



AGENDA

Wednesday, 19 August 2026

Ordinary Council Meeting

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

Date: Wednesday, 19 August 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	Serenitas Management Pty Ltd - Material Change of Use - Retirement Facility (extension to the existing Thyme Resort) - Lot 9 on RP737161 - 10 Margherita Close, Mareeba - MCU/26/0006	7
8.2	M & K Hastie - Reconfiguring a Lot - Subdivision (1 into 2 lots) - Lot 10 on SP198000 - 294 Hastie Road, Mareeba - RAL/26/0012.....	85
8.3	Application for Renewal of Term Lease over Lot 11 on CPC157678 & Lot 9 on DA37, Wetherby Road, Mount Molloy.....	103
8.4	Sale of Lot 117 W2631 - Herberton-Petford Road Watsonville	111
8.5	Sale of Land - Exercise Notice of Call Option - Land Adjoining Lot 322 on SP276124	113
8.6	Issue of Tenure Instrument - Kuranda Rangers Football Club Inc. - part of Lot 2 NR7927	117
8.7	Council Policy Review	119
8.8	Delegations Update August 2026	121
8.9	Financial Statements Period Ending 31 July 2026	129
9	Infrastructure Services.....	141
9.1	Infrastructure Services, Technical Services Operations Report - July 2026	141
9.2	Infrastructure Services, Capital Works Monthly Report - July 2026	149
9.3	Tender Award T-MSC2026-07 25/26 MBA Sewer Reline Program	177
9.4	Tender Award T-MSC2026-06 2026-2027 Water Main Renewal Project	179
9.5	Infrastructure Services, Water and Waste Operations Report - July 2026	183
9.6	Infrastructure Services, Disaster Recovery Operations Report - July 2026	189
9.7	Infrastructure Services, Works Section Activity Report - July 2026	193
10	Office of the CEO	199
10.1	Tourism & Economic Development Quarterly Report	199
10.2	LGAQ Annual Conference	205
10.3	MSC Show Holidays 2027	207
11	Confidential Reports.....	209

Nil

12 Business without Notice 209

13 Next Meeting of Council 209

14 For Information 211

14.1 Summary of New Planning Applications & Delegated Decisions For The Month of July
2026 211

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

Special Council Meeting - 15 July 2026

Ordinary Council Meeting - 15 July 2026

6 BUSINESS ARISING OUT OF MINUTES OF PREVIOUS MEETING

7 DEPUTATIONS AND DELEGATIONS

8 CORPORATE AND COMMUNITY SERVICES

8.1 SERENITAS MANAGEMENT PTY LTD - MATERIAL CHANGE OF USE - RETIREMENT FACILITY (EXTENSION TO THE EXISTING THYME RESORT) - LOT 9 ON RP737161 - 10 MARGHERITA CLOSE, MAREEBA - MCU/26/0006

Date Prepared: 9 August 2026

Author: Supervisor Planning & Building

Attachments:

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

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	Serenitas Management Pty Ltd	ADDRESS	10 Margherita Close, Mareeba
DATE LODGED	10 April 2026	RPD	Lot 9 on RP737161
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use – Retirement Facility (extension of the existing Thyme Resort)		
FILE NO	MCU/26/0006	AREA	7,305m2
LODGED BY	RPS AAP Consulting Pty Ltd	OWNER	T & I Paterson
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Rural Residential zone		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	17 Submissions		

EXECUTIVE SUMMARY

Council is in receipt of an impact assessable development application described in the above application details. During the mandatory public notification period, 17 properly made submissions were received.

The application proposes the expansion of the long-established Thyme Lifestyle Resort onto eastern adjacent land which is situated on the corner of Anzac Avenue and Margherita Close, Mareeba. The land previously accommodated the Mareeba Garden Centre, known locally as “Anza Nursery”. The expansion will include 10 x 1 bedroom units (in 5 duplexes) and 14 x 2 bedroom units with vehicular access gained via Margherita Close and pedestrian access maintained through to Thyme’s communal resort facilities.

The subject land is situated in the southwest corner of a cluster of Rural residential zoned allotments, with the existing Thyme resort being zoned Low density residential. The Resort’s proposed encroachment into this Rural residential cluster is the application’s primary town planning consideration. Although there are a number of assessment benchmarks within the Planning Scheme

that seek to maintain dwelling densities within the Rural residential zone and limit further densification, there are avenues that allow higher density development to occur where that development holds a direct relationship with the land on which it is proposed, and where residential amenity can be maintained. The proposed development is considered to have a direct relationship with the land on which it is proposed as it adjoins the existing Thyme Resort and will maintain pedestrian connectivity to the Resort's communal facilities. Expansion of such a facility into adjoining land is common sense from a town planning perspective.

The existing Thyme Resort already maintains a 390 metre long interface (common boundary) with this same cluster of rural residential lots, with no documented long term land use conflict on record. A suite of conditions has been recommended to help minimise amenity impacts on adjoining land particularly with regards to privacy and lighting. Notwithstanding this, some visual amenity impacts are expected, with immediate adjoining landowners likely to experience a loss of openness and spatial separation as a result of the development's increased density. These impacts are, however, not likely to result in an unreasonable or unacceptable loss of residential amenity.

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

OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	Serenitas Management Pty Ltd	ADDRESS	10 Margherita Close, Mareeba
DATE LODGED	10 April 2026	RPD	Lot 9 on RP737161
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use – Retirement Facility (extension of the existing Thyme Resort)		

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

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

And

The assessment manager does consider that the assessment manager's decision conflicts with a relevant instrument.

- (A) APPROVED DEVELOPMENT: Development Permit for Material Change of Use – Retirement Facility (Extension of Existing Thyme Lifestyle Resort)

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
388777-1	Thyme Lifestyle Resort – Concept Option	RPS AAP Consulting Pty Ltd	21/02/2025
388777-1	Thyme Lifestyle Resort – Concept Option	RPS AAP Consulting Pty Ltd	21/02/2025
A1 – RHS Sheet 3 of 17	Proposed Residence: Type – A1 – LHS Floorplan	4Site Design	08/11/2024
A1 – RHS Sheet 5 of 17	Proposed Residence: Type – A1 – LHS Elevations 1/2	4Site Design	08/11/2024
A1 – RHS Sheet 6 of 17	Proposed Residence: Type – A1 – LHS Elevations 2/2	4Site Design	08/11/2024
0389-Granite-2 Sheet No. WD 02 Issue A	Set-out Plan & Room Areas	Gregory G Terzi Building Design & Drafting	Jan 2024
0389-Granite-2 Sheet No. WD 11 Issue A	End Views – Garage / Patio & Unit Side Views	Gregory G Terzi Building Design & Drafting	Jan 2024

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
 - found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; or
 - to ensure compliance with the following conditions of approval.
2. Timing of Effect
 - 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.
 - 2.2 Prior to the commencement of use, the applicant must notify Council that all the conditions have been complied with, except where specified otherwise in these conditions of approval.
3. General
 - 3.1 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
 - 3.2 All 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.

3.3 Lot/Resort Amalgamation

Prior to the Commencement of the use (the first dwelling being occupied), the site (Lot 9 on RP737161) must be amalgamated with adjoining Lot 2 on RP727326 (existing Thyme Lifestyle Resort site).

3.4 Waste Management

Each dwelling must be provided with at least 1 domestic refuse bin which must be screened from view from adjoining properties and road reserve by 1 metre wide landscaped screening buffer or 1.8m high solid fence or building.

Refuse collection must occur internally only, with no storage for collection permitted on either Anzac Avenue or Margherita Close.

3.5 Light spill

In order to help minimise lighting impacts on adjacent land, no flood lights or similar are permitted to be installed at the rear of any dwelling that shine horizontally out from any dwelling. Outdoor lighting is permitted where they are mounted to face downwards such as suffete mounted downlights or similar and do not shine light over rear boundary fencing.

3.6 Setbacks

Dwellings must be setback a minimum distance of 2 metres from the common boundaries of Lot 1 on RP737161 and Lot 1 on RP731680.

3.7 Advertising signage

Any signage proposed facing Anzac Avenue or Margherita Close must be approved by Council as part of the subsequent application for operational works. Signage must be incorporated into/onto front boundary fencing and cannot be freestanding.

4. Infrastructure Services and Standards

4.1 Access – Margherita Close

A **commercial** crossover (concrete only) wide enough to allow two directional traffic movements must be constructed (from the edge of Margherita Close to the property boundary of the subject site) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

Where applicable, the applicant/developer must ensure that any redundant vehicle crossovers are removed and reinstated with kerb and channel, and that any existing sections of damaged kerb and channel are repaired, to the satisfaction of Council's delegated officer.

4.2 Stormwater Drainage/Water Quality

4.2.1 The applicant/developer must take all reasonable steps to ensure a non-worsening effect on surrounding land as a consequence of the development.

4.2.2 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.

- 4.2.3 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.
- 4.2.4 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.
- 4.2.5 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. All stormwater must be discharged to a designated legal point of discharge.
- 4.2.6 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.
- 4.2.7 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 maintenance period.
- 4.2.8 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 Car Parking/Internal Driveways

The applicant/developer must ensure that each dwelling is provided with at least 1 undercover attached car park. In order to minimise parking nuisance on-site, dwellings constructed on sites 1-14 must be designed so that the garages are setback like that shown on the approved plans for the "Cassina" layout in order to allow for visitor parking in a tandem arrangement in front of each garage.

At least 4 visitor parking spaces must be incorporated into the internal road/driveway design as shown on the approved plans. These visitor parking spaces must be signposted for visitor use only, which must be enforced by on-site management, at all times.

As part of the subsequent application for operational works, the applicant/developer must submit engineering plans and specifications, prepared by a Registered Professional Engineer of Queensland (RPEQ) or an Architectural

Building Designer, for the construction of proposed car parking facilities and internal driveways demonstrating:

- Compliance with Australian Standard AS2890.1 Off Street Parking – Car Parking Facilities;
- Compliance with Australian Standard AS2890.6 – Parking Facilities – Off-street parking for people with disabilities;

A sign must be erected in proximity to the access driveway indicating the availability of on-site car parking.

4.5 Frontage Works – Anzac Avenue/Margherita Close

The applicant/developer is required to construct the following works, designed in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer:

- 4.5.1 Widen Anzac Avenue, including the installation of kerb and channel for the full frontage of Lot 1 on RP731680 and the Anzac Avenue frontage of Lot 9 on RP737161 to the same width as that achieved along the existing frontage of Lot 2 on RP727326.
- 4.5.2 Install a 2m wide pedestrian footpath along the full length of the Anzac Avenue frontage of Lot 1 on RP731680 and Lot 9 on RP737161.
- 4.5.3 Install a 2m wide pedestrian footpath along the full length of the Margherita Close frontage of Lot 9 on RP737161, linking to the footpath required under 4.5.2.
- 4.5.4 The planting of street trees along the Anzac Avenue frontage only of Lot 1 on RP731680 and Lot 9 on RP737161. The planting should be of similar spacing to that along the existing frontage of Lot 2 on RP727326 and plant species should be the same or similar, to the satisfaction of Council's delegated officer.
- 4.5.5 The intersection of Anzac Avenue and Margherita Close must be upgraded in accordance with FNQROC Development Manual standards. The intersection upgrade must include a channelised right-turn treatment, short treatment (CHR(S)) for right turning traffic from Anzac Avenue.
- 4.5.6 A pedestrian crossing, including approaches, across Anzac Avenue linking the Anzac Avenue footpath and Cedric Davies Hub carpark. The consulting design RPEQ must design the crossing at a location that will maximise pedestrian safety.
- 4.5.7 Any other verge restoration works deemed necessary including the installation of a new crossover for Lot 1 on RP731680.

All reasonable costs involved with upgrading the Anzac Avenue frontage of Lot 1 on RP731680, including the cost of the design, construction and commissioning of the works, as agreed to by Council's delegated officer will be paid for by Council.

- 4.6 The access to the Cedric Davies Hub carpark must be relocated at the same time the Anzac Avenue/Margherita Close frontage works are carried out. The access must be relocated to a location that does not conflict with any redesigned

intersection, frontage works or the pedestrian crossing. The relocated access location must be agreed to by Council's delegated officer prior to a formal design being submitted to Council as part of a subsequent application for Operational Works.

The existing Cedric Davies Hub carpark access must be decommissioned and reinstated with landscaped garden bed and any damaged kerbing must be replaced, to the satisfaction of Council's delegated officer.

4.7 Landscaping & Fencing

4.7.1 As part of the subsequent application for operational works, a detailed landscape and fencing plan must be prepared for the site and submitted to Council's delegated officer for consideration and approval.

4.7.2 The landscape and fencing plan must include the following:

- at least 10% of the site as landscaping, with at least 25% of new plants provided as larger, advanced stock with a minimum height of 0.7 metres.
- an internal footpath plan.
- all grassed areas in communal spaces that must be grassed with natural turf/lawn and not artificial turf.
- verge landscaping (external to the site), consistent with existing landscaping along the frontage of Lot 2 on RP727326. This landscaping must extend the full frontage of Lot 9 on RP737161 only (not required along Margherita Close).
- Rendered masonry block road boundary fencing (including slat fencing inlays) of the same design/appearance as that existing along the frontage of Lot 2 on RP727326. This fencing must extend the entire frontage of Lot 9 on RP737161 for both the Anzac Avenue and Margherita Close frontages (excluding access ways).
- New 1.8m high solid screen colorbond fencing (of neutral colour) erected along the full length of the common boundaries with Lots 1 on RP731680 and Lot 1 on RP737161.

4.7.3 Plant species used are to be generally consistent with those listed in the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.

4.7.4 The landscaping of the site must be carried out prior to the commencement of the use and in accordance with the endorsed landscape plan/s. All landscaping must be mulched, irrigated and maintained for the life of the development, to the satisfaction of Council's delegated officer.

4.8 Water Supply

The applicant/developer must connect the proposed development to the Council's reticulated water supply system in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

Where the existing reticulated water supply does not currently service the site or is not at an adequate capacity to serve the proposed development requirements, the applicant/developer is required to extend 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 requirements in accordance with FNQROC Development Manual Standard (as amended).

4.9 Sewerage Connection

The applicant/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.

Where sewerage connections are not available to the site, or where existing connections are not satisfactory for the proposed development, the applicant/developer is required to extend 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).

4.10 Lighting

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

(D) ASSESSMENT MANAGER'S ADVICE

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

- (c) Compliance with applicable codes/policies

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

- (d) Compliance with Acts and Regulations

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

- (e) Environmental Protection and Biodiversity Conservation Act 1999

The applicant is advised that referral may be required under the *Environmental Protection and Biodiversity Conservation Act 1999* if the proposed activities are likely

to have a significant impact on a matter of national environmental significance. Further information on these matters can be obtained from www.dcceew.gov.au.

(f) Cultural Heritage

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

(g) Electric Ants

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

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

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

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

(E) RELEVANT PERIOD

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

- Material Change of Use – six (6) years (starting the day the approval takes effect);

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

- Development Permit for Building Work
- Development Permit for Operational Works

(G) OTHER APPROVALS REQUIRED FROM COUNCIL

- Compliance Permit for Plumbing and Drainage Work

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

Category	Use Charge	Unit Measure of	Charge Rate	No of Units	Amount
Proposal					
Accommodation (long term)	Retirement facility	Per 1 or 2 bed dwelling	\$16,608.00	24	\$398,592.00
Credit					
Residential	Dwelling House (no sewer – 80% of charge rate)	Per 3 or more bed	\$18,601.60	1	\$18,601.60
Commercial (bulk goods)	Garden centre	Per m ² of GFA	\$122.30	580m ²	\$70,934.00
TOTAL					\$309,056.40

Note: The abovementioned adopted infrastructure charges may be subject to offsets or refunds in accordance with Part 6 of Councils Adopted Infrastructure Charges Resolution (No. 1) 2026.

THE SITE

The subject site previously accommodated the Mareeba Garden Centre, known locally as “Anza Nursery”, and is situated on the corner of Anzac Avenue and Margherita Close, Mareeba, and formally described as Lot 9 on RP737161. The site is irregular in shape with a total area of 7,305m² and is zoned Rural Residential (Precinct A – 4,000m²) under the Mareeba Shire Council Planning Scheme 2016.

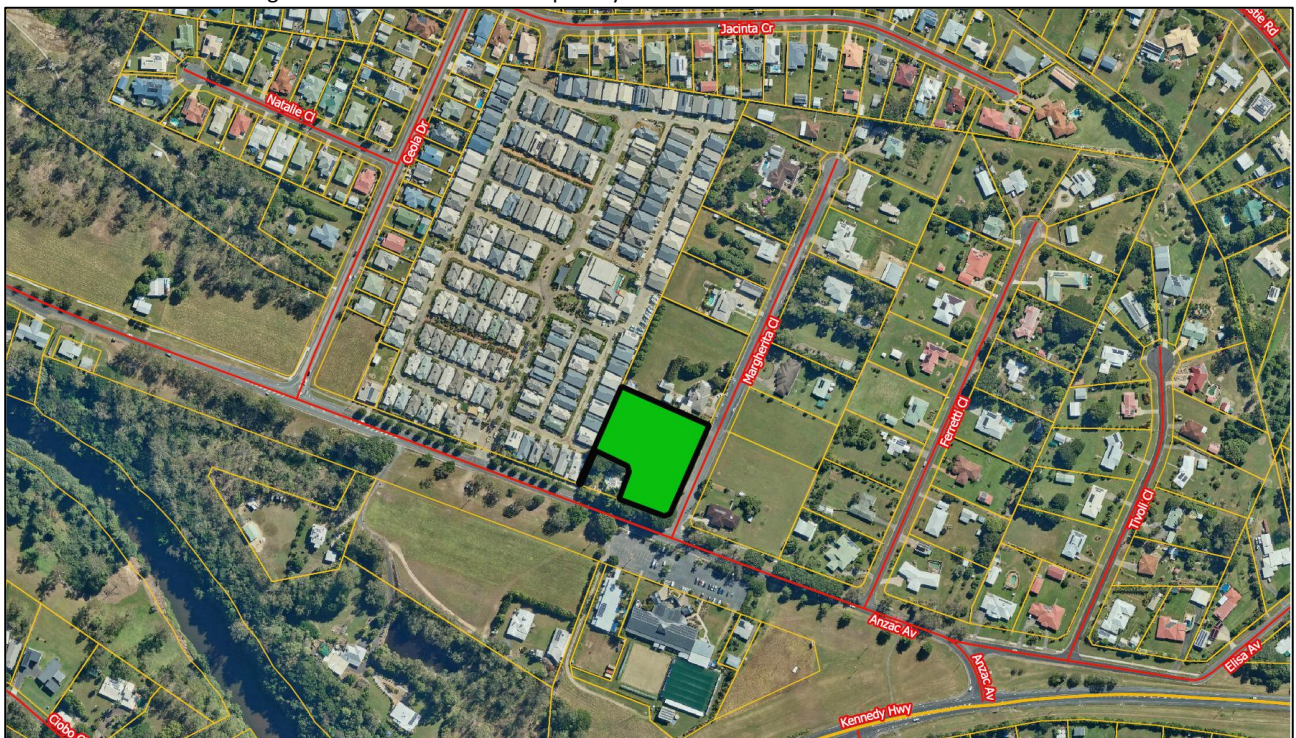
The site gains access from both Anzac Avenue and Margherita Close, both of which are constructed to bitumen/asphalt sealed standards, although no kerbing exists along the Anzac Avenue frontage of the land. The site is improved by a dwelling and various buildings and greenhouse structures associated with the former use of the site as a commercial nursery.

Surrounding land to the north and east is zoned Rural Residential and is characterised by single detached dwellings on lots between 4,000m² and 8,000m² in size. The large land parcel adjoining to the west is the current Thyme Lifestyle Resort and is zoned Low density residential, containing a large number of independent living dwellings and associated communal resort infrastructure.



Map Disclaimer:

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



Map Disclaimer:

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

BACKGROUND AND CONTEXT

The subject site is situated adjacent the existing Thyme Lifestyle Resort and was the former site of the Mareeba Garden Centre, known locally as “Anza Nursery”.

Thyme Lifestyle Resort is completely built out, with the parent company looking to utilise adjacent land to provide additional housing while providing access to Thyme’s existing communal resort infrastructure which includes a clubhouse, cinema, lawn bowls and swimming pool.

PREVIOUS APPLICATIONS & APPROVALS

Nil

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Material Change of Use – Retirement Facility (extension of the existing Thyme Resort) in accordance with the plans shown in **Attachment 1**.

It is proposed to expand the existing Thyme Lifestyle Resort onto eastern adjoining land. The proposal would involve the creation of 19 serviced home sites, a new internal road network and pedestrian link to the existing Resort and its facilities. Access to the development would be provided by a new driveway from Margherita Close located 58 metres to the northeast of the intersection of Margherita Close and Anzac Avenue.

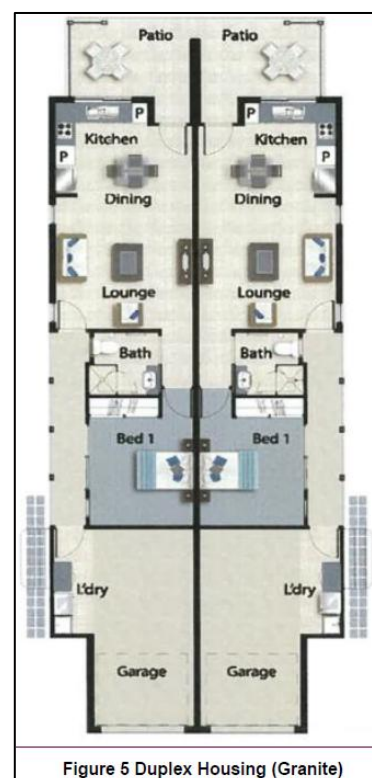
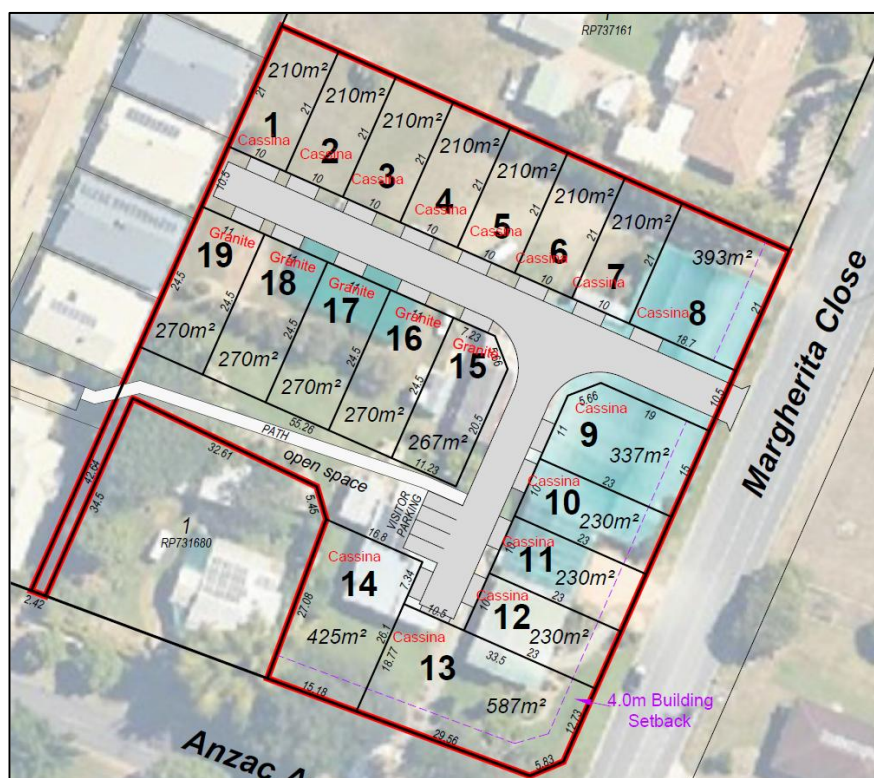
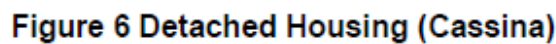


Figure 5 Duplex Housing (Granite)

The home sites will range in size from 210m² to 587m² and would be developed with a diversity of housing types. Five (5) of the sites, being site 15 to 19 would be developed with duplex style housing comprising two (2) x 1 bedroom self-contained dwellings. The remainder of the sites would be developed with two bedroom detached houses. Indicative floor plans of the housing typology are provided above and below.



