds	(a)	application	\$3,315.00	PA2016 s51
Residential care facility – Impact 21 to 100 rooms/beds	(a)	application	\$7,788.00	PA2016 s51
Residential care facility – Impact greater than 100 rooms/beds	(a)	application	\$10,139.00	PA2016 s51
Resort complex – Code	(a)	application	POA	PA2016 s51
Resort complex – Impact	(a)	application	POA	PA2016 s51
Retirement facility – Code	(a)	application	\$7,981.00	PA2016 s51
Retirement facility – Impact	(a)	application	\$10,139.00	PA2016 s51
Rooming accommodation – Code Up to 20 rooms/beds	(a)	application	\$1,943.00	PA2016 s51
Rooming accommodation – Code 21 to 100 rooms/beds	(a)	application	\$5,173.00	PA2016 s51
Rooming accommodation – Code greater than 100 rooms/beds	(a)	application	\$7,981.00	PA2016 s51

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

Material Change of Use - Residential Uses [continued]

Rooming accommodation – Impact Up to 20 rooms/ beds	(a)	application	\$3,315.00	PA2016 s51
Rooming accommodation – Impact 21 to 100 rooms/ beds	(a)	application	\$7,788.00	PA2016 s51
Rooming accommodation – Impact greater than 100 rooms/beds	(a)	application	\$10,139.00	PA2016 s51
Short-term accommodation – Code Up to 20 rooms/ beds	(a)	application	\$1,943.00	PA2016 s51
Short-term accommodation – Code 21 to 100 rooms/ beds	(a)	application	\$5,173.00	PA2016 s51
Short-term accommodation – Code greater than 100 rooms/beds	(a)	application	\$7,981.00	PA2016 s51
Short-term accommodation – Impact Up to 20 rooms/ beds	(a)	application	\$3,315.00	PA2016 s51
Short-term accommodation – Impact 21 to 100 rooms/ beds	(a)	application	\$7,788.00	PA2016 s51
Short-term accommodation – Impact greater than 100 rooms/beds	(a)	application	\$10,139.00	PA2016 s51
Workforce accommodation - Code	(a)	application	\$1,943.00	PA2016 s51
Workforce accommodation - Impact	(a)	application	\$3,315.00	PA2016 s51

Material Change of Use - Rural Uses

Animal husbandry – Code (Except Kennel)	(a)	application	\$1,943.00	PA2016 s51
Animal husbandry – Impact (Except Kennel)	(a)	application	\$3,315.00	PA2016 s51
Animal keeping – Code (Except Kennel)	(a)	application	\$1,943.00	PA2016 s51
Animal keeping – Impact (Except Kennel)	(a)	application	\$3,315.00	PA2016 s51
Animal keeping Kennel – Code	(a)	application	\$5,173.00	PA2016 s51
Animal keeping Kennel – Impact	(a)	application	\$7,788.00	PA2016 s51
Aquaculture – Code Less than 5 hectares	(a)	application	\$1,943.00	PA2016 s51
Aquaculture – Code 5 hectares or greater	(a)	application	\$5,173.00	PA2016 s51
Aquaculture – Impact Less than 5 hectares	(a)	application	\$3,315.00	PA2016 s51
Aquaculture – Impact 5 hectares or greater	(a)	application	\$7,788.00	PA2016 s51
Cropping – Code	(a)	application	\$1,943.00	PA2016 s51
Cropping – Impact	(a)	application	\$3,315.00	PA2016 s51
Intensive animal industry – Code	(a)	application	\$5,173.00	PA2016 s51
Intensive animal industry – Impact	(a)	application	\$7,788.00	PA2016 s51
Intensive horticulture – Code	(a)	application	\$1,943.00	PA2016 s51
Intensive horticulture – Impact	(a)	application	\$3,315.00	PA2016 s51
Permanent plantation – Code	(a)	application	\$1,943.00	PA2016 s51
Permanent plantation – Impact	(a)	application	\$3,315.00	PA2016 s51
Roadside stall – Code	(a)	application	\$1,339.00	PA2016 s51
Roadside stall – Impact	(a)	application	\$2,164.00	PA2016 s51
Rural industry – Code	(a)	application	\$1,943.00	PA2016 s51
Rural industry – Impact	(a)	application	\$3,315.00	PA2016 s51
Rural workers' accommodation – Code	(a)	application	\$1,943.00	PA2016 s51
Rural workers' accommodation – Impact	(a)	application	\$3,315.00	PA2016 s51
Wholesale nursery – Code	(a)	application	\$1,943.00	PA2016 s51
Wholesale nursery – Impact	(a)	application	\$3,315.00	PA2016 s51

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

Material Change of Use - Rural Uses [continued]

Winery – Code	(a)	application	\$1,943.00	PA2016 s51
Winery – Impact	(a)	application	\$3,315.00	PA2016 s51

Material Change of Use - Sport and Recreation Uses

Club – Code	(a)	application	\$1,943.00	PA2016 s51
Club – Impact	(a)	application	\$3,315.00	PA2016 s51
Indoor sport and recreation – Code	(a)	application	\$1,943.00	PA2016 s51
Indoor sport and recreation – Impact	(a)	application	\$3,315.00	PA2016 s51
Major sport, recreation and entertainment facility – Code	(a)	application	POA	PA2016 s51
Major sport, recreation and entertainment facility – Impact	(a)	application	POA	PA2016 s51
Motor sport facility – Code	(a)	application	POA	PA2016 s51
Motor sport facility – Impact	(a)	application	POA	PA2016 s51
Outdoor sport and recreation – Code	(a)	application	\$1,943.00	PA2016 s51
Outdoor sport and recreation – Impact	(a)	application	\$3,315.00	PA2016 s51
Park – Code	(a)	application	\$1,339.00	PA2016 s51
Park – Impact	(a)	application	\$2,164.00	PA2016 s51

Material Change of Use - Other Uses

Air services – Code	(a)	application	\$7,981.00	PA2016 s51
Air services – Impact	(a)	application	\$10,139.00	PA2016 s51
Environmental facility – Code	(a)	application	\$1,339.00	PA2016 s51
Environmental facility – Impact	(a)	application	\$1,943.00	PA2016 s51
Landing – Code	(a)	application	\$1,943.00	PA2016 s51
Landing – Impact	(a)	application	\$3,315.00	PA2016 s51
Major electricity infrastructure – Code	(a)	application	\$1,943.00	PA2016 s51
Major electricity infrastructure – Impact	(a)	application	\$3,315.00	PA2016 s51
Non-resident workforce accommodation – Code	(a)	application	\$1,943.00	PA2016 s51
Non-resident workforce accommodation – Impact	(a)	application	\$3,315.00	PA2016 s51
Outstation – Code	(a)	application	\$1,339.00	PA2016 s51
Outstation – Impact	(a)	application	\$2,164.00	PA2016 s51
Parking station – Code	(a)	application	\$1,339.00	PA2016 s51
Parking station – Impact	(a)	application	\$2,164.00	PA2016 s51
Port services – Code	(a)	application	\$1,943.00	PA2016 s51
Port services – Impact	(a)	application	\$3,315.00	PA2016 s51
Renewable energy facility – Code	(a)	application	\$7,981.00	PA2016 s51
Renewable energy facility – Impact	(a)	application	\$10,139.00	PA2016 s51
Substation – Code	(a)	application	\$1,943.00	PA2016 s51
Substation – Impact	(a)	application	\$3,315.00	PA2016 s51
Telecommunications facility – Code	(a)	application	\$1,943.00	PA2016 s51
Telecommunications facility – Impact	(a)	application	\$3,315.00	PA2016 s51
Utility installation – Code	(a)	application	\$1,943.00	PA2016 s51
Utility installation – Impact	(a)	application	\$3,315.00	PA2016 s51

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

Reconfiguration

Reconfiguration up to 2 Lots, all boundary realignments and access easement	(a)	application	\$1,284.00	PA2016 s51
Reconfiguration up to 3 – 10 Lots	(a)	application	\$2,195.00	PA2016 s51
Reconfiguration up to 11 – 25 Lots	(a)	application	\$6,619.00	PA2016 s51
Reconfiguration up to 26 – 50 Lots	(a)	application	\$9,547.00	PA2016 s51
Reconfiguration up to >50 Lots	(a)	application	\$15,268.00	PA2016 s51

Operational Works

Operational Works Application

Application for works on Council road reserve involving an access (where associated with a MCU or RoL approval)	(a)	application	\$320.00	PA2016 s51
Application for Advertising Sign	(a)	application	\$1,296.00	PA2016 s51
Application for Clearing of Vegetation	(a)	application	\$561.00	PA2016 s51
Re-inspection of Outstanding works and/or Early Plan Sealing Inspection	(a)	application	\$832.00	PA2016 s51

Operational Works Application (associated with RoL for more than 5 lots)

Base Fee	(a)	application	\$1,857.00	PA2016 s51
Plus amount per lot	(a)	lot	\$165.00	PA2016 s51

Other Operational Works Application

Other Operational Works Application (incl associated with RoL up to 5 lots)	(a)	application	1.5% of cost (min \$230 max \$10,000)	PA2016 s51
---	-----	-------------	---------------------------------------	--------------

Construction Monitoring

Base Fee (associated with RoL for more than 5 lots)	(a)	application	\$1,857.00	PA2016 s51
Plus amount per Lot (associated with RoL for more than 5 lots)	(a)	lot	\$332.00	PA2016 s51
Construction Monitoring of other Operational Works (incl. associated with RoL up to 5 lots)	(a)	application	1.5% of cost (min \$235 max \$10,000)	PA2016 s51

Landscape Plans

Checking of Landscape Plans associated with Operational Works.

(i) Landscape plans submitted by Landscape Architect or Landscape Designer and who will: (a) submit a conforming statement of compliance; and (b) undertake a final inspection; and (c) submit as constructed landscaping plans (where required)	(a)	application	\$656.00	PA2016 s51
(ii) Landscape plans submitted and not in accordance with (i) above	(a)	application	\$2,195.00	PA2016 s51

Street Lighting Plans

Checking of Street Lighting Plans associated with Operational Works.

Base Fee	(a)	application	\$453.00	PA2016 s51
----------	-----	-------------	----------	--------------

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

Street Lighting Plans [continued]

Plus amount per Lot	(a)	lot	\$20.00	PA2016 s51
---------------------	-----	-----	---------	--------------

Reassessment of Engineering Plans

Plus amount per lot	(a)	lot	\$85.00	PA2016 s51
As a result of substantially amended plans Base Fee	(a)	application	\$1,021.00	PA2016 s51

Bonds

Bonds for Construction Security and Defects Liability	(a)	application	5% of value of works (minimum \$1,000)	PA2016 s51
Bonds for Outstanding Works and Early Plan Sealing	(a)	application	150% of Value of Works Being Bonded	PA2016 s51

Plumbing

Compliance Permit

New Plumbing Works

Inspection - one inspection cost for all locations	(e)	inspection	\$229.00	PDA2018 ss164-167
--	-----	------------	----------	---------------------

Minor Plumbing works, modification to Existing Plumbing and Drainage

Application	(a)	application	\$118.00	PDA2018 ss164-167
Assessment	(e)	assessment	\$90.00	PDA2018 ss164-167
Inspections x 1 minimum	(e)	inspection	\$229.00	PDA2018 ss164-167

Minor Plumbing Connection (Class 10a Sheds)

Application	(a)	application	\$118.00	PDA2018 ss164-167
Assessment	(e)	fixture – minimum charge \$120	\$25.00	PDA2018 ss164-167
Inspections x 2 minimum	(e)	inspection	\$459.00	PDA2018 ss164-167

Minor Plumbing Connection (Class 10A Sheds - Unsewered)

Application	(a)	application	\$118.00	PDA2018 ss164-167
Assessment	(e)	fixture – minimum charge \$120	\$25.00	PDA2018 ss164-167
Assessment Site and Soil Report	(e)	assessment	\$114.00	PDA2018 ss164-167
Inspection x 2 minimum	(e)	inspection	\$459.00	PDA2018 ss164-167

Town Sewer Connection (Domestic and Commercial)

Application	(a)	application	\$118.00	PDA2018 ss164-167
Assessment	(e)	fixture – minimum charge \$120	\$25.00	PDA2018 ss164-167

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

Town Sewer Connection (Domestic and Commercial) *[continued]*

Inspections x 4 minimum	(e)	inspection	\$918.00	PDA2018 ss164-167
-------------------------	-----	------------	----------	---------------------

Installation of on-site disposal system (in connection with building permit)

Application	(a)	application	\$118.00	PDA2018 ss164-167
Assessment Site & Soil Report	(e)	assessment	\$114.00	PDA2018 ss164-167
Assessment	(e)	fixture – minimum charge \$120	\$25.00	PDA2018 ss164-167
Inspections x 4 minimum	(e)	inspection	\$918.00	PDA2018 ss164-167

Installation of on-site disposal system (as standalone application)

Application	(a)	application	\$118.00	PDA2018 ss164-167
Assessment Site & Soil Report	(e)	assessment	\$114.00	PDA2018 ss164-167
Inspections x 2 minimum	(e)	inspection	\$459.00	PDA2018 ss164-167

Shop Fit-Out Commercial

Application	(a)	application	\$118.00	PDA2018 ss164-167
Assessment	(e)	fixture – minimum charge \$120	\$25.00	PDA2018 ss164-167
Inspections x 3 minimum	(e)	inspection	\$688.00	PDA2018 ss164-167

Additional/Alterations to plumbing fixtures - existing drainage connection

Application	(a)	application	\$118.00	PDA2018 ss164-167
Assessment	(e)	fixture – minimum charge \$120	\$25.00	PDA2018 ss164-167
Inspections x 2 minimum	(e)	inspection	\$459.00	PDA2018 ss164-167

Existing Plumbing Works

Replacement of land application area

Application	(a)	application	\$118.00	PDA2018 ss164-167
Assessment Site & Soil Report	(e)	assessment	\$114.00	PDA2018 ss164-167
Inspections x 1 minimum	(e)	inspection	\$229.00	PDA2018 ss164-167

Disconnection from Council Sewer System

Application	(a)	application	\$118.00	PDA2018 ss164-167
Assessment	(e)	assessment	\$114.00	PDA2018 ss164-167
Inspections x 1 minimum	(e)	inspection	\$229.00	PDA2018 ss164-167

Connection to Council sewerage system

Application	(a)	application	\$118.00	PDA2018 ss164-167
Assessment	(e)	fixture – minimum charge \$120	\$25.00	PDA2018 ss164-167
Inspections x 2 minimum	(e)	inspection	\$459.00	PDA2018 ss164-167

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

Administration

Provide copy of "as constructed" file	(c)	application	\$25.00	PDA2018 ss164-167
Amendment to Drainage Plan – Application	(a)	application	\$62.00	PDA2018 ss164-167
Amendment to Drainage Plan – Assessment	(e)	fixture – minimum charge \$120	\$25.00	PDA2018 ss164-167
Change of Plumber – Notification	(e)	application	\$71.00	PDA2018 ss164-167

On Site Sewerage Facility

Annual Administration Fee	N/A	application	No charge	
Non Compliance Fee	(e)	application	\$119.00	PDA2018 ss164-167
Non Compliance Fee for water quality test failure and sample analysis	(e)	application	Cost + 0.5 admin	PDA2018 ss164-167
Inspections x 2 minimum	(e)	inspection	\$459.00	PDA2018 ss164-167

Concurrence Agency Advice

On Site Concurrence Agency – Assessment	(e)	assessment	\$114.00	PDA2018 ss164-167
---	-----	------------	----------	---------------------

Back flow prevention device

Annual Administration Fee	(e)	application	\$80.00	PDA2018 ss164-167
Non compliance Fee	(e)	application	\$119.00	PDA2018 ss164-167
Non compliance Fee for water quality test failure and sample analysis	(e)	application	Cost + 0.5 admin	PDA2018 ss164-167
Inspections x 2 minimum	(e)	inspection	\$459.00	PDA2018 ss164-167

Plumbing Extension of Time

Application Fee	(a)	application	\$118.00	PDA2018 ss164-167
Inspection Fee	(e)	inspection	\$229.00	BA1975 s51(2)

Temporary Plumbing

Application Fee	(a)	application	\$118.00	PDA2018 ss164-167
Inspection Fee	(e)	inspection	\$229.00	BA1975 s51(2)

Trade Waste

Applies to initial application fee.

One Assessment	(e)	assessment	\$171.00	WS(SR)A 2008 s180(1)(a)
One inspection cost for all locations	(e)	inspection	\$229.00	WS(SR)A 2008 s180(1)(a)

Road Closure Applications

Application for Road Closure		application	\$350.00	
Application for Road Closure (Desktop Advice)			No charge	

Rural Addressing

New Rural Address	(a)	application	\$375.00	
-------------------	-----	-------------	----------	--

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

Rural Addressing [continued]

Replacement Rural Address	(a)	application	\$310.00	
Replacement Number	N/A	each	\$5.00	
Replacement Number Sleeve	N/A	each	\$38.00	
Replacement Post	N/A	each	\$31.00	

8.8 OPERATIONAL PLAN 2025/26 PROGRESS REPORT

Date Prepared: 16 March 2026

Author: Director Corporate and Community Services

Attachments: 1. [Operational Plan Progress Report January to March 2026](#) [↓](#)

EXECUTIVE SUMMARY

The attached report provides information regarding the progress of the 2025/26 Operational Plan projects.

RECOMMENDATION

That Council receives and notes the progress report on the implementation of the 2025/26 Operational Plan for the period January to March 2026.

BACKGROUND

The Local Government Regulation 2012 provides that a local government must prepare and adopt an annual operational plan for each year. The Operational Plan is a statement of specific works to be undertaken and services to be provided to progress the goals and objectives set out in a Council's Corporate Plan over a period of one (1) year.

Council adopted the Operational Plan for 2025/26 on 18 June 2025.

In accordance with section 174(3) of the Local Government Regulation 2012, the Chief Executive Officer must present a written assessment of the local government's progress towards implementing the annual operational plan at meetings of the local government held at regular intervals of not more than three (3) months.

RISK IMPLICATIONS**LEGAL/COMPLIANCE/POLICY IMPLICATIONS**

It is a statutory requirement for an assessment of progress in implementing the Operational Plan to be presented to Council at least on a quarterly basis.