Strategic Framework:	Land Use Categories - Rural Residential Area Transport Elements - Local Collector Road - Principal Cycle Routes
Zone:	Rural Residential zone
Overlays:	Agricultural land overlay Airport environs overlay Transport infrastructure overlay

Planning Scheme Definitions

The proposed use is defined as:

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Retirement facility	A residential use of premises for an integrated community and specifically built and designed for older people. The use includes independent living units and may include serviced units where residents require some support with health care and daily living needs. The use may also include a manager's residence and office, food and drink outlet, amenity buildings, communal facilities and accommodation for staff.	Retirement village	Residential care facility

RELEVANT PLANNING INSTRUMENTS

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

Far North Queensland Regional Plan 2009-2031

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

State Planning Policy

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

Mareeba Shire Council Planning Scheme 2016

Strategic Framework

3.3 Settlement pattern and built environment

3.3.1 Strategic outcomes

- (3) *Residential areas and urban expansion areas support strategically located and logically sequenced residential development, maximising the efficient utilisation of new and existing infrastructure, particularly active and public transport. Residential development, including infill housing in designated areas, is focussed in Mareeba and the Kuranda district. A diversity of housing choices is developed within proximity to services and activity centres while protecting the character of the shire.*

Housing for aged persons, both for independent and assisted living, is provided to support the aging population of the shire. Aged care development is provided in suitable locations in the residential areas and urban expansion areas of the shire.

Comment

The expansion of the Thyme Lifestyle Resort into an adjoining allotment is logical, sequential and makes sense from a town planning perspective. The development will maximise the efficient utilisation of new and existing infrastructure with upgrades required to Anzac Avenue and the Anzac Avenue/Margherita Close intersection to help improve safety and traffic flow. The Cedric Davies Hub carpark access will also be relocated to a safer location, and a pedestrian crossing will be installed across Anzac Avenue.

The development will provide additional in-demand independent living options in Mareeba for those aging and looking to downsize which will, in-turn, help to alleviate pressure on the existing housing stock. The development complies with Strategic Outcome (3).

- (4) *Rural residential areas are intended to support rural residential development of varying densities, to prevent further fragmentation and alienation of rural areas, conservation areas and biodiversity areas within the regional landscape. Rural residential areas predominantly maintain the current density of development, with infill subdivision of rural residential areas generally limited to identified areas where consistent with the desired character and where adequate services and infrastructure are available or can be adequately and cost-effectively provided.*

Comment

The subject site sits in the southwest corner of a Rural residential cluster of lots approximately 36 hectares in size and comprising 77 Rural residential allotments. The proposed development will encroach into just 1 of these 77 allotments covering an area of only 7,305m², or just 2% of the land mass of this rural residential cluster. Strategic Outcome (4) requires that rural residential areas predominately maintain the current density of development, which is considered the case in this instance with only a small portion of the rural residential area undergoing densification. The expansion of the lifestyle resort onto adjoining land is logical, sequential and makes sense from a town planning perspective.

In terms of amenity impacts, the existing Thyme Resort already maintains a 390 metre long interface (common boundary) with this same cluster of rural residential lots, with no documented long term land use conflict on record. A suite of conditions has been recommended to help minimise amenity impacts on adjoining land particularly with regards to privacy and lighting. Notwithstanding this, some visual amenity impacts are expected, with immediate adjoining landowners likely to experience a loss of openness and spatial separation as a result of the high density development. These impacts are, however, not likely to result in an unreasonable or unacceptable loss of residential amenity.

With regards to traffic, the proposed development is likely to generate the same, if not less traffic than the previous use of the site for a busy commercial plant nursery, particularly on weekends. Amenity impacts to Margherita Close residents beyond immediately adjoining land are likely to be minimal. The development does not compromise Strategic Outcome (4).

3.3.9 Element—Aged care and retirement areas

3.3.9.1 Specific outcomes

- (1) Appropriately designed and serviced aged accommodation, including residential care and retirement facilities, which take into account the support services required as people become less independent, are developed throughout Mareeba Shire's residential areas and urban expansion areas.
- (2) Small scale, low cost aged accommodation close to the CBD and health services catering for independent living are encouraged to cater to Mareeba's ageing population.

Comment

The application proposes the expansion of the existing Thyme Lifestyle Resort onto an adjoining property. The proposed expansion will include 24 additional independent living dwellings with access to the existing Thyme Lifestyle Resort communal facilities.

The proposed development is appropriately located within the urban footprint within Mareeba's eastern growth corridor and will be situated in close proximity to medical services (Amaroo Medical, Amaroo Pharmacy) as well as the Cedric Davies Hub. The proposed development will contribute to Mareeba's stock of housing for aged persons by providing an additional 24 independent living dwellings for over 50's. In turn, this will also help to alleviate pressure on the existing housing stock as aging people look to downsize.

Despite encroaching into Rural residential zoned land, it is considered that the development has been appropriately conditioned to ensure amenity impacts on surrounding properties will be minimised. The development complies with Specific Outcomes (1) and (2).

3.3.10 Element—Rural residential areas

3.3.10.1 Specific outcomes

- (2) Infill development within rural residential areas occurs only where appropriate levels of infrastructure are available and provided, the existing rural living character can be maintained and an activity centre is proximate.

- (3) No further subdivision of greater than anticipated density occurs within rural residential areas that are not proximate to an activity centre and its attending physical and social infrastructure.
- (4) Rural residential areas across Mareeba Shire are characterised by a range of lot sizes, consistent with the form of historical subdivision in the vicinity of proposed development.

Comment

The subject land is situated in the southwest corner of a cluster of Rural residential zoned allotments, with the existing Thyme resort being zoned Low density residential. The Resorts proposed encroachment into this Rural residential cluster is the applications primary town planning consideration. Although there are a number of assessment benchmarks within the Planning Scheme that seek to maintain dwelling densities within the Rural residential zone and limit further densification, there are avenues that allow higher density development to occur where that development holds a direct relationship with the land on which it is proposed, and where residential amenity can be maintained. The proposed development is considered to have a direct relationship with the land on which it is proposed as it adjoins the existing Thyme Resort and will maintain pedestrian connectivity to the Resorts communal facilities. Expansion of such a facility into adjoining land is logical and sensical from a town planning perspective.

The existing Thyme Resort already maintains a 390 metre long interface (common boundary) with this same cluster of rural residential lots, with no documented long term land use conflict on record. A suite of conditions has been recommended to help minimise amenity impacts on adjoining land particularly with regards to privacy and lighting. Notwithstanding this, some visual amenity impacts are expected, with immediate adjoining landowners likely to experience a loss of openness and spatial separation as a result of the high density development. These impacts are, however, not likely to result in an unreasonable or unacceptable loss of residential amenity.

The development is logical and sensical from a town planning perspective, providing additional in-demand independent living options in Mareeba for those aging and looking to downsize.

The development does not compromise Specific Outcomes (2), (3) and (4).

Relevant Developments Codes

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

- 6.2.10 Rural residential zone code
- 7.2.2 Mareeba local plan code
- 8.2.1 Agricultural land overlay code
- 8.2.2 Airport environs overlay code
- 9.3.1 Accommodation activities code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.5 Works, services and infrastructure code

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

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

Relevant Codes	Comments
Rural residential zone code	The application complies or can be conditioned to comply with the relevant acceptable outcomes contained within the code (or performance outcomes where no acceptable outcome is provided or where an acceptable outcome cannot be met). Refer to Planning Discussion section of report for further commentary in relation to amenity, siting and accommodation density.
Mareeba local plan code	The application complies or can be conditioned to comply with the relevant acceptable outcomes contained within the code (or performance outcomes where no acceptable outcome is provided or where an acceptable outcome cannot be met). Refer to code document for full commentary.
Agricultural land overlay code	The Planning Scheme erroneously includes the site and surrounding land rural residential lots within the Class A area. Assessment is not considered necessary in this instance.
Airport environs overlay code	The application complies or can be conditioned to comply with the relevant acceptable outcomes contained within the code (or performance outcomes where no acceptable outcome is provided or where an acceptable outcome cannot be met). Refer to code document for full commentary.
Accommodation activities code	The application complies or can be conditioned to comply with the relevant acceptable outcomes contained within the code (or performance outcomes where no acceptable outcome is provided or where an acceptable outcome cannot be met). Refer to code document for full commentary.
Landscaping code	The application complies or can be conditioned to comply with the relevant acceptable outcomes contained within the code (or performance outcomes where no acceptable outcome is provided or where an acceptable outcome cannot be met). Refer to code document for full commentary.
Parking and access code	The application complies or can be conditioned to comply with the relevant acceptable outcomes contained within the code (or performance outcomes where no acceptable outcome is provided or where an acceptable outcome cannot be met). Refer to code document for full commentary.
Works, services and infrastructure code	The application complies or can be conditioned to comply with the relevant acceptable outcomes contained within the code (or performance outcomes where no acceptable outcome is provided or where an acceptable outcome cannot be met).

	Refer to code document for full commentary.
--	---

Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

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

Adopted Infrastructure Charges Notice

Adopted Infrastructure Charges Resolution (No. 1) of 2026 identifies the applicable charge rates for a retirement facility:

- \$16,608.00 for each 1 or 2 bedroom dwelling;
- \$23,252.00 for each 3 or more bedroom dwelling.

The development proposes 10 x 1 bedroom dwellings (5 attached duplexes) and 14 x 2 bedroom dwellings (detached).

24 (1-2 bed dwellings) x \$16,608.00 = **\$398,592.00**

The subject site was previously used as a Garden centre (plant nursery) and also contains a single dwelling (not connected to town sewer). The following credits are therefore applicable:

- \$18,601.60 for 1 x 3 or more bed dwelling (not connected to town sewer – 80% of charge rate)
- \$70,934.00 for Garden centre with 580m² of gross floor area (\$122.30 per m² of GFA)

Total credit for the site equates to **\$89,535.60**.

The final infrastructure charges payable are \$398,592.00 - \$89,535.60 = **\$309,056.40**

REFERRAL AGENCY

This application did not trigger referral to a Referral Agency.

Internal Consultation

Technical Services Department – Development Engineering

PUBLIC NOTIFICATION

The development proposal was placed on public notification from 4 June 2026 to 25 June 2026. The applicant submitted the notice of compliance on 30 June 2026 advising that the public notification requirements were carried out in accordance with the requirements of the Act.

17 properly made submissions were received during the public notification period.

The grounds for objection/support are summarised and commented on below:

Grounds for objection /support	Comment
Protection of street trees along Anzac Avenue (Tamarind Tree)	This application does not propose the removal of any street trees. If approved, significant frontage works will be required along Anzac Avenue which will likely result in the requirement to remove these trees which is considered to be an acceptable consequence of the development. No formal protection exists for the street trees adjacent the site.
Covered walkways to the clubhouse and other communal facilities have not been provided.	This is an issue relating to the existing Thyme Lifestyle Resort and is not relevant to the assessment of this application. Covered walkways are not proposed for this development, nor do Council officers believe they are required for independent living aged accommodation (as opposed to high dependency aged accommodation).
Thyme Resort management is removing trees/shrubs/vegetation and excessively pruning what remains. Natural grass is being replaced with artificial turf. All this increases the heat load on houses and residents.	This is an issue relating to the existing Thyme Lifestyle Resort and is not relevant to the assessment of this application. This development will be appropriately landscaped (refer to Condition 4.7).
2 additional houses were constructed in the existing Thyme Resort in an area previously earmarked for open space which has affected liveability.	This is an issue relating to the existing Thyme Lifestyle Resort and is not relevant to the assessment of this application.
The promised pool heating has not been installed in the communal swimming pool.	This is an issue relating to the existing Thyme Lifestyle Resort and is not relevant to the assessment of this application.
Adverse impact on the residential amenity of existing residents in Margherita Close from increased traffic movements, increased noise and lighting, reduced privacy.	Refer to Planning Discussion section of report for further commentary on amenity impacts.
Adverse impacts on the local road network, specifically Margherita Close and Anzac Avenue.	The Anzac Avenue and Margherita Close frontages of the site as well as the Anzac Avenue/Margherita Close intersection will be required to be upgraded to current standards. These works will be subject to a subsequent application to Council for Operational Works.
Over-intensification of development and inconsistent with maintaining residential amenity.	Refer to Planning Discussion section of report for further commentary.
Lack of buffering between development and existing rural residential properties.	Refer to Planning Discussion section of report for further commentary.
The development is inconsistent with the purpose and intent of the Rural residential zone.	Refer to Planning Discussion section of report for further commentary.
Loss of rural residential character.	Refer to Planning Discussion section of report for further commentary.

The engineering assessment does not have regard to plastics and microplastics	It is understood this concern is in relation to the use of artificial turf in on-site landscaping. A condition of approval has been included restricting the use of artificial turf in the landscaping of the proposed development. The use of artificial turf in the existing Thyme resort is not a consideration for this application.
The development would not be relocated dwellings as they would be built on foundations.	The tenure and design of the dwellings have no bearing on the assessment of this application. The dwellings are
On-site car parking provisions are inadequate.	The proposed development comprising 24 accommodation units would provide 42 on-site car parking spaces comprising 28 dedicated spaces plus 1 tandem space per two bedroom unit, being an additional 14 spaces. The planning accepted outcome for the planning scheme is 36 spaces. The proposed development would exceed the carparking requirement of the planning scheme.
There is insufficient capacity within the existing infrastructure networks to accommodate the development.	The capacity of the existing infrastructure networks has been the subject of an engineering assessment, which has been submitted with the application. The assessment has concluded that it is anticipated that there is sufficient capacity within the networks to accommodate the development.
A pedestrian crossing should be established across Anzac Avenue.	A pedestrian crossing has been conditioned.
Approving this development will set a precedent which will help facilitate further inappropriate development.	Any future development applications for similar development will be required to be assessed on their individual merits.

Submitters

Name of Principal submitter	Address
1. Stewart & Catherine Heaps	141/36 Anzac Avenue, Mareeba QLD 4880
2. John & Adriana Raso	8 Margherita Close, Mareeba QLD 4880
3. Leanne Trevisiol	Leannetrev67@hotmail.com
4. Teri Lambert	143/36 Anzac Avenue, Mareeba QLD 4880
5. Rosanna Albrecht	4 Margherita Close, Mareeba QLD 4880
6. L & R Gasparetto	7A Margherita Close, Mareeba QLD 4880
7. Vincenzo Tatti	6 Margherita Close, Mareeba QLD 4880
8. Fred & Francis Cristaldi	2 Margherita Close, Mareeba QLD 4880
9. Jennifer Waterhouse	1B Margherita Close, Mareeba QLD 4880
10. Stephanie Prizmic	7B Margherita Close, Mareeba QLD 4880
11. Georgina Schincariol	3A Margherita Close, Mareeba QLD 4880

12. Murray Towne	5 Margherita Close, Mareeba QLD 4880
13. Raffaella Aloia	9 Margherita Close, Mareeba QLD 4880
14. Anjanette Idaho	38 Anzac Avenue, Mareeba QLD 4880
15. Locky Bensted	lockbensted@hotmail.com
16. Rhys Davies	66/36 Anzac Avenue, Mareeba QLD 4880
17. Robert Waterhouse	1B Margherita Close, Mareeba QLD 4880

PLANNING DISCUSSION

Rural residential zone Code

- (4) *The purpose of the code will be achieved through the following overall outcomes:*
- (a) *The development of large rural residential lots with attendant provision of onsite infrastructure is facilitated;*
 - (b) *Development within the zone preserves the environmental and topographical features of the land by integrating an appropriate scale of rural residential activities;*
 - (c) *Development avoids areas of ecological significance;*
 - (d) *Low-impact activities such as small-scale eco-tourism and outdoor recreation uses are permitted within the zone where the impacts of such uses are acceptable;*
 - (e) *Natural features such as creeks, gullies, waterways, wetlands and vegetation and bushland are retained, enhanced and buffered from the impacts of development, with unavoidable impacts minimised through location, design, operation and management requirements;*
 - (f) *Other uses may be appropriate where meeting the day to day needs of the rural residential catchment **or having a direct relationship to the land in which the particular use is proposed. Any such uses should not have any adverse effects on the residential amenity of the area through factors such as noise generation, traffic generation or other factors associated with the use;***
 - (g) *Reconfiguring a lot will maintain the predominant lot size of the precinct or intended for the precinct; and*
 - (h) *Reconfiguring a lot involving the creation of new lots is not undertaken external to a precinct in the Rural residential zone in consideration of the inherent environmental, and/or physical infrastructure and/or social infrastructure constraints of Rural residential zoned land outside of identified precincts.*

Siting

PO3

Development is sited in a manner that considers and respects:

- (a) *the siting and use of adjoining premises;*
- (b) *access to sunlight and daylight for the site and adjoining sites;*
- (c) *privacy and overlooking;*
- (d) *opportunities for casual surveillance of adjoining public spaces;*
- (e) *air circulation and access to natural breezes;*
- (f) *appearance of building bulk; and*
- (g) *relationship with road corridors.*

AO3

Buildings and structures include a minimum setback of:

- (a) *40 metres from a frontage to a State-controlled Road;*
- (b) *6 metres from a frontage to any other road;*
- (c) *10 metres from a boundary to an adjoining lot in the 2 hectare precinct, 1 hectare precinct or the Rural zone or Conservation zone;*
- (d) *5 metres from a boundary to an adjoining lot in the 4,000m² precinct; and*
- (e) *3 metres from a side or rear boundary otherwise.*

Comment

The site does not have frontage to a State-controlled road. A 4m building setback is proposed along both Anzac Avenue and Margherita Close which does not comply with AO3(b). This lesser setback is actually greater than that existing for the established Thyme Resort fronting Anzac Avenue which does not cause any noticeable visual amenity impacts when driving along the road. The Anza Nursery greenhouse structures were also built right up to the Margherita Close frontage of the land. A condition of approval will require the existing extent of landscaping and rendered block/colorbond slat fencing constructed along the existing Resort frontage be replicated along the site's frontages of both roads. The lesser road setbacks proposed will comply with PO3.

AO3(d) calls for a 5m setback to adjoining lot 1 on RP731680 and Lot 1 on RP737161, however the proposed development achieves just a 2 metre setback. This lesser setback is not likely to impact on access to sunlight and daylight to adjoining premises, nor is it likely to impact on the availability of air circulation and access to natural breezes. 1.8m high solid screen fencing will be conditioned along common boundaries to ensure privacy and overlooking is appropriately managed.

In terms of 'appearance of building bulk', some visual amenity impacts are expected, with immediate adjoining landowners likely to experience a loss of openness and spatial separation as a result of the higher density development abutting their land. Considering the development is single storey only, these impacts are not likely to result in an unreasonable or unacceptable loss of residential amenity. The development complies with PO3.

Accommodation density

- ***PO4***

The density of Accommodation activities:

- (a) *contributes to housing choice and affordability;*
- (b) *respects the nature and density of surrounding land use;*
- (c) *does not cause amenity impacts beyond the reasonable expectation of accommodation density for the zone; and*
- (d) *is commensurate to the scale and frontage of the site.*

AO4

Development provides a maximum density for accommodation activities of 1 dwelling or accommodation unit per lot.

Site cover

- ***PO5***

Buildings and structures occupy the site in a manner that:

- (a) *makes efficient use of land;*
- (b) *is consistent with the bulk and scale of surrounding buildings; and*
- (c) *appropriately balances built and natural features.*

AO6

No acceptable outcome is provided

Comment

The proposed expansion will include 24 additional independent living dwellings and is therefore non-compliant with AO4. The proposed development will positively contribute to housing choice and affordability by providing an additional 24 independent living dwellings for over 50's. In turn, this will also help to alleviate pressure on the existing housing stock as aging people look to downsize.

The proposed development is considered to have a direct relationship with the land on which it is proposed as it adjoins the existing Thyme Resort and will maintain pedestrian connectivity to the Resorts communal facilities. Expansion of such a facility into adjoining land is logical and sensible from a town planning perspective.

The existing Thyme Resort already maintains a 390 metre long interface (common boundary) with this same cluster of rural residential lots, with no documented long term land use conflict on record. A suite of conditions has been recommended to help minimise amenity impacts on adjoining land particularly with regards to privacy and lighting. Notwithstanding this, some visual amenity impacts are expected, with immediate adjoining landowners likely to experience a loss of openness and spatial separation as a result of the higher density development. These impacts are, however, not likely to result in an unreasonable or unacceptable loss of residential amenity. The development is considered to comply with Purpose Statement (f) of the Rural residential zone code and higher order Performance Outcomes PO4 and PO5.

Amenity***PO9***

Development must not detract from the amenity of the local area, having regard to:

- (a) noise;*
- (b) hours of operation;*
- (c) traffic;*
- (d) advertising devices;*
- (e) visual amenity;*
- (f) privacy;*
- (g) lighting;*
- (h) odour; and*
- (i) emissions.*

AO6

No acceptable outcome is provided.

Comment**Noise**

Noise generated by the development will be domestic in nature only, likely limited to conversational noise from residents occupying backyard spaces. The development is not likely to have a noticeable impact on amenity as a result of noise.

Hours of operation

Not applicable - the proposed use is residential.

Traffic

The development will likely generate similar, if not lesser volumes of traffic than the former use of the site as a commercial plant nursery. Additionally, the site is situated at the commencement of Margherita Close with traffic only needing to drive past 1 dwelling before entering the site. In consideration of this, and the fact that Margherita Close has a width of 13 metres which is in fact wider than other major roads like Ceola Drive and some parts of Anzac Avenue, the development is not likely to have a noticeable impact on amenity as a result of traffic generation.

Advertising devices

No advertising signage was proposed as part of the application. A condition of approval requires all advertising to be approved as part of the subsequent application for Operational Works and be limited to signage incorporated into the rendered block fence required along the frontage.

Visual amenity

Some visual amenity impacts are expected, with immediate adjoining landowners likely to experience a loss of openness and spatial separation as a result of the higher density development abutting their land. Considering the development is single storey only, these impacts are, however, not likely to result in an unreasonable or unacceptable loss of residential amenity.

Privacy

1.8m high solid screen fencing has been conditioned along common boundaries with adjoining lots. This fencing will ensure impacts associated with privacy and overlooking are minimised. The development is not likely to result in a loss of amenity by way of loss of privacy.

Lighting

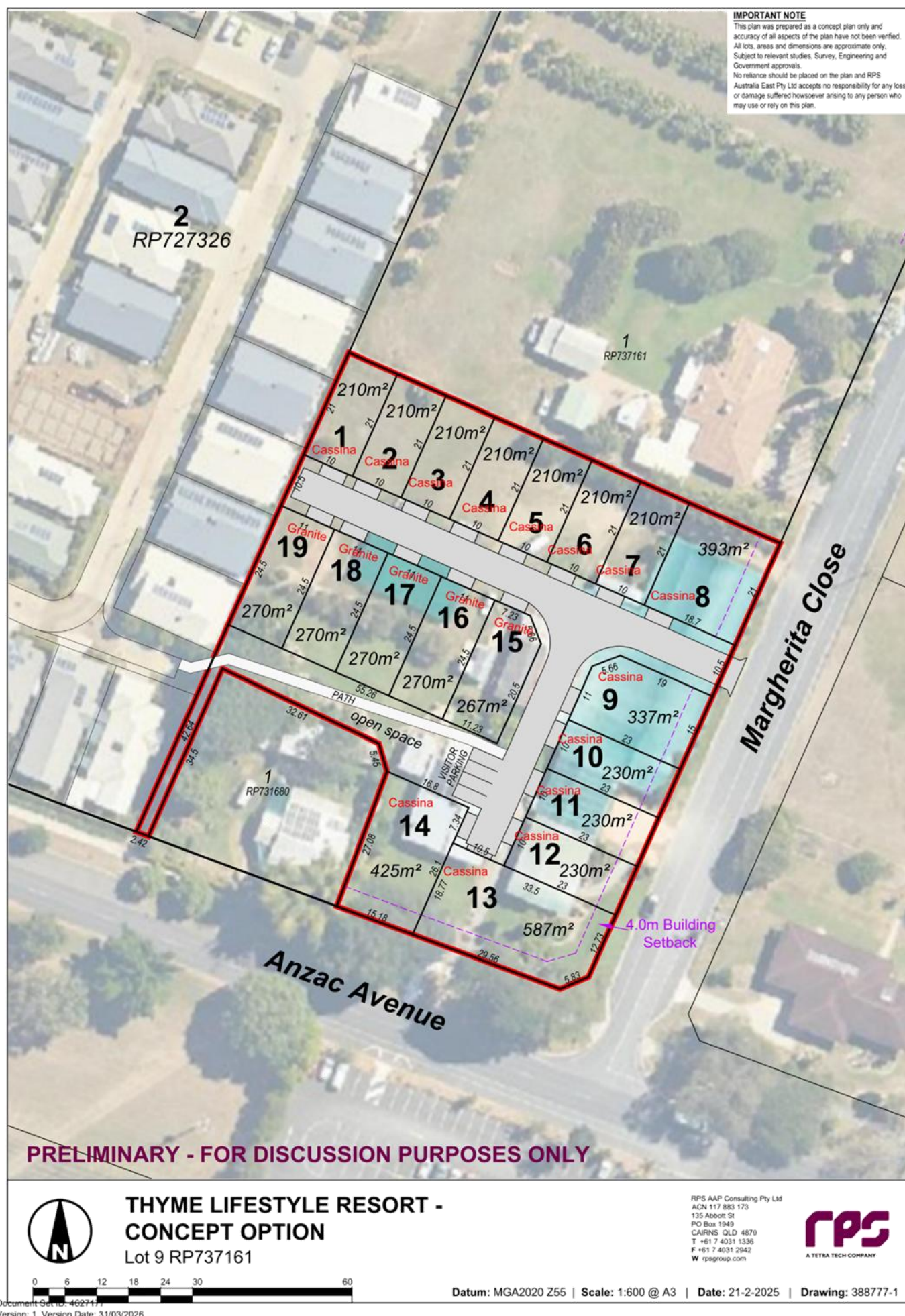
A condition of approval has been included ensuring that roof and wall mounted flood lights and the like are not installed on dwellings within the development. Only outdoor lighting that faces downward like suffete mounted downlights will be permitted. Some minor light spill is still likely along common boundaries with adjoining land; however, these impacts will be minor in nature and are not likely to result in an unacceptable loss of amenity.