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil

Operating

Nil

Financial Sustainability and Governance						
"A financially sustainable council that applies strategic decision making and good governance to deliver cost-effective services."						
Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	Actions Taken January to March 2026	Progress: Not commenced In Progress Completed
Long-term Financial Plan	FG 1	Effective and sustainable financial management	Finance	<ul style="list-style-type: none"> Ensure Long Term Asset Management Plan and Financial Plan aligns with revised Sub-Asset Management Plans and Local Government Infrastructure Plan 	<ul style="list-style-type: none"> Long term asset management and financial plan adopted in July 2025 and aligns with updated sub-asset management plants and Local Government Infrastructure Plan 	<ul style="list-style-type: none"> Completed
Comprehensive Asset Revaluations: <ul style="list-style-type: none"> Footpaths 	FG 1	Effective and sustainable financial management Sustainable Infrastructure for the future	Finance	<ul style="list-style-type: none"> Comprehensive revaluations 	<ul style="list-style-type: none"> Awaiting draft report from valuers 	<ul style="list-style-type: none"> In Progress
Internal Access to Financial Information	FG 2 FG 3	Effective Business Management A Skilled and Sustainable Workforce	Finance	<ul style="list-style-type: none"> More users able to operate financial systems and locate relevant documentation Provide in-house training and support 	<ul style="list-style-type: none"> Continued improvements on reporting options and training available as requested 	<ul style="list-style-type: none"> Ongoing
Information Systems Strategy implementation	FG 2	Effective business management	Information Systems & Governance	<ul style="list-style-type: none"> Continue to provide further system enhancements Transition Technology One to CiAnywhere 	<ul style="list-style-type: none"> Work commenced on migration of Property & Rating suite to CiA. Transition to cloud hosted service to support Delegations administration. 	<ul style="list-style-type: none"> In progress
Sustainable Workforce	FG 3	A skilled and sustainable workforce	Human Resources	<ul style="list-style-type: none"> Training and development to improve efficiencies and ensure workplace safety 	<ul style="list-style-type: none"> Organisation wide training program continues to meet the requirements of Council 	<ul style="list-style-type: none"> In progress

Financial Sustainability and Governance						
"A financially sustainable council that applies strategic decision making and good governance to deliver cost-effective services."						
Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	Actions Taken January to March 2026	Progress: Not commenced In Progress Completed
Workforce Management	FG 3	A skilled and sustainable workforce	Human Resources	<ul style="list-style-type: none"> Review recruitment process and employer branding initiatives 	<ul style="list-style-type: none"> Further enhancements of recruitment software are being introduced as necessary 	<ul style="list-style-type: none"> Completed
Cybersecurity Enhancements	FG 4	Effective governance	Information Systems & Governance	<ul style="list-style-type: none"> Continue to monitor security measures as defined by the ACSC Essential 8 Renew incident response partnership Continue cyber awareness and response training 	<ul style="list-style-type: none"> Monitoring of cybersecurity measures. Ongoing phishing and cybersecurity awareness training. 	<ul style="list-style-type: none"> In progress
Compliance Monitoring	FG 4	Effective governance	Human Resources	<ul style="list-style-type: none"> Comply with relevant legislative requirements Comply with requirements of the LGW Mutual Risk Obligation program 	<ul style="list-style-type: none"> Full compliance with employee related legislative requirements met All requirements of LGW mutual risk obligations program completed. Safety Management System in place and being implemented. 	<ul style="list-style-type: none"> In progress
Accountable Decision Making	FG 4	Effective governance	All	<ul style="list-style-type: none"> Fulfil Audit Committee objectives including implementation of Internal Audit Plan Achieve External Audit compliance Prepare and present Annual Report in line with statutory and regulatory requirements 	<ul style="list-style-type: none"> Internal Audit Plan projects are underway for completion by June 2026 	<ul style="list-style-type: none"> In progress

Community and Culture						
"An informed, engaged and resilient community which supports and encourages effective partnerships to deliver better outcomes."						
Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	Actions Taken January to March 2026	Progress: Not commenced In Progress Completed
Arts Connection to Tourism	CC 2	A vibrant and healthy community	Customer & Community	<ul style="list-style-type: none"> Promote public art trail Implement Regional Art Development Fund (RADF) community grant round Implement arts sector capability building activities through RADF 	<ul style="list-style-type: none"> Centenary Park Kuranda amenities building public mural and garden renovation completed. RADF professional development activities planned and advertising commenced. 	<ul style="list-style-type: none"> In Progress
Enhanced Online Presence	CC 1	An engaged community	All	<ul style="list-style-type: none"> Improved access to online information and services 	<ul style="list-style-type: none"> Ongoing website content improvements underway 	<ul style="list-style-type: none"> In progress
Community Safety	CC 2 EG 2	A vibrant and healthy community Effective strategic partnerships	<ul style="list-style-type: none"> Customer & Community Office of the CEO 	<ul style="list-style-type: none"> Advocate for community safety 	<ul style="list-style-type: none"> Collaborating for Community Safety meetings held in Mareeba and Kuranda. 	<ul style="list-style-type: none"> In Progress
Disaster Resilience	CC 3	A resilient community	<ul style="list-style-type: none"> Customer & Community Office of the CEO 	<ul style="list-style-type: none"> Promote resilience through Get Ready initiatives Support LDMG 	<ul style="list-style-type: none"> Community Resilience Officers appointed and delivery programs Ongoing LDMG 	<ul style="list-style-type: none"> In progress

Transport and Infrastructure “The provision of quality infrastructure to service our growing community using sound asset management principles.”							
Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	Actions Taken January to March 2026	Progress: Not commenced In Progress Completed	
Review Asset Management Plans across asset classes	TI 1 TI 2 LE 1 FG 1	Safe, reliable and resilient infrastructure Sustainable Infrastructure for the future Attractive and accessible public facilities Effective and sustainable financial management	<ul style="list-style-type: none"> Assets & Projects Technical Services Finance Works 	<ul style="list-style-type: none"> Undertake data verification Undertake condition assessment and defect identification across individual asset classes. Document and review maintenance prioritisation and operational activities Improvement of asset management processes to be reflected in Long Term Asset Management Plan and Long-Term Financial Plan Undertake interim amendment of LGIP and incorporate into LTAMP 	<ul style="list-style-type: none"> Continuous improvement in data, condition assessment, defect identification, maintenance prioritisation and operational activities continue across various asset classes Preparations are underway for the interim amendment of the LGIP. 	<ul style="list-style-type: none"> In Progress 	
Restoration of assets damaged by disasters	TI 1	Safe, reliable and resilient infrastructure	<ul style="list-style-type: none"> Disaster Recovery Works Water & Waste 	<ul style="list-style-type: none"> Rectify disaster impacted infrastructure assets in accordance with funding guidelines and approvals 	<ul style="list-style-type: none"> Ongoing per DRFA approvals 	<ul style="list-style-type: none"> In progress 	
Secure Water Supply	TI 1	Safe, reliable and resilient infrastructure	Water & Waste	<ul style="list-style-type: none"> Implement water treatment and reticulation asset renewal projects 	<ul style="list-style-type: none"> Continuing installation of new water mains 	<ul style="list-style-type: none"> In progress 	

Transport and Infrastructure “The provision of quality infrastructure to service our growing community using sound asset management principles.”							
Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	Actions Taken January to March 2026	Progress: Not commenced In Progress Completed	
Roads Strategy	TI 1 TI 2 EG1	Safe, reliable and resilient infrastructure Sustainable Infrastructure for the future Sustainable economic development and growth	<ul style="list-style-type: none"> • Works • Assets & Projects • Technical Services 	<ul style="list-style-type: none"> • Finalise preparation of Roads Strategy 	<ul style="list-style-type: none"> • Roads Strategy being developed 	<ul style="list-style-type: none"> • In progress 	
Mareeba CBD Blueprint	TI 1 TI 2 LE 1 EG1	Safe, reliable and resilient infrastructure Sustainable Infrastructure for the future Attractive and accessible public facilities Sustainable economic development and growth	Assets & Projects	<ul style="list-style-type: none"> • Progress development of Mareeba CBD Blueprint 	<ul style="list-style-type: none"> • Draft Masterplan Adopted by Council • Concept designs commenced. 	<ul style="list-style-type: none"> • In progress 	

Liveability and Environment "Improve the liveability of the Shire by enhancing amenity and valuing natural assets"							
Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	Actions Taken January to March 2026	Progress: Not commenced In Progress Completed	
Waste Management Services Strategy	LE 3	Environmentally responsible service delivery	<ul style="list-style-type: none"> Water & Waste Finance 	<ul style="list-style-type: none"> Review and update Waste Strategy to align with Regional Waste Plan and Council's future waste management needs 	<ul style="list-style-type: none"> Undertaking Due Diligence with Remondis for Council's Waste Management Services Kerbside waste collections tender assessed and approved by Council with conditions on if additional services will be included such as recycling and garden organics, decision due 17 June Waste management services contract (waste transfer Stations) extended and executed for a further 12 months to allow time to rationalize transfer stations 	<ul style="list-style-type: none"> In progress In progress Completed 	
Planning Scheme Review	LE 2	Sustainable Planning and protection of environmental assets	Planning & Building	<ul style="list-style-type: none"> Undertake 10 Year review of MSC Planning Scheme and supporting documents Provide updated planning data for LGIP renewal 	<ul style="list-style-type: none"> Mareeba Shire Council Residential Land Supply and Housing Needs Assessment and Planning Scheme Amendment project commenced 	<ul style="list-style-type: none"> In progress 	
Reef Guardian Council	LE 2	Sustainable Planning and protection of environmental assets	Technical Services	<ul style="list-style-type: none"> Implement Reef Guardian Action Plan 	<ul style="list-style-type: none"> Implementation of Action Plan continues Manhole replacement project nearing completion 	<ul style="list-style-type: none"> Ongoing 	

Economy and Growth						
"Promote and encourage investment in local industry to build a resilient economy."						
Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	Actions Taken January to March 2026	Progress: Not commenced In Progress Completed
Strategic Partnerships	EG 2	Effective strategic partnerships	Office of the CEO	<ul style="list-style-type: none"> Continue active participation in FNQROC Continue to Advocate to State and Federal Governments for key priorities Continue to support LTO and Chamber of Commerce 	<ul style="list-style-type: none"> Ongoing FNQROC meetings Regular meetings with State Members Mayor participation in LGAQ Policy Executive is ongoing Meeting with Ministers and Premier held 	<ul style="list-style-type: none"> In progress
	CC 2	A vibrant and healthy community				
	TI 2	Sustainable Infrastructure for the future				
	LE 1	Attractive and accessible public facilities				
	EG1	Sustainable economic development growth				
Housing Strategy	EG 1	Sustainable economic development and growth	All	<ul style="list-style-type: none"> Implement Local Housing Action Plan (LHAP) initiatives Divest Community Housing for Seniors Service to community management for leveraging additional stock 	<ul style="list-style-type: none"> Local Housing Action Plan update provided to Council. Aged housing divestment proposal lodged with Department of Housing. 	<ul style="list-style-type: none"> In Progress
	EG 1	Sustainable economic development and growth	Office of the CEO	<ul style="list-style-type: none"> Prepare an Economic Development Strategy 	<ul style="list-style-type: none"> Strategy being developed 	<ul style="list-style-type: none"> In progress

Economy and Growth “Promote and encourage investment in local industry to build a resilient economy.”						
Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	Actions Taken January to March 2026	Progress: ● Not commenced ● In Progress ● Completed
Mareeba Industrial Estate	EG 1	Sustainable economic development and growth	<ul style="list-style-type: none"> Technical Services Information Systems & Governance 	<ul style="list-style-type: none"> Implement staged development of Masterplan Continue promotion and marketing through external agent 	<ul style="list-style-type: none"> Draft Master Plan and Stage 11 construction plans prepared for costing and funding options 	● In progress
Tom Gilmore Mareeba Aviation Industrial Precinct	EG 1 EG 2	Sustainable economic development and growth Effective strategic partnerships	Tourism & Economic Development	<ul style="list-style-type: none"> Produce Promotional Strategy Promote development 	<ul style="list-style-type: none"> Development opportunities promoted by Council website, social media and e-newsletter Engagement continues with airport user group and FNQ Aviation Museum 	● In progress

9 INFRASTRUCTURE SERVICES

9.1 INFRASTRUCTURE SERVICES, CAPITAL WORKS MONTHLY REPORT - APRIL 2026

Date Prepared: 8 April 2026

Author: Manager Assets and Projects

Attachments:

1. [Infrastructure Services Capital Works Highlights April 2026](#) ↓
2. [Infrastructure Services Capital Works Summary April 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 April 2026.

RECOMMENDATION

That Council receives the Infrastructure Services Capital Works Monthly Report for the month of April 2026.

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.

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 – April 2026



Project Name: Walsh St Stormwater Traffic & Landscaping Upgrade

Background

The Walsh Street Mareeba Safety and Stormwater Improvements project will deliver a coordinated package of works to improve safety, traffic flow and flood resilience, consistent with priorities identified in the Mareeba CBD Blueprint Masterplan. Key upgrades include enhanced pedestrian crossings, improved roundabout performance through the installation of vehicle detection loops, new lighting and footpath connections, and a major underground stormwater upgrade to address flooding between Herberton and Rankin Streets during periods of intense rainfall.

The project is supported by the Australian Government's Roads to Recovery Program, the Queensland Government's Transport Infrastructure Development Scheme (TIDS), and Mareeba Shire Council. These works form part of Council's ongoing commitment to improving road safety, strengthening network performance and enhancing the resilience of critical infrastructure within the Mareeba township.

Scope of Work

The scope of works includes:

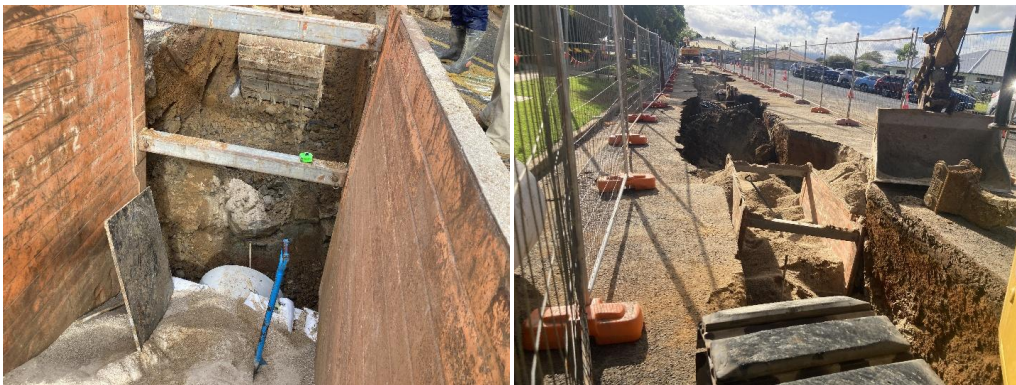
- Walsh/Rankin Street roundabout demolition and reconfiguration to improve heavy vehicle turning radius's compliant with requirements for heavy vehicles.
- Installation of a centre median pedestrian refuge to minimise vehicle stopping times at the pedestrian crossing between K-Hub and the Coles shopping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

Progress Update

HEH Civil commenced works Monday 9th March 2026 with trench excavation and the installation of 750mm stormwater pipes starting at the discharge end of the system opposite Mareeba Kids Campus at the Constance/ Hastie Street intersection.

During April, stormwater installation progressed, with the Constance Street connection into existing infrastructure undertaken during the Easter School Holidays. Progress continues to be slow due to sections of rock and large rock 'floaters'. Trenching and stormwater installation are being carried out through and beneath existing service lines.

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



Constance Street and Rankin Street Stormwater Pipe Trenching & Installation Highlighting Ground Conditions and Existing Service Lines

Infrastructure Services Capital Works Report Project Highlights – April 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 April, trenching works continued along Constance Street and reached Antonio Drive. The contractor is moving toward the final manhole connection at K1/32 on Constance Street.

Construction progress has continued despite some challenges and resolutions include:

- Excavation through rocky material and bedrock have caused minor delays in construction
- New stub installed for 150 line
- Manhole concrete base and walls have been successfully complete

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



Works continuing along Constance Street towards Keneally Road, reaching Antonio Drive

Infrastructure Services Capital Works Summary Report April 2026



Project Code	Project Description	Project Comment	Project Stage
Program: 01 - Rural and Urban Roads Reseal Program (Renewal)			
CP0003915	25/26 Bitumen & Asphalt Reseal Program	Resealing to commence in coming weeks. Pavement works on Ray Road underway. Two sites on Ootann Road removed from scope to manage budget.	Construction
Program: 02 - Gravel Resheet			
CP0003916	25/26 Gravel Resheet Program	No works undertaken for month of April due to wet weather. Roads shortlisted for partial resheeting, final scope to be finalised asap.	Construction
Program: 03 - Urban Streets			
CP000797	TIDS 22/23 24/25 Rankin/Walsh St R'bout	Stormwater installation is progressing with the Constance Street connection into existing infrastructure undertaken during the Easter School Holidays. Progress continues to be slow due to sections of rock and large rock 'floaters'.	Procurement
Program: 04 - Rural Roads			
CP0002040	KDA KIA08 Barron Falls/Masons Rd/L-out	Designs to be completed prior to end of calendar year.	Design
CP0002041	KDA KIA09 Barron Falls Rd Thongon-Mason	Concept design commenced, anticipate completion by end of calendar year.	Design
CP0002048	KDA Kda Heights Rd Intersection Upgrade	Designs to be completed prior to end of calendar year.	Design
CP0002050	MBA Mclver Rd Upgrades	Concepts to be completed mid-May 2026, with Construction Designs to be completed June 30, 2026	Design
CP0002051	DIM Leadingham Ck Rd - Ch3.598-5.2	Construction commenced. Majority road widening complete. Cuvlert extensions complete. Braund Road Intersection commencing asap.	Construction
CP0002052	TIDS 24-27 DIM Leadingham C/R 8.04-11.48	Recommended on site following wet season. Embankment fill and replacement of unforming material in preparation for pavement works.	Construction
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	Design in progress	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	Works to be programmed as wet season has passed. Works to be delivered by November to meet funding guidelines.	Planning