Odour & Emissions

The development is not likely to generate any other odours or emissions that would have a noticeable impact on amenity.

Amenity impacts associated with the development are likely to be limited to immediate adjoining land only, with no noticeable impacts envisaged for greater Margherita Close residents. Impacts on adjoining landowners is likely to be limited to an increase in conversational noise at the fenceline, minor lighting impacts, and a more built-up outlook and a loss of openness and spatial separation as a result of the higher density development. These impacts are, however, not likely to result in an unreasonable or unacceptable loss of residential amenity, therefore the development is considered to comply with Performance Outcome PO9.





ISSUED FOR CONSTRUCTION



FLOOR PLAN NOTES:

1. DOOR HANDLES TO BE INSTALLED BETWEEN 900mm - 1100mm HIGH AFFL AS SPECIFIED
2. WINDOWS TO BE CENTERED ON WALLS UNO. REFER SECTIONS FOR JOINTERY HEAD HEIGHTS.
3. BEDROOM WINDOWS WHERE THE FLOOR IS MORE THAN 2000mm ABOVE OUTSIDE SURFACE & SILLS ARE LESS THAN 1700mm AFFL SHALL BE PROTECTED TO COMPLY BCA 3.9.2.5.
4. GLAZING TO BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH AS 1288 & AS2047.
5. PROVIDE REINFORCEMENT TO BATHROOM & WC WALLS. PROVIDE NOGGINGS FOR TONEL RAILS.
6. EXTERNAL WALLS = 90mm WIDE TIMBER FRAME INTERNAL WALLS = 70mm WIDE TIMBER FRAME UNO REFER ENG. DETAILS FOR SIZE & GRADE.
7. INSULATION TO ROOF, CEILING, WALLS & FLOORS TO COMPLY WITH PART 3.12 OF BCA AND AS 4859.1
8. VAPOUR BARRIER / SARKING TO METAL ROOF SHEETING AS PER BCA
9. ALL EXTERNAL & INTERNAL DOORS & WINDOWS TO BE MEASURED ON SITE BY BUILDER PRIOR TO MANUFACTURE.
11. PROVIDE GPO & COLD WATER OUTLET TO DW & REF SPACE.
12. FILL EXPANSION JOINTS IN MASONRY WALL WITH TYCO FYLEJOINT OR EQUAL APPROVED JOINT FILLER AS PER MANUFACTURER'S SPECS.
13. ENSURE HOT WATER UNITS ARE ACCESSIBLE, DRAINABLE & ADEQUATELY SUPPORTED.
14. POWDER COATED ALUMINIUM = USE 'DULUX' DURATEC SYSTEM TO PROVIDE 10 YEAR COLOUR & FILM INTEGRITY WARRANTY. POWDERCOATED STEEL = USE 'ELECTRO SEAL' TRIPLE COAT SYSTEM TO PROVIDE 7 YEAR COLOUR & GLOSS RETENTION WARRANTY.
15. ALL FITTINGS, FIXTURES & FINISHES AS PER MANUFACTURERS SPECS.
16. PLUMBING VENTWASTE PIPEWORK BUILT INTO TIMBER FRAME UNO.
17. BUILDER TO ENSURE JOISTS ARE POSITIONED TO ACCOMMODATE AC & STACK FLOOR PENETRATIONS.
18. IN WALL TUNDISHES TO BE PROVIDED WITH AN INSPECTION PANEL IN ACCORDANCE WITH AS 3500 WHERE NOT ACCESSIBLE OTHERWISE.

GENERAL NOTES:

- PLANS TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS. REFER TO CONSULTANTS DRAWINGS & SPECIFICATIONS FOR CO-ORDINATION OF SERVICES & EXTENT OF WORKS.
- DO NOT SCALE OFF DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
- CONSTRUCTION (STRUCTURAL DESIGN):
- WORKS TO COMPLY WITH THE QUEENSLAND BUILDING ACT AND LOCAL AUTHORITY REGULATIONS.
- PLANS TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS AND SOIL REPORT. REFER TO ENGINEERS DRAWINGS FOR STRUCTURAL DESIGN, ROOFING, SLAB, TIE DOWN BRACING & ALL STRUCTURAL DETAILS.

TERMITES PROTECTION:

1. PROVIDE TERMITES PROTECTION TO ALL SLABS, PAVEMENTS & BUILDING PERIMETERS IN ACCORDANCE WITH THE AS3660.1 TO PROTECT STRUCTURAL ELEMENTS.

GLAZING AND WINDOWS:

1. TO COMPLY WITH AS 2048 & AS 1288 & SUIT WIND PRESSURES FOR SPECIFIED SITE. UPGRADE IF NECESSARY FOR LOCAL PRESSURE FACTORS AT CORNERS.
2. GLAZING REFLECTIVITY NOT TO EXCEED 20%.
3. PROTECT OPERABLE WINDOWS IN ACCORDANCE THE BCA.

MECHANICAL VENTILATION

1. PROVIDE MECHANICAL VENTILATION IN ACCORDANCE WITH CLAUSE 3.8.5.0. OF THE BCA TO ALL ENCLOSED WET AREAS.

HYDRAULIC SERVICES

1. ALL DOWNPIPES TO DISCHARGE TO KERB & CHANNEL OR AS PER HYDRAULIC CONSULTANTS INSTRUCTIONS. (DOWNPIPES TO HAVE 90° JUNCTIONS UNO)
2. DISCHARGE SEWER FROM SITE AS PER LOCAL COUNCIL REQUIREMENTS

WET AREAS / TOILET

1. WATERPROOF BATHROOMS & INTERNAL WET AREAS AS PER AS 3740.
2. PROVIDE ALL NECESSARY ACCESSORIES / COVERS ETC TO ENSURE WATERTIGHT FINISH. PROVIDE ADEQUATE FALL TO WASTES.
3. ENSURE WC DOOR OPENS INWARDS AND BE FITTED WITH LIFT-OFF HINGES. OPERABLE WHEN CLOSED. IN ACCORDANCE WITH BCA.

ENERGY EFFICIENCY

1. REFER TO ENERGY EFFICIENCY REPORT PROVIDED BY OTHERS FOR SPECIFIC INSULATION AND GLAZING PERFORMANCE COMPLIANCE.

SMOKE ALARMS

1. INSTALLED IN ACCORDANCE WITH THE BCA & AS 3786. ALARM TO BE CONNECTED TO CONSUMERS MAIN POWER SUPPLY.

SMOKE HAZARD MANAGEMENT & FIRE PROTECTION

2. ALL IN ACCORDANCE WITH BCA.

JOINTS & FIRE RATED WALLS

1. JOINTS SEALED WITH FIRE RESISTANT MATERIAL TO COMPLY WITH AS 1530.4

PARTY WALLS

1. TO COMPLY WITH BCA, FIRE RATED EAVES TO BE TIGHTLY PACKED WITH ROCKWOOL OR SIMILAR FIRE RETARDANT MATERIAL IN ALL CAVITIES OVER PLATES & BETWEEN TRUSSES (PARTY WALLS) TO PREVENT FIRE ENTERING ROOF CAVITY. PROVIDE FIRE RESISTANT EAVE LININGS & FASCIA'S.

POOL SAFETY

1. POOL FENCING & GATES IN ACCORDANCE WITH QDC MP3.4. AS 1925 & AS 2818.

SLIP RESISTANCE

1. CONTRACTOR TO ENSURE ALL EXTERNAL FLOOR SURFACES, STAIRS, LANDINGS & RAMPS ARE SELECTED WITH APPROPRIATE SLIP RESISTANCE IN ACCORDANCE WITH AS HB 198 & TESTED TO COMPLY WITH AS 4588.
2. TREADS MUST HAVE A SLIP-RESISTANT FINISH OR A SUITABLE NON-SKID STRIP NEAR THE EDGE OF THE NOSINGS.

HANDRAILS & BALUSTRADES

- HANDRAILS & BALUSTRADES IN ACCORDANCE WITH BCA.

CONTROL JOINTS

1. REFER STRUCTURAL ENGINEER'S DRAWINGS FOR ALL CONTROL JOINT DETAILS.
2. CONTROL JOINTS FOR TILING IN ACCORDANCE WITH RELEVANT TILING CODES.
3. CONTROL JOINTS TO MASONRY WALLS AS PER ENGINEER'S DETAILS
4. EXPANSION JOINTS FOR TILING AS PER MANUFACTURER'S SPECS & RELEVANT TILING CODES.

WORKPLACE HEALTH & SAFETY

1. SITE MUST COMPLY WITH QUEENSLAND WORKPLACE HEALTH AND SAFETY ACT & BCA WHILE UNDER CONSTRUCTION & WHEN COMPLETED.

FALL PROTECTION SYSTEMS

1. TO COMPLY WITH REQUIREMENTS OF THE DIVISION OF WORKPLACE HEALTH & SAFETY HAZARD BASED REGULATION PART 18 'FALLS FROM HEIGHTS, WORKPLACE HEALTH & SAFETY ACT.

NOTE TO BUILDER + CERTIFIER

THESE DRAWINGS HAVE BEEN PREPARED FOR THE PURPOSE OF OBTAINING A BUILDING APPROVAL & MUST BE STRICTLY READ IN CONJUNCTION WITH CLIENT INSTRUCTIONS & ASSOCIATED CONSULTANTS DRAWINGS & SPECIFICATIONS. REPORT ALL DISCREPANCIES IMMEDIATELY. 4 SITE DESIGN WILL NOT TAKE RESPONSIBILITY FOR ERRORS & OMISSIONS IN SUB-CONSULTANTS DOCUMENTATION OR ANY CONFLICTS WITH ARCHITECTURAL DRAWINGS. THESE DRAWINGS REMAIN VALID FOR CERTIFICATION ONLY IF THE LAST DATE IN THE ISSUE BOX ON ANY DRAWING IS NO GREATER THAN 12 MONTHS FROM THE DATE THAT THE BUILDING PERMIT IS ISSUED TO THE BUILDER FOR COMMENCEMENT OF ANY WORKS. ANY BUILDING CERTIFIER/SURVEYOR WHO ISSUES A PERMIT OTHERWISE TAKES 100% RESPONSIBILITY FOR ANY AND ALL ERRORS, DISCREPANCIES OR OMISSIONS.

TYPE A1 - LHS COVER SHEET

DRAWN: MMT	CHECKED: AGT	ID No.: A1 - RHS	BA ISSUE FOR CONSTRUCTION
SCALE: 1 : 100 @ A3	DATE: 08.11.2024		
SHEET: 01 OF 17	4 SITE		

DRAWING TITLE: PROPOSED RESIDENCE : TYPE - A1- LHS	AMENDMENTS
REV. A	08.11.2024
DATE	ISSUED FOR CONSTRUCTION
AMENDMENT	

PROJECT INFORMATION
CLIENT: SERENITAS
ADDRESS: LOT X, 27 FINCH ROAD CANUNGRA QLD 4275

Now, These drawings remain the property of 4Site Design. Copy in part or whole is forbidden without written permission from 4Site Design. These drawings are to be read in conjunction with all relevant consultants plans, drawings and reports. Do NOT scale off the drawings, use measurements provided. The builder shall be responsible to check & verify all dimensions prior to commencement of the works. 4Site Design is not responsible for the construction of these plans. (Building construction differs from the details shown herein. 4Site Design must be contacted immediately and works cease until a solution is reached. We will not accept any responsibility or back charges for changes made without our written consent.

4Site Design

Residential Design & Drafting

M. 0422 838 430 E. melinda@4sitedesign.com.au
D:\09\4Site\4275\4275-4894\4275-399 41559

Version: 1, Version Date: 31/03/2026

SURVEY DISCLAIMER
AS SITE LEVELS & BOUNDARIES HAVE NOT BEEN PROVIDED, 4SITE DESIGN CANNOT TAKE RESPONSIBILITY FOR THEIR ACCURACY. THEREFORE THE BUILDER SHOULD VERIFY LEVELS & BOUNDARIES BEFORE COMMENCING ANY WORK.

BUILDING SETOUT

SITE NOTES

1. PLATFORM IMMEDIATELY SURROUNDING THE RESIDENCE TO FALL AWAY FROM THE RESIDENCE AT A SLOPE OF 1 IN 15 MIN. WHERE POSSIBLE.
2. CUT & FILL BATTERS NOT TO EXCEED A MAXIMUM SLOPE OF:
CUT: 1 VERTICAL TO 1 HORIZONTAL APPROX.
FILL: 1 VERTICAL TO 1 HORIZONTAL APPROX.
3. DRIVEWAY SLOPE NOT TO EXCEED A MAXIMUM SLOPE OF:
1 VERTICAL TO 4 HORIZONTAL APPROX
1. 100MM MAX. HIGH RETAINING WALLS (IF INDICATED ON SITE PLAN) TO HAVE 650M DIA. AG. PIPE (TO DISCHARGE TO STORMWATER LINE) + GRADED GRANULAR BACKFILL BEHIND & TO BE WHOLELY CONTAINED WITHIN THE SITE.
5. CUT & FILL & PLATFORM LEVELS AS SHOWN ON SITE PLAN ARE BASED APPROXIMATELY ON EVEN CUT & FILL, & MAY VARY TO FINISHED LEVELS ON SITE AT COMPLETION OF SITE WORKS
6. DISPOSE OF SEWAGE IN ACCORDANCE WITH LOCAL AUTHORITY PREPARED DRAINAGE PLAN
7. DISCHARGE ALL STORMWATER VIA LEGAL POINT OF DISCHARGE TO COUNCIL STORMWATER SYSTEM (DOWNPIPE DISCHARGE SIZE & LOCATION MAY BE ADJUSTED TO SUIT SITE CONDITIONS).
8. PROVIDE KERBS TO CAR PARKING AREAS TO PROTECT LANDSCAPING FROM VEHICULAR ENCROACHMENT.

REAL PROPERTY DESCRIPTION
LOT 5
SP 331567
AREA 230.00 SOM
PLANNING SCHEME SCENIC RIM PLANNING SCHEME 2020

PLATFORM LEVELS
 PLATFORM LEVEL = RL 94.417
 FINISHED SURFACE LEVEL = RL 94.602

SITE COVER
FOOTPRINT = 140.26 m²
SITE AREA = 230.00 SQM
SITE COVER = 61 %

SITE LEGEND

-----	ELECTRICAL SERVICES
-----	WATER METER LOCATION
-----	STORMWATER
-----	SEWER

4Site Design



Residential Design & Drafting
M. 0422 838 430 E. melinda@4sitedesign.com.au
Office: 5686 4684 392 399 41559
Person: 1, Version Date: 31/03/2026

Note: These drawings remain the property of Site Design. Any in part or whole is forbidden without written permission from Site Design. The drawings are to be used only in conjunction with all relevant consultants plans, drawings and reports. Do NOT scale the drawings, use measurements provided. The builder shall be responsible to check & verify all dimensions prior to commencement on site & ordering of materials. While all due care is taken in preparation of these plans, if building construction differs from the details shown herein, Site Design must be contacted immediately and works cease until a solution is reached. We will not accept any responsibility or back charges for changes made without our written consent.

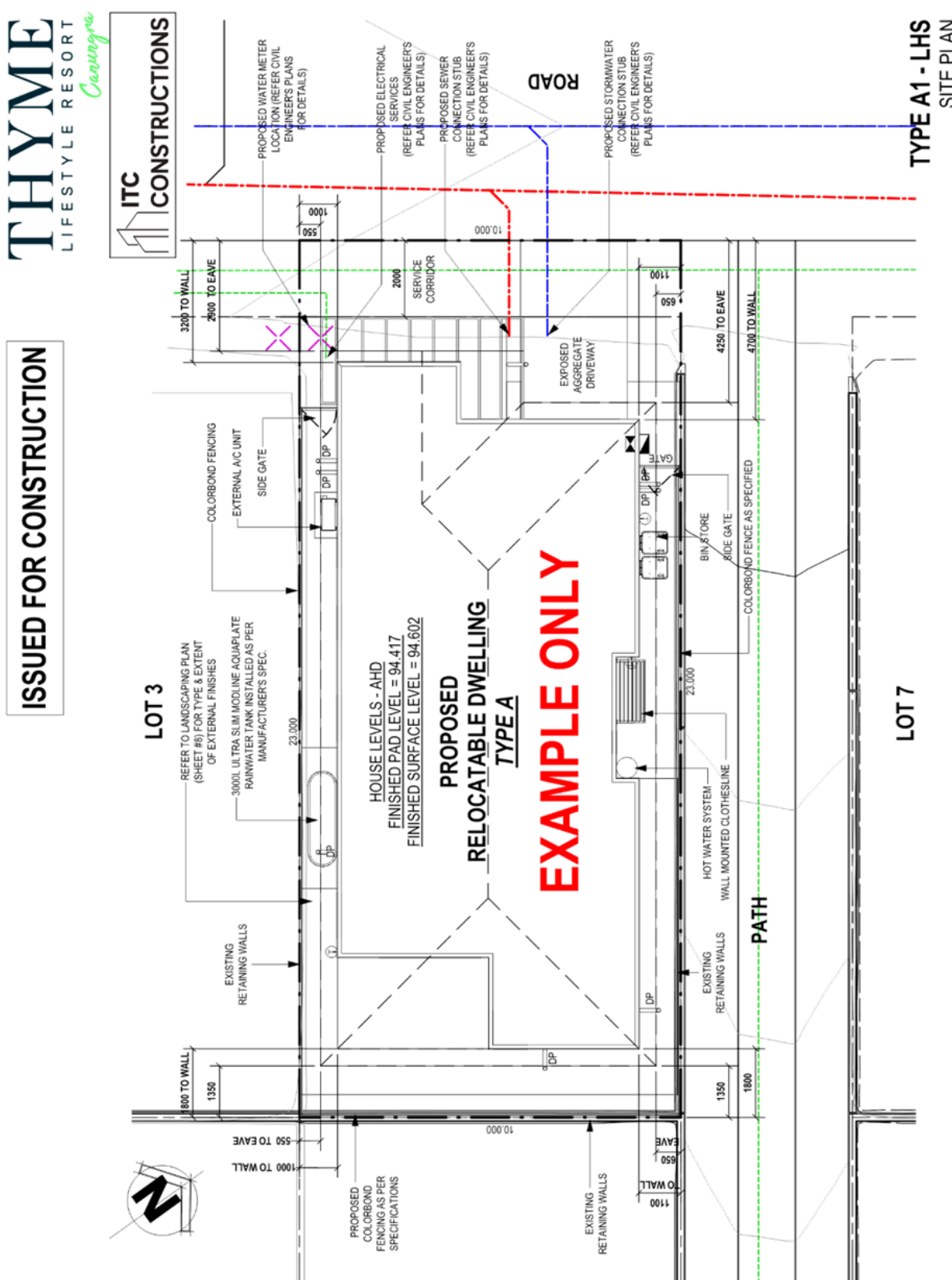
PROJECT INFORMATION

CLIENT: **SERENITAS**

ADDRESS: **LOT X, 27 FINCH ROAD
CANUNGRA QLD 4275**

DRAWING TITLE:	
PROPOSED RESIDENCE : TYPE - A1- LHS	
REVISIONS	
A	08.11.2024
REV	DATE
ISSUED FOR CONSTRUCTION AMENDMENT	

	DRAWN: MMT SCALE: 1: 100 @ A3		CHECKED: AGT	ID No. - A1 - RHS
	SHEET: 02 OF 17		DATE: 08.11.2024	4S1E 2014/10/12 12:11 AM
BA ISSUE FOR CONSTRUCTION				



		DRAWN: MMT		CHECKED: AGT	ID No. - A1 - RHS
		SCALE: 1 : 100 @ A3			DATE: 08.11.2024
SHEET: 02		OF 17		4SITE	
BA ISSUE FOR CONSTRUCTION					

DRAWING TITLE:	
PROPOSED RESIDENCE : TYPE - A1- LHS	
REVISIONS	
A	08.11.2024
REV	DATE
ISSUED FOR CONSTRUCTION AMENDMENT	

PROJECT INFORMATION

CLIENT: **SERENITAS**

ADDRESS: **LOT X, 27 FINCH ROAD
CANUNGRA QLD 4275**

Note: These drawings remain the property of Site Design. Any in part or whole is forbidden without written permission from Site Design. The drawings are to be used only in conjunction with all relevant consultants plans, drawings and reports. Do NOT scale the drawings, use measurements provided. The builder shall be responsible to check & verify all dimensions prior to commencement on site & ordering of materials. While all due care is taken in preparation of these plans, if building construction differs from the details shown herein, Site Design must be contacted immediately and works cease until a solution is reached. We will not accept any responsibility or back charges for changes made without our written consent.

4Site Design

Residential Design & Drafting

M. 0422 838 430 E. melinda@4sitedesign.com.au
Office: 5686 4684 P. 399 41559
Person: 1, Version Date: 31/03/2026

A stylized illustration of a modern, two-story house with large windows and a flat roof. A palm tree stands to the right of the house. The entire advertisement is enclosed in a thin black rectangular border.