Infrastructure Services Capital Works Summary Report April 2026



Project Code	Project Description	Project Comment	Project Stage
Program: 05 - Bridges			
CP0001558	MBA Tinaroo Creek Rd Ada Creek Causeway	The project is scheduled to commence mid May 2026. A pre-start meeting has been held and the preliminaries finalised.	Construction
Program: 06 - Drainage			
CP0003695	Irvinebank Jessie St/Rubina Tce Upgrade	Investigations will be scheduled	Design
CP0003914	25/26 Renew Minor Culverts & Drainage	Minor invert works to be undertaken on corrugated pipe on Hodzic Road.	Construction
CP00844	MBA Amaroo Drainage Upgrades	Assessment & Planning.	Planning
Program: 08 - Parking			
Program: 09 - Footpaths			
CP0001665	Mt Molloy Footpath & Furniture Refurb	Design to be scheduled	Design
CP0001666	KDA Barron Falls Rd Replace Footpath	Design in progress	Design
CP0001721	MBA WNP Constance St Link (Atherton St)	Procurement completed. ;;Construction to commence June 2026.	Construction
CP0001790	MBA WNP Anzac Avenue Footpath Renewal	Planning commenced. Procurement mid 2026.	Planning
Program: 10 - Parks and Gardens			
CP0001803	Julatten Geraghty Pk Pump Track	Preliminary design expected early May 2026.;;Construction to commence June 2026.	Design
CP0001805	MBA Bicentennial Lakes Northern	The contractor is scheduled to recommence construction in May to complete the remaining project components.	Construction
CP0001928	MUT Refurb Community Hall Park	The project is being progressed with the Project Manager liaising with the supplier and Parks and Gardens in regards equipment options to meet budget requirements.	Procurement
CP0003818	KDA Kuranda Community Precinct New Playground and Park Improvements	Planning and investigation.	Planning
CP00809	MBA Bicentennial Lakes (Southern) D&C	Additional hill-slide fencing safety improvements being planned	Construction
Program: 11 - Water			
CP0002682	FY24/25 - Irvinebank Ibis Dam PS	All components have been sourced or manufactured, and onsite work will begin as soon as it is safe to proceed.	Procurement
CP0002686	25/26 WTP Minor Infrastructure	Three upgrades are progressing concurrently: the electrical shed is in design phase, clarifier splitter box valve renewals are in design phase, and PLC input/output cards for Chillagoe Water Treatment Plant have been installed	Construction
CP0002689	25/26 Telemetry/SCADA Upgrades	Alarm rationalisation works continue	Construction
CP0002691	25/26 Hydrants & Valve Renewal	Most valve replacements have been completed, with a final stage remaining to finish works in the Mareeba CBD.	Construction
CP0002692	DIM WTP Sand Filtration	The sand filters have been replaced and final checks are underway	Construction
CP0002764	MOL Replace Hunter Ck Weir	Construction works to commence once on-site conditions become safe	Construction
CP0003820	KDA WTP Intake Works	Onsite works will commence when it is safe to do so, contractor preparing for mobilisation	Construction

Infrastructure Services Capital Works Summary Report April 2026



Project Code	Project Description	Project Comment	Project Stage
Program: 12 - Wastewater			
CP0001043	Atherton St Pump Station Refurb	Prestart 5 May 2026. Construction to commence mid May 2026.	Construction
CP0002481	FY24/25 - MBA Constance St Rising Main	Works are progressing toward the final manhole on the sewer line, marking a key milestone. Significant work remains, with the sewer tie-in to commence shortly. This is an intricate and time-intensive process to connect properties to the new line.	Construction
CP0002483	25/26 MBA Sewer CCTV & Reline Prog	Design and specification for relining works completed. Procurement commenced.	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	Replacement of pumps ongoing	Construction
CP0002487	25/26 Telemetry/SCADA Upgrades	Data quality, integrity and validity testing underway	Construction
CP0002490	MBA WWTP Inline Instruments	Final set of sensors being delivered to site for installation and verification by original equipment manufacturer	Construction
CP0002491	KDA WWTP Sludge Conveyor	Awaiting parts for complete final works	Construction
Program: 13 - Waste			
Program: 14 - Aerodromes			
Program: 15 - Fleet			
CP0003746	Replace Asset 1279 Toyota Hilux	Vehicle in final stages of fit out	Procurement
CP0003930	Asset 6221 Forklift Forks Upgrade	Waiting on update from supplier	Procurement
Program: 16 - Depots and Council Offices			
Program: 17 - Community Buildings			
CP0001059	Mba/Dim Aquatic Condition Assessment	Tender Documentation prepared, pool of potential Consultants identified (capability constraint), Market Release anticipated Mid May.	Procurement
CP0001816	25/26 Shire Wide Toilet Facilities	Chillagoe Town Hall toilet upgrade. Design expected mid May 2026.	Design
CP0003890	25/26 Annual Minor Building Refurb	Pioneer Cemetery workshop brief to be presented to Council in May 2026.	Planning
CP0003893	DIM Caravan Pk & KDA Pool Painting	Planning completed. Procurement to commence early May 2026.	Planning
CP0003913	MBA Cedric Davies Hub Place of Refuge	Contract awarded to JMB Building. Construction works to commence mid May 2026.	Construction
CP0003934	Annual Facilities LED Lighting	Bartley Park Kuranda. Awaiting funding application outcome.	Planning
CP0006602	CHI SES Facility Improvements	Construction works commenced.	Construction
CP0006648	KOAH Hall Upgrade	Procurement commenced.	Procurement
CP000793	MBA Women's Restroom Refurb	To be completed in conjunction with the Mareeba CBD Blueprint Project	Planning
Program: 18 - Non-Infrastructure Items			
CP0001085	Mba Cemetery Expansion Planning	Capacity assessment completed	Planning
CP0003754	Mareeba CBD Blueprint	Concept plans in development	Design

Infrastructure Services Capital Works Summary Report April 2026



Project Code	Project Description	Project Comment	Project Stage
CP0003888	ICT Data Centre Replacement	Ongoing planning as software costs are impeding plans.	Planning
CP0003908	MBA New Cemetery Headstone on Beam	Irrigation works to be undertaken prior to closeout when resources permit.	Construction
CP0003909	Mba Cemetery New Double Columbarium Wall	Construction to commence early May 2026	Construction
CP0006603	Replace Data Centre Storage	Software costs are impeding the planning.	Planning
CP00928	MBA Rankin/Kowa St Network Switches	Switches have been ordered. Awaiting delivery then installation.	Procurement
CP00932	MBA MIP Expansion	Masterplan Documentation (99%) received. Tender Design Package to be updated with Electrical/Telecommunication suite. Electrical Package (Draft) received from Consultant Late April.	

9.2 INFRASTRUCTURE SERVICES, TECHNICAL SERVICES OPERATIONS REPORT - APRIL 2026

Date Prepared: 8 April 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 April 2026.

RECOMMENDATION

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

BACKGROUND

Technical Services

Design, quality, and investigations:

Investigation activities undertaken in April included:

Activity	New Requests	Closed Requests	Active EOM
Lodged via CRM:			
Road Infrastructure Review	97	12	68
Drainage Investigations	3	11	28
Parks Investigations	0	0	3
Miscellaneous e.g. Planning; Local Laws	9	14	35

Routine Activities	Investigations Completed
Traffic Count/Surveys	10
As Constructed Plans	12
National Heavy Vehicle Regulator (NHVR) Permits/Investigations	18
Before You Dig Requests	124

Soil Laboratory:

Council's Soil Laboratory provides NATA-accredited soil and material testing for internal and external services. The laboratory delivered 67 tests in April, with majority of testing being delivered for external clients.

GIS:

Ongoing improvements to GIS data associated with water, sewerage, roads, underground stormwater and kerbs asset data sets continues, as information is received from other areas of Council.

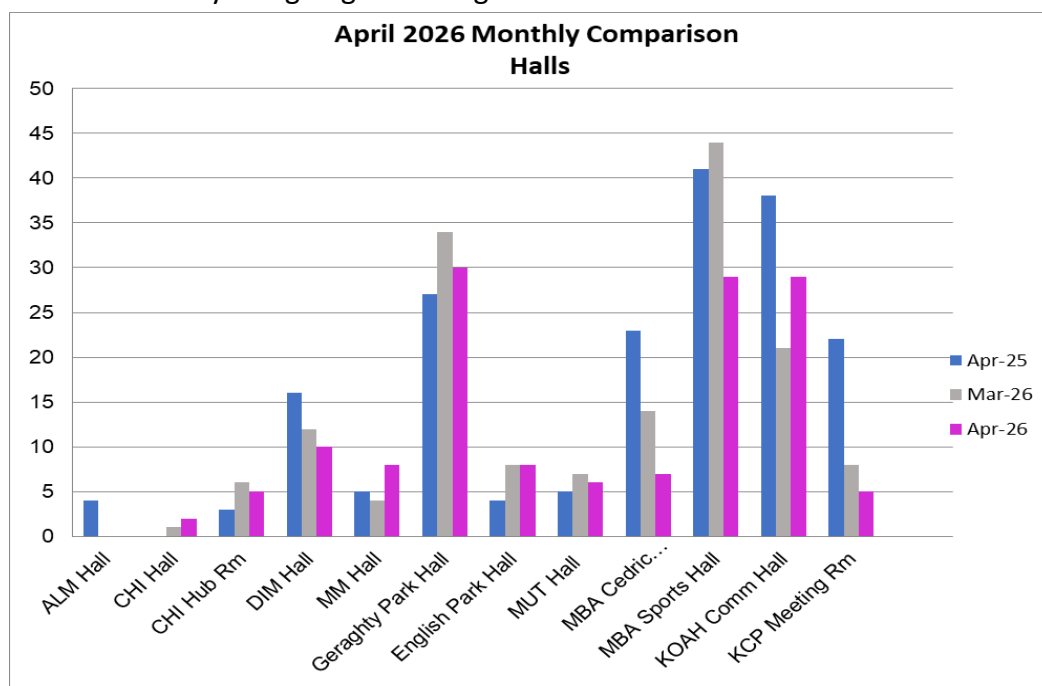
Operational Works and Subdivisions:

To ensure ongoing compliance with development conditions, both during construction and on-maintenance, Council undertakes routine inspection and monitoring of sites. The following developments remain current:

Locality	Subdivisions Name/Description	Road
Works Approved for Commencement		
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	The Edge – Stage 4	Antonio Drive
Mareeba	Amaroo Stage 14A	Karobean Drive
Mareeba	Two Rivers Community School	Chewko Road
Mareeba	Wylandra Estate	Wylandra Drive
On-Maintenance Period		
Kuranda	Jum Rum Rainforest Estate Stage 1	Fallon Road
Mareeba	Rayfield Estate Stage 2	Agius Crescent
Koah	Popovic Road	Popovic Road
Mareeba	Caltex Service Station	Malone Road
Mareeba	St Stephen’s Catholic College	Mclver Road
Mareeba	Amaroo Stage 13B	

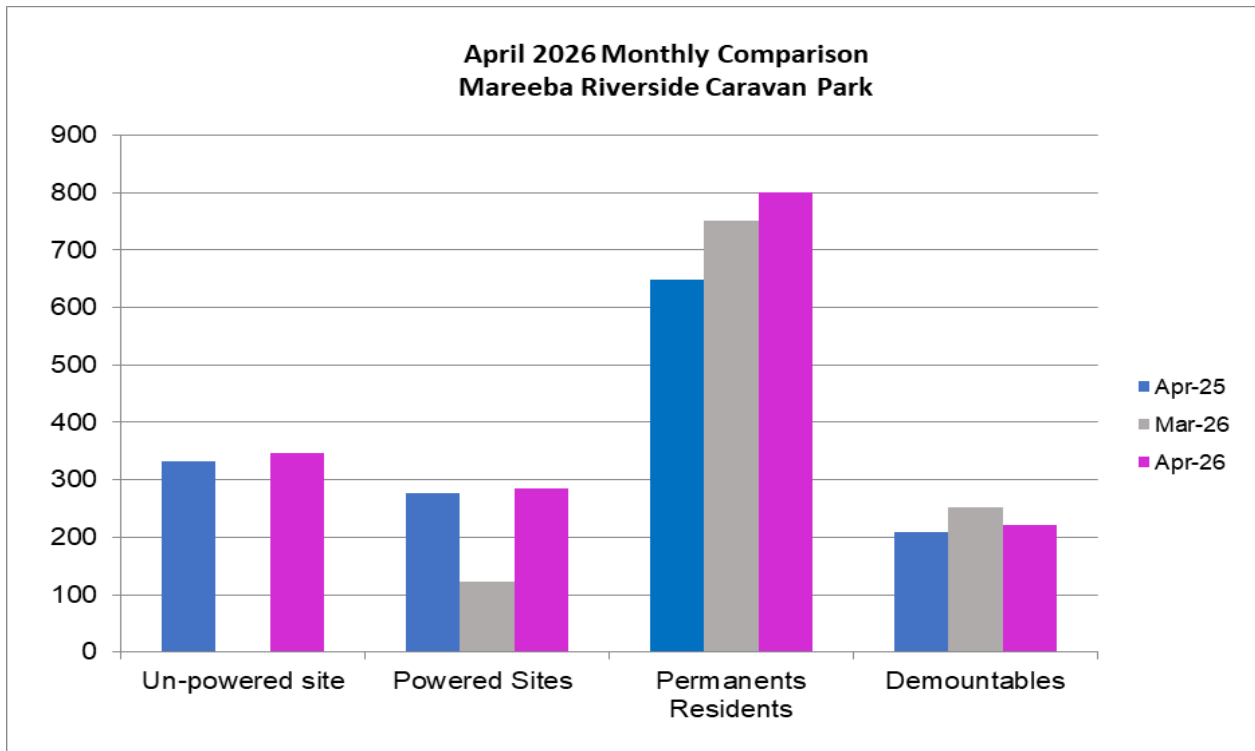
Community Halls:

Maintaining safe and efficient access to Council’s Community Halls is recognised as an important aspect for the community's ongoing wellbeing.

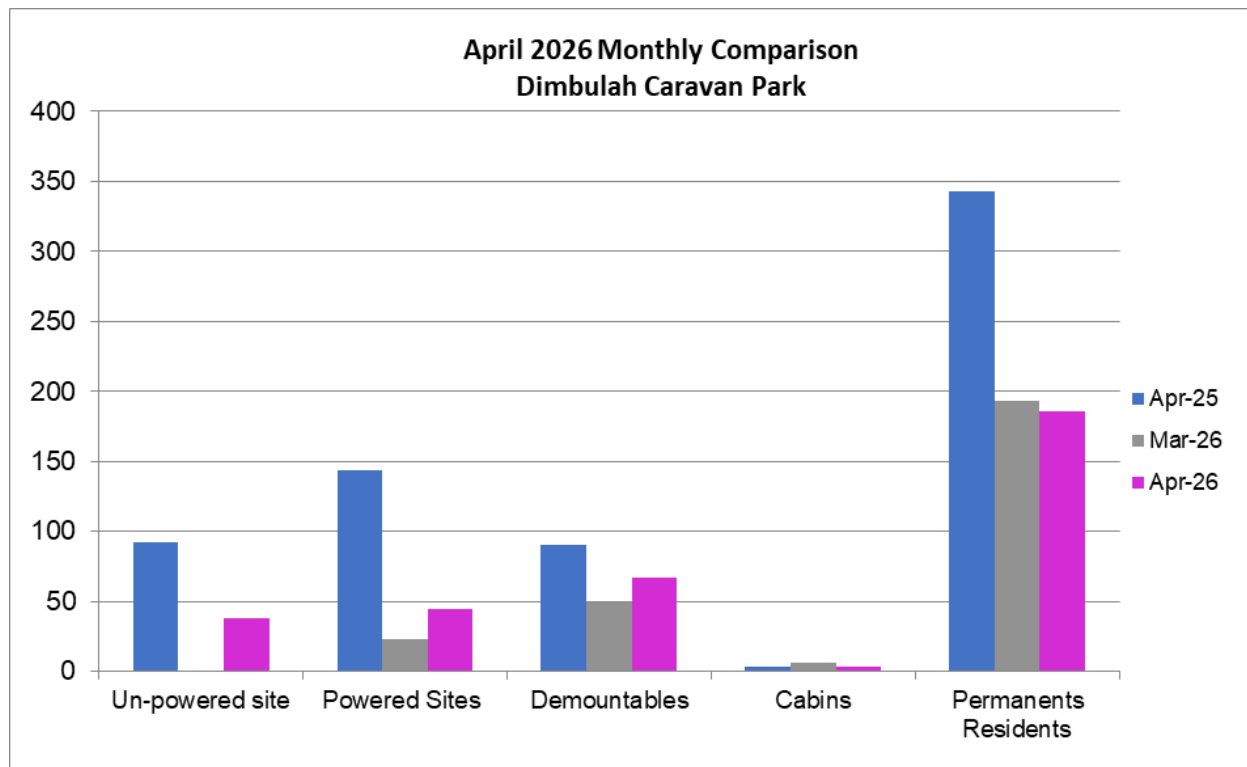


Caravan Parks:

Mareeba Riverside Caravan Park: Attendance at the park have strengthened following improvement works by the Lessee.

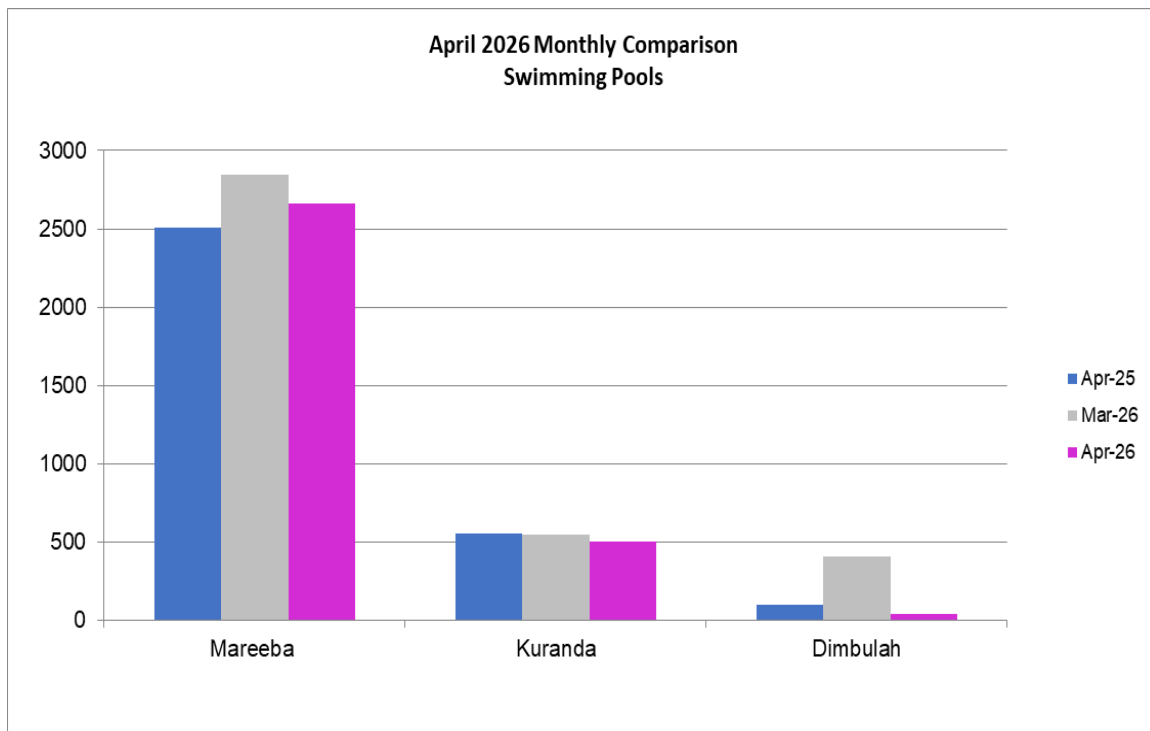


Dimbulah Caravan Park: Attendance at the park has strengthened during April, however overall numbers remain lower than previous years. As the wet weather recedes over the coming months, a recovery in utilisation is anticipated.



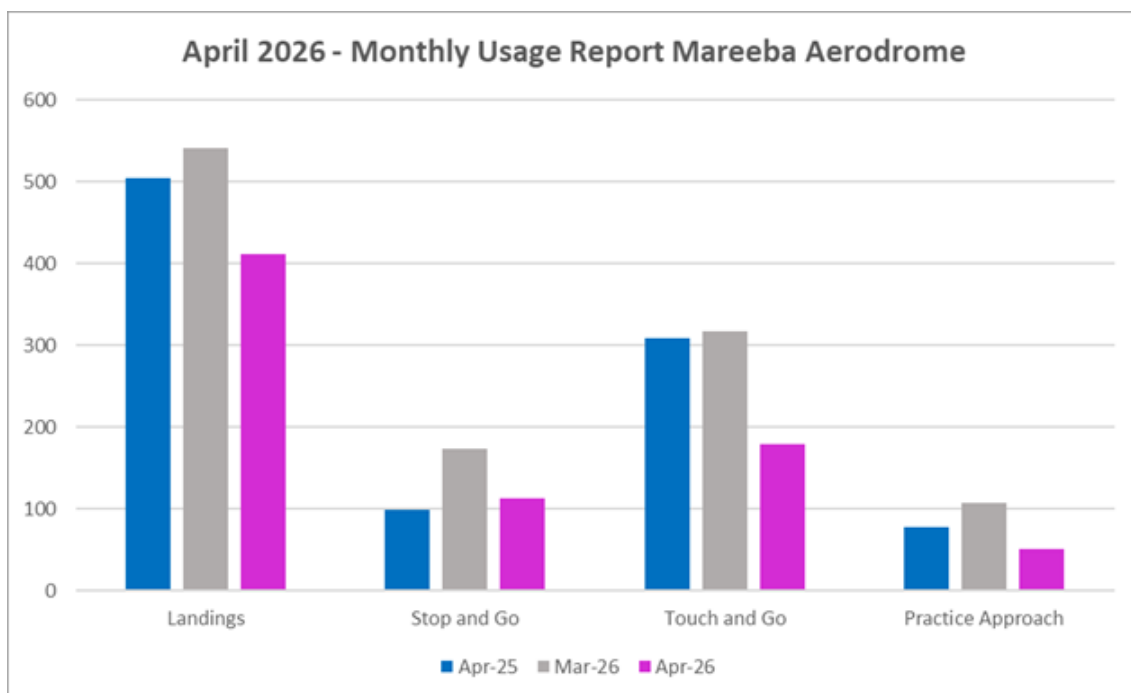
Aquatic Centres

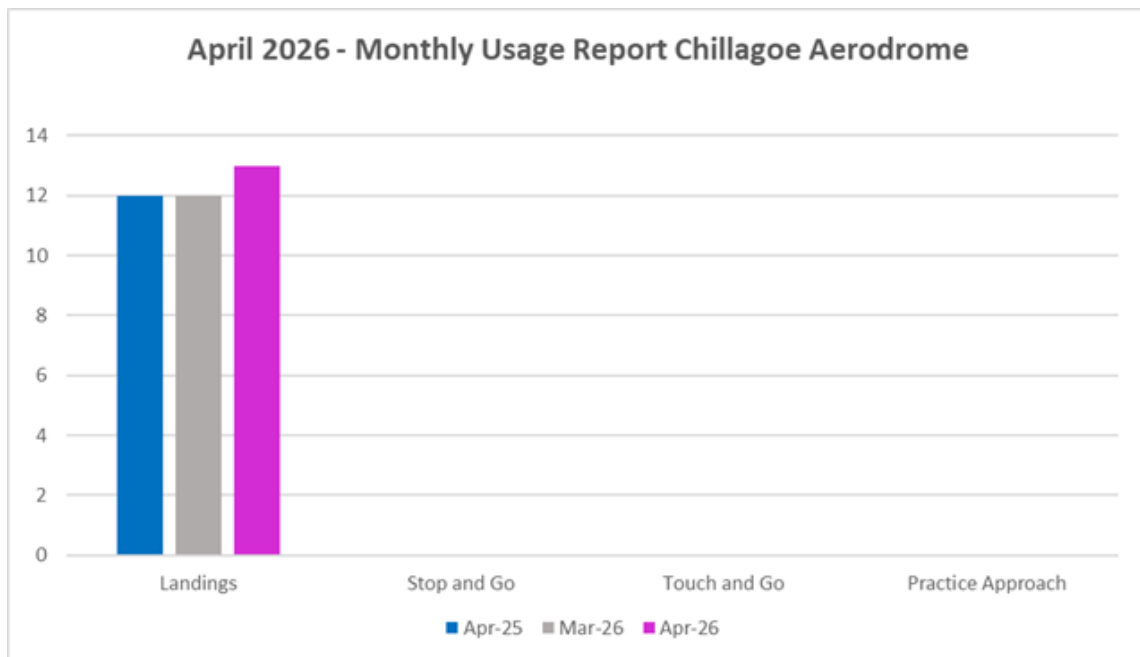
While attendance at the Mareeba and Kuranda facilities remained stable, reductions were seen at the Dimbulah Aquatic Centre. Dimbulah Pool will close for the Winter Period in May (after the Wheelbarrow Race).



Aerodromes:

The data recorded below is current for the month of April, 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 - APRIL 2026

Date Prepared: 8 April 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 April 2026.

RECOMMENDATION

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

Water Treatment	Mareeba	Kuranda	Chillagoe	Dimbulah	Mt Molloy*
Water Plant Average Daily Production (kL)	5,812	607	207	323	499
Number of Connections	4,609	1,134	174	287	126
Average Daily Water Consumption per Connection (L)	1,261	535	1717	1124	396

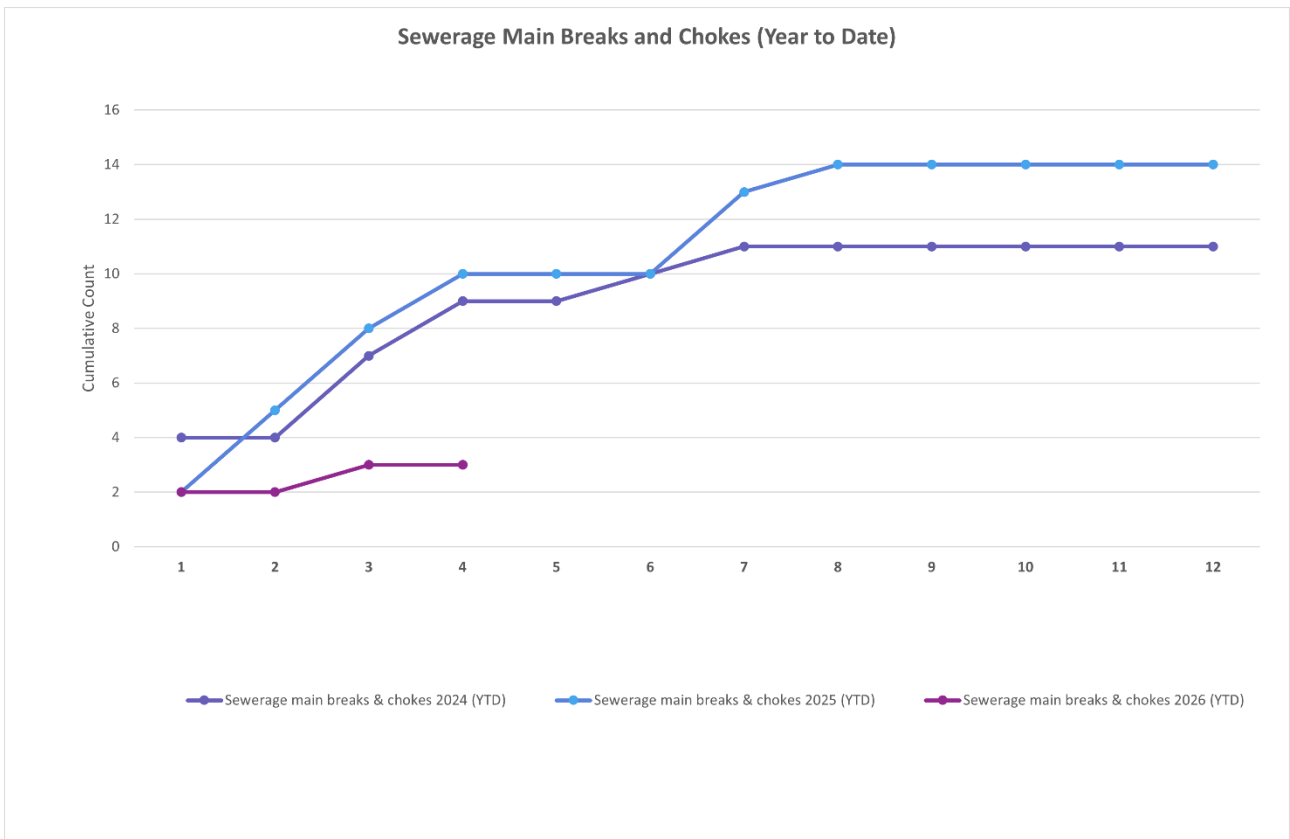
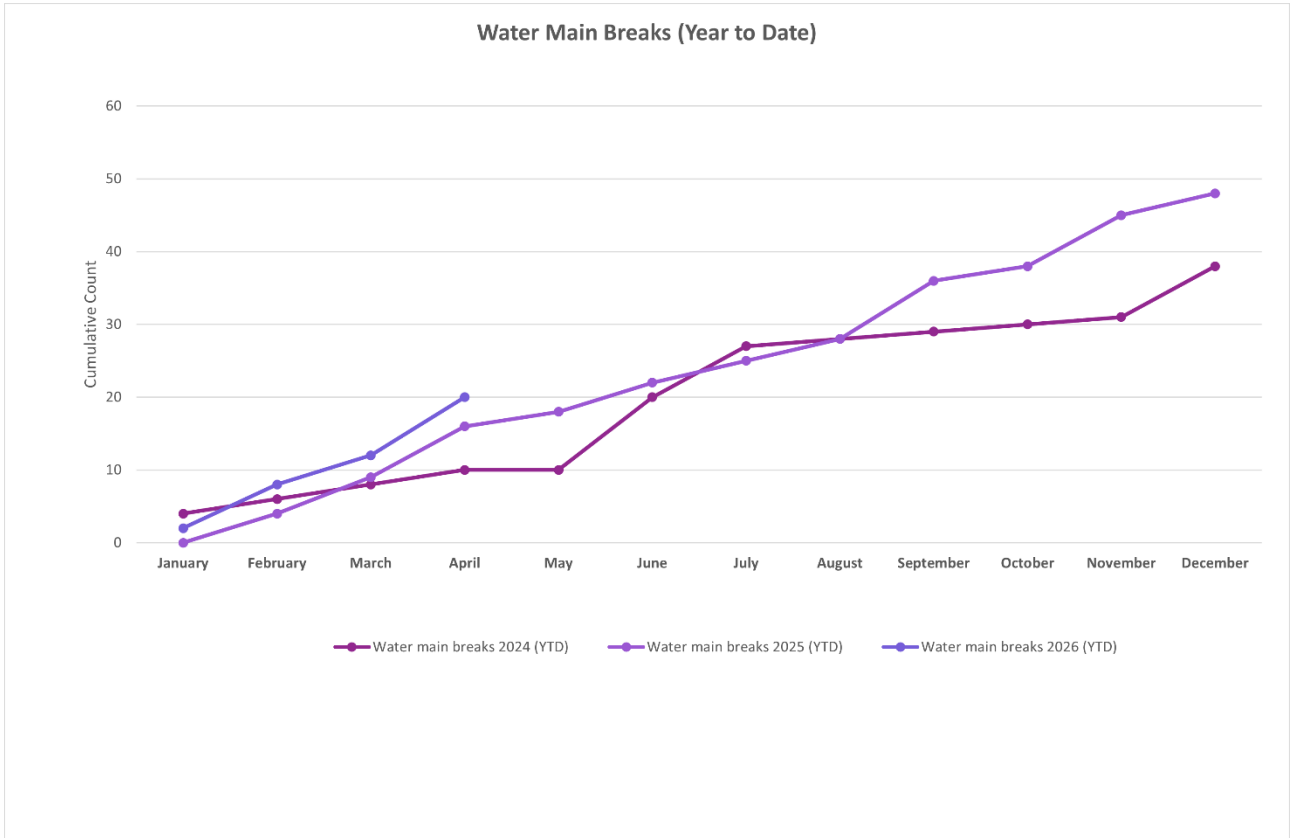
* Mt Molloy is an untreated, non-potable water supply.

Wastewater Treatment	Mareeba	Kuranda
Wastewater Plant Average Daily Treatment (kL)	3092	223
Number of Connections	4021	385
Average Daily Inflow per Connection (L)	769	579

Water and Wastewater Reticulation:

Council's water reticulation crew attended eight (8) water main breaks and zero (0) sewer main chokes in April, 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:

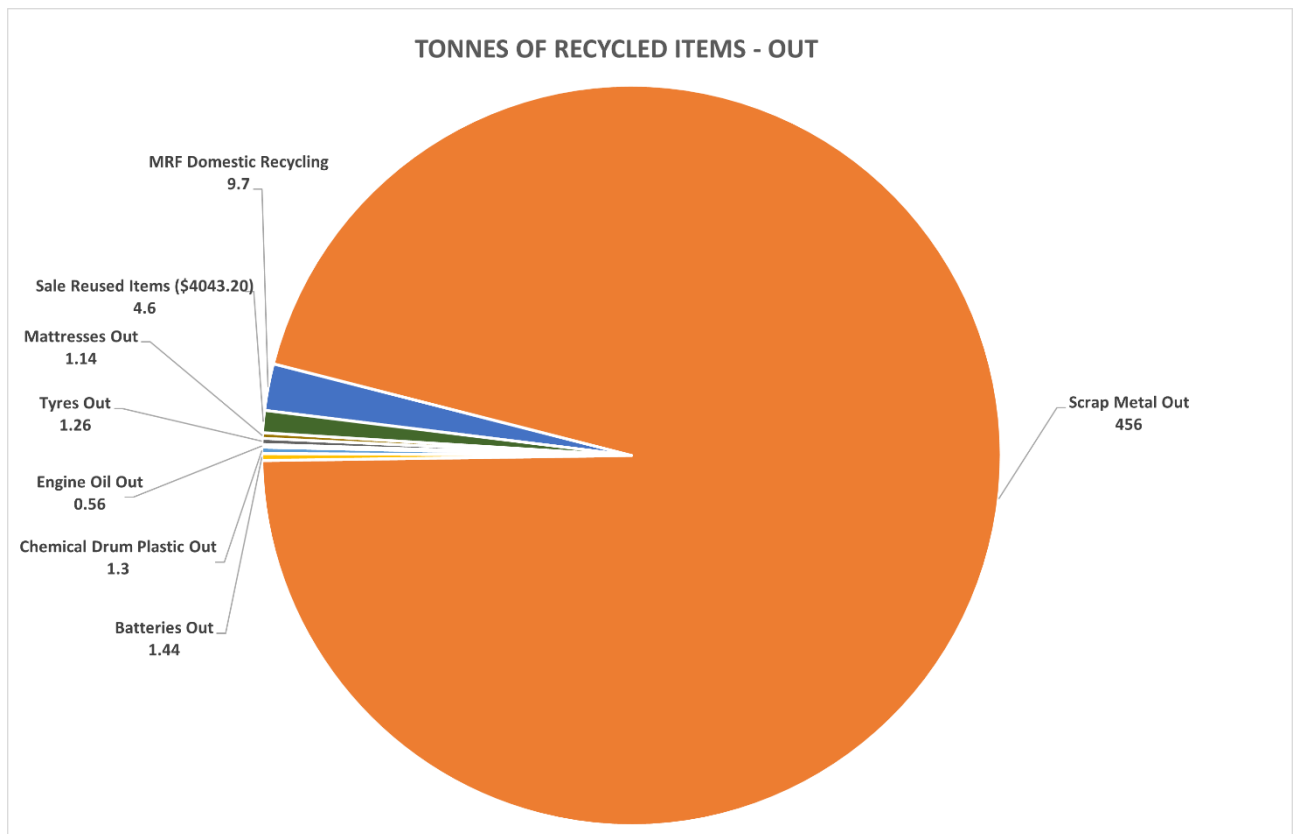


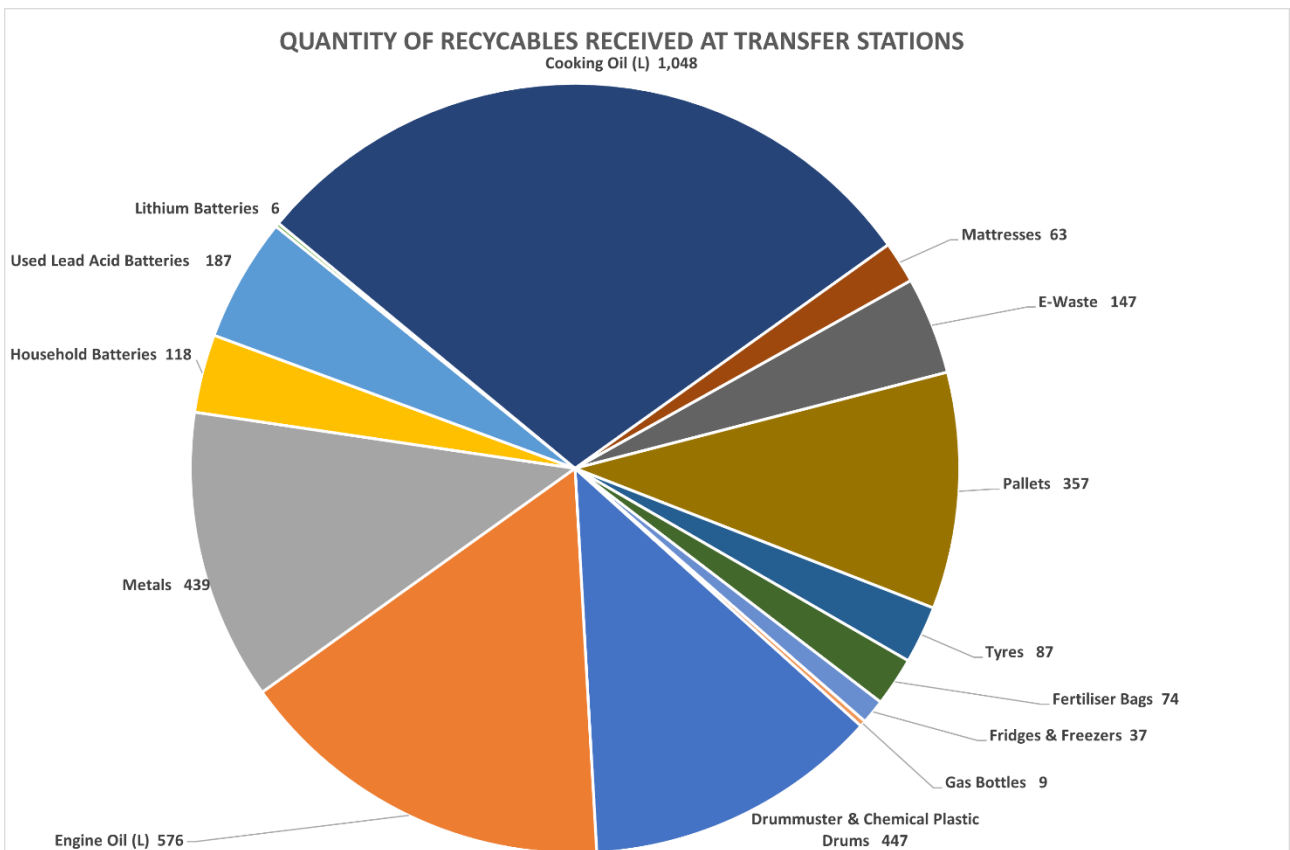
Waste Operations:

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 finalised.