ISSUED FOR CONSTRUCTION
PLAN LEGEND

AC	A/C UNIT
BA	BATH
BAL-G	BALUSTRADE (GLASS)
BIBAR	BREAKFAST BAR
BH	BULKHEAD (300 DEEP U.N.O.)
BR	BROOM CUPBOARD
COS	CHECK CONFINION SITE
DP	DOWNPIPE - 50 DIA. U.N.O.
DPS	DOWNPIPE SPREADER
DYS	DRYER SPACE
DWS	DISHWASHER SPACE
FS	FIDGE SPACE
FW	FLOOR WASTE
FZR	FREEZER SPACE
HR	HANGING RAIL
HWS	HOT WATER SYSTEM
LFO	LINE OF FLOOR OVER
LWU	LINE OF WALL UNDER
MB	METER BOX
MH	MAN HOLE - 600x600
MIR	MIRROR
MWS	MICROWAVE SPACE
NI	NICHE
OHC	OVERHEAD CUPBOARD
RE	RECESS
RH	RANGE HOOD (CONCEALED)
RW	RETAINING WALL
S/BOX	SWITCH BOX
SC	SECURITY SCREEN
SG	SHOWER GRATE
SH	SHelves
SHS	STEEL HOLLOW SECTION
SHR	SHOWER
SR	SHOWER ROSE
SI	SINK
SOS	SQUARE SET OPENING (2100H)
SS	SHOWER SCREEN
ST	STOVE
TRH	TOILET ROLL HOLDER
TR(D)	TOILET RAIL (DOUBLE)
TP	TIMBER POST
VB	VANITY BASIN
WC	TOILET
WFE	WATERFALL EDGE
WIR	WALK-IN-ROBE / PANTRY
WMS	WASHING MACHINE SPACE
T	TAPS & WATER OUTLETS
Ⓢ	DENOTES THE POSITION OF
Ⓜ	DENOTES SMOKE ALARM
Ⓜ	DENOTES MECHANICAL
Ⓜ	VENTILATION

PROPOSED AREAS

NAME	AREA
ALFRESCO	9.53
GARAGE	23.48
HOUSE AREA	100.26
PORCH	7.13
TOTAL	140.40

FLOOR FINISHES LEGEND

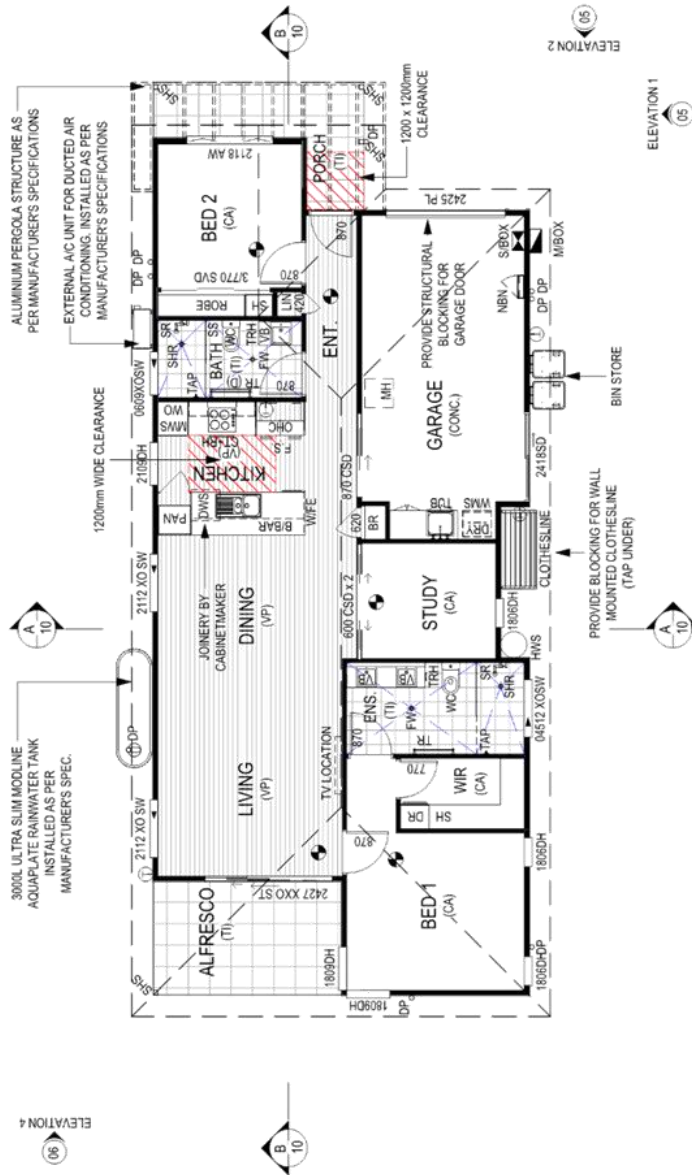
CA	CARPET
CONC	CONCRETE - STEEL TRONVELED FINISH
EX AGG	EXPOSED AGGREGATE CONCRETE
TF	TIMBER OVER STRUCTURAL FLOOR
TI	TILES
VP	VINYL PLANKS OVER STRUCTURAL FLOOR

OPENINGS LEGEND

CSD	CAVITY SLIDING DOOR
BHD	BHOLDING DOOR
DH	DOUBLE HUNG WINDOW
FG	FIXED GLASS WINDOW
FLY	FLY SCREEN
HH	HEAD HEIGHT
LVR	LOUVER WINDOW
OBS	OBSCURE GLASS
PDL	PANELIFT DOOR
SD	SLIDING GLASS DOOR
SK	SKYLIGHT
SL	SIDE LIGHT
ST	STACKING DOOR
SVD	SLIDING VINYL DOOR
SW	SLIDING WINDOW
TG	TINTED GLASS
O	FIXED PANEL
X	OPENING PANEL

WALL LEGEND:

70MM	INTERNAL WALLS U.N.O.
90MM	EXTERNAL WALLS U.N.O.
██████████	BLOCK WALLS U.N.O.


TYPE A1 - LHS
FLOOR PLAN

DRAWN	CHECKED	ID No.	BA ISSUE
MMT	AGT	A1 - RHS	FOR CONSTRUCTION
SCALE	DATE		
1 : 100 @ A3	08.11.2024		
SHEET	OF	4	4
03	OF 17	4	4

DRAWING TITLE:				PROPOSED RESIDENCE : TYPE - A1- LHS			
AMENDMENTS							
A		08.11.2024		ISSUED FOR CONSTRUCTION		AMENDMENT	
REV.		DATE					

CLIENT:	SERENITAS
ADDRESS:	LOT X, 27 FINCH ROAD CANUNGRA QLD 4275

Now, These drawings remain the property of 4Site Design. Copy in part or whole is forbidden without written permission from 4Site Design. These drawings are to be read in conjunction with all relevant consultants plans, drawings and reports. Do NOT scale off the drawings, use measurements provided. The builder shall be responsible to check & verify all dimensions prior to commencement of the construction. 4Site Design is not responsible for the construction of these plans. (Building construction differs from the details shown until a solution is reached. We will not accept any responsibility or back charges for changes made without our written consent.)

4Site Design

Residential Design & Drafting

M. 0422 838 430 E. melinda@4sitedesign.com.au

Doc: 09/04/2024 46894 399 41559

Version: 1, Version Date: 31/03/2026

ISSUED FOR CONSTRUCTION



TYPE A1 - LHS
DIMENSION PLAN

		DRAWN: MMT		CHECKED: AGT	ID No. - A1 - RHS	BA ISSUE FOR CONSTRUCTION	
		SCALE: 1 : 100 @ A3				DATE: 08.11.2024	4SITE 2013/020112/214M
		SHEET: 04 OF 17					

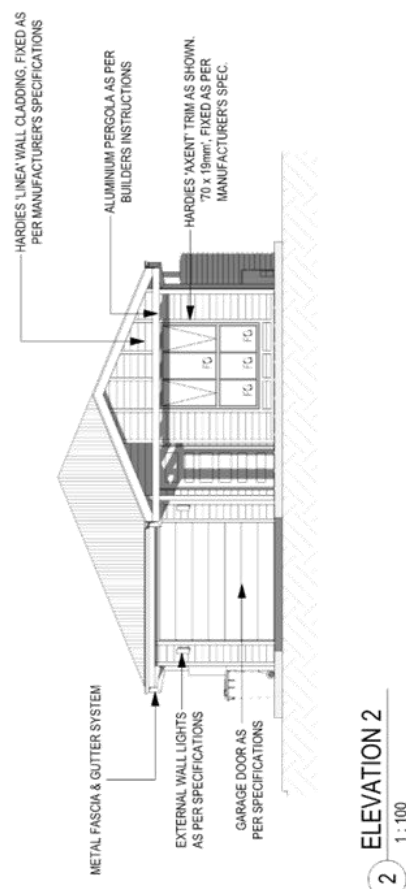
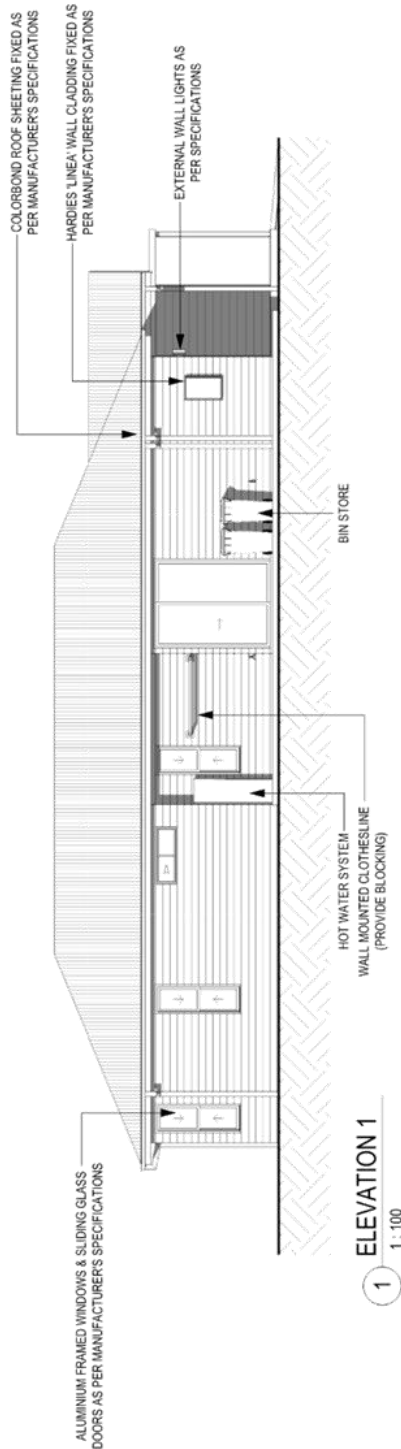
DRAWING TITLE: PROPOSED RESIDENCE : TYPE - A1- LHS	
AMENDMENTS	
A	08.11.2024
REV.	DATE

PROJECT INFORMATION	
CLIENT:	SERENITAS
ADDRESS:	LOT X, 27 FINCH ROAD CANUNGRA QLD 4275

Now, These drawings remain the property of 4Site Design.
Copy in part or whole is forbidden without written permission from 4Site Design. These drawings are to be read in conjunction with all relevant consultants plans, drawings and reports. Do NOT scale off the drawings, use measurements provided. The builder shall be responsible to check & verify all dimensions prior to commencement of the construction. 4Site Design is not responsible for the construction of these plans. (Building construction differs from the details shown herein, 4Site Design must be contacted immediately and works cease until a solution is reached. We will not accept any responsibility or back charges for changes made without our written consent.

4Site Design
Residential Design & Drafting
M. 0422 838 430 E. melinda@4sitedesign.com.au
D:\09\04\1634\65-46694-#02-399-41559
Version: 1, Version Date: 31/03/2026

ISSUED FOR CONSTRUCTION



TYPE A1 - LHS
ELEVATIONS 1 / 2

DRAWN:	CHECKED:	ID No.:	BA ISSUE FOR CONSTRUCTION
MMT	AGT	A1 - RHS	
SCALE:	DATE:		
1 : 100 @ A3	08.11.2024		
SHEET:	4SITE		
05 OF 17			

DRAWING TITLE:	PROPOSED RESIDENCE : TYPE - A1- LHS
AMENDMENTS	
REV.	DATE
A	08.11.2024
	ISSUED FOR CONSTRUCTION AMENDMENT

PROJECT INFORMATION	
CLIENT:	SERENITAS
ADDRESS:	LOT X, 27 FINCH ROAD CANUNGRA QLD 4275

Now, These drawings remain the property of 4Site Design. Copy in part or whole is forbidden without written permission from 4Site Design. These drawings are to be read in conjunction with all relevant consultants plans, drawings and reports. Do NOT scale off the drawings, use measurements provided. The builder shall be responsible to check & verify all dimensions prior to commencement of construction. 4Site Design must be contacted immediately and work cease until a solution is reached. We will not accept any responsibility or back charges for changes made without our written consent.

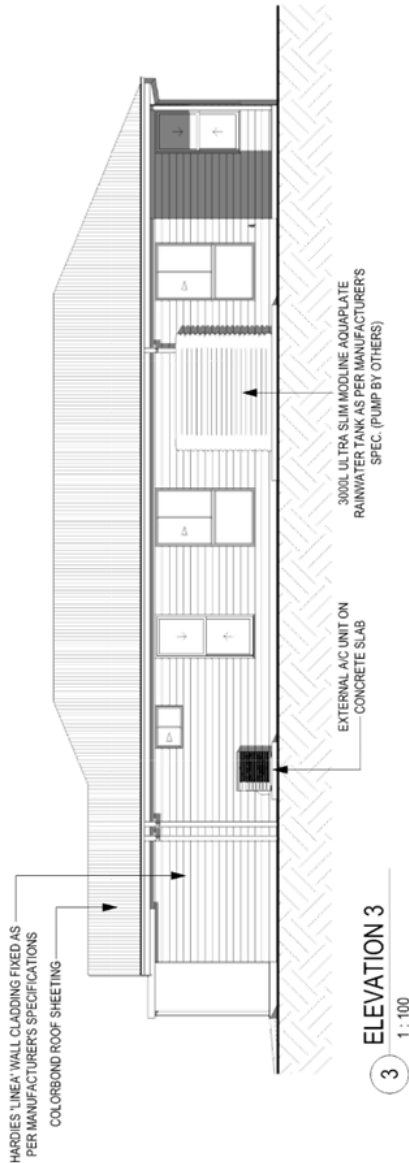
4Site Design

Residential Design & Drafting

M. 0422 838 430 E. melinda@4sitedesign.com.au
D. 0916 641 654 P. 46694 782 399 41559

Version: 1, Version Date: 31/03/2026

ISSUED FOR CONSTRUCTION



3 ELEVATION 3
1 : 100



4 ELEVATION 4
1 : 100

TYPE A1 - LHS
ELEVATIONS 3 / 4

DRAWN: MMT	CHECKED: AGT	ID No. - A1 - RHS	BA ISSUE FOR CONSTRUCTION	
			DATE: 08.11.2024	4SITE 2023/08/11 12:28 AM
SCALE: 1 : 100 @ A3		SHEET: 06 OF 17		

DRAWING TITLE: PROPOSED RESIDENCE : TYPE - A1- LHS	
AMENDMENTS	
REV. A	08.11.2024
ISSUED FOR CONSTRUCTION AMENDMENT	

PROJECT INFORMATION	
CLIENT:	SERENITAS
ADDRESS:	LOT X, 27 FINCH ROAD CANUNGRA QLD 4275

Now, These drawings remain the property of 4Site Design. Copy in part or whole is forbidden without written permission from 4Site Design. These drawings are to be read in conjunction with all relevant consultants plans, drawings and reports. Do NOT scale off the drawings, use measurements provided. The builder shall be responsible to check & verify all dimensions prior to commencement of these plans. Building construction differs from the details shown herein. 4Site Design must be contacted immediately and works cease until a solution is reached. We will not accept any responsibility or back charges for changes made without our written consent.



4Site Design

Residential Design & Drafting

M. 0422 838 430 E. melinda@4sitedesign.com.au
D. 0945 4165486 F. 46694 292 399 41559

Version: 1, Version Date: 31/03/2026

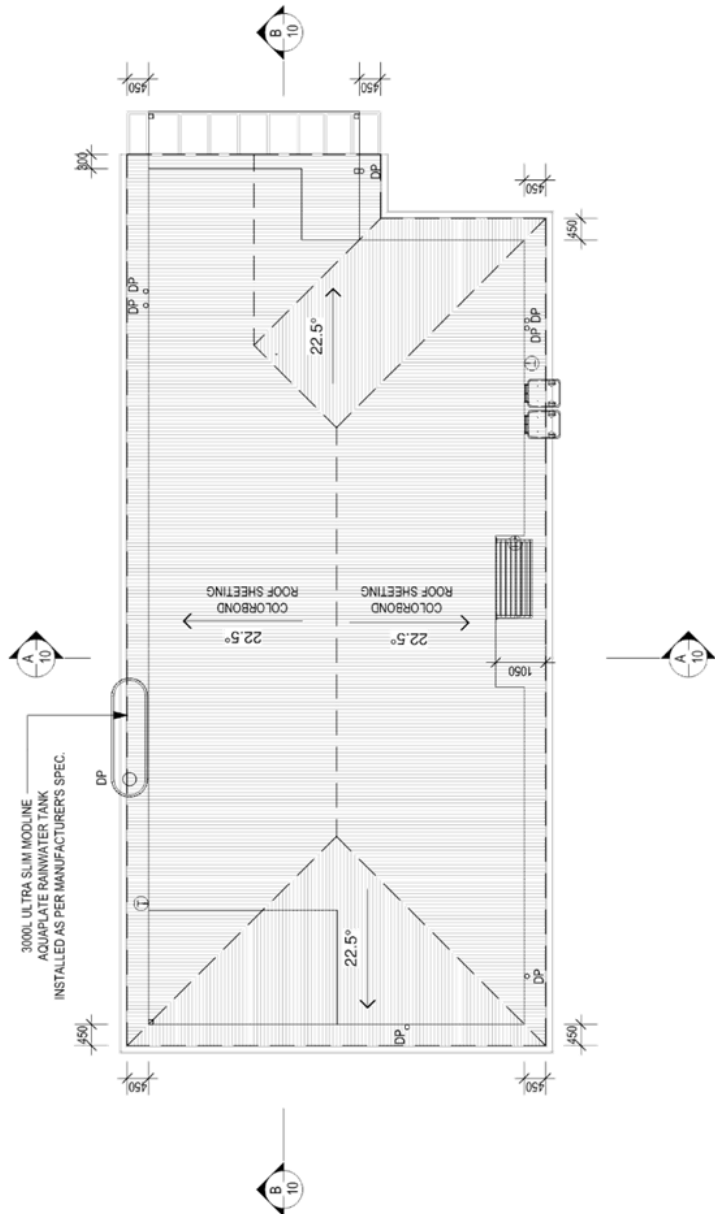
ISSUED FOR CONSTRUCTION

ROOF & TRUSSES

- ROOF MAINTENANCE SAFETY EYELETS SHALL BE INSTALLED TO SAFELY COVER ALL ROOF AREAS WITH A PITCH OVER 25° &/OR WHERE ACCESS IS REQUIRED OR A MAINTENANCE WORKER. THIS MAY INCLUDE TV ANTENNAE SERVICE WINDOW OR GUTTER CLEANING, AIR CONDITIONING SERVICING & FALL HEIGHT IS GREATER THAN 3.0m.
- ONLY APPROVED SAFETY HARNESS BOLT'S SHALL BE USED, AND WHERE PRACTICAL A PERMANENT LADDER RESTRAINT BRACKET SHALL BE PROVIDED NEARBY.
- ROOFING TO BE CONSTRUCTED WITH FALL PROTECTION.
- TRUSSES OR RAFTERS AT 600 CTRS WITH BATTENS AT 900 CTRS FOR SHEET & 300 CTRS FOR TILE ROOFS, & INTERMEDIATE SAFETY BATTENS.
- ROOF WATER TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS. PLUMBERS IS TO CHECK ON SITE ONCE A.R.I. & GUTTER PROFILES ARE KNOWN, AND RE-DESIGN TO SUIT.
- ROOF PITCH TO BE CONFIRMED ON SITE PRIOR TO ORDERING TRUSSES WHERE HEIGHT COMPLIANCE IS CRITICAL.
- ORDERING TRUSSES AS PER MANUFACTURER'S DESIGN & SPECIFICATIONS. ROOF TRUSS MANUFACTURER TO CONFIRM ALL TIE-DOWN & MINIMUM LINTEL SIZES SUPPORTING GIRDER & TRUNCATED GIRDER TRUSSES, CROSS BRACES & BINDERS & ANY OTHER STRUCTURE REQUIRED.
- G.I STRAP NOT TO BE SUBSTITUTED FOR SPEED BRACE UNLESS SPECIFIED BY TRUSS SUPPLIER.
- IF THE BUILDER CHOOSES TO USE STEEL ROOF BATTENS, THE BUILDER IS TO OBTAIN CERTIFICATION FROM THE STEEL BATTEN SUPPLIER, CONFIRMING THE PRODUCT STRENGTH & RECOMMENDED FIXINGS TO FULLY TRANSFER ALL BRACING LOADS WITHIN THE ROOF & PROVIDE SUPPORT TO ROOFING MATERIAL WITHOUT BUCKLING.
- WHERE METAL BATTENS ARE USED, THERMAL BREAK IS REQUIRED TO COMPLY BCA 3.12
- SOLAR PANELS & SOLAR HWS LOCATION TO BE DETERMINED BY SUPPLIER. HOWEVER WHERE POSSIBLE IT SHOULD BE PLACED OVER INTERVAL WALLS & NOT MIDSPAN OF RAFTERS WHERE APPLICABLE.
- SPEED BRACE ROOF BRACING TO BE INSTALLED AS PER ROOF TRUSS MANUFACTURER'S SPEC.
- TOP HAT STEEL ROOF BATTENS TO BE FIXED AS PER MANUFACTURER'S SPECIFICATION.

INSULATION NOTES

- PROVIDE R 1.4 ROOF BLANKET TO ENTIRE ROOF
- PROVIDE R 3.0 CEILING INSULATION TO MAIN LIVING, HALLS, BEDROOMS AND MULTI PURPOSE ROOMS ONLY.
- PROVIDE R 2.0 / 75MM WALL INSULATION & WALL SARKING TO EXTERNAL WALLS.



4Site Design



Residential Design & Drafting
M. 0422 838 430 E. melinda@4sitedesign.com.au
D:\0422\41559\41559-4894\41559-41559

Version: 1, Version Date: 31/03/2026

PROJECT INFORMATION

CLIENT:
SERENITAS
ADDRESS:
**LOT X, 27 FINCH ROAD
CANUNGRA QLD 4275**

DRAWING TITLE:

PROPOSED RESIDENCE : TYPE - A1- LHS

AMENDMENTS		ISSUED FOR CONSTRUCTION	AMENDMENT
REV.	DATE		
A	08.11.2024		



DRAWN:	CHECKED:	ID No. :	BA ISSUE FOR CONSTRUCTION	
MMT	AGT	A1 - RHS	DATE:	08.11.2024
SCALE:	1 : 100 @ A3		SHEET:	09 OF 17
				4SITE
				20/12/2021 12:28 AM

TYPE A1 - LHS ROOF PLAN

BUILDING AREAS

- **Total Building Footprint Area: 185.5 sqm**
Measure includes external walls, covered outdoor areas, & dividing wall

- **Unit-1 Area: 90 sqm**
Excluding dividing wall

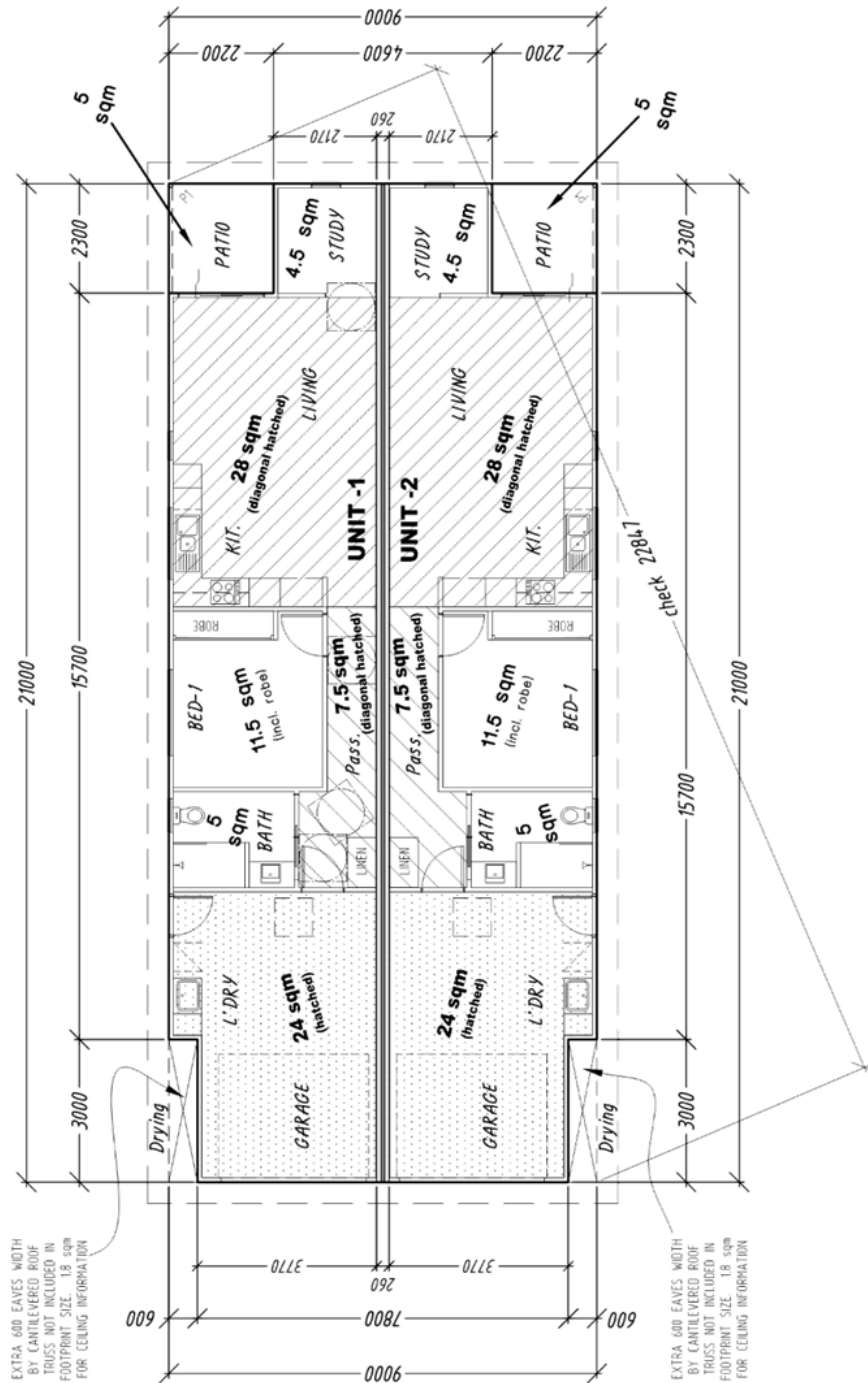
- **Unit-1 Internal Living Area: 58 sqm**
Measured from inside of exterior walls & not inclusive of garages, covered outdoor areas, & dividing wall

- **Unit-2 Area: 90 sqm**
Excluding dividing wall

- **Unit-2 Internal Living Area: 58 sqm**
Measured from inside of exterior walls & not inclusive of garages, covered outdoor areas, & dividing wall

CROSS REFERENCE ALL DIMENSIONS WITH CURRENT FLOOR PLAN.