Recycling

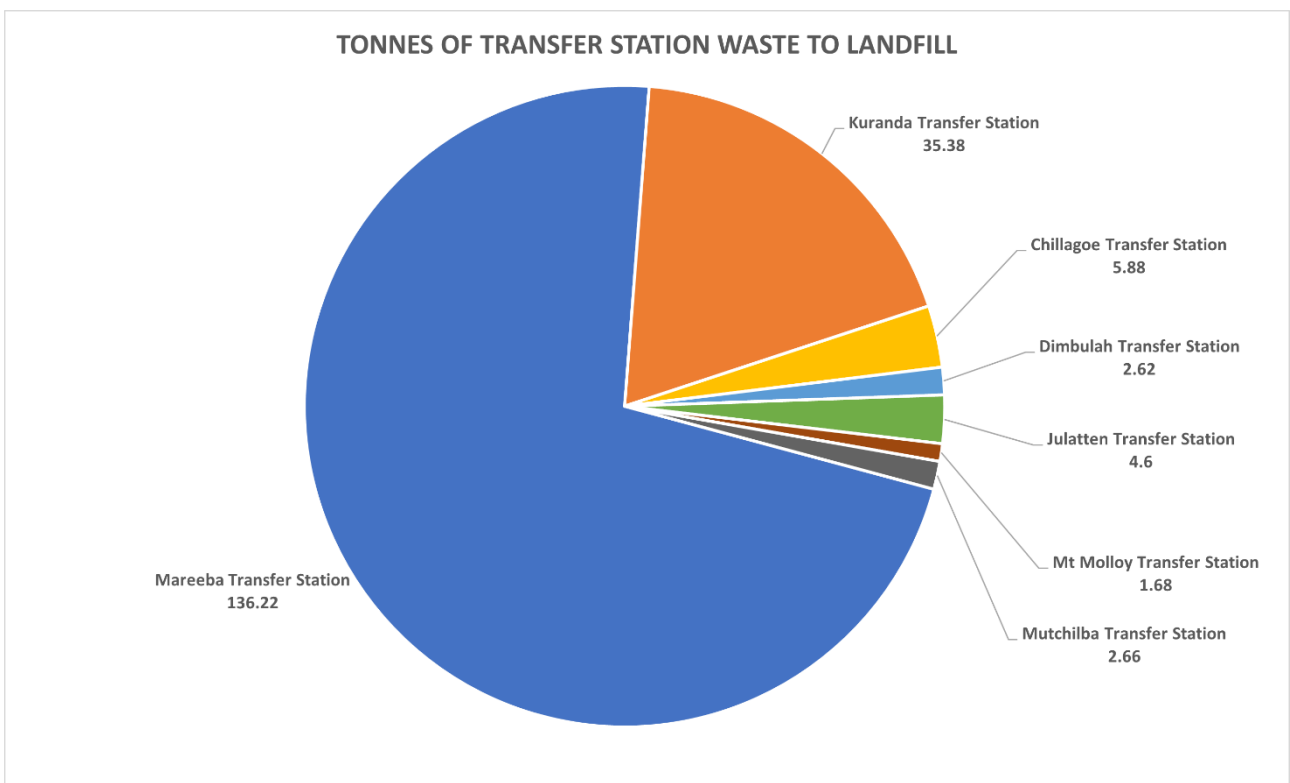
Residents continue to actively recycle at transfer stations. During April, 9.7 tonnes of domestic items were recycled at the Material Recovery Facility (MRF) and 456. The highest count of recyclable items received at transfer stations were 1,048L of Cooking Oil, 576L of Engine Oil and 447 DrumMUSTER & Chemical Plastic Drums.





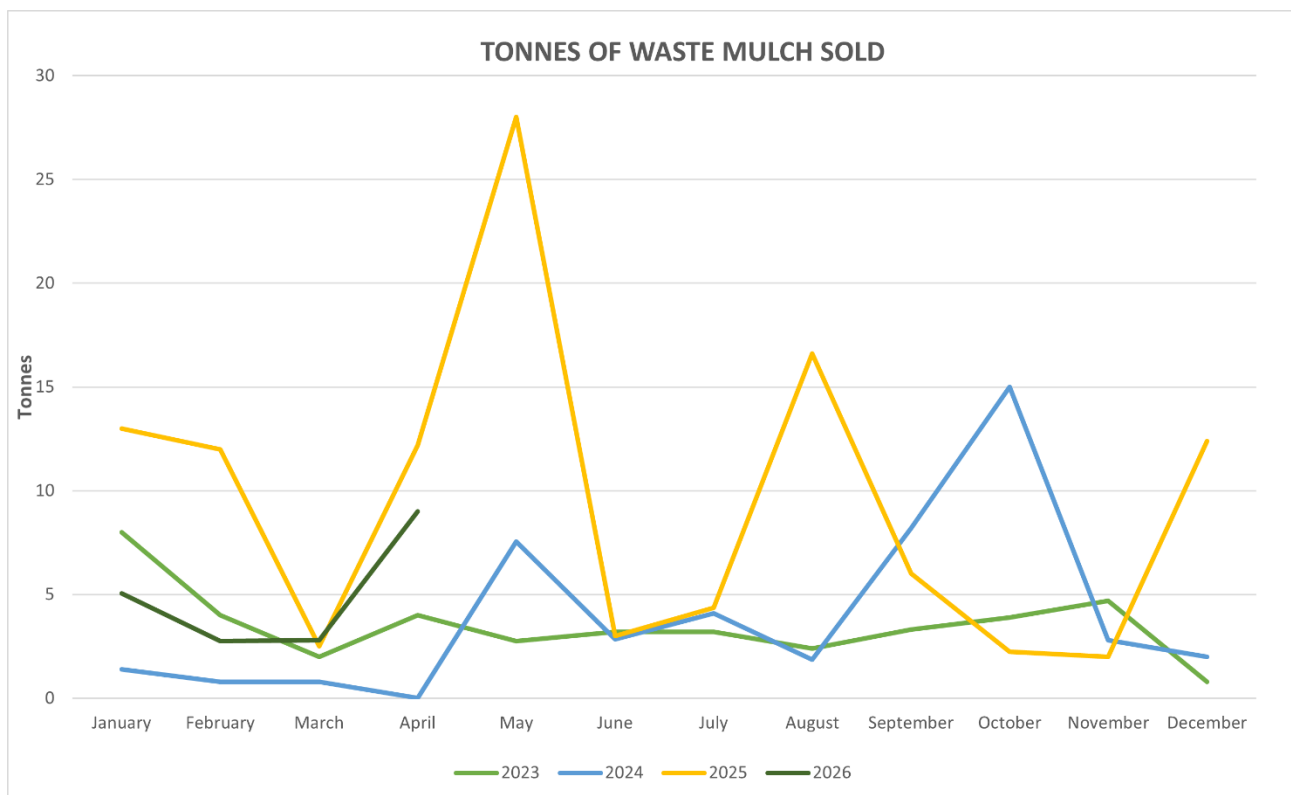
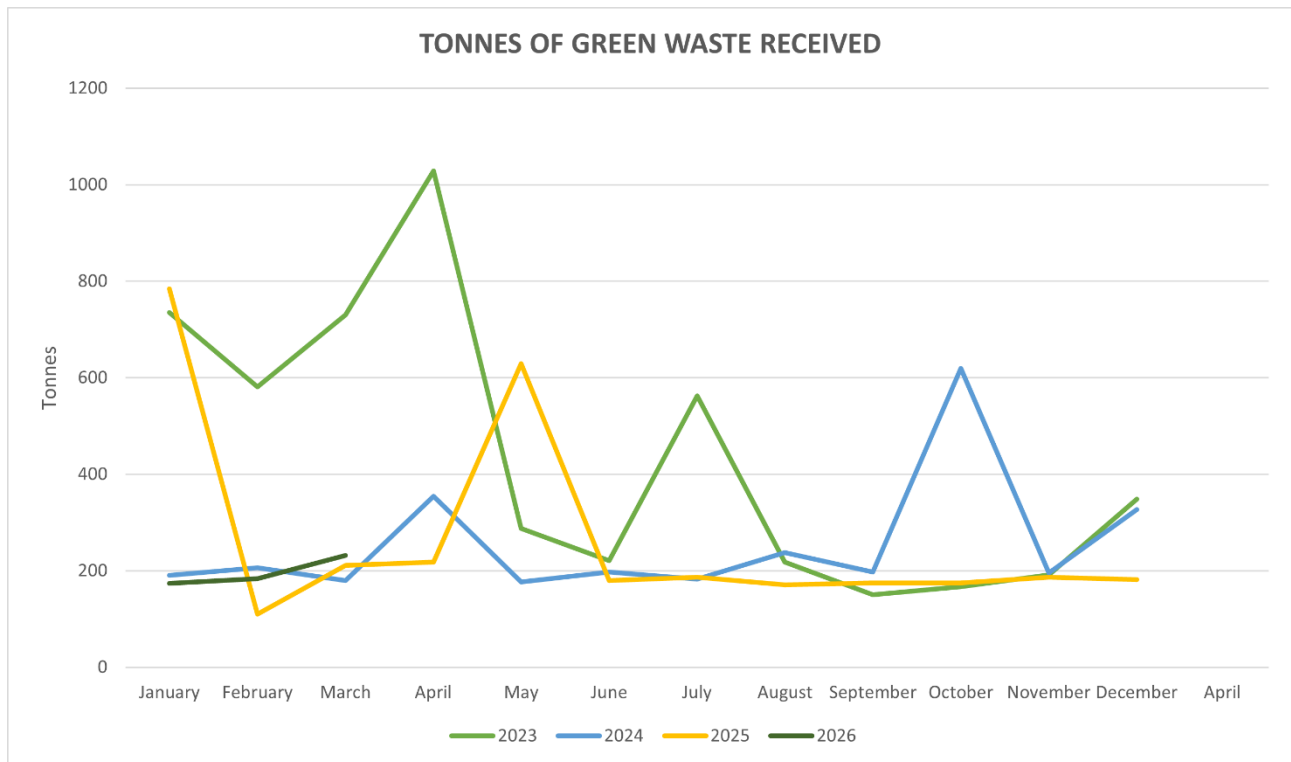
Kerbside Collection Waste and Transfer Station Waste

Kerbside Collection Waste and Transfer Station Waste is transported to the Springmount Waste Facility. During April, 189.04 tonnes of waste from transfer stations and 466.68 tonnes from kerbside collection waste was sent to landfill.



Green Waste:

During April, Council received a total of 958.76 tonnes of green waste, and 9 tonnes of mulch was sold.



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 MAREEBA SHIRE COUNCIL WASTE DISPOSAL: OUTCOME OF ETI STAGE 3 LANDFILL DUE DILIGENCE

Date Prepared: 7 May 2026

Author: Manager Water and Waste

Attachments: 1. Confidential Costs Mareeba Landfill Due Diligence (under separate cover)

EXECUTIVE SUMMARY

With the expiry dates of all current waste management contracts in 2026, Council has been conducting a staged procurement process for waste services delivery.

At the Council meeting of 19 November 2025, Council approved commencement of Early Tenderer Involvement (ETI) Stage 3: Due Diligence with Remondis for waste disposal services. This process has now been completed, and a recommendation is provided to enter into a contractual arrangement for disposal of Council's waste.

It is also proposed that Council move to the final stage of the EOI-MSC2024-01 for the provision of Council's Transfer Station Operations and shortlist all the respondents to the EOI to provide tenders for the provision of these services.

RECOMMENDATION

That Council:

1. Enters into a Waste Disposal Agreement (WDA) with FGF Developments No.1 Pty Ltd and Remondis Australia Pty Ltd Joint Venture (JV) for the disposal of Council's waste at the Springmount Landfill commencing 15th August 2026, for a five (5) year term with an option to extend for a further five (5) years and delegates authority to the Chief Executive Officer to finalise negotiated terms for the agreement; and
2. Shortlists the following respondents to EOI-MSC2024-01 to provide tenders for the provision of Council's Transfer Station Operations:
 - EVY Entertainment
 - Outlook (AUST)
 - Veolia
 - Remondis
 - Cleanaway

BACKGROUND

With the expiry dates of various waste management contracts in 2026, Council conducted an Expression of Interest (EOI) in 2024 for a range of waste services to be delivered across the Mareeba Local Government Area. The EOI sought to understand the market capability to deliver these services, either as a single package of works, in combination or individually.

Another key component of the EOI waste services process was to assess the market's capability to either reopen the Mareeba landfill or continue disposing of waste at Springmount Landfill. Following a shortlisting process, at the Council meeting of 19 November 2025, Council approved commencement of Early Tenderer Involvement (ETI) Stage 3: Due Diligence with Remondis for waste disposal services.

The evaluation explored the opportunity to reopen the Mareeba Landfill. However, following detailed assessment through the due diligence process, it has been determined that the most viable option from both a financial and risk perspective is to dispose of waste at Springmount Landfill, owned and operated by FGF Developments No.1 Pty Ltd and Remondis Australia Pty Ltd.

The agreement will include a right of refusal for the duration of the initial five (5) year term, with any extension subject to mutual agreement on continuation and revised contract terms.

In relation to due diligence costs, Council will be responsible for the cost of the plans that the JV prepared for the future development of the Mareeba Landfill. This then provides Council with the plans should it decide to proceed with this work in the future.

Based on Council's determination on the waste disposal contract, it is proposed that Council shortlists all the respondents to EOI-MS2024-01 to provide tenders for the provision of Council's Transfer Station Operations:

- EVY Entertainment
- Outlook (AUST)
- Veolia
- Remondis
- Cleanaway

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

The ETI process used by Council to illicit the waste disposal arrangement has been conducted in accordance with the requirements set out in *Section 228 (3)* of the *Local Government Regulation 2012*.

Council is finalising the terms of the WDA contract with assistance from its solicitors.

FINANCIAL AND RESOURCE IMPLICATIONS

Operating

Yes.

Is the expenditure noted above included in the current budget?

N/A. The contract will commence in the 2026/27 financial year and will be included in future budget preparations.

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.

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

Council officers will progress finalisation of the WDA contract and preparation of tenders for the transfer station operations.

9.5 INFRASTRUCTURE SERVICES, DISASTER RECOVERY OPERATIONS REPORT - APRIL 2026

Date Prepared: 8 April 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 April 2026.

RECOMMENDATION

That Council receives the Infrastructure Services, Disaster Recovery Operations Report for April 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	Bridge works complete. Approach works to be completed prior to 30 June 2026.
T-MSC2024-33 MSC DRFA 2024 Eastern Roads Package	Contract awarded to Ikin Civil Pty Ltd. Ray Road pavement repairs completed. Works ongoing.
T-MSC2025-33 Warril and Mount Haren Landslip Remediation	Contract awarded to Australian Ground Engineering (AGE). Works scheduled to commence May 2026.
T-MSC2025-34 Ivicevic Road Landslip Remediation	Contract awarded to Gregg Construction Pty Ltd. Works to commence following Great Wheelbarrow Race due to traffic management clashes.

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):

Project Name	Update
T-MSC2025-24 Gully Betterment Program	Project awarded to S&K Civil Contracting Pty Ltd. Works on Torwood, Bolwarra, Ootann complete. Works on Fantin underway.
T-MSC2025-25 Wolfram Road Culvert Upgrade	Awarded to Gregg Construction Pty Ltd at March 2026 council meeting. Works to commence upon following procurement of culverts.
T-MSC2025-26 Lockwood Road Upgrade	Awarded to IKCO Pty Ltd T/A Ikin Civil at March 2026 council meeting. Works to commence upon following procurement of pipes.

Local Recovery and Resilience Grants (LRRG)

Local Recovery and Resilience Grants are available to eligible local councils significantly impacted by Tropical Cyclone Jasper, 13 - 28 December 2023 in Far North Queensland. Funding will help councils address economic, social and community recovery needs and support future resilience measures.

Approval has been received for Council’s submission, which included a range of retrospective and future projects.

2025 DRFA – North and Far North Tropical Low 29 January – 28 February 2025

Reconstruction of Essential Public Assets (REPA) Projects

Project Name	Update
Hastie Road Embankment	Approval received for geotechnical solution. Onsite investigations complete.
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. Works complete. Project to be removed from next months report.

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 currently underway.
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)

The Emergency Works period has ended in eastern townships unless extensions of time have been granted otherwise. Works continue on roads where access has been restricted.

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.
Argyle Street, Dimbulah	Approval received for pavement works on Argyle Street, Dimbulah.

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 INFRASTRUCTURE SERVICES, WORKS SECTION ACTIVITY REPORT - APRIL 2026

Date Prepared: 8 April 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 April 2026.

RECOMMENDATION

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

BACKGROUND

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

TRANSPORT INFRASTRUCTURE

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

Activity	Location
Unsealed Road Grading	Kay Road, Mt Mulligan Road, Kanervo Road, Bolton Road, Lockwood Road, Watsonsville Cemetery Access, Adler Hill Road, Grievson Road, Streil Road, Tapiola Road, Emerald Falls Road, Copland Road, Leonardi Road
Bitumen Patching	Koah Road, Euluma Creek Road, Masons Road, Fallon Road, Highland Drive, Rob Veivers Drive, Coondoo Street, Speewah Road, Clohesy River Road, Salisbury Drive, Monaro Close, Palm Valley Road, Barron Falls Road, Black Mtn Road, Kullaroo Close, Thongon Street, Caterina Close, Chewko Road, Wolfram Road, Springmount Road
Unsealed Road Maintenance	Bolton Road, Kanervo Road
Tree Trimming	Armstrong Road, Black Mtn Road, Nine Mile Road, Dickenson Close, Georgetown Road, Clacherty Street, Churchill Creek Road, Argyle Street, Mt Lewis Road, Cattarossi Street, Hoey Road, Spear Road, Raleigh Street, Queen Street, Bolton Road, Fantin Road, Harper Road, Koah Road, McKenzie Street, Mt Molloy Depot, Mt Haren Road, Euluma Creek Road, Weir Road, Oak Forest Road, Stoney Creek Road, Black Mountain Road, Wrights Lookout Road, Kennedy Street, Collins Street, Hambling Street, Hay Street
Slashing	Wolfram Road, Ray Road, Speewah Road, Koah Road, Hodzic Road, Springmount Road, Leedingham Creek Road, Euluma Creek Road, Bullaburrah Creek Road, Veness Road, Sandy Creek Road,

Activity	Location
	Tyrconnell Road, Ganyan Drive, Chewko Road, Emerald End Road, Douglas Track, Highland Drive, Bilwon Road, McDougall Road, Sides Road, Masons Road, Palm Valley Road, McLeans Bridge Road, Natasha Close, Pinnacle Road, Bakers Road, Jim Weir Road, Kanervo Road, Mulligan Highway, Salisbury Drive, Fantin Road, Stoney Creek Road, Clacherty Road, Morrish Road, Barnwell Road, Bolton Road, Cedar Park Road, Clohesy River Road, Fallon Close, Veivers Drive, Windy Hollow Road, Mt Lewis Road, Bower Road, Oaky Valley Avenue, Barron Street, Grievson Road, Kelly Road, Sanctuary Close, Smith's Track, William Smith Dr, Wrights Lookout Road, Black Mountain Road, Cardinia Boulevard, Barron Falls Road, Brickworks Road, Greenhills Drive, Harper Road, Hilltop Close, Hope Close, Mt Haren Road, Pioneer Close, Punch Close, Saddle Mountain Road, Salamone Drive, Scenic Drive, Shane Court, Streil Road, Tapiola Road, Warril Drive, Weir Road, Wright Road, Wattle Close, O'Neil Close, Popovic Road
Road Furniture – Repair/Replace	Jessie Street, Leadingham Creek Road, Fantin Road, McKean Road, Top Eureka Road, Wolfram Road, Sandy Creek Road, Walsh Street, Byrnes Street, Constance Street, Oak Forest Road, Coondoo Street, Price Creek Road, Chewko Road
Illegal Dumping	Summer Street, Chewko Road
Drainage Maintenance	Fenwick Street

TMR ROUTINE MAINTENANCE PERFORMANCE CONTRACT (RMPC)

The following RMPC works were carried out in April 2026.

Location	Activity
32A - Kennedy Highway (Cairns - Mareeba)	<ul style="list-style-type: none"> • Rest Area Servicing at Edmund Kennedy Bridge • Supply and Install two (2) x Keep Left signs and bolt onto centre island in front of Riverlands Avenue Intersection
34A - Mulligan Highway (Mareeba – Mount Molloy)	<ul style="list-style-type: none"> • Rural slashing two (2) cut width - Brady Road to Mt Molloy • Emergent Works - Inspecting road and taking photos of emergent works to be completed and works that have been carried out
34B - Mulligan Highway (Mount Molloy - Lakeland)	<ul style="list-style-type: none"> • Roadside Litter Collection - Rifle Creek and Mt Carbine Truck Stop • Rest Area Servicing at Rifle Creek • Herbicide Spraying from Desailly’s Range to MSC Boundary • Rural slashing Spear Creek to Rifle Creek

Location	Activity
	<ul style="list-style-type: none"> • Rural slashing from Rifle Creek to Guardrail of Desailly’s Range • Emergent Works - Inspecting Road and taking photos of emergent works to be completed and works that have been carried out • Emergent Works - Pothole patching at various locations as required • Emergent Works - Bituminous Surface Repairs passed Desailly’s Range
<p>653 - Mossman-Mount Molloy Road</p>	<ul style="list-style-type: none"> • Roadside litter collection - Hunter Creek, Environ Park and Lyons Park • Rest Area Servicing at Hunter Creek • Relocate MSC Boundary sign • Rural slashing Mt Molloy to Mossman • Emergent Works - Inspecting road and taking photos of emergent works to be completed and works that have been carried out • Emergent Works - Pothole patching at various locations as required
<p>89B - Burke Developmental Road (BDR)</p>	<ul style="list-style-type: none"> • Eureka Creek Rest Area Servicing and ground maintenance • Replace/straighten guideposts where required between Dimbulah and Chillagoe • Roadside litter collection full length of road Dimbulah to Chillagoe • Herbicide Spraying from Dimbulah to Almaden • Herbicide Spraying from Chillagoe to Almaden • Supply 12 x PVC 1200x900mm Rough Surface signs and one 1 x Vehicle Constantly Stopping sign - for wheelbarrow race • Emergent Works - Major Road repairs west of Elizabeth Creek to Trimble Crossing • Emergent Works - Pothole Patching at various locations • Emergent Works - Inspecting road and taking photos of Emergent works to be completed and works that have been carried out
<p>664 – Mareeba to Dimbulah Road</p>	<ul style="list-style-type: none"> • Herbicide Spraying • Rural slashing Mareeba to Dimbulah - full cut width prep for Wheelbarrow Race

Location	Activity
	<ul style="list-style-type: none"> • Roadside litter along full length of road • Repair/Replace Guide Markers • Remove abandoned blue vehicle from screening pad • Emergent Works - Pothole patching at various locations as required • Emergent Works - Bituminous Surface Repairs at Gorge Creek
6632 - Herberton - Petford Road	<ul style="list-style-type: none"> • Dumping Fees for the Removal of three (3) x Gum Trees • Emergent Works - Supply and Cart 800t of gravel, mix and lay from Watsonville to Irvinebank • Emergent Works - Supply and Cart 1300t of gravel from Watsonville to Irvinebank • Emergent Works - Grading Watsonville to Irvinebank • Emergent Works - Major road repairs along gravel section of road from Irvinebank to Petford • Emergent Works - Inspecting road and taking photos of emergent works to be completed and works that have been carried out • Emergent Works - Clearing silt from causeways and major road repairs along gravel section of road from Watsonville to Alice Street

PARKS AND OPEN SPACES

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

Description	Comment
Mowing	<ul style="list-style-type: none"> • Mareeba, Dimbulah, Kuranda, Mt Molloy/Julatten, and Chillagoe mowing roughly every 10 – 14 days.
Playing Fields Mowing	<ul style="list-style-type: none"> • Davies Park twice (2) x week at 50mm; • Borzi Park and Firth Park twice (2) x week at 32mm every odd week, then once a week on the even week.
General Maintenance	<ul style="list-style-type: none"> • Weeding and mulching garden beds and medians in Mareeba. • Kuranda garden maintenance Centenary Park and Coondoo Streets. • Herbiciding around trees, culverts in mowing areas in Mareeba and all Main Parks.
Gurney Crew	<ul style="list-style-type: none"> • Pressure cleaning Mareeba and Kuranda footpaths as per routine, Kuranda CRM’s and Geraghty Park Julatten Tennis Court.
Playgrounds	<ul style="list-style-type: none"> • Remove two (2) “Merry-Go-Rounds” from playgrounds in Mareeba and one (1) in Kuranda.

Description	Comment
	<ul style="list-style-type: none"> Remove part of gym piece at Mary Andrews to undertake repairs.
Slashing	<ul style="list-style-type: none"> Rail Trail, Shaban Park and Mooraridgi and Eales Parks, Molloy approaches, Barron Esplanade another round completed.
Burials	<ul style="list-style-type: none"> Mareeba – one (1) coffin in ground Full Grave Section, three (3) Coffins in Mausoleum walls. Dimbulah – one (1) coffin in ground Full Grave Section. Kuranda Old – one (1) coffin inground Full Grave Section
LOA	<ul style="list-style-type: none"> Mareeba Cemetery and Pioneer Cemetery this month, Loa's have also done Dimbulah Cemetery, around the tennis courts and the main park.
Contractors	<ul style="list-style-type: none"> Mowing – Irvinebank and Watsonville one (1) service, Biboohra two (2) services, Mount Molloy/Julatten two (2) services.
Tree Trimming	<ul style="list-style-type: none"> Tree trimming in Kuranda and Mareeba streets for ease of mowing and Street Sweeper access.
Fire Management	<ul style="list-style-type: none"> Starting the planning phase for the fire break maintenance to kick off in May.
Footpath Maintenance	<ul style="list-style-type: none"> Ground away trip hazards on Anzac Avenue near Ferretti Close. Lift pavers, cut out roots and reset pavers in Kuranda near Koala Gardens.

LAND PROTECTION

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

Weed/Pest	Activity
Parthenium Weed	<ul style="list-style-type: none"> Inspections carried out on all sites. All landholders are complying with their biosecurity obligation.
Giant Rats Tail Grass	<ul style="list-style-type: none"> Boom spray Council roadsides using selective herbicide Flupropanate.
TMR Work	<ul style="list-style-type: none"> Burke Developmental Rd Foliar spray and Basal bark treatment of Chinee Apple, Rubbervine, Calatropé. Gamba Grass - Foliar spot spray on TMR roadside
Gamba Grass	<ul style="list-style-type: none"> Foliar spray gamba on Council roadsides
Feral Pigs	<ul style="list-style-type: none"> 30 pigs trapped in Mareeba area.
Giant Sensitive Plant	<ul style="list-style-type: none"> Foliar spray treatment on known locations in Mareeba and Julatten
Electric Ants	<ul style="list-style-type: none"> Sentinel site surveys at MSC transfer stations, samples given to QLD DAF for I.D, no suspect ants found
Cyclone Jasper Disaster Funding (Environmental)	<ul style="list-style-type: none"> Assist Gulf Savannah in weed ID workshop for Indigenous ranger groups



Treated Gamba grass McMillan Road Paddy's Green

CUSTOMER REQUESTS

During April, the Works Group received 151 Customer Requests (CRs) with 144 resolved (resolved requests include those received prior to April 2026). The table below shows the number of requests lodged per Works Section for the month.

Month	Roads	Parks and Gardens	Pest Management
April	79	61	11

At the time of reporting, the Works Group had 82 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

9.7 APPLICATION FOR PERMANENT ROAD CLOSURE ABUTTING LOT 101 ON SP102143 - WETHERBY ROAD, MOUNT MOLLOY

Date Prepared: 6 May 2026

Author: Technical Officer (Investigations)

Attachments:

1. Attachment A - Subject Area [↓](#)
2. QLD Stock Routes Map 2024 [↓](#)
3. Tertiary Reserve Lots-Road Reserves-Subject Area [↓](#)

EXECUTIVE SUMMARY

Council is in receipt of an application for permanent road closure abutting Lot 101 on SP102143, Wetherby Road, Mount Molloy.

Recommendation

That Council as the Road Manager, advise the Lodger that council objects to the permanent road closure for the following reasons:

1. The corridor containing Wetherby Road may be needed for road upgrades at some point in the future.
2. The corridor containing Wetherby Road is required to be preserved to maintain the integrity and viability of the Stock Route Network, as it provides continuity between Reserve Lots associated with the Tertiary Stock Route Network.
3. Permanent closure may conflict with:
 - Council's Road Closure Policy;
 - Part 2, Section 98, Subsection (1), (2), (b) of the Stock Route Management Act 2002.

BACKGROUND

As part of the road closure process, the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development (the Department), requires a submission from the Road Manager (Council) prior to any decision being finalised.

Council officers have been provided the required supporting documentation. Tyson Pringle (the Lodger) has lodged the application on behalf of his father and landowner, George Pringle, and advised they are seeking to permanently close a southern portion of the gazetted, 200 metre-wide Wetherby Road corridor, that abuts Lot 101 on SP102143 (refer Attachment).

Lot 101 is severed by Wetherby Road, with approximately 52.69 hectares on the southern side and 42.75 hectares on the northern side. The proposal is for approximately 6.35 hectares along the southern boundary of the road reserve to be amalgamated into the southern section of Lot 101, resulting in:

- A 60-hectare southern portion of Lot 101 on the southern side of Wetherby Road; and
- A 42.75-hectare northern portion of Lot 101 on the northern side of Wetherby Road.

Reasoning presented for the proposal is that; the proposed outcome will provide a more efficient and practical land-use arrangement, improving town planning outcomes, agricultural productivity, and generational succession planning.

PROPONENT PROPOSAL

The Proponent has advised that, should Permanent Closure be achieved, they will seek to undertake further property reconfigurations/amalgamations. Reconfiguring being: one (1), 60 hectare, lot on the southern side of Wetherby Road. Amalgamation being: creating one (1) lot, approximately 107 hectares in size, on the northern side of Wetherby Road by amalgamating Lot 101 and abutting Lot 56 on SP144721 as both Lots are owned by George Pringle.

TRANSPORT AND STOCK ROUTE MATTERS

Wetherby Road is an active road corridor servicing Rural Properties, with a corridor width of ~200m, which is greater than required in the 'medium to long term' as it relates to a Vehicle Transport Route, however Wetherby Road has function with regards the mapped Stock Route.

Whilst Wetherby Road is not specifically mapped as part of the Queensland Stock Route Network (Attachment), several properties serviced by Wetherby Road are mapped as Tertiary Properties within the Stock Route Network (Attachment), being:

- a) 011 on C157378;
- b) 09 on DA37; and
- c) 279 on SP201250

Permanent closure of the subject area will restrict the long-term function of the Stock Route Network thereby adversely impacting the integrity and viability of the Network. Additionally, the closure may establish precedence for other Landowners to seek further closure of the route.

POLICY & LEGISLATION

Under Council's Road Closure Policy, 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.

The *Stock Route Management Act 2002*, Part 2, Section 98, Subsection (1), (2), (b) provides provision for the preservation of land corridor connections to ensure the integrity and viability of the stock route network.

RISK IMPLICATIONS

Infrastructure and Assets

No Council infrastructure is currently located within the subject road.

Legal and Compliance

Council is delegated with the authority of Road Manager for local (Council) roads and therefore the needs of the transport network are considered prior to the Department providing a final position to road closures.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

The report has been prepared in accordance with Council's Road Closure Policy, having consideration to the *Stock Route Management Act 2002*.

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.

IMPLEMENTATION/COMMUNICATION

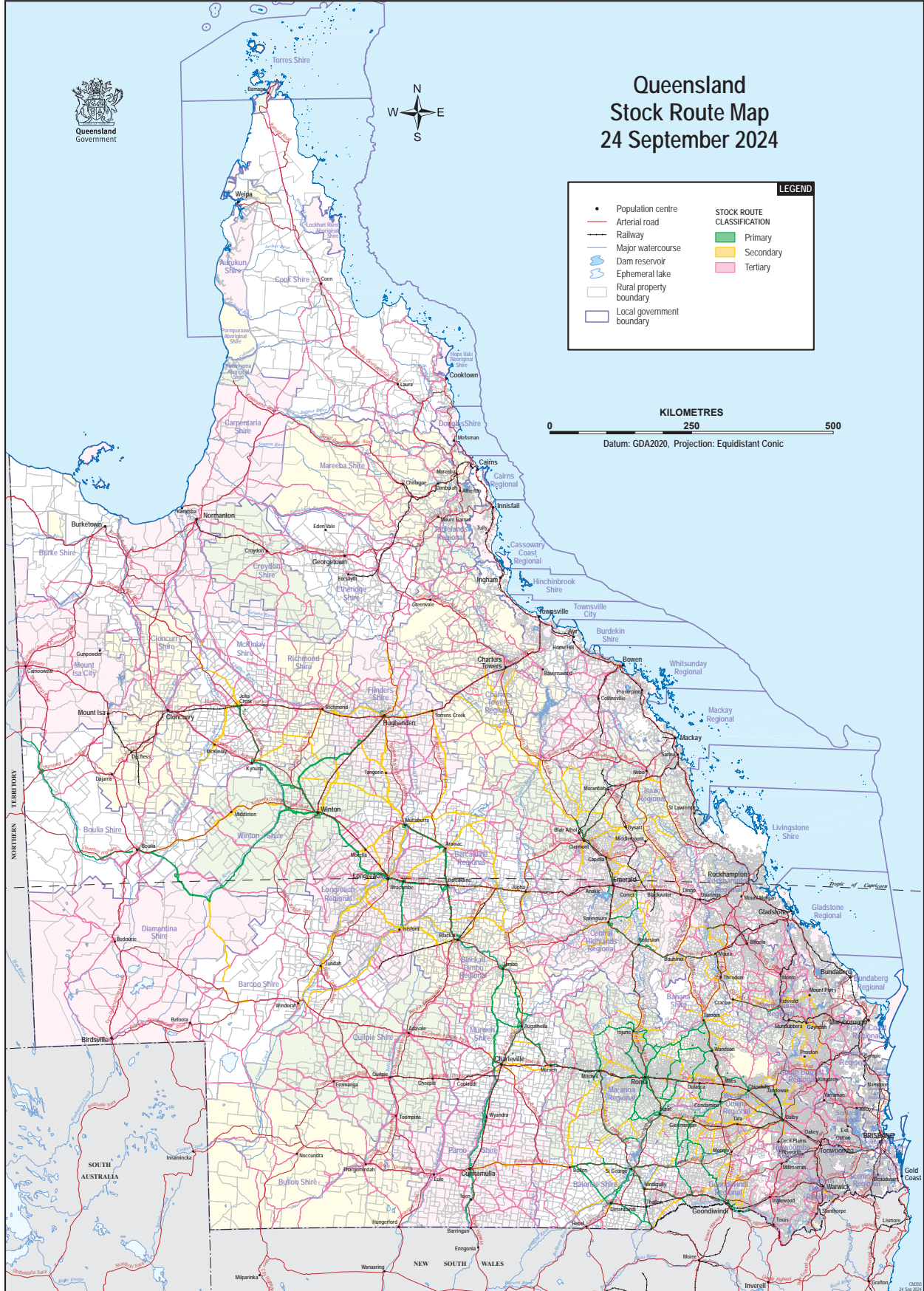
Following resolution, Council Officers will notify the proponent of the outcome.