Given areas are for estimating purposes and need to be checked by trade contractor.

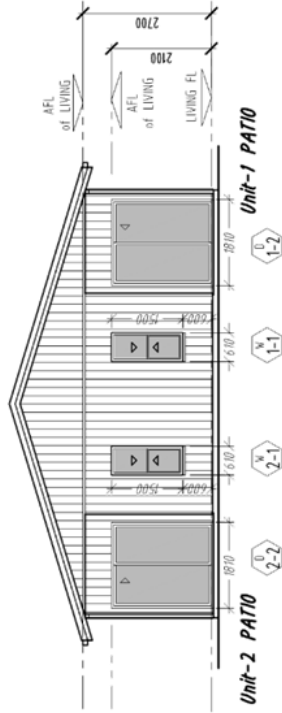


SET-OUT PLAN & Room Areas (sqm)

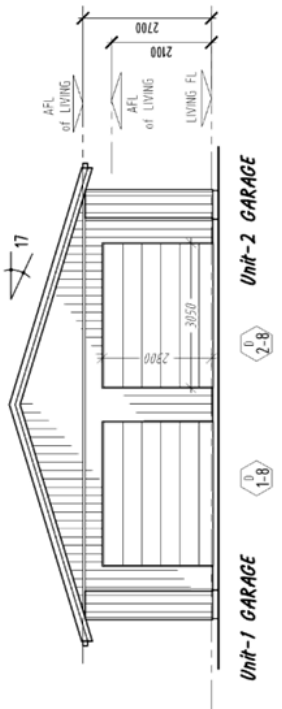
(1:100 ON A3)

THYME
LIFESTYLE RESORT
MAREEBA

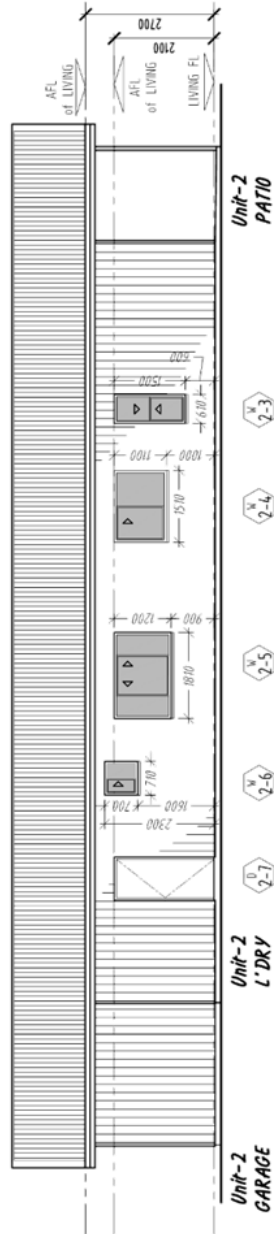
phone: 0428 294 235 EDMONTON 4869 QUEENSLAND GREGORY G TERZI Associate Builder Building Design & Drafting -Building Designer- -OBCC LICENCE: 1117048-	
PROJECT	THYME LIFESTYLE RESORT MAREEBA.
DATE	JAN 2024
SCALE	AS SHOWN ON 'A3' SHEET
DRAWING TITLE	SET-OUT PLAN & Room Areas (sqm)
JOB NO.	0389-GRANITE-2
SHEET NO.	WD 02
ISSUE	A



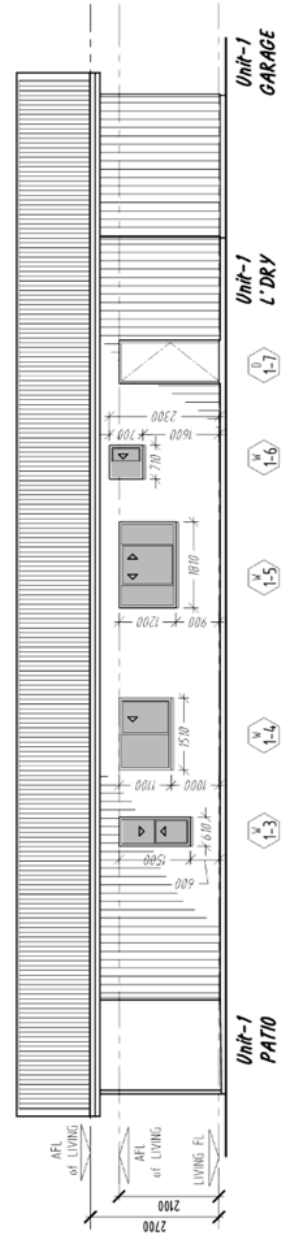
END VIEW -patio (1:100 ON A3)



END VIEW -garage (1:100 ON A3)



Unit-2 SIDE VIEW (1:100 ON A3)

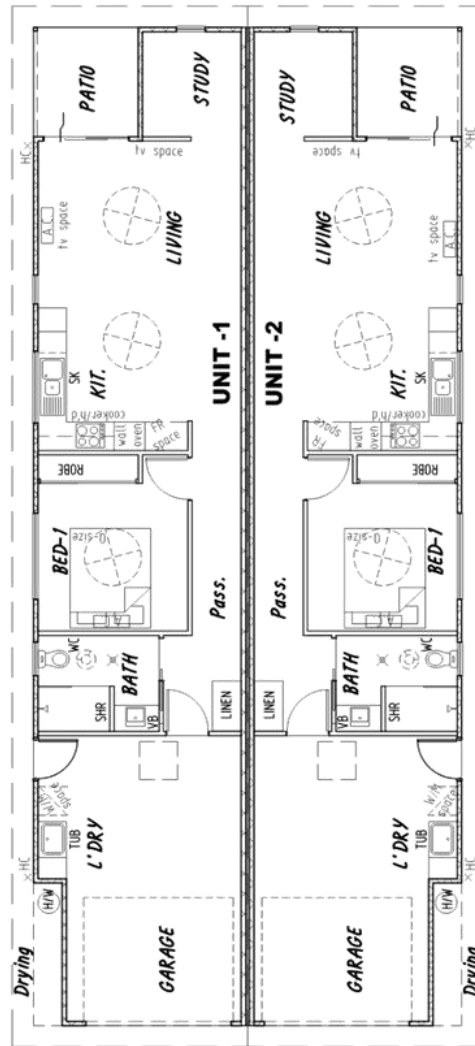


Unit-1 SIDE VIEW (1:100 ON A3)

NOT FOR CONSTRUCTION

PROJECT	THYME LIFESTYLE RESORT MAREEBA.
DATE	JAN 2024
SCALE	AS SHOWN ON 'A3' SHEET
DRAWING TITLE	ELEVATIONS
JOB NO.	0389-GRANITE-2
SHEET No.	WD 11
ISSUE	A

PHONE	0428 294 235
EDMONTON	4869
QUEENSLAND	
GREGORY G TERZI	Architectural Drafting
Building Designer	- Medium Rise -
OBCC LICENCE	1117048-



From: "cmheaps" <cmheaps@proton.me>
Sent: Sun, 14 Jun 2026 15:26:54 +1000
To: "Info" <info@msc.qld.gov.au>
Cc: "Thyme Mareeba" <hocsecretary.mareeba@gmail.com>
Subject: MCU/26/0006 Thyme Lifestyle Resort

While I do not object to the change of use application I do have several ongoing concerns about the development of Thyme Lifestyle Resort that are directly relevant to conditions placed on that development and future expansion.

First - the protection of street trees on Anzac Ave and particularly the old Tamarind tree that I believe is under a current protection order.

Second - the document submitted by Serenitas mentions covered walkways leading to the clubhouse - these have not been installed to-date.

Third - the document submitted by Serenitas mentions covered parking for mobility scooters - this has not been installed to-date.

Fourth - since October 2022 Serenitas has engaged in an ongoing and extensive program of removing trees/shrubs/vegetation and excessively pruning what remains. Natural grass is being removed and replaced with artificial turf. This all increases the heat load on houses and residents. Shade for pedestrians and outdoor activities has been significantly reduced. The principles in government development guidelines are not being applied.

Fifth - the approval of an extra two house sites (77b & 97a) in the original development plan removed planned open green space from the existing complex which is to the detriment of liveability.

Sixth - the promised installation of pool heating when the clubhouse was constructed has also not been delivered to-date.

In summary, development conditions regarding green space, vegetation, shade and facilities need to be closely monitored and enforced by council.

Stewart & Catherine Heaps
Unit 141 Thyme Lifestyle Resort
36 Anzac Ave
Mareeba
0420 533 689 & 0437 773 751

Sent from [Proton Mail](#) for iOS.

From: "Brian Millard" <brianm@msc.qld.gov.au>
Sent: Mon, 15 Jun 2026 12:56:25 +1000
To: "Info" <info@msc.qld.gov.au>
Subject: FW: Objection to MCU260006
Attachments: Objection to Development Application MCU260006.pdf

Brian Millard
Coordinator Planning & Building



Phone: 1300 308 461 | **Direct:** 07 4086 4657
Email: brianm@msc.qld.gov.au | **Website:** www.msc.qld.gov.au
65 Rankin St, Mareeba | PO Box 154, Mareeba, Queensland, Australia, 4880

From: John Raso <johnraso@hotmail.com>
Sent: Monday, 15 June 2026 12:16 PM
To: Cr Angela Toppin <mayor@msc.qld.gov.au>; Cr Lenore Wyatt <LenoreW@msc.qld.gov.au>; Cr Mladen Bosnic <MladenB@msc.qld.gov.au>; Cr Amy Braes <AmyB@msc.qld.gov.au>; Cr Nipper Brown <NipperB@msc.qld.gov.au>; Cr Ross Cardillo <RossC@msc.qld.gov.au>; Cr Mary Graham <MaryG@msc.qld.gov.au>; Brian Millard <brianm@msc.qld.gov.au>; Peter Franks <peter@msc.qld.gov.au>
Cc: j.a.raso@bigpond.com
Subject: Objection to MCU260006

Dear Brian, Peter, Mayor and Councillors,

Please find attached my objection to the new Thyme expansion development.

Please feel free to call me to discuss at anytime on 0418 772 602.

John Raso
Managing Director
Tyrepower Mareeba



143 Walsh St
Mareeba QLD 4880
P: 07 4092 3300
F: 07 4027 9677
M: 0418 772 602
E: mareeba@tyrepower.com.au
E: johnraso@tyrepower.com.au
W: <http://mareeba.tyrepowerstores.com.au>

Follow Tyrepower on social media:

To Mareeba Shire Council

OBJECTION TO DEVELOPMENT APPLICATION MCU260006

Thyme Lifestyle Resort Expansion – 10 Margherita Close, Mareeba

We are the owners and residents of 8 Margherita Close, Mareeba, and we wish to formally object to Development Application MCU260006 for the proposed expansion of the Thyme Lifestyle Resort.

Our family have lived at this property for more than 40 years. During that time, Margherita Close has developed and been maintained as a Rural Residential area characterised by large allotments, open space, privacy, low-density living and a semi-rural lifestyle.

The proposed development is a major change from what has always existed here and will have a significant and unreasonable impact on our home and daily life.

1. Direct impact to our property

Our property directly adjoins the development site, with the concept plan showing proposed Lots 1 to 8 located immediately along our shared boundary.

For more than four decades, we have had a single rural residential property next door. While there was previously a nursery on part of the site, this was already established when we built our home. It also had substantial buffering, open space and operated within business hours. As a result, its impact was minimal.

This proposal replaces that situation with eight residential dwellings directly adjoining our boundary, representing a fundamental and significant change to what we currently experience.

It will substantially increase the intensity of development adjacent to our home, including:

- Outdoor living areas directly adjoining our fence
- Increased activity along the boundary
- More visitors and vehicle movements close by
- Increased noise and lighting
- Reduced privacy
- A more built-up outlook
- A significant loss of openness and spatial separation

These impacts are not temporary but permanent, and will affect the daily enjoyment and amenity of our property.

We acknowledge that there is already an existing retirement village located behind our property. However, our concern is specifically about the proposed development directly next to us, which changes what has always been a single-property into a much more intensive residential edge.

In addition, the proposal introduces increased reliance on Margherita Close to service additional dwellings. This raises concerns about the suitability of the local street network to accommodate increased traffic, as well as associated impacts on safety, noise, and residential amenity within a low-intensity street environment.

It is also relevant to consider whether the proposed yield increase is appropriately contained within the existing landholding, or whether the development is now relying on external residential streets to accommodate servicing and access constraints. In our view, developments should be designed to function within their own site boundaries wherever practicable, rather than transferring impacts onto adjoining residential streets.

Overall, the proposal represents an over-intensification of the site's interface with our property and is inconsistent with maintaining reasonable residential amenity.

2. Failure to provide an appropriate buffer

The concept plan places eight proposed lots directly along our boundary with no meaningful landscaped buffer between the development and existing rural residential properties.

A standard residential fence does not provide an adequate transition between a high-density retirement village interface and a long-established rural residential property.

3. Inconsistent with the purpose of the Rural Residential Zone

A key concern is that the proposal is inconsistent with the intent and character of the Rural Residential Zone.

The applicant's planning assessment itself acknowledges that the proposal does not align with the zone purpose.

Residents of Margherita Close have invested in this area on the understanding that the zoning would preserve its spacious, low-density, semi-rural character. Approval of this application would undermine that expectation.

The proposal includes 19 retirement village sites, many of which are approximately 210–270m². These lot sizes are not reflective of the surrounding one and two-acre rural residential allotments that define the area.

Approval would also establish an undesirable precedent within the Rural Residential Zone.

4. Overdevelopment of the site

Although presented as an expansion of the existing retirement village, the proposal effectively introduces a high-density residential enclave within a low-density rural residential setting.

The intensity of development on a 7,305m² site is excessive when considered against the surrounding context.

While adjacency to an existing retirement village is noted, this should not be used to justify further intensification that is inconsistent with the planning scheme or detrimental to adjoining residents.

5. Loss of rural residential character

Margherita Close is valued for its spacious rural residential lifestyle, including larger allotments, privacy, separation between dwellings, and a peaceful environment.

The introduction of multiple small lots directly adjoining existing rural residential properties will erode this character and permanently alter the nature of the area.

This is not a minor change, but a significant shift in development intensity that will fundamentally change the interface between properties along this boundary.

We recognise the importance of providing accommodation choices for retirees within Mareeba. However, this objective should not come at the expense of existing residents who have chosen to live in and invest in a rural residential area on the reasonable expectation that its character would be protected.

The proposal:

- Is inconsistent with the intent of the rural residential zone
- Represents an overdevelopment of the site
- Will result in a substantial and unreasonable loss of privacy and amenity
- Fails to provide an appropriate buffer to adjoining residents
- Is out of character with the established development pattern of Margherita Close
- Sets an undesirable precedent for future development within the rural residential zone

For these reasons, we respectfully request that Mareeba Shire Council refuse Development Application MCU260006.

Should Council be minded to approve the application despite these concerns, we strongly request that Council request conditions requiring :

- A minimum 10m landscaped buffer along the full boundary adjoining 8 Margherita Close
- Increased setbacks for all dwellings adjoining the boundary
- Advanced mature landscaping capable of providing effective visual and acoustic screening
- Design measures to minimise overlooking and direct interface impacts

Yours faithfully,



John and Adriana Raso
8 Margherita Close, Mareeba

From: "Leanne Trevisiol" <leannetrev67@hotmail.com>
Sent: Mon, 15 Jun 2026 16:32:48 +1000
To: "Info" <info@msc.qld.gov.au>
Subject: Protection from removal Huge Tamarind Tree from THYME Resort upgrade
Categories: Add to ECM

To The Mayor and Councillors,

This email is regarding the Submission of the upgrade / extension to Thyme Resort on Anzac Avenue extending it to the nursery property in Margherita Close Mareeba. The property in-between the nursery and adjoining house site, the rental property with the big dog and the big bamboo is staying, they have not agreed to sell to Thyme at this stage, with this being the case, they will not be able to have the new frontage to match the existing frontage.

I received a call today regarding this matter due to a previous correspondence and was advised that he has my letter from the Mayor regarding this tree.

The Big Over - 100 year old Tamarind tree that is healthy and producing beautiful fruit yearly must be protected. I have already received a letter from Mayor Toppin Stating that this Old Tamarind tree specimen is on the foot-path and can not be removed and it is on council property.

Upon viewing the new plans this tree is not on the plan. This Tree must not be removed.

This big tree is right next to the fencing of the property that is not selling out to Thyme.

Thyme can start their new garden and walls past this tree.

THIS TREE IS PROTECTED AND MUST NOT BE REMOVED

My Name is Leanne Trevisiol

I live at 4 Elisa Avenue Mareeba and we walk these pathways daily.

My Mobile number is 0408003167

Sincerely

Leanne Trevisiol

Ms Teri Lambert
U143/36 Anzac Ave
Mareeba Q4880
Teri.lambert@me.com



24th May 2026

Mayor,
Mrs Angela Toppin
Mareeba Shire Council (MSC)
65 Rankin St, Mareeba Q 4880
info@msc.qld.gov.au



Dear Mrs Toppin,
I write as a resident of the Mareeba Shire (MS) and Thyme Life Style Resort to convey my submission re;

RPS; (rpsgroup.com) Thyme Lifestyle Resort Expansion – Material Change of Use (Retirement Village), 10 Margherita Close, Mareeba, Town Planning Report. Dated 24 March 2026. (p1)

When I first viewed this email document on 15th April 2026. My initial response was, Why would you cram 19 sites on to this block? (rpsgroup , (7) Conclusion, page 16 (p2) This, in my view, can only be about profit before people.

Lots 1 to 7 are small, the patios will be boxed in by a color bond fence. Lots 10, 11,12 are measured as (10) and (9 is 11,) why are these blocks not the same frontage (11) at least the same as the lots across the street? Why so small when they could all be 11 and the number of lots remain the same. (p3) This is rural Mareeba not the inner suburbs of Sydney or Melbourne.

Mareeba, is 417 meters above sea level, with a space for everyone where the waters meet. I believe Mareeba Shire needs to evaluate all their decisions to reflect and enhance the stated Vision, Mission, Values of the MSC and the liveability of the Mareeba Shire. (p4)

MSC describes itself in a letter to dated 16/9/2024 to me as a Reef Guardian. (p5) Within the Town Planning Report, Neon Consulting (P6 Table 3 (p6) notes Total Suspended Solids however there is no mention of plastics or micro plastics. (p7&8)

1

There is a natural flow of drainage/ storm water into the Barron River and then onward east to the Barrier Reef. This is well demonstrated by (P3 headed 3 Lawful Point of Discharge (p9)

(P5 Figure 3 (p10) shows a conceptual diagram of Bioretention system, but not all water passes through this system.

Lot 9 RP7377161 has a history of being a nursery with plastic sheeting on the ground for pots, plastic sun sails and there is still a tobacco drying shed on this lot. There has been other agriculture uses on this lot over the years.

There are large trees along Anzac Ave and a stand of Bamboo. When I see Bamboo on a road called Anzac Avenue I immediately connect it WW2. A question for MSC, is there a Mareeba WW2 connection to this stand of Bamboo?

This town planning Report is lengthy and has nice pictures but needs careful examination about what its not saying.

There are various descriptions about dwellings etc but no real mention that these would be Manufactured Homes and come under the Queensland Manufactured Homes (Residential Parks) Act 2003 (MH(RP)Act2003) and the Manufactured Homes, Residential Parks Amendment Bill 2024.

At each individual site the owner purchases the house/ dwelling and has a site agreement and pays a site rent to the owner Serenitas in accordance with the MH(RP) Act 2003.

(p11) Labeled Lot 7. This draft drawing may be misleading, as this example is titled "Proposed Relocatable Dwelling Type A" These houses on Lot 9 RP7377161 will be built on concrete foundations.

I think the Town Planning Report and the Thyme Club House are two different topics and could therefore need to be considered separately.

Yours sincerely



Teri Lambert

*unvail
Kue 194/26*



THYME LIFESTYLE RESORT EXPANSION - MATERIAL CHANGE OF USE (RETIREMENT VILLAGE), 10 MARGHERITA CLOSE, MAREEBA

Town Planning Report



Document Set ID: 4658031
Version: 1, Version Date: 17/06/2026

p/

REPORT

7 CONCLUSION

RPS AAP Consulting Pty Ltd has been engaged by Serenitas Management Pty Ltd to seek development approval for the expansion of the Thyme Lifestyle Resort, at Anzac Avenue, Mareeba, over adjacent land to the east at 10 Margherita Close, Mareeba.

The site the subject of this application is 10 Margherita Close, Mareeba, described as Lot 9 on RP737161. The site is an irregular shaped corner lot with an area of 7,305m² and frontage to Margherita Close and Anzac Avenue of approximately 95 metres and 47 metres, respectively. It is currently improved by a Dwelling House and greenhouses and operated as a garden centre, which would be removed to facilitate the development.

The area containing the site is characterised by a mix of residential, community and sporting and open space uses. The existing Thyme Lifestyle Resort is located to the west of the site and further to the west is conventional residential development comprising single detached dwellings. To the north and east of the site land has been developed for rural residential purposes, principally land fronting Margherita Close, Ferretti Close and Tivoli Close. To the south, the site wraps around a rural residential lot containing a dwelling house and on the opposite side of Anzac Avenue is the Mareeba Shire Council Library, Bowls Club and QT Early Learning Centre (Child Care Centre).

The application is for the establishment of 19 sites for the establishment of independent living units. Five (5) of the sites would be developed with two x one bedroom duplex units with the balance being detached two bedroom dwellings. The sites would be accessed from a private gated driveway from Margherita Close and a pedestrian link would be provided to the existing resort to the west. As part of the private access works, four (4) visitor parking spaces would be provided.

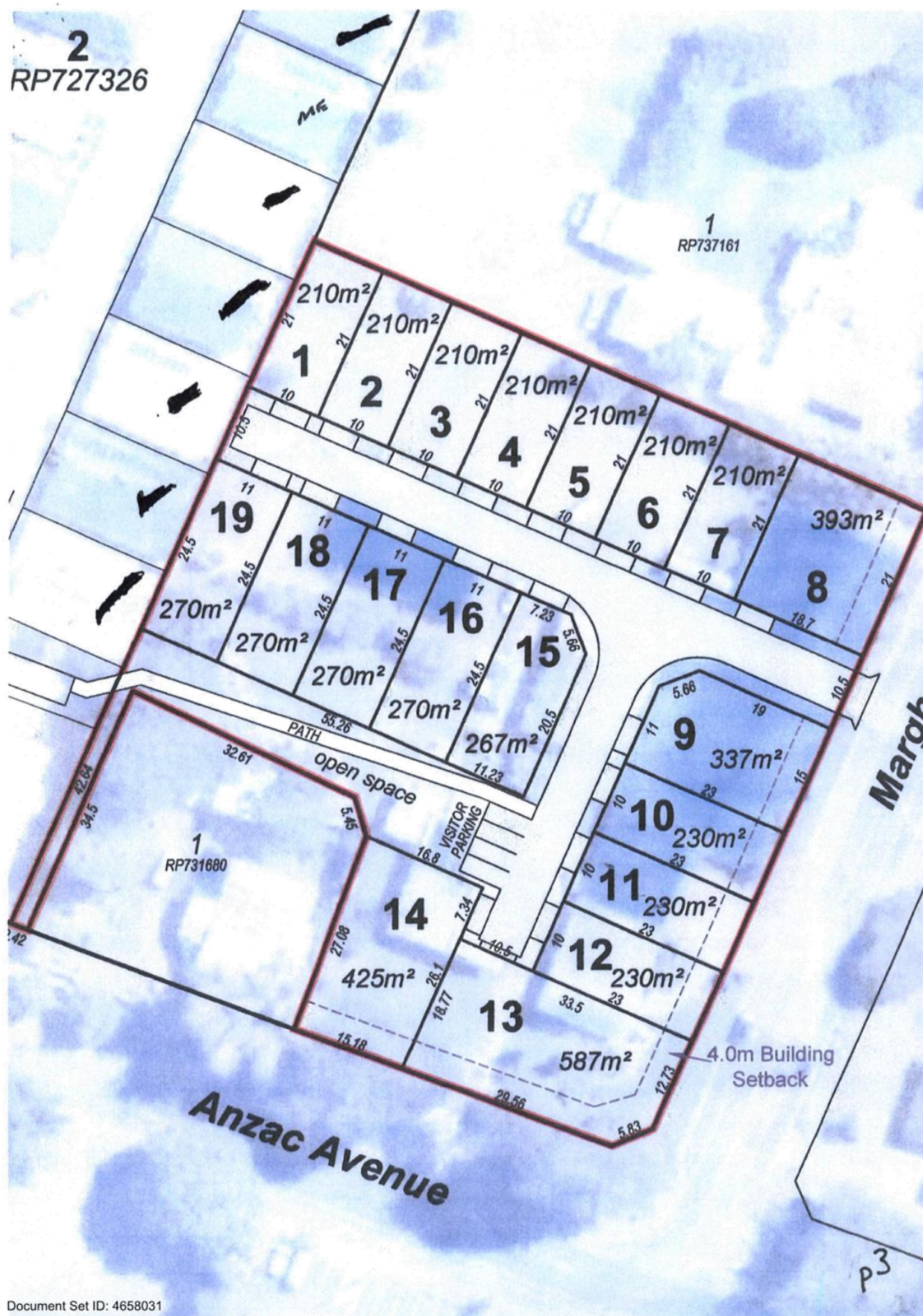
The sites would have areas ranging from 210m² to 587m² and would have frontages of a minimum of 10 metres. Each dwelling constructed on the site would be provided with a single garage/carport.