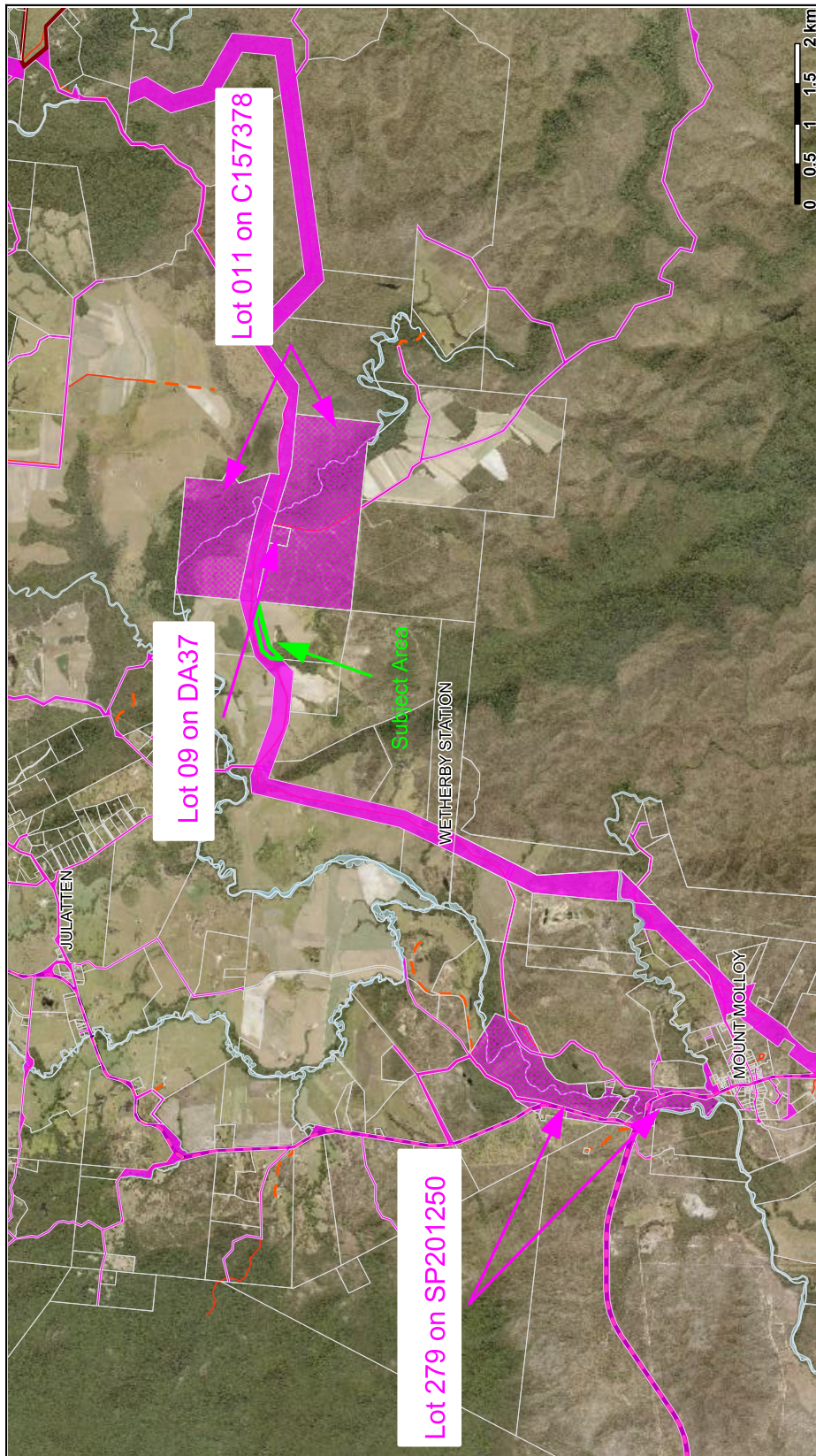


All enquiries email: stockroutemanagement@resources.qld.gov.au

While every care is taken to ensure the accuracy of this data, the Department of Resources, and/or contributors to this publication, makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and liability (including without limitation, liability in negligence) for all figures, expenses, losses, damages (including indirect or consequential damage) and costs which might be incurred as a result of the data being inaccurate or incomplete in any way or for any reason.

© State of Queensland (Department of Resources) 2024
Produced by the Department of Resources, Sep 2024





© Mareeba Shire Council (MSC). Based on or contains data provided by MSC and The State of Queensland (Department of Resources). In consideration of these agencies permitting use of this data you acknowledge and agree that these agencies give no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accept 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 Grid of Australia Zone 55 (GDA94)

9.8 PEST MANAGEMENT ADVISORY COMMITTEE - MINUTES OF MEETING HELD 26 MARCH 2026

Date Prepared: 7 April 2026

Author: Director Infrastructure Services

Attachments: 1. **Pest Management Advisory Committee - Minutes of Meeting held 26 March 2026** [↓](#)

EXECUTIVE SUMMARY

The purpose of this report is to present the Minutes of the Mareeba Shire Council Pest Management Advisory Committee Meeting held on Thursday, 26 March 2026.

RECOMMENDATION

That Council:

1. Receives the minutes of the Pest Management Advisory Committee Meeting held Thursday, 26 March 2026; and
2. Writes to the Australian Government, regarding biosecurity concerns in relation to screwworm fly and lumpy skin disease.

BACKGROUND

The Pest Management Advisory Committee (PMAC) is an advisory committee to Council under Section 265 of the *Local Government Regulation 2012*. The PMAC provides Council with strategic guidance and/or recommendations in relation to its regional pest management role.

The PMAC has requested that Council writes to the Australian Government, highlighting biosecurity concerns for Northern Australia and requesting information on contingency plans should screwworm fly, or lumpy skin disease be introduced. While Australia is currently free from both, they are considered high-risk, particularly in Far North Queensland.

Screwworm Fly

Screwworm fly is an exotic insect that preys on warm-blooded animals, including humans. There are two (2) species: *Chrysomya bezziana* (Old World screwworm fly), and *Cochliomyia hominivorax* (New World screwworm fly).

It is not found in Australia but is present in Papua New Guinea and Indonesia. It is considered the most serious exotic pest threatening Australia's livestock industries.

Screwworm fly can be spread through infested live animals (including humans), or through live adult flies or pupae. If this pest established in the region, it would have a major impact on livestock, domestic animals, wildlife and human health. The potential economic impact on the livestock industry includes production losses, animal deaths and control costs.

Screwworm fly infestation is a reportable disease under Queensland legislation, and Animal Health Australia manages the Screwworm Fly Surveillance and Preparedness Program on behalf of the Australian Government. There is also an AUSVETPLAN Response Strategy which outlines the nationally agreed approach to respond to an incident or suspected incident of screwworm fly in Australia.

Suspected presence of the disease, such as wounds that may be infested with the larvae, should be reported to Biosecurity Queensland or the Emergency Animal Disease Hotline.

Lump Skin Disease

Lumpy skin disease is an acute to chronic, highly infectious, generalised skin disease of cattle and water buffalo. The virus belongs to the genus *Capripoxvirus* of the family *Poxviridae*. It is not found in Australia, and before 2012, its distribution was limited to Africa and Israel. Since 2019, lumpy skin disease has spread throughout Asia and was detected in Indonesia for the first time in March 2022.

The disease is caused by a poxvirus and is believed to be mechanically transmitted mostly by a range of arthropods, including biting insects and ticks. If lumpy skin disease becomes established in the region, economic losses would be expected due to stock losses and reduced production, including reduced milk yield, loss of animal body condition and rejection or reduced value of the hide.

Lumpy skin disease is prohibited matter under Queensland biosecurity legislation. The Australian Government constantly monitors the disease status of trading partners to manage the risk of importing products that may harbour lumpy skin disease and established the National Lumpy Skin Disease Action Plan in 2022. There is also an AUSVETPLAN Response Strategy which outlines the nationally agreed approach to respond to an incident or suspected incident of lumpy skin disease in Australia.

Suspected presence of the disease, such as skin nodules accompanied by other symptoms, should be reported to Biosecurity Queensland or the Emergency Animal Disease Hotline.

RISK IMPLICATIONS

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Nil

Operating

Internal resources for investigation and follow up actions.

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 Council Infrastructure: The provision of quality services and infrastructure for our growing community that is planned and managed using sound asset management principles.

IMPLEMENTATION/COMMUNICATION

Nil



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

MINUTES
PEST MANAGEMENT ADVISORY COMMITTEE

Thursday 26 March 2026
Commenced at 9:03am

Members Present:

Ross Cardillo Mareeba Shire Council (MSC) – Councillor

Non-Members Present:

Louise Leotta	Natural Resources & Mines, Manufacturing & Regional & Rural Development
Brooklyn Lancaster	Natural Resources & Mines, Manufacturing & Regional & Rural Development
Luke Cabassi	Cane Growers
Anthony Cabassi	Cane Growers & Rural Fire Brigade
Margot Warnett	Barron River Catchment Care
Graham Wienert	Mareeba Shire Council (MSC) – Coordinator Land Protection
Keely Macmillan	Mareeba Shire Council (MSC) – Technical Officer (QA / Environment)
Kael Whitnell	Mareeba Shire Council (MSC) – Manager Works
Marjorie Anthony	Mareeba Shire Council (MSC) – Secretariat

Via Teams

Paul Barnes	Department of Transport and Main Roads
Maurice Thompson	Banana Growers
Des Grainer	Nguddaboolgan Native Title Aboriginal Corporation – Senior Ranger
Gareth Humphreys	Wet Tropics Management Authority (WTMA) – Team Leader
Jess Conroy	Douglas Shire Council
Andrew Cooper	Sunwater
Alan Pedersen	Karma Waters – Landholder

1. OPENING AND APOLOGIES

The Chair opened the meeting at 9:03am welcoming all and thanking everyone for their participation and attendance.

Apologies were noted as follows:

Apologies

Mario Di Carlo	Department of Agriculture and Fisheries (DAF)
David Preece	Cape York NRM
Brad Everett	Douglas Shire Council
Ken Goleby	Tablelands Regional Council (TRC) – LPO
John Brisbin	Kowanyama Aboriginal Shire Council / Mitchell River Catchment Care
Terrain NRM	Evizel Seymour
Amias Bong	Barbarrum Aboriginal Corporation RNTBC
Angela Toppin	Mareeba Shire Council (MSC) – Mayor
Nipper Brown	Mareeba Shire Council (MSC) – Councillor
Glenda Kirk	Mareeba Shire Council (MSC) – Director Infrastructure Services

2. TERMS OF REFERENCE

The Chair advised that Council reviewed and formally adopted the group’s Terms of Reference on 18 February 2026. Members were provided with a copy on 16 March 2026. A further will be provided with these minutes.

3. MINUTES OF THE PREVIOUS MEETING

The minutes from the meeting conducted on 14 August 2025 are noted as accurate.

4. BUSINESS ARISING FROM PREVIOUS MINUTES

4.1. Rubber Vine Moth

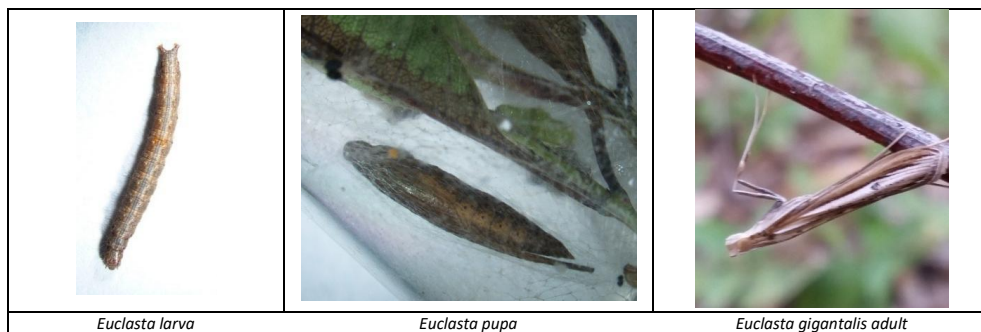
MSC (Graham Wienert) shared with the group the latest update from DAF(Mario Di Carlo) regarding the Rubber Vine Moth.

Euclasta gigantalis (syn. *whalleyi*)

- Mass-reared and released 1988-1991 at TWRC, Charters Towers
- 1995 an ‘outbreak’ of moths seen and mass defoliation noted, and the moth was surveyed and noted as widely distributed
- Since then numbers have declined and very minimal records in iNaturalist or ALA
- Recent years detected in the gulf and North Queensland, but in only minimal numbers.
- Decline in numbers could be due to parasitism (highly likely – by flies as it was noted in the late 1990’s) or climatic limitations (e.g. drought years)

Should this moth be sighted, DAF has requested that it be reported to BQ 13 25 23, as the research team are on the lookout for it.

Various life stages of the *Euclasta gigantalis*:



Euclasta larva

Euclasta pupa

Euclasta gigantalis adult

FNQROC advised that this was an older program; however, there may be an opportunity to have it reinstated through the Land Protection Fund.

4.2. Biosecurity Plan 2025-2030

The [Biosecurity Plan 2025-2030](#) was formally adopted by Mareeba Shire Council on 17 December 2025, following a period of consultation and review. The adopted plan outlines Council’s strategic approach to managing biosecurity risks across the region.

A copy of the final document is available on Council’s website for public access and reference.

The issue concerning brumbies was raised and it was noted that there are not many brumbies on public land within Mareeba Shire; however, higher numbers occur on private land, with a particular issue identified in the Irvinebank and Petford areas.

5. SUMMARY OF ACTIVITIES BY MSC (*Graham Wienert*)

An update was provided detailing the land protection activities conducted within the Mareeba Shire Council area since the previous meeting 14 August 2025.

- **Parthenium weed:** Property inspections each month, large reductions in known locations. No new sites detected.
- **Amazon Frogbit:** Sentinel site inspections carried out every month on Two Mile Creek in the Mitchell River Catchment, no plants detected.
 - Foliar spray on frogbit infestation in Mareeba Bi-Lakes.
 - Chinaman and Atherton Creeks hand removal and spot spraying prior to wet season.
- **Giant Rats Tail Grass** - Roadside treatment of GRT using selective herbicide Flupropanate, plants outside infestation area treated with Glyphosate before seeding.
- **Gamba Grass** – Roadside treatment started for this year.
- **Thunbergia** - Survey and foliar spray treatment of Thunbergia at Douglas Track Speewah and known locations in the Julatten area.
- **Miconia** - Assisting Qld DPI Biosecurity survey and hand removal in and around Kuranda.
- **White ball Acacia** - Assist Qld DPI Biosecurity in surveying the old south edge research station for White ball acacia.
- **Electric Ants:** Sentinel site surveys at MSC transfer stations every 3 months, samples given to Qld DAF for identify, no suspect ants found.
- **Rabbits** - Calicivirus released in the Mareeba and Mutchilba areas as per customer request.
- **Feral Deer** - Biosecurity Qld held a feral deer workshop in Mareeba in September 2025. This was the third in a series of workshops that have been funded by the Australian Government (previous two events were held in south and central Queensland earlier this year). The aim of the workshop was to engage with Local Governments and other stakeholders within the far north and north-west Queensland regarding feral deer management. This workshop focused on the shires and regions where deer may not necessarily be causing problems but have the potential to. Deer are certainly in high densities in many areas along the coastal areas of Queensland but in recent years small, isolated populations have emerged in places previously deer free. Qld DPI are seeking information on any new or emerging populations as well as offering technical knowledge and planning advice for control. Qld DPI also provide a snapshot of the current deer research occurring in Queensland. MSC Land Protection Coordinator did a presentation of the feral deer population and issues within the LG area.
- **Wild dogs/Feral Pigs** – Coordinated baiting carried out, 34 rural properties.
- **Pigs** – 97 pigs trapped
- **Customer Requests** - 55 actioned and completed.

External works for TMR

- Currently, treatments for Giant Rats Tail and Gamba Grass treatments are in progress.
- Thatch Grass on the Mulligan Highway from Mt Molloy to the Cook shire boundary.
- Rubbervine; Calatropae; Chinese Apple were treated last year and work planned for after the wet season on the Mulligan Highway and Burke Developmental Road.

6. PRESENTATION OF INFORMATION BY AGENCIES

6.1. Natural Resources & Mines, Manufacturing & Regional & Rural Development (*Brooklyn Lancaster / Louise Leotta*)

- Currently spraying for gamba grass in the Paddy's Green area; may consider outsourcing this task as it has become challenging to manage workload.
- Focus is on fire mitigation along Fassio and McBean Road addressing high fuel loads in the area; need to coordinate with MSC.
- Upcoming work scheduled for Chillagoe next month, targeting Rubber Vine, Chinese Apple and Prickly Acacia. At Mt Carbine, rubber vine occurs on a mining site, work is limited due to access and safety issues with heavy vehicles. The chair inquired whether it was known if the mine operator is implementing any control measures.
- Some are abandoned mine sites not actively mined but remain under mining leases according to the Mineral Resources Act, placing restrictions on weed management activities. It is the responsibility of the mine operators of leased land to control weeds within their designated area.

- Siam Weed management and weed eradication is being collaborated with MSC and the department.
- At Arriga, inspections are scheduled for gamba grass and rubber vine infestations.
- No feral animal control is undertaken by the Department - unsure why??

6.2. Barron River Catchment Care (*Margot Warnett*)

- Currently undertaking weed management including Turbina and Hymenachne; seven (7) landowners have signed up to take on the funding to eradicate infestations on private land; covered 70 hectares of infestation with early signs of a reduction in weed presence near Mabi Forest area. A large seed bank has been observed on Thomas Road. The Project aims to educate the farmers on maintaining control over these weeds.
- Last year the Barron River Catchment Care Group secured \$100K in grant funding under the Native Species Management program to support local biodiversity and control priority pest species.
- Efforts are underway to initiate a project going along the Barron River Esplanade; on-site meeting involving multiple stakeholders; good local support wanting to start at Lloyd Street of Barron River Esplanade.
- FNQROC to provide factsheets and videos on Turbina to the Barron River Catchment Care Group

Ken Goleby left at 9:25am

6.3. Banana Growers (*Maurice Thompson*)

- The station located near South Johnstone is working with Australian Banana Growers Association; Maurice is the engagement officer providing advice to landowners regarding Panama disease management.
- Current focus is on controlling feral pigs impacting banana crops.
- Conducts broader biosecurity controls, including completed aerial pig shoots.
- Growers have expressed frustrations regarding access to 1080 for pig control.
- Pig control is being carried out through trapping rather than widespread baiting in the Innisfail area.
- Efforts are underway to coordinate banana growers in the region to address the pig issue collectively; methods being used include trapping, shooting and baiting.
- Looking to work with MSC and local banana farmers in Mareeba

6.4. Sunwater (*Andrew Cooper*)

- Recent focus has been on weather events, with Tinaroo Dam at full capacity and resources committed to implementing the action plan.
- With more favourable weather conditions of late, priorities are shifting back to spraying activities – focus on channel road areas between Jump-up to Dimbulah with a coordinated target approach.
- Attended an on-site meeting with MSC LPO (Graham W) to discuss aquatic weeds .

6.5. Department of Transport and Main Roads (*Paul Barnes*)

- Weed management activities for 2025-26 within the Mareeba Shire is carried out under contract by Mareeba Shire Council on state-controlled roads

6.6. Nguddaboolgan Native Title Aboriginal Corp. – Kondaparinga Station (*Des Grainer*)

- Ranger program has been operating for several years at Mt Mulligan and Kondaparinga Station areas.
- The program includes three (3) full-time rangers and two (2) trainee rangers.
- The ranger base is located at Kondaparinga Station, with an office in Mareeba.
- The program is working with MSC and Gulf Savannah NRM to address local issues.
- A weed survey will be undertaken once site access becomes possible.
- The corporation has approached Council seeking assistance to grade and maintain access roads into Kondaparinga area.
- Key issues include weeds, feral pigs, and fire fuel loads.

6.7. Douglas Shire Council (*Jess Conroy*)

- Flooding over the past month has impacted operations, preventing the continuation of the pig trapping program.
- There is currently no ferry service available to access the Daintree.
- DSC operates a successful pig trapping program, with limited baiting.
- Additional grant funding has been secured to continue managing the pig issue.
- Since TC Jasper, an increase in pig numbers has been observed
- The Siam weed issue is largely contained; however, some spread is occurring, with new infestations identified in the Upper Daintree area where it had not previously been recorded—possibly due to movement from the Carbine area.
- Aerial drone technology is being tested, through contract work.

MSC has advised DSC that they are undertaking their own licensing process for drone operations under grant funding received.

6.8. Wet Tropics Management Authority (*Gareth Humphreys*)

- Conditions are currently too damp to undertake significant Yellow Crazy Ant control works.
- No changes have been observed in the Myola and Kuranda areas.
- A submission is currently being prepared to offer feedback regarding the Queensland Feral Pig Action Plan for the years 2026-2031. This feedback will address issues related to World Heritage and environmental factors, with the consultation period closing on 16 April.

6.9. Karma Waters (*Alan Pedersen*)

- Benefiting from the recent big wet season.
- Seed germination occurring; spraying commenced in early December, using approximately 3,000–4,000 L of spray for Rubber Vine, Wynn Cassia, and some Giant Rates Tail.
- Last year, double the number of pigs were shot compared to previous years; neighbouring properties do not carry out pig control, so uncoordinated efforts are often ineffective.
- Rubber vine is being sprayed using Grazon™Extra herbicide.

6.10. FNQROC (*Travis Sydes*)

- Regional submission on feral pigs to the State to be lodged by the end of the week has been extended; big gaps identified in coordination efforts with a significant increase in feral pig numbers
- At a regional level, cat management program covering both domestic and feral cats being assessed and managed in the wet tropics
- Biocontrol tools are being explored and tested to manage African tulip (*Spathodea campanulata*), including potential insect agents or pathogens that target seed pods and seedlings – very successful control evident; to be put out for public consultation
- The Neem tree is a significant concern in the Gulf Savannah region due to its invasive nature along the Gilbert River. The neem tree has been a major issue impacting the natural environment and agriculture production values.
- Providing assistance to councils with the development of their biosecurity plans
- Through the Land Protection Fund, supported by councils, a research program is underway to develop effective strategies and methods for managing invasive aquatic weeds, including frogbit. Originally a Wet Tropics project, it has now expanded into a state-wide initiative with the support of taskforces.

Cane Growers (*Luke Cabassi*)

- Mareeba cane growers are coordinating with MSC on baiting and trapping feral pigs.
- Removed over 500 pigs in the last three (3) years.
- Yellow Oleander tree and the itch grass an issue.

MSC advised Gamba grass and itch grass on roadside will be targeted.

6.11. Mitchell River Watershed Management Group / JAMARR / Kowanyama Aboriginal SC (John Brisbin)
Kowanyama Aboriginal Shire Council (KASC)

- Big news KASC is partnering with Gulf Savannah NRM to tackle some Parkinsonia and prickly acacia across the Kowanyama Shire.

Mitchell River Watershed Management Group

- The group is relying on MSC Land Protection Coordinator (Graham Wienert) to continue the excellent work on the Frogbit Sentinel network, although it is still largely under water at the moment.

6.12. Mareeba Shire Council (Jacob Grundling)

The MSC Fire Management Team has successfully completed all Bushfire Mitigation Tasks for 2025, and as well as assisting the Department of Resources with four (4) planned burns, along with assisting Mt Molloy RFB on one (1) planned burn. Additionally, the team was called upon by QFD to provide support during several wildfires in the Shire. Looking ahead, nine (9) hazard reduction burns are scheduled for 2026, and the team will once again assist both DoR and Mt Molloy RFB.

7. STANDING ITEMS

7.1. Funding and Partnership Opportunities

MSC (Graham Wienert) provided the group an update on Council’s funding opportunities.

MSC successful in receiving **2023 Tropical Cyclone Jasper - Environment Recovery Grant, Pest and Weeds**

- Council has received grants for Amazon frogbit survey (treatment if needed) of the upper Mitchell River.
- Giant Sensitive plant survey and treatment on the Barron River
- Feral pig management, training and equipment.
- Pig numbers have exploded since TC Jasper more traps being made; traps have to be used in phone service areas atm.

MSC to discuss with Cane and bananas growers; some funding with humane destruction training; other industry people being trained.

7.2. Upcoming Events

Gulf Savannah – Weed Identification Workshop	April 2026
FNQROC – Workshop in Animal Diseases	April 2026
Biosecurity Preparedness - what would happen in the activation of animal health	April 2026

8. GENERAL BUSINESS

8.1. Community-based Biodiversity Adaptation

Griffith University is working on a project wanting to do some workshops about native species

Wet Tropics Webinar - Survey link - https://griffithuw.qualtrics.com/ife/form/SV_aVmiISfCg0IXKwS

8.2. 1080 Baiting Poisons Incident Response Protocol

The draft **1080 Baiting Poisons Incident Response Protocol**, developed by Queensland Health and the Department of Primary Industries, provides guidance for councils on managing and reporting incidents involving regulated poisons used in invasive animal control.

It outlines the regulatory framework and proposes a consistent approach to incident response and management. Councils have been invited to provide feedback to inform LGAQ’s response by **10 April 2026**, with final submissions to Queensland Health due by **17 April 2026**.

8.3. Biosecurity Northern Australia

Alan Pedersen expressed concerns about the recent presence of Indonesian fishermen establishing operations “on our front door” near the Cape. He emphasized that biosecurity measures need to be strengthened to protect the region.

Specific biosecurity threats noted which would severely impact the beef industry include:

- **Screw worm** potentially arriving from the north.
- **Lumpy skin disease**, which could severely impact the beef industry.
- **Foot and Mouth**

What are the plans if this comes in

Action: The Advisory Group recommends that Council write to the Federal Government, highlighting biosecurity concerns for Northern Australia and requesting information on contingency plans should screw worm or lumpy skin disease be introduced.

8.4. FNQROC (Travis Sydes)

Tools front

- eDNA testing for frogbit; Cairns Cassowary and Mareeba are deploying the new technology, Building literacy and how to use this tool. Increase of drone survey to identify locations. Gulf savannah spread of pest fish through the Mitchell Catchment, spread of tilapia into the upper Mitchell catchment working with ranger groups and councils.
- Six (6) sites being set up

8.5. Feral Pigs (Ross Cardillo)

Followed up with national feral pig coordinator following comments heard on the radio about changing the pallet of people. Unable to provide an answer to address the issue.

Can pigs be used for pet food was asked. Boxes use to operate, high costs involved no longer in operation but still in operation in the area some in central Queensland. A high disease risk possibly associated with using as pet food.

The Chair encouraged all stakeholders to liaise with MSC to ensure a more coordinated effort.

9. NEXT MEETING

Thursday, 27 August 2026 9:00-11:00am

10. CLOSURE

There being no further business to discuss, the chair thanked everyone for their attendance and contribution and closed the meeting at 10:23AM.

Action Item List

Item	Action	Responsible Person(s)	Due Date
1.	The Advisory Group recommends that Council write to the Federal Government, highlighting biosecurity concerns for Northern Australia and requesting information on contingency plans should screw worm or lumpy skin disease be introduced.	MSC	

10 OFFICE OF THE CEO

10.1 TOURISM & ECONOMIC DEVELOPMENT QUARTERLY REPORT

Date Prepared: 30 April 2026

Author: Tourism & Economic Development Officer

Attachments: Nil

EXECUTIVE SUMMARY

This report provides information relating to Council Tourism and Economic Development activity for the Mareeba Shire region during the third quarter of the financial year, January 2026 – March 2026.

RECOMMENDATION

That Council receives the Tourism and Economic Development report for the January to March 2026 quarter.

TOURISM & ECONOMIC DEVELOPMENT

This report provides information relating to Council tourism and economic development activity for the Mareeba Shire region during the first quarter of the financial year, January 2026 – March 2026.

1. SMALL BUSINESS FRIENDLY COUNCIL - MONTHLY MUNCH AND LEARN PROGRAM

Council's Small Business Friendly Council "Munch & Learn" digital workshop program continued this quarter, delivering free bite-sized training sessions for small businesses in both Kuranda and Mareeba. The program focuses on building digital capability and confidence for local businesses through practical workshops. The topics this quarter were:



**Free bite-sized digital workshops
for small business**

9am to 11am Kuranda Community Room
1pm to 3pm Mareeba Library

- Mon 19 Jan: Starting and growing a successful online business
- Mon 16 Feb: Create a quick free website
- Mon 23 March: Blogging basics

The initiative continues to provide accessible, low-cost professional development opportunities for local operators while supporting innovation and resilience within the small business community.

2. REGIONAL DEVELOPMENT AUSTRALIA TROPICAL NORTH VISIT

Mareeba Shire Council hosted the Regional Development Australia Tropical North (RDATN) Board for a regional familiarisation and briefing visit to the Mareeba Shire in February. The visit provided an opportunity to showcase key industrial, infrastructure and economic development projects occurring across the region, including the Mareeba Industrial Area, Airport precinct and CBD. The day also enabled valuable discussions between RDATN Board members, Councillors and Council officers regarding regional priorities, investment opportunities, workforce challenges and future economic growth opportunities for the Mareeba Shire and broader Tropical North Queensland region.



3. BUSINESS RESILIENCE PARTNERSHIP PROGRAM

Mareeba Shire Council continued delivery of the Business Resilience program with funding via the Business Resilience Partnership Program, jointly funded by the Australian and Queensland Governments under the Disaster Recovery Funding Arrangements. The March workshops were very well attended and positively received. The sessions provided practical insights into digital capability, communication strategies and adapting to changing market conditions. Feedback from participants was strong, with businesses valuing the practical, hands-on nature of the content.

At the Mareeba workshop, it was also valuable to introduce Council’s new Community Recovery and Resilience Officers, who attended and engaged directly with participants. They provided resources and were available to discuss support options, which was particularly well received and added further value to the session.

Importantly, this program has been delivered during an extremely challenging operating environment for regional small businesses, with operators continuing to navigate rising costs of living, high inflationary pressures, workforce shortages, increased operating costs and the impacts of the current fuel supply crisis across Far North Queensland. In this environment, the practical resilience skills developed through this program have been particularly valuable.





BUSINESS RESILIENCE & DIGITAL CAPABILITY PROGRAM

Helping Local Businesses Thrive and Build a Strong Future

Are you a tourism, hospitality, food & beverage or small business in the Mareeba Shire? Have you been impacted by natural disasters or just want to future-proof your business and improve your digital presence?

Join our fully funded, practical workshop
ADAPTING YOUR BUSINESS FOR THE THE 2026 AI-DRIVEN MARKETPLACE

What you'll learn:

- Relevant **marketing channels** for your businesses
- **What the visitor is seeing** and how you can put your best offers forward
- How to **make the most of your social media** efforts in the AI marketplace
- The power of a **communal voice and collaboration** in your business community

Kuranda Community Centre
 Monday, 16 Mar 2026, 9am-1pm
 including networking lunch
 (above Kuranda Library)

OR

Cedric Davies Community Hub
 Tuesday, 17 Mar 2026, 9am-1pm
 including networking lunch
 (beside Mareeba Library)

Jointly funded by the Australian and Queensland Governments under the Disaster Recovery Funding Arrangements – Business Resilience Partnership Program







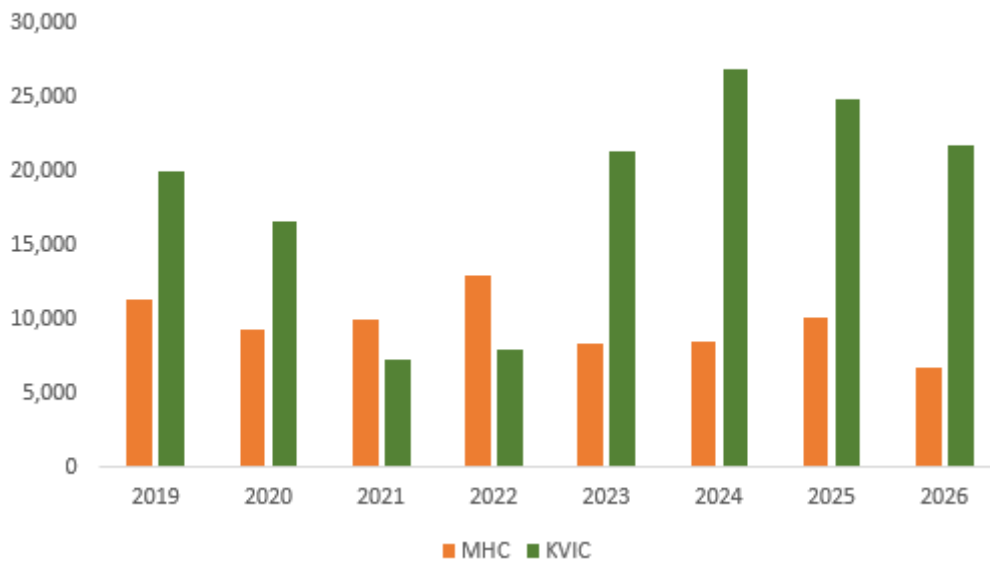

Register for free here
www.tourismtribe.com/programs/mareeba-2025



4. VISITOR INFORMATION CENTRE (VIC) UPDATE

The data is collected by the Kuranda Visitor Information Centre (KVIC) and the Visitor Information Centre at the Mareeba Heritage Centre (MHC). Visitor data is all visitors to the Mareeba Centre which includes the Visitor Information Centre as well as patrons of the Centre's café, museum, and retail shop.

March QTR Visitor Numbers



KVIC recorded 21,682 visitor interactions for the quarter, while MHC recorded 6,736. Softer visitation trends are being experienced more broadly across the tourism industry and reflect current economic pressures, increased travel costs and changing visitor behaviours. Despite lower numbers, both centres continue to play an important role in visitor servicing, local business referrals and encouraging visitor dispersal and length of stay across the Mareeba Shire.

Some great reviews have been received for both visitor centres.

Terry Outtram
2 reviews · 1 photo
★★★★★ a week ago **NEW**
Very wonderful and kind people



Misaki Tan
6 reviews
★★★★★ a week ago **NEW**
Michael was amazing. He shared lots about the area and the animals and was very friendly. He let us carry the peppermint sticj insect as well!

Craig and Cheryl Ellingworth
Local Guide · 83 reviews · 2 photos
★★★★★ 2 months ago
Food was good, atmosphere was relaxing

Berry Jack
11 reviews · 1 photo
★★★★★ a month ago
Great place to be.

5. MAREEBA SHIRE VISITOR INFORMATION CENTRE VOLUNTEERS CONFERENCE

Mareeba Shire Tourism in collaboration with Council and the Kuranda and Mareeba Visitor Information Centres, delivered the first combined Mareeba Shire Visitor Information Centre Volunteers Conference at Skybury Coffee in March. The conference brought together volunteer teams from both the Kuranda and Mareeba Visitor Information Centres for a day of learning, networking and industry updates.



The conference featured the Queensland Tourism Industry Council’s “Queensland Welcomes You” workshop focused on customer service excellence, storytelling and destination pride, along with updates from Tourism Tropical North Queensland, Wet Tropics World Heritage Guides and guest speaker Sonya Frost from the Croydon Visitor Information Centre. The event reinforced the important role volunteers play in delivering positive visitor experiences and supporting the visitor economy across the Mareeba Shire.

6. MAREEBA SHIRE TOURISM NETWORKING EVENT – KURANDA



Mareeba Shire Tourism in collaboration with Council, hosted a successful tourism networking event in Kuranda during February, bringing together local operators, tourism partners and stakeholders to discuss the upcoming Skyrail upgrades and plans for the months ahead. The event provided an important opportunity for the Kuranda tourism community to connect, share information and collaborate on strategies to support visitor experiences during the upgrade period. Updates were provided by Skyrail Rainforest Cableway, Tourism Tropical North Queensland and key tourism operators, reinforcing a shared commitment to continuing to actively market and support Kuranda as a premier visitor destination throughout the project.

11 CONFIDENTIAL REPORTS

Nil

12 BUSINESS WITHOUT NOTICE

13 NEXT MEETING OF COUNCIL

14 FOR INFORMATION

14.1 SUMMARY OF NEW PLANNING APPLICATIONS & DELEGATED DECISIONS FOR THE MONTH OF APRIL 2026

Date Prepared: 5 May 2026
Author: Planning Technical Support Officer
Attachments: Nil

Summary of New Planning Development Applications and Delegated Decisions for April 2026

New Development Applications					
Application #	Lodgement Date	Applicant	Site Address & Property Description	Application Type	Status
RAL/26/0007	20/04/2026	Wylandra Properties Pty Ltd C/- Freshwater Planning	Ray Road and Wylandra Drive Mareeba Lot 224 on SP276715	ROL – (1 into 309 Lots) Wylandra Estate	Assessment Stage
RAL/26/0008	23/04/2026	W and P Blundell C/- U&I Town Plan	109 Cobra Road and Cobra Mareeba Lot 23 on SP184955 and Lot 88 on SP342254	ROL – Boundary Realignment	Assessment Stage
OPW/26/0001	22/04/2026	NQ Farming C/- OSE Group	30 Peters Street Mareeba Lot 453 on SP247821	Operational Works for RAL/23/0010 (1 Lot into 28 Lots)	Assessment Stage

Decision Notices issued under Delegated Authority					
Application #	Date of Decision Notice	Applicant	Address	Property Description	Application Type
RAL/26/0005	1/04/2026	Wong Lau Developments Pty Ltd C/- Planning Plus	136 Fantin Road, Koah	Lot 175 on SP352625	ROL – (1 Lot into 4 Lots)

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

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

Referral Agency Response Decision Notices issued under Delegated Authority					
Application #	Date of Decision	Applicant	Address	Property Description	Application Type
CAR/26/0005	29/04/2026	Blake Owens C/- Emergent Building Approvals	87 Karobean Drive, Mareeba	Lot 293 on SP352770	Referral agency response for building work assessable against the Mareeba Shire Council Planning Scheme 2016 (Class 10a Shed GFA Dispensation)

Extensions to Relevant Period issued					
Application #	Date of Decision	Applicant	Address	Property Description	Application Type
Nil					

Survey Plans Endorsed					
Application #	Date	Applicant	Address	Property Description	No of Lots
RAL/17/0011	2/04/2026	Brian G Prove C/- Twine Surveys	Popovic Road, Koah	Survey Plan of Lots 1-3 on SP356461 Cancelling Lot 198 on NR1994	3
RAL/26/0004	20/04/2026	S & G Gambino C/- Brazier Motti Pty Ltd	69 and 71 Gilmore Road, Mareeba	Survey Plan of Lots 63 & 64 on SP361266 Cancelling Lot 263 on NR1920 and Lot 64 on RP835619	2