This development application seeks a Development Permit for Material Change of Use for a Retirement Facility. The development of a Retirement Facility in the Rural Residential Zone is identified in the Tables of Assessment as requiring a Material Change of Use application, subject to Impact Assessment.

WHEH An Impact Assessable application is required to be considered against the whole of the Planning Scheme, including the Strategic Framework, and is required to be subject to public notification. During the Public Notification period, interested members of the public are able to make submissions regarding the application and the Council are required to consider the submissions in the determination of the application.

The detail on the nature of the proposal and the assessment of the proposal against the intents and code requirements of relevant statutory planning documents contained in this report demonstrates that the proposal is a suitable development in the site and that the site can contain the use.

Based on this assessments the proposal is recommended for approval subject to reasonable and relevant conditions.



VISION, MISSION, VALUES

Our Vision

A growing, confident and sustainable Shire.

Our Mission

Provide cost-effective services, foster collaborative partnerships and maintain accountable governance to promote the prosperity and liveability of the Shire.

Our Values

Sustainable
United Team
Customer Focused
Community Partnerships
Ethical Conduct
Striving to be better
Skilled Workforce

Davies Creek Falls
Image Credit
Tourism Tropical North Queensland





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

Council Ref: ENV-REE PF:HP

16 September 2024

Ms Teri Lambert
143/36 Anzac Ave
MAREEBA QLD 4880

Dear Ms Lambert and Mrs Greensill,

Your letter on 8th September in regard to artificial turf at the Thyme Lifestyle Resort refers. As outlined in Council's Environmental and Sustainability Policy that Ms Taylor sent to you, Council does what it can to protect the environment.

As a Reef Guardian Council we are concerned about activities that negatively impact the Reef. That said, our powers are limited by legislation like anyone else, if people's actions are legal, we can do nothing.

While we do deal with certain pollution matters, it is the primary responsibility of the Department of Environment, Science and Innovation.

We understand your concerns about the possibility of artificial turf breaking down and shedding microplastics into the environment, however its use is quite legal and nothing can be done to prevent its use.

In terms of its use at the Thyme Resort, all I can suggest is that you discuss its introduction with your fellow residents and approach the management company.

Yours sincerely

PETER FRANKS
CHIEF EXECUTIVE OFFICER

Site Based Stormwater Management Plan
Thyme Lifestyle Resort (Lot 9 RP737161)



Table 2 below summarises the parameters for the bioretention basin required to treat the catchment outletting at the site's western boundary.

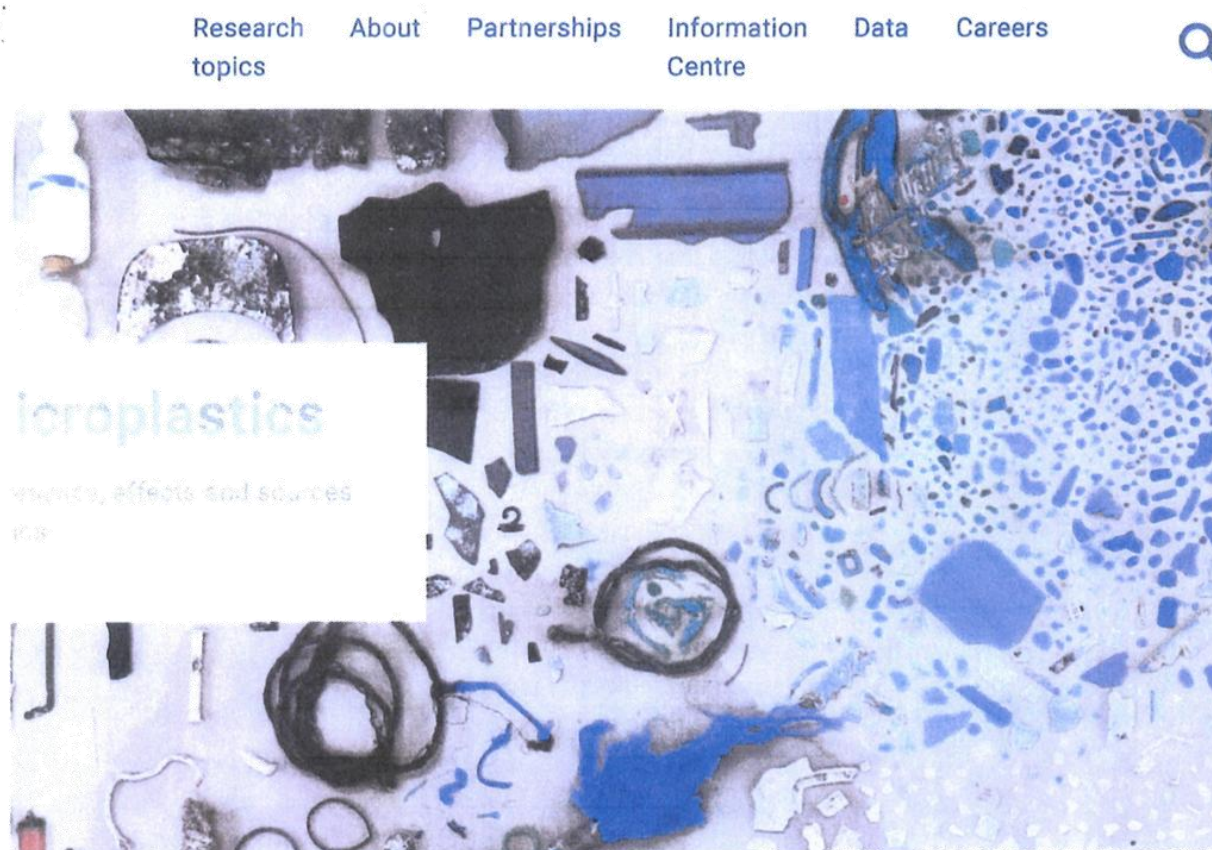
Device Name	Bypass	Surface Area	Extended Duration Depth	Filter Depth	Base Lining	Exfiltration Rate
	m ³ /s	m ²	(m)	(m)		(mm/h)
Bioretention 1	0	70	0.3	0.5	No	36

Table 3 – MUSICX Treatment Devices

The treatment train for the proposed development can achieve the water quality objectives of the FNQROC Development Manual as shown below:

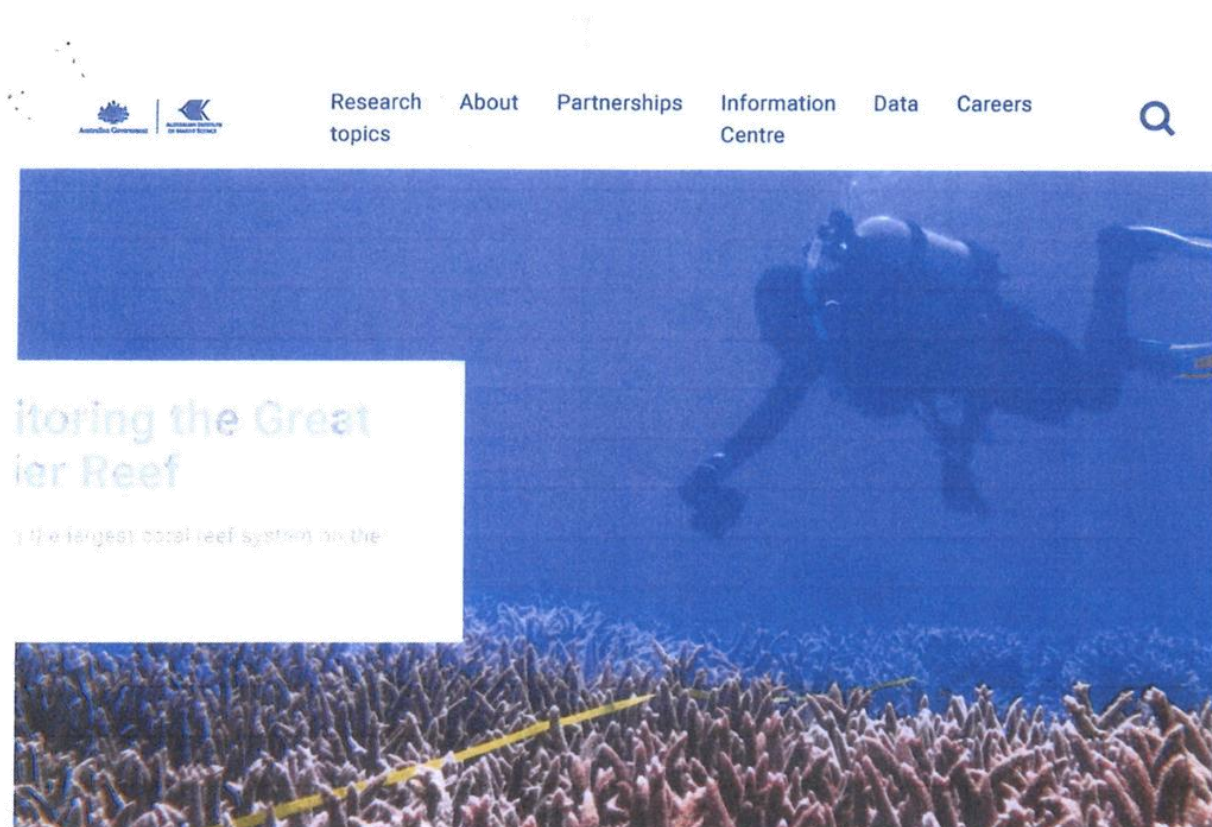
Parameter	Unit	Source	Residual Load	Reduction	Target	Result
* Total Suspended Solids	kg/year	1454	224.7	84.55%	80%	Achieved
Phosphorus	kg/year	2.409	0.933	61.29%	60%	Achieved
Nitrogen	kg/year	17.12	7.482	56.29%	40%	Achieved
Gross Pollutants	kg/year	245.3	0	100%	90%	Achieved

Table 4 – MUSICX Model Results



Document Set ID: 4658031
Version: 1, Version Date: 17/06/2026

P7



Home > Research topics > Monitoring and Discovery > **Monitoring the Great Barrier Reef**

Research topics

Environmental Issues

Monitoring and Discovery

Coastal and ocean observing

Connectivity

Mapping

Monitoring the Great Barrier Reef

Reef reports hub

Long-Term Monitoring Program

Monitoring inshore reefs

Sampling methods

The Great Barrier Reef is a rich and complex natural ecosystem. It is the largest coral system on the planet, with almost 3,000 individual reefs covering an area of 344,400 square kilometres – approximately the size of Germany.

Not only is the Reef an ecosystem of extraordinary natural beauty, it also contributes \$6.4 billion each year to the Australian economy, and supports 64,000 jobs.

The Reef is subject to significant environmental pressures, including marine heatwaves associated with climate change, cyclones, and crown-of-thorns starfish outbreaks.

To understand the effects of these pressures, AIMS provides essential data on the status of coral and fish communities and how they are changing through two programs – the [Long-Term Monitoring Program](#), and the [Great Barrier Reef Marine Monitoring Program](#).

Our monitoring of the Great Barrier Reef ensures scientists, reef managers and the Australian community have access to up-to-date and accurate information.

Contact

AIMS Great Barrier Reef monitoring teams

E: monitoring@aims.gov.au

Document Set ID: 4658031
Version: 1, Version Date: 17/06/2026

P 8

Site Based Stormwater Management Plan
Thyme Lifestyle Resort (Lot 9 RP737161)



3. Lawful Point of Discharge

The Anzac Avenue and Margherita Close frontages are and will remain the development's lawful point of discharge. The proposed runoff from the site will not be concentrated or redirected in a way that may substantially damage a third-party property and is therefore considered a lawful point of discharge under the lawful point of discharge test described in the Queensland Urban Drainage Manual.

Specifically, Lots 9 -12 will discharge to Margherita Close, Lots 13 & 14 will discharge to Anzac Avenue and the remaining lots will be captured by the internal stormwater network and discharge to Anzac Avenue at the site's western boundary.

4. Stormwater Quantity

Runoff from the site not cause an actionable nuisance to any downstream properties. Stormwater falls to Anzac Avenue and then west before discharging into the Barron River.



5. Severe Impact Statement

This development layout incorporates passive design safety elements to account for events larger than the 1% AEP event or blockages, catastrophic failure of key infrastructure or potential loss of life. To mitigate against such a scenario:

- The buildings are raised above and fall towards major flow paths.
- Major flows are not completely reliant on underground systems and can be conveyed via overland flow paths, which are less susceptible to blockage in severe events

99

Site Based Stormwater Management Plan
Thyme Lifestyle Resort (Lot 9 RP737161)

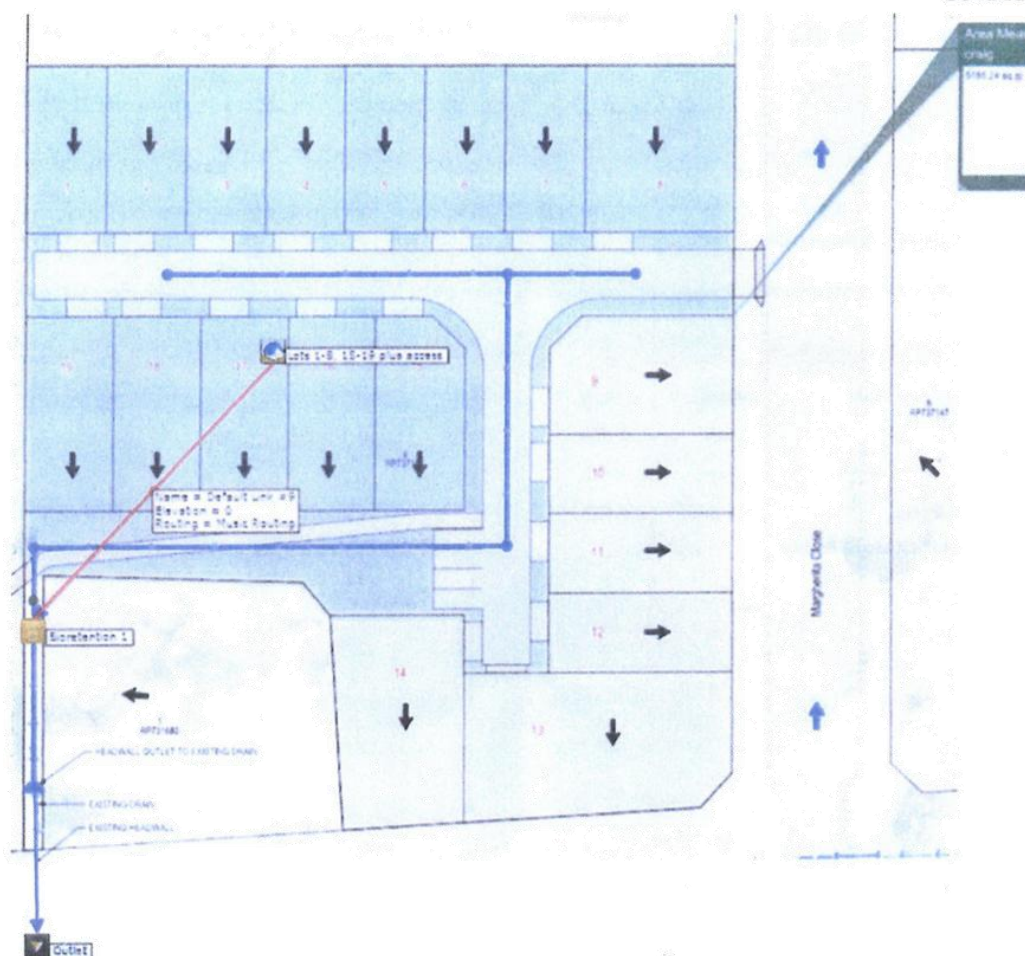
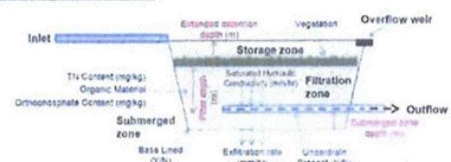


Figure 3 -MUSICK Model Schematic

Longitudinal section



Plan view

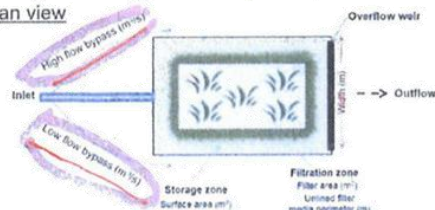


Figure 3 -Conceptual diagram of Bioretention (source: MUSICK User Guide)

p10



From: "Brian Millard" <brianm@msc.qld.gov.au>
Sent: Tue, 23 Jun 2026 09:09:54 +1000
To: "Info" <info@msc.qld.gov.au>
Subject: FW: Objection Thyme Lifestyle Resort
Attachments: Development Application MCU260006 Objection.pdf,
Image_20260623_0001SIGNATURES.pdf

MCU/26/0006

Brian Millard
Coordinator Planning & Building



Phone: 1300 308 461 | **Direct:** 07 4086 4657
Email: brianm@msc.qld.gov.au | **Website:** www.msc.qld.gov.au
65 Rankin St, Mareeba | PO Box 154, Mareeba, Queensland, Australia, 4880

From: ALFIO CRISTALDI <alfio.cristaldi@bigpond.com>
Sent: Tuesday, 23 June 2026 9:07 AM
To: Cr Angela Toppin <mayor@msc.qld.gov.au>; Cr Lenore Wyatt <LenoreW@msc.qld.gov.au>; Cr Mladen Bosnic <MladenB@msc.qld.gov.au>; Cr Amy Braes <AmyB@msc.qld.gov.au>; Cr Nipper Brown <NipperB@msc.qld.gov.au>; Cr Ross Cardillo <RossC@msc.qld.gov.au>; Cr Mary Graham <MaryG@msc.qld.gov.au>; Brian Millard <brianm@msc.qld.gov.au>; Peter Franks <peter@msc.qld.gov.au>; Cr Angela Toppin <mayor@msc.qld.gov.au>; Cr Lenore Wyatt <LenoreW@msc.qld.gov.au>; Cr Mladen Bosnic <MladenB@msc.qld.gov.au>; Cr Amy Braes <AmyB@msc.qld.gov.au>; Cr Nipper Brown <NipperB@msc.qld.gov.au>; Cr Ross Cardillo <RossC@msc.qld.gov.au>; Cr Mary Graham <MaryG@msc.qld.gov.au>; Brian Millard <brianm@msc.qld.gov.au>; Peter Franks <peter@msc.qld.gov.au>
Subject: Objection Thyme Lifestyle Resort

Good morning
Please find attached objections on behalf of residents of Margherita Close

Thanks

Kind Regards

Fred Cristaldi
2 Margherita Close
MAREEBA QLD 4880

Phone: 0740921015
Mobile: 0417648155

11 June 2026

To Mareeba Shire Council,

Development Application MCU260006

Thyme Lifestyle Resort Expansion – 10 Margherita Close, Mareeba

We, the undersigned residents and property owners of Margherita Close, write collectively to strongly object to Development Application MCU260006 for the proposed expansion of the Thyme Lifestyle Resort.

There is a shared view among residents that any new development should be carefully located and designed to reflect and respect the character of the existing neighbourhood. In our opinion, this proposal does not achieve that.

Margherita Close is currently a low-density rural residential area characterised by large allotments, generous separation between dwellings, open space, privacy, and a semi-rural lifestyle. Residents chose to live here based on these qualities and the expectation that this character would be maintained.

The proposed development represents a significant increase in intensity compared to the existing pattern of development. The number of lots, smaller lot sizes and closer configuration are more consistent with an urban residential estate than the surrounding rural residential context. While there is an existing retirement facility nearby, this proposal goes beyond a simple extension and changes the overall scale and nature of development in the locality.

A key concern is how the development will sit within the landscape and interface with adjoining properties. At present, there is a strong sense of openness and separation between properties along Margherita Close. The proposal appears to introduce more concentrated development closer to boundaries, with reduced buffering. This raises concerns regarding privacy, noise, lighting, and the ongoing residential amenity of nearby homes.

Traffic impacts are also a concern. While individual movements may appear modest, the cumulative effect of additional residents, visitors, service vehicles, and deliveries will noticeably change the day-to-day activity levels on Margherita Close which is currently a quiet rural residential street.

Residents are particularly concerned about safety at the existing intersection. The existing road network does not appear designed to accommodate the level of traffic associated with a development of this intensity. Visibility and increased vehicle movements raise concerns about potential conflicts between vehicles and pedestrians.

Parking provision is also inadequate. The proposal provides only four visitor parking spaces for 19 dwellings, which appears insufficient to accommodate the likely demand generated by residents' families, friends, carers, contractors, and service providers. Any shortfall is likely to result in vehicles parking on internal roads or spilling into Margherita Close, creating congestion, safety concerns and inconvenience for residents.

There are also questions regarding the capacity of existing infrastructure to support this level of intensification, particularly in relation to water supply and pressure and stormwater management.

Residents chose to live in a rural residential environment and are concerned that approving development of this intensity risks undermining the very character and planning intent that the zone is intended to protect.

The proposal appears inconsistent with the intent and purpose of the Rural Residential Zone, which is intended to provide low-density living on larger allotments, with development patterns that maintain spaciousness, privacy, open landscapes and a clear separation between properties. The scale and density of the proposed development are noticeably different from the established pattern of development within Margherita Close and raise questions as to whether the proposal is compatible with the outcomes intended for land within the Rural Residential Zone.

A further concern is the precedent this proposal may set. Approval of a development of this scale and intensity within a rural residential area raises legitimate questions about what would prevent similar applications being pursued on other properties in the future. If it is considered appropriate for one landowner to establish nineteen dwellings on a property within the Rural Residential Zone, residents seek clarification as to whether other property owners within Margherita Close could also seek approval to construct multiple dwellings on their own properties.

In summary, our concerns relate to:

- The changing character of Margherita Close;
- Compatibility with the rural residential setting;
- Increased development intensity compared to surrounding properties;
- Traffic and safety impacts, particularly at the intersection and for children living in the street;
- Insufficient visitor parking;
- Infrastructure capacity and servicing;
- The precedent and planning implications for future intensification within the rural residential area; and
- Whether approval of this proposal effectively opens the door for similar multiple dwelling developments elsewhere within the zone.

Taken together, these matters reflect a shared concern that the proposal would significantly alter the established character, amenity and safety of the neighbourhood.

Residents acknowledge the need for growth and the provision of accommodation for older members of the community; however, growth should occur in locations and at a scale that are consistent with the planning intent of the area and do not impose unreasonable impacts on existing residents.

For these reasons, we respectfully request that Council carefully consider whether this proposal is appropriate in this location, given its scale and its departure from the surrounding rural residential context.

Alternatively, if Council is minded to approve the application, we respectfully request that strong consideration be given to reducing impacts on neighbouring properties through meaningful landscaping, increased setbacks and separation, improved traffic management measures, including a detailed assessment of the existing intersection and any upgrades necessary to ensure the safety of residents, pedestrians and children using the street, and design outcomes that soften the overall intensity of the development.

Given the significance of the issues raised and the direct impact on surrounding residents, we respectfully request the opportunity to meet with Council officers and relevant decision-makers on site prior to any determination being made. Residents would welcome the opportunity to work constructively with Council and the applicant to ensure that any future development within the area is undertaken in a manner that respects the established character, amenity and safety of the community.

Thank you for considering the views of the local residents.

Yours sincerely,

The undersigned residents and property owners of Margherita Close

Resident Name	Address	Signature
Rosanna Albrecht	4 Margherita Close MBA	R. Albrecht
L.R. Gasparetto	7A MARGHERITA CLOSE MBA	L. Gasparetto
ADRIANA RASO	8 MARGHERITA CL. MBA	Adriana Raso
VINCENZO TATTI	6 MARGHERITA CL MBA	V. Tatti
FRED FRANCES CRISTALDI	2 MARGHERITA CL "	F. Cristaldi
JENNIFER WATERHOUSE	1B MARGHERITA CLOSE MBA	J. Waterhouse
Stefanie Prizmic	7B Margherita Close	S. Prizmic
Georgina Schincariol	3a Margherita Close	G. Schincariol
Murray Towne	5 Margherita Close	M. Towne
Raffaella Aloia	9 Margherita Close	R. Aloia
Annykette Idro	38 ANTAL AVENUE	A. Idro



11 June 2026

To Mareeba Shire Council,

Development Application MCU260006

Thyme Lifestyle Resort Expansion – 10 Margherita Close, Mareeba

We, the undersigned residents and property owners of Margherita Close, write collectively to strongly object to Development Application MCU260006 for the proposed expansion of the Thyme Lifestyle Resort.

There is a shared view among residents that any new development should be carefully located and designed to reflect and respect the character of the existing neighbourhood. In our opinion, this proposal does not achieve that.

Margherita Close is currently a low-density rural residential area characterised by large allotments, generous separation between dwellings, open space, privacy, and a semi-rural lifestyle. Residents chose to live here based on these qualities and the expectation that this character would be maintained.

The proposed development represents a significant increase in intensity compared to the existing pattern of development. The number of lots, smaller lot sizes and closer configuration are more consistent with an urban residential estate than the surrounding rural residential context. While there is an existing retirement facility nearby, this proposal goes beyond a simple extension and changes the overall scale and nature of development in the locality.

A key concern is how the development will sit within the landscape and interface with adjoining properties. At present, there is a strong sense of openness and separation between properties along Margherita Close. The proposal appears to introduce more concentrated development closer to boundaries, with reduced buffering. This raises concerns regarding privacy, noise, lighting, and the ongoing residential amenity of nearby homes.

Traffic impacts are also a concern. While individual movements may appear modest, the cumulative effect of additional residents, visitors, service vehicles, and deliveries will noticeably change the day-to-day activity levels on Margherita Close which is currently a quiet rural residential street.

Residents are particularly concerned about safety at the existing intersection. The existing road network does not appear designed to accommodate the level of traffic associated with a development of this intensity. Visibility and increased vehicle movements raise concerns about potential conflicts between vehicles and pedestrians.

Parking provision is also inadequate. The proposal provides only four visitor parking spaces for 19 dwellings, which appears insufficient to accommodate the likely demand generated by residents' families, friends, carers, contractors, and service providers. Any shortfall is likely to result in vehicles parking on internal roads or spilling into Margherita Close, creating congestion, safety concerns and inconvenience for residents.

There are also questions regarding the capacity of existing infrastructure to support this level of intensification, particularly in relation to water supply and pressure and stormwater management.

Residents chose to live in a rural residential environment and are concerned that approving development of this intensity risks undermining the very character and planning intent that the zone is intended to protect.

The proposal appears inconsistent with the intent and purpose of the Rural Residential Zone, which is intended to provide low-density living on larger allotments, with development patterns that maintain spaciousness, privacy, open landscapes and a clear separation between properties. The scale and density of the proposed development are noticeably different from the established pattern of development within Margherita Close and raise questions as to whether the proposal is compatible with the outcomes intended for land within the Rural Residential Zone.

A further concern is the precedent this proposal may set. Approval of a development of this scale and intensity within a rural residential area raises legitimate questions about what would prevent similar applications being pursued on other properties in the future. If it is considered appropriate for one landowner to establish nineteen dwellings on a property within the Rural Residential Zone, residents seek clarification as to whether other property owners within Margherita Close could also seek approval to construct multiple dwellings on their own properties.

In summary, our concerns relate to:

- The changing character of Margherita Close;
- Compatibility with the rural residential setting;
- Increased development intensity compared to surrounding properties;
- Traffic and safety impacts, particularly at the intersection and for children living in the street;
- Insufficient visitor parking;
- Infrastructure capacity and servicing;
- The precedent and planning implications for future intensification within the rural residential area; and
- Whether approval of this proposal effectively opens the door for similar multiple dwelling developments elsewhere within the zone.

Taken together, these matters reflect a shared concern that the proposal would significantly alter the established character, amenity and safety of the neighbourhood.

Residents acknowledge the need for growth and the provision of accommodation for older members of the community; however, growth should occur in locations and at a scale that are consistent with the planning intent of the area and do not impose unreasonable impacts on existing residents.

For these reasons, we respectfully request that Council carefully consider whether this proposal is appropriate in this location, given its scale and its departure from the surrounding rural residential context.

Alternatively, if Council is minded to approve the application, we respectfully request that strong consideration be given to reducing impacts on neighbouring properties through meaningful landscaping, increased setbacks and separation, improved traffic management measures, including a detailed assessment of the existing intersection and any upgrades necessary to ensure the safety of residents, pedestrians and children using the street, and design outcomes that soften the overall intensity of the development.

Given the significance of the issues raised and the direct impact on surrounding residents, we respectfully request the opportunity to meet with Council officers and relevant decision-makers on site prior to any determination being made. Residents would welcome the opportunity to work constructively with Council and the applicant to ensure that any future development within the area is undertaken in a manner that respects the established character, amenity and safety of the community.

Thank you for considering the views of the local residents.

Yours sincerely,

The undersigned residents and property owners of Margherita Close

Resident Name	Address	Signature
Rosanna ALbrecht	4 margherita close mba	R. albrecht
L & R. CASPAROTTO.	7A MARGHERITA CLOSE MBA	R. Casparotto
ADRIANA RASO	8 MARGHERITA CL. MBA	Adriana Raso
VINCENZO TATTI	6 MARGHERITA CL MBA	V. Tatti
FRED FRANCES CRISTALDI	2 MARGHERITA CL ..	
JENNIFER WATERHOUSE	18 MARGHERITA CLOSE MBA	J. Waterhouse
Stefanie PRIZMIC	7B Margherita Close	S. Prizmic
Georgina Schincariol	3a Margherita close	G. Schincariol
Murray TOWNE	5 Margherita Close	M. Towne
Raffaella Aloia	9 Margherita Close	R. Aloia
Annkette Idao	38 AMICAL AVENUE	A. Idao

From: "Locky Bensted" <lockbensted@hotmail.com>
Sent: Tue, 23 Jun 2026 10:54:20 +1000
To: "Info" <info@msc.qld.gov.au>
Subject: Submission in relation to : MCU/26/0006

Good morning Councillors, Brian and Carl,

As a resident in the proximity of the proposed development and road user, I write with some concern to the above Development Application. As pictured on page 30 of the report, I have concern with the proximity of the new building locations to the northern neighbour. I also note that there is no buffer proposed. I feel as this would be an impediment to the neighbours of this development. Nineteen houses in this location most certainly affect the amenity of these neighbours.

My main concern is the extra (at a minimum) 19 vehicle movements to be added to Margarita Close onto Anzac avenue, directly opposite to the Library/Bowls club. At 6000 vehicle movements per day on Anzac avenue, this road is certainly an issue at peak periods of the day. I also note that since the last vehicle study/count, MSC has also approved further development at Amaroo Estate. There also has been considerable expansion in Country Rise Estate. I am also considering the extra movements once the Tobiano land is developed. A realistic guess of 200 extra movements per day in 3-8 years time could be taken into account.

I hope this will be taken into account for possible conditions on this development that;

- 1- A buffer be recognised in the approval for the neighbours to the North as they will have houses within metres of their existing home.
- 2- An independent traffic study/plan done by the proposed which could include a slip lane for vehicles exiting Anzac avenue onto Margarita close.
- 3- Parking bays along the Margarita cl side of the development.
- 4- A lighted pedestrian crossing where there is already a provision for a crossing across Anzac avenue.

I am certainly not opposed to the proposed development, however the size of the land available and the amount of dwellings proposed is concerning, also future development to the North East of the site which will add extra movements to an already congested road.

Cheers,

Locky Bensted
0408871420

From: "Rhys Davies" <rhysdavies1202@gmail.com>
Sent: Tue, 23 Jun 2026 12:58:22 +1000
To: "Info" <info@msc.qld.gov.au>
Subject: Serenitas Management Pty Ltd MSC - MCU260006
Categories: Add to ECM;Rayanna

Attn Carl Ewin

23rd June 2026

Hello Carl,

I understand this application is open for comment and discussion.

Approximately 10% of the current residents have mobility scooters and several recent sales of units within the Village have been to people with mobility issues. As our resident cohort gradually grows older, the demand for a covered area is likely to grow from long term residents. I am not directly affected by mobility issues but have been involved with discussions with Serenitas Management in the past.

Several submissions have been presented to Serenitas over the past couple of years to install a covered area for motorised scooters adjacent to the Clubhouse. Each time, the requests have been considered low priority and now form part of a "wish list". They have provided a designated parking area outside the Clubhouse but it is in the open air and exposed to the weather.

Whilst the plans submitted as part of this DA include a covered area on the northern side of the Clubhouse, I respectfully request the DA be conditional on a covered area being provided, constructed as per the plans and as a priority.

Kind Regards

Rhys Davies
Unit #66
Thyme Lifestyle Resort Mareeba
Ph 0447 400 448



ROBERT WATERHOUSE

13 MARGHERITA CL,
MAREEBA 4880
25/6/26

TO: THE MAYOR
COUNCILLORS
AND C.E.O.
MAREEBA SHIRE COUNCIL.

RE PROPOSED THYME LIFESTYLE RESORT EXPANSION.

ON THE NOTIFICATION BOARD IT STATES 19 UNITS
AND 4 VISITOR CAR PARKING SPACES. BUT
WITHIN THE SUBMISSION DOCUMENTS IT STATES
PAGE 9: (RPS GROUP.COM) TABLE 4: 24 UNITS
" " " " " TABLE 5: 34 UNITS
PAGE 10 (RPS GROUP.COM) TABLE 6: 28 CAR PARKING
SPACES. ALSO ON PAGE 9 IT STATES 10 UNITS SINGLE
& 14 UNITS DOUBLE EQUALS 34 UNITS SHOULD BE 34

RE WATER OUR PROPERTY AT THE END OF THE
CLOSE LOOSES PRESSURE WHEN PEOPLE ARE
WATERING THEIR GARDENS SO I CANNOT
SEE HOW THEY CAN TAP INTO THE
SUPPLY TO MARGHERITA CLOSE.

RE DESIGN OF LOT 12 AND 13 AND 14 THE
CAR ENTRIES ARE IMPOSSIBLE IF SOMEONE
WAS TO PARK A CAR IN FRONT OF EITHER OF
THESE UNITS.

I ALSO FEEL AND OBJECT TO THE CHANGE
IN THE AMENITY OF OUR QUIET CLOSE.

- (1) TRAFFIC, WHEN THE NURSERY WAS TRADING WE HAD ON AVERAGE ABOUT 5 CARS PER DAY DRIVE DOWN TO THE END OF THE CLOSE, SINCE IT HAS CEASED TRADING IT HAS DROPPED TO ABOUT ONE EVERY SECOND DAY.
- (2) THE NUMBER OF PROPOSED UNITS IS AWAY TOO MANY.
- (3) I NOTE THE UNITS WILL BE TRANSPORTABLE WHAT CONSTRUCTION ARE THEY AND WHAT ARE THE EXTERNAL WALLS, ROOF MATERIAL AND COLOUR? WHAT IS THE DIVIDING WALL MATERIAL?
- (4) THE PROVISION OF VISITOR CAR PARKING IS IN MY OPINION TOTALLY INADEQUATE.
- (5) ~~IN MY OPINION~~ THE RESIDENTS OF THE AREA NEED TO BE ABLE TO SIT WITH COUNCIL AND THE DEVELOPER TO COME TO A REASONABLE COMPROMISE.

I TRUST THAT THE COUNCIL WILL CONSIDER THE CURRENT RESIDENTS BEFORE MAKING A DECISION.

YOURS FAITHFULLY
Robert G. Waterhouse
ROBERT G. WATERHOUSE

P.S. THE LOCATION OF A PROPOSED PEDESTRIAN CROSSING WILL AFFECT OUR ENTRY AND EXIT TO OUR CLOSE AND TO THE BOWLS AND LIBRARY ENTRY.



REPORT

Appendix C

Proposal Plans

388777 | Thyme Lifestyle Resort Expansion - Material Change of Use (Retirement Village), 10 Margherita Close, Mareeba | B | 24 March 2026
rpsgroup.com

REPORT

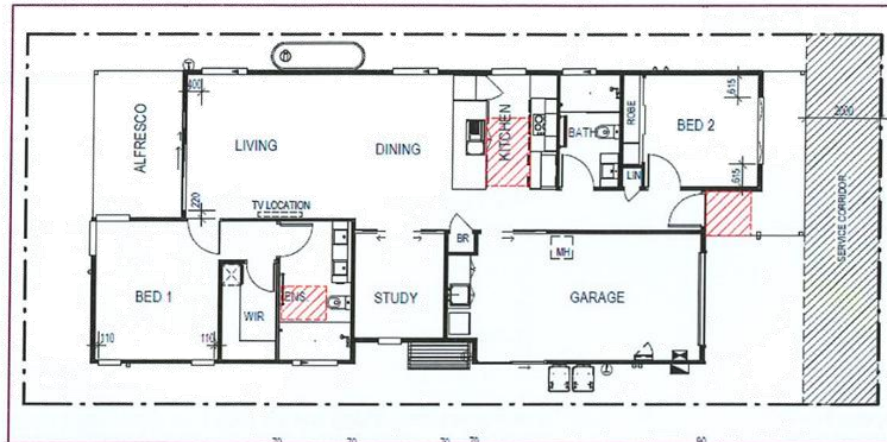


Figure 6 Detached Housing (Cassina)

Source: Thyrne Lifestyle Resorts

Each dwelling would be provided with a single enclosed garage and an external living space directly accessible from the internal living area and each of the dwellings would be fully self contained.

Proposal plans are included at **Appendix C**.

The detail of the proposal is discussed further below.

4.1 Yield / Gross Floor Area

The proposal comprises

Table 4: Development Summary

Aspect	Yield / GFA
Dwellings	
1 bedroom	10 units
2 bedroom	14 units
Total	24 units

4.2 Building Height and Site Cover

The development would be single storey with a maximum height of less than 4 metres. The built form would generate the following site coverage:

Table 5: Site Cover

Aspect	Total Area	Area per unit (m ²)	Total (m ²)
Dwellings			
1 bedroom	10 units	92.35	923.5
2 bedroom	14 units	140.26	1,963.64
Total	34 units		2,887.14

With a site area of 7,305m² the proposed development would create a site coverage of 39.5%.

10 AND 14 = 24 UNITS

REPORT

4.3 Car Parking

Car parking provision is proposed substantially in compliance with Mareeba Shire Planning Scheme rates, as follows.

Table 6: Car Parking Statistics

Aspect	Rate per units	Total
Dwellings		
1 bedroom (10)	1	10
2 bedroom (14)	1	14
Visitors	0.5/unit	4
Total		28 Car Parking Spaces

The proposed development would provide 28 dedicated car parking spaces plus 1 tandem space per two bedroom unit on the driveway, or a total of 14 tandem spaces capable of accommodating visitor parking. This is a total car parking provision of 42 spaces compared to an accepted 36 spaces.

4.4 Access, Egress, Parking and Traffic Impact Assessment

An assessment of the traffic generation and the impacts on the local road network has been undertaken by NEON Consulting. The assessment concludes that the proposed development would not have a significant impact on the local road network and that Anzac Avenue would have capacity to accommodate the traffic generated by the development. However, upgrades to the Margherita Close / Anzac Avenue intersection are warranted.

A full copy of the Engineering Services Assessment is included at **Appendix D**.

4.5 Civil Services

As part of the development, the internal sewer network would be extended from the existing lifestyle resort to service the extension. The effluent generated by the development is expected to be able to be accommodated within the capacity of the existing reticulated network.

Similarly the water network associated with the existing development would be extended into the site with a potential additional connection from Margherita Close. The existing water supply network is understood to have sufficient capacity to accommodate the water demand generated by the development.

A full copy of the Engineering Services Assessment is included at **Appendix D**.

4.6 Stormwater Management

In accordance with the State Planning Policy a Site Based Stormwater Management Plan has been prepared for the proposed development.

The Stormwater Management Plan concludes:

- The development is free from flooding in the regional flood event.
- The development is free from flooding in the local flood event.
- The development has an existing lawful point of discharge at the site frontage which can be utilised by the development proposal without significant alteration to the topography.
- The proposed development will not cause any actionable nuisance from stormwater runoff increase to stormwater detention has not been proposed.
- Part of the site can be treated with a bioretention basin to help achieve water quality treatment objectives. The bioretention proposed is 70m² (35m x 2m).



Our ref: 388777

135 Abbott Street
Cairns QLD 4870
T +61 7 4031 1336

Date: 10 July 2026

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

Attn: Carl Ewin, Supervisor of Planning and Building

Dear Carl,

10 Margherita Close, Mareeba - Application for a Development Permit for Material Change of Use - Retirement Facility (Extension of Existing Thyme Lifestyle Resort)

Applicant's response to submissions regarding development application

Your Ref: MCU/26/0006

We understand that eight (8) submissions were received by Council in respect of the abovementioned development application during the public notification period. We have reviewed the submissions and would offer the following to assist officers with the assessment of the application.

Summary of issues

Key issue raised in the submission are summarised as follows:

- Protection of street trees (Tamarind Tree) on Anzac Avenue;
- Covered walkways leading to the club house have not been provided;
- Covered parking for mobility scooters has not been provided;
- Principles in government development guidelines are not being applied;
- The approval of two extra house sites 77b and 97a are not consistent with the original plan of development;
- The promised pool heating has not been installed;
- Adverse impact on the residential amenity of existing residents in Margherita Close from increased traffic movements, increased noise and lighting, reduced privacy;
- Adverse impacts on the local road network, specifically Margherita Close and Anzac Avenue;
- Over-intensification of development and inconsistent with maintaining residential amenity;
- Lack of buffer with existing rural residential properties;
- Inconsistent with the purpose of the Rural Residential Zone;
- Loss of Rural Residential character;
- The engineering assessment does not have regard to plastics of microplastics;
- The development would not be relocatable dwellings as they would be built on foundations;

Our ref: 388777

- On-site parking provision is inadequate;
- There is insufficient capacity within the existing infrastructure to accommodate the development;
- Establishment of precedent to facilitate further inappropriate development;
- A pedestrian crossing should be established across Anzac Avenue.

Of the issues raised a number of these relate to the existing Thyme Lifestyle Resort development and are not considered relevant to the development application currently being considered by Council. The matters that are not considered relevant to the development application are set out below:

- Covered Walkways leading to the club house have not been provided;
- Covered parking for mobility scooters has not been provided;
- Principles in government development guidelines are not being applied;
- The approval of two extra house sites 77b and 97a are not consistent with the original plan of development;
- The promised pool heating has not been installed;
- The engineering assessment does not have regard to plastics of microplastics; and,
- The development would not be relocatable dwellings as they would be built on foundations.

Responses to the remaining submissions that are considered relevant to the consideration of the application are set out below.

Issue One – Protection of street trees to Anzac Avenue

The application does not propose the removal of any existing street trees within Anzac Avenue. The removal of any street trees would be the subject of a separate and subsequent operational works application.

Whilst the Council Officers have indicated in pre-application enquiries that the frontage to Anzac Avenue would need to be upgraded the detail design of this upgrade is a matter for Council to consider and subject to engineering design.

Issue Two – Adverse impact on the residential amenity from increased traffic movements, increased noise and lighting, reduced privacy

The proposed development would result in the development of eight (8) two bedroom units adjacent the boundary to 8 Margherita Close. The dwellings would be setback 2.0 metres from the boundary with the adjoining property and, consistent with the existing Thyme Lifestyle Resort, would be buffered from the existing residential development by a solid 1.8 metre fence. The existing development on 8 Margherita Close is 3.0 metres from the common boundary with the dwelling house setback 8.0 metres from the common boundary to the garages. The separation distance between the proposed development and the existing development would be a minimum of 5.0 metres between the built form and 10 metres to the existing dwelling house. It is important to note that the closest element of the Dwelling House is the garage with the habitable rooms a greater distance from the common boundary. The proposed setbacks are consistent with the existing Thyme lifestyle Resort and are consistent with the existing development at 6 Margherita Close.

In addition, the proposed dwellings would all be single storey and there would be no opportunity for overlooking resulting in a loss of privacy.

In respect of traffic movements, these would be generally limited to movements from the intersection of Margherita Close and Anzac Avenue intersection to the site entrance, approximately 21 metres from the adjoining property to the north. These traffic movements would only pass one dwelling on Margherita Close on the eastern side before accessing the development. The proposed development is estimated to generate 24.8 vehicles per hour in the peak hour based upon TMR Road Planning and Design Manual. In contrast, the existing and historic use as a plant nursery could generate peak hour trips of 1.5 trips per 100m² of use area or 109 peak hour trips. The proposed development is expected to generate less peak hour traffic movements than the historic nursery use.

Our ref: 388777

The proposed development is expected to have a lesser impact on the amenity of the area than the historic and existing lawful use of the premises for the purpose of a plant nursery.

Issue Three – Adverse impacts on the local road network, specifically Margherita Close and Anzac Avenue

The impact of the traffic generation on the operation of Anzac Avenue and Margherita Close has been the subject of an engineering investigation. The assessment has identified that the existing traffic volumes on Anzac Avenue exceed the design capacity and that the intersection of Anzac Avenue and Margherita Close requires upgrading regardless of the proposed development.

Based on the adopted traffic volume and a 30-year design horizon, the Margherita Close intersection is expected to warrant a channelised right-turn treatment, short treatment (CHR(S)), for right-turning traffic from Anzac Avenue. The Austroads warrants also indicate that other intersections on Anzac Avenue north of Ceola Drive may require Council consideration where right-turn volumes exceed 5 vehicles per hour.

Any works to Anzac Avenue to accommodate access to Margherita Close is not considered to be the result of the traffic generated by the development and would be works to Trunk Infrastructure to accommodate a general increase in traffic movements on Anzac Avenue. Such works are considered to be creditable works for the purpose of calculating an infrastructure charge.

Issue Four – Over-intensification of development and inconsistent with maintaining residential amenity

The proposed development would generate a greater residential density than that associated with Rural Residential development. However, the built form would be consistent with residential development, being single storey, and the urban grain would be consistent with the existing Thyme Lifestyle Resort.

The proposed development is considered to be a suitable use of a site located on the edge of a rural residential area that has existing use rights for a commercial nursery and would not have an adverse impact on the existing or emerging rural residential amenity of the area.

Issue Five – Lack of buffer with existing rural residential properties

The proposed development would result in the development of eight (8) two bedroom units adjacent the boundary to 8 Margherita Close. The dwellings would be setback 2.0 metres from the boundary with the adjoining property and, consistent with the existing Thyme Lifestyle Resort, would be buffered from the existing residential development by a solid 1.8 metre fence. The existing development on 8 Margherita Close is 3.0 metres from the common boundary with the dwelling house setback 8.0 metres from the common boundary to the garages. The separation distance between the proposed development and the existing development would be a minimum of 5 metres between the built form and 10 metres to the existing dwelling house. It is important to note that the closest element of the Dwelling House is the garage with the habitable rooms a greater distance from the common boundary. The proposed setbacks are consistent with the existing Thyme lifestyle Resort and are consistent with the existing development at 6 Margherita Close.

In order to preserve the amenity the Council is invites to attach a condition to any approval granted requiring a minimum setback of buildings and structures to the common boundary with Lot 1 on Rp737161 to the north.

The proposed development would not result in a significant impact on the residential amenity of the existing occupiers and buffering is not considered warranted in this instance.

Issue Six– Amenity – Inconsistent with the purpose of the Rural Residential Zone and Loss of Rural Residential Character

The existing rural residential area is an historic rural residential area that was originally established at or around 1994. An aerial image of the area in 1994 is provided below. Since that time development in the area has result in the subdivision of land into smaller lot sizes and the introduction of the Thyme Lifestyle Resort alongside conventional residential development to the north and west.

The proposed development is considered consistent with the emerging character of the area and consistent with recent development approvals since 1994. In addition, and consistent with an objective of the Rural

Our ref: 388777

Residential Code, the proposed development would contribute to improved housing choice within the Mareeba Shire and would address an acknowledged need for more retirement accommodation.



Figure1: Aerial Image 1994

Source: Queensland Globe

Issue Seven – On-site parking provision is inadequate

The proposed development comprising 24 accommodation units would provide 42 on-site car parking spaces comprising 28 dedicated spaces plus 1 tandem space per two bedroom unit, being an additional 14 spaces.

The planning accepted outcome for the planning scheme is 36 spaces. The proposed development would exceed the carparking requirement of the planning scheme.

Issue Eight– There is insufficient capacity within the existing infrastructure to accommodate the development

The capacity of the existing infrastructure networks has been the subject of an engineering assessment, which has been submitted with the application. The assessment has concluded that it is anticipated that there is sufficient capacity within the networks to accommodate the development.

Issue Nine– Establishment of precedent to facilitate further inappropriate development

It is a well-established principle that there is no precedent in planning.

In *Grosser v The Council of the City of Gold Coast*, His Honour Judge Newton stated:

It was contended on behalf of the respondent that to order further disclosure would offend against the "precedent principle" which this Court has adopted. I have referred to the decision in *Henry v Council of the City of Gold Coast* where it was accepted that each planning application must be considered on its own merits and facts and circumstances, rather than where a particular development proposal would create a

Our ref: 388777

significant precedent for the locality. The decision in Henry in this regard followed what [Judge] Quirk had earlier expressed in the case of *Georgeson & Cotton v The Council of the Shire of Caboolture & Ors*:

"The 'precedent' argument is one which is often raised in this jurisdiction. As is pointed out repeatedly, every applicant is entitled to have his application determined in the light of its own facts. If it is demonstrated that an application is worthy of approval, then that is the end of the matter."

Issue Ten – A pedestrian crossing should be established across Anzac Avenue

This is considered a matter for councils consideration and not determinative of the application. As identified in the engineering assessment provided with the application:

It is recommended for safety that any pedestrian crossing of Anzac Avenue proposed by Council be located 'mid block' away from the intersection with Margherita Close. A crossing would also need to consider the lighting and sightlines required for a pedestrian crossing, noting that no nearby street lighting is available and that the Anzac Avenue street trees could impact sight lines of pedestrians preparing to cross. An alternative solution available due to the wide road reserve and carriageway in Anzac Avenue could be to create a pedestrian refuge to allow pedestrians to cross one lane of traffic at a time, where the pedestrians give way to vehicles. Any islands would still need to be illuminated for drivers.

It should be noted that Anzac Avenue is identified as trunk infrastructure and any works to Anzac Avenue may be creditable works for the purpose of infrastructure charges.

We look forward to continuing working with you on this development. In the meantime, if you have any queries please contact the writer (contact details below).

Yours sincerely,
for RPS AAP Consulting Pty Ltd



Patrick Clifton

Senior Principal | Practice Leader - Planning, Cairns
patrick.clifton@rpsconsulting.com
07 4031 1366

8.2 M & K HASTIE - RECONFIGURING A LOT - SUBDIVISION (1 INTO 2 LOTS) - LOT 10 ON SP198000 - 294 HASTIE ROAD, MAREEBA - RAL/26/0012

Date Prepared: 21 July 2026

Author: Coordinator Planning & Building

Attachments: 1. Proposal Plan [↓](#)

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	M & K Hastie	ADDRESS	294 Hastie Road, Mareeba
DATE LODGED	10 June 2026	RPD	Lot 10 on SP198000
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot – Subdivision (1 into 2 lots)		
FILE NO	RAL/26/0012	AREA	42.6987ha
LODGED BY	Freshwater Planning Pty Ltd	OWNER	M & K Hastie
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Emerging Community zone		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	Nil		

EXECUTIVE SUMMARY

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

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

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

Draft conditions were provided to the Applicant / care of their consultant and have been agreed.

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

OFFICER'S RECOMMENDATION

- That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	M & K Hastie	ADDRESS	294 Hastie Road, Mareeba
DATE LODGED	10 June 2026	RPD	Lot 10 on SP198000
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot – Subdivision (1 into 2 lots)		

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

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

And

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

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

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
10030-LL1	Plan of Lots 11 & 12 Cancelling Lot 10 on SP198000	Twine Surveys Pty Ltd	20.03.2026

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

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

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

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

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

3.6 Charges

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

3.7 Bushfire Management

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

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

4. Infrastructure Services and Standards

4.1 Access

(a) Access must be provided to Lot 11 in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

The provision of layback kerb along the frontage of Lot 11 will satisfy this condition.

(b) An asphalt sealed, or concrete driveway shall be provided within the access handle of proposed Lot 11 to the satisfaction of Council's delegated officer. The driveway will:

- have a minimum formation width of 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) All stormwater drainage collected from the site must be discharged to an approved legal point of discharge.

4.3 Roadworks – External Construction - Hastie Road Frontage of Lot 11 (15.538 metres)

Hastie Road, for the full frontage of Lot 11, must be upgraded/constructed in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

Specifically, layback kerbing must be constructed on the existing kerb alignment and Hastie Road, must be widened to the layback kerb. This widening must be blended into the existing seal to avoid sharp transitions in the sealed pavement.

The widening works must be bitumen or asphalt standard, and must include sufficient overlapping of the existing bitumen seal to ensure an appropriate bond of surfaces is achieved, to the satisfaction of Council's delegated officer.

Prior to works commencing, plans for the works described above must be approved as part of an Operational Works application.

4.4 Water Supply

- (a) Where the existing reticulated water supply does not currently service the site or is not at an adequate capacity, the developer is required to extend or upgrade the reticulated water supply infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).
- (b) A water service connection must be provided to Lot 11 in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

4.5 Sewerage Connection

Prior to the construction of a dwelling on Lot 11, the developer must connect Lot 11 to Council's reticulated sewerage system in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

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).

4.6 Electricity provision/supply

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

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

4.7 Telecommunications

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

(D) ASSESSMENT MANAGER'S ADVICE

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

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

- (c) Endorsement Fees

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

- (d) Compliance with applicable codes/policies

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

- (e) Notation on Rates Record

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

- conditions regarding bushfire management

(f) Environmental Protection and Biodiversity Conservation Act 1999

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

(g) Cultural Heritage

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

(h) Electric Ants

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

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

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

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

(E) RELEVANT PERIOD

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

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

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

- Development Permit for Operational Works

(G) OTHER APPROVALS REQUIRED FROM COUNCIL

- Nil

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

Development Type	Rate	Measure	Charge	Credit Detail	Balance
	<i>\$ per Lot</i>	<i>Lots</i>		<i>Lots</i>	
Residential	\$23,252.00	2 Lots	\$23,252.00	1 lot	\$23,252.00
TOTAL CURRENT AMOUNT OF CHARGE					\$23,252.00

THE SITE

The subject site is described as Lot 10 on SP198000, situated at 294 Hastie Road, Mareeba.

The site is irregular in shape, having an area of 42.6987 hectares with a frontage of approximately 650 metres to Hastie Road. Hastie Road is formed to bitumen sealed standard for the majority of the site's frontage. The site is accessed from Hastie Road.

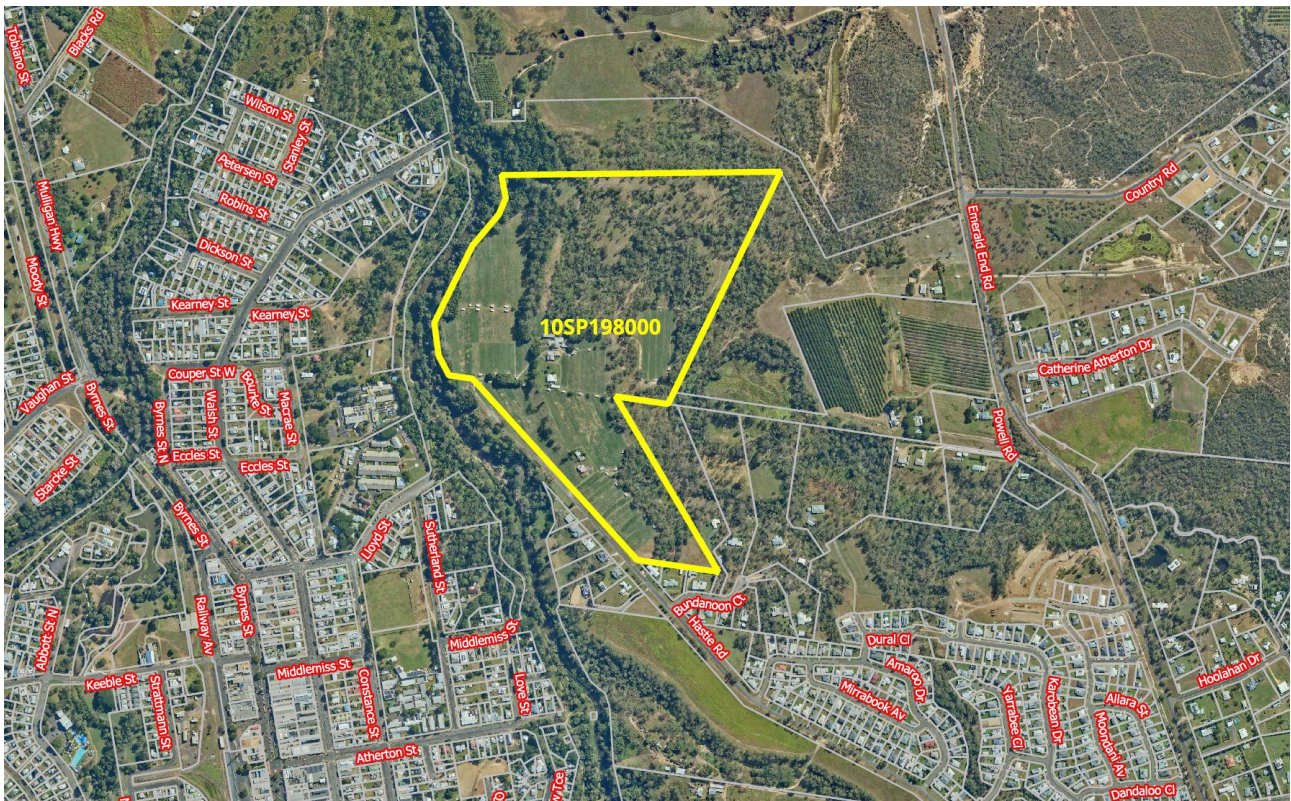
A secondary frontage of approximately 670 metres to exists to unformed road reserve along the site's northern boundary.

The site contains several dwelling houses, multiple farm sheds and approximately 40 horse shelters associated with site's commercial horse agistment use. The horse agistment activity is established on the clear flat areas of the site, with the steeper undulating areas of the site retaining their native vegetation cover.

The Barron River abuts the western site boundary and Cobra Creek meanders through the eastern and northern parts of the site.

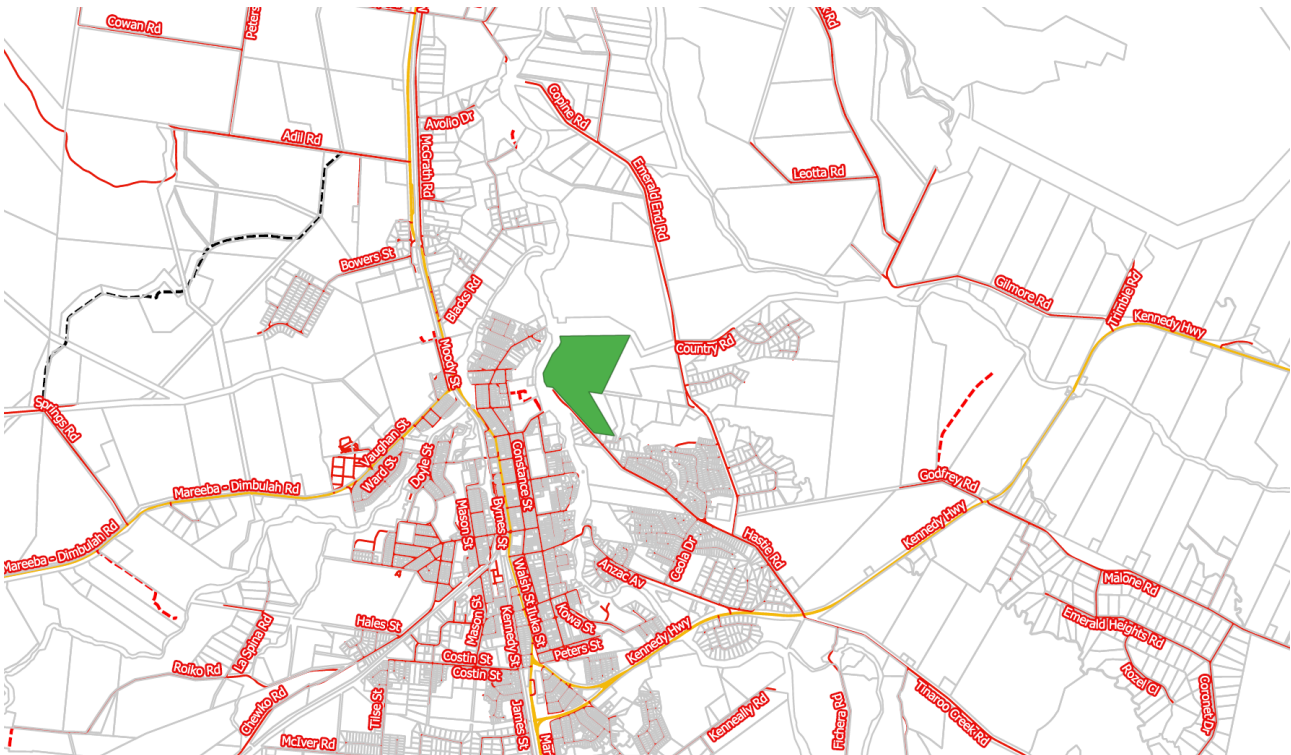
The site is serviced by the Mareeba reticulated town water supply, reticulated electricity and telecommunication infrastructure. A connection to reticulated sewerage infrastructure is possible for the southern-most extent of the site.

Land adjoining to the south is zoned Low Density Residential (Bundanoon Estate Stage 1).



Map Disclaimer:

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



Map Disclaimer:

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

BACKGROUND AND CONTEXT

Nil

PREVIOUS APPLICATIONS & APPROVALS

Nil

DESCRIPTION OF PROPOSED DEVELOPMENT

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

The proposed lots are as follows:

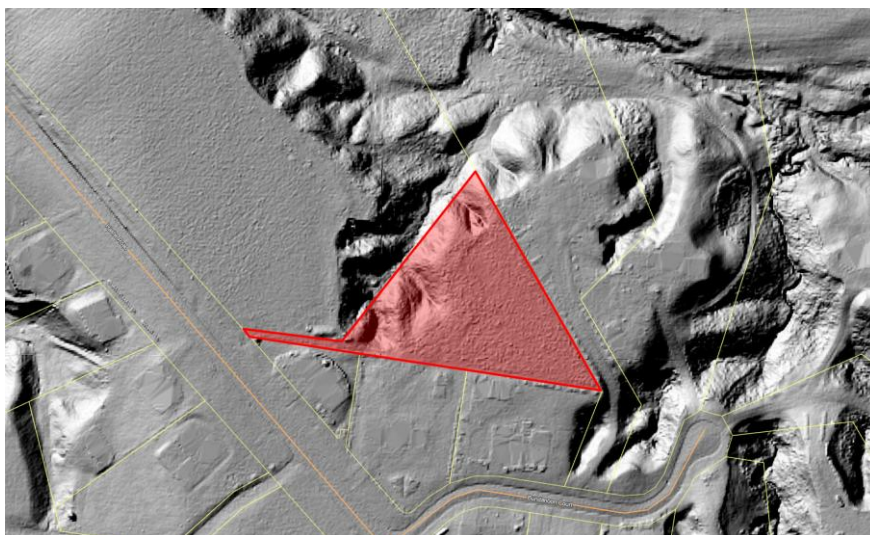
- Lot 11 – 9,015m², approximately 15.5 metres frontage to Hastie Road; and
- Lot 12 – 41.7972 hectares, in excess of 400 metres frontage to Hastie Road.

The applicants advise that the reconfiguration will create an additional allotment (Lot 11) for a family member, whilst protecting the future developable outcome for the balance of the site (Lot 12) and Emerging Communities zone.

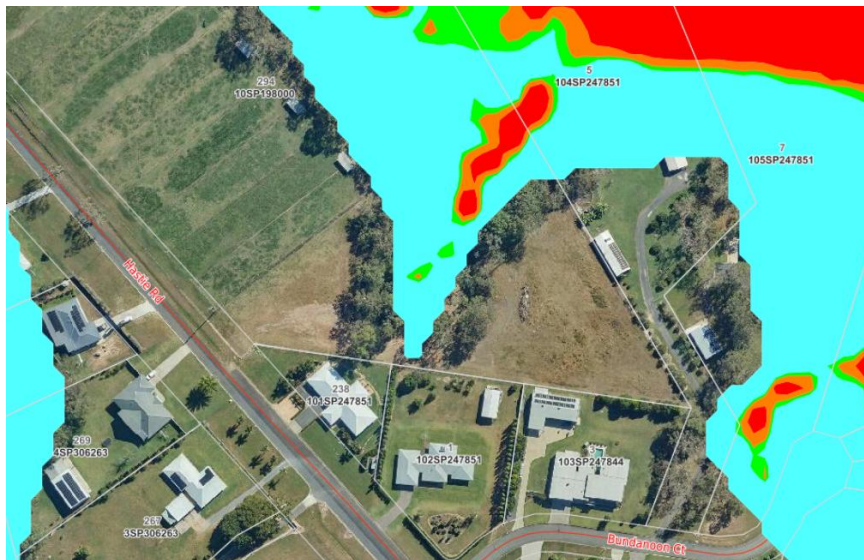
Lot 12 will retain all established buildings and service connections. Lot 11 will be vacant upon creation and will be provided with connections to all urban infrastructure, including reticulated sewerage.

A concrete driveway will be constructed for the length of proposed Lot 11's access handle.

The boundary between Lot 11 (highlighted in red) and Lot 12 will follow the deeply incised drainage gully as shown in the lidar imagery below:



The main body of proposed Lot 11 is outside of the predicted flood hazard areas of the Mareeba Shire Council Planning Scheme 2016's Flood Hazard Overlay, as shown below:



REGIONAL PLAN DESIGNATION

Far North Queensland Regional Plan and Infrastructure Plan 2026	
Potential Agricultural Expansion Area	No
Priority Agricultural Area	No
Priority Agricultural Area – Extractive Resources Precinct	No
Regional Biodiversity Corridor	No
Regional Land Use Category	Urban Footprint
Strategic Environmental Area	No
Wet Tropics WHA	No

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	Land Use Categories - Urban Expansion Area Infrastructure Elements - Major Electrical Infrastructure
Zone:	Emerging Community zone
Mareeba Local Plan:	Precinct H – Mareeba North-eastern Expansion
Overlays:	Airport environs overlay Bushfire hazard overlay Flood hazard overlay Regional infrastructure corridors and substations overlay Transport infrastructure overlay

RELEVANT PLANNING INSTRUMENTS

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

Far North Queensland Regional Plan and Infrastructure Plan 2026 (FNQ Regional Plan 2026)

The FNQ Regional Plan 2026 commenced on May 2026 and is not adequately addressed within the Planning Scheme. The Themes, Policy outcomes and Strategies contained within this Regional Plan, relevant to the proposed development, are as follows:

Theme 1 – Housing***Policy Outcome 1 – Regional growth pattern***

Ensure adequate residential land supply in well-located areas where land is supported by appropriate infrastructure.

Strategies

- 1.1 Maximise the efficient use of land within the Urban Footprint.*
- 1.2 Ensure new residential development is serviced by appropriate infrastructure and services, having regard to infrastructure resilience and whole-of-life-cycle costs.*
- 1.3 New residential development is responsive to the tropical and sub-tropical climates of the region and avoids areas of intolerable risk.*

Comment

The site is within the Urban Footprint. Lot 12 will retain its established service connections and on-site wastewater disposal systems.

Lot 11 has convenient access to existing reticulated water and sewerage infrastructure. The applicant will be required to upgrade the Hastie Road frontage of Lot 11 (approximately 15.5 metres) to include kerbing and widening to the kerb.

The configuration of Lot 11 represents an efficient use of land taking into account the topographical and flood hazard constraints and the character of adjoining development in Bundanoon Court.

The proposed development satisfies Policy Outcome 1.

State Planning Policy

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

Mareeba Shire Council Planning Scheme 2016**Strategic Framework*****3.3.8 Element—Urban expansion and investigation areas******3.3.8.1 Specific outcomes***

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

Comment

The boundary between Lots 11 and 12 will follow a deeply incised drainage gully which already creates a physical division between the areas. A further division is created by the modelled flood hazard area.

The proposed development layout is a reasonable response to the site constraints/hazards and is consistent with adjoining development in Bundanoon Court.

The proposed development appropriately addresses density, the availability of urban services and the constraints of the land. The development does not compromise the potential for future residential development over Lot 12 or in the vicinity.

The development complies with Specific outcome (1).

- (2) *Well-serviced and designed greenfield residential development occurs in urban expansion areas of Mareeba and Kuranda only where it is planned, logically sequenced and can be efficiently serviced.*

Comment

The boundary between Lots 11 and 12 will follow a deeply incised drainage gully which already creates a physical division between the areas. A further division is created by the modelled flood hazard area.

The proposed development layout is a reasonable response to the site constraints/hazards and is consistent with adjoining development in Bundanoon Court.

Lot 11 has convenient access to existing reticulated water and sewerage infrastructure. The applicant will be required to upgrade the Hastie Road frontage of Lot 11 (approximately 15.5 metres) to include kerbing and widening to the kerb.

The proposed development appropriately addresses density, the availability of urban services and the constraints of the land. The development does not compromise the potential for future residential development over Lot 12 or in the vicinity.

The development complies with Specific outcome (2).

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

Comment

The configuration of Lot 11 represents an efficient use of land taking into account the topographical and flood hazard constraints and the character of adjoining development in Bundanoon Court.

The development does not compromise the potential for future residential development over Lot 12 or in the vicinity.

The development does not compromise Specific outcome (3).

3.3.8.2 Land use strategies

- (1) *Investigation areas are to be investigated to accommodate future development beyond the life of the planning scheme. Investigation areas are not to be developed unless there is an*

insufficient supply of land for the purpose intended to be developed. The purpose of development in an investigation area should promote a logical land use pattern, having regard to nearby land use and the established hierarchy of activity centres. In the instance that new or expanded areas are investigated, these are to be supported by detailed land use investigations that must demonstrate:

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

Comment

The boundary between Lots 11 and 12 will follow a deeply incised drainage gully which already creates a physical division between the areas. A further division is created by the modelled flood hazard area.

The proposed development layout is a reasonable response to the site constraints/hazards and is consistent with adjoining development in Bundanoon Court.

Lot 11 has convenient access to existing reticulated water and sewerage infrastructure. The applicant will be required to upgrade the Hastie Road frontage of Lot 11 (approximately 15.5 metres) to include kerbing and widening to the kerb.

The proposed development appropriately addresses density, the availability of urban services and the constraints of the land. The development does not compromise the potential for future residential development over Lot 12 or in the vicinity.

The development complies with Land use strategy (1).

3.3.14 Element – Natural hazard mitigation

3.3.14.1 Specific outcomes

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

Comment

The main body of proposed Lot 11 is outside of the predicted flood hazard areas of the Mareeba Shire Council Planning Scheme 2016's Flood Hazard Overlay.

A bushfire management plan will be conditioned for Lot 11.

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

Relevant Developments Codes

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

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

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

Relevant Codes	Comments
Emerging community zone code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Mareeba local plan code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Airport environs overlay code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Bushfire hazard overlay code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Flood hazard overlay code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Regional infrastructure corridors and substations overlay code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Landscaping code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Parking and access code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).

Reconfiguring a lot code	The application can be conditioned to comply with the relevant acceptable outcomes or performance outcomes (where no acceptable outcome is provided) contained within the code including the following: • Acceptable Outcome AO1.1 Refer to Planning Discussion section of report.
Works, services and infrastructure code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).

Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

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

Adopted Infrastructure Charges Notice

In accordance with Council's Adopted Infrastructure Charges Resolution (No. 1) 2026, a standard charge of \$23,252.00 applies to each additional allotment created.

The development proposes the creation of 1 additional allotment; therefore, the charge is \$23,252.00.

REFERRAL AGENCY

This application did not trigger referral to a Referral Agency.

Internal Consultation

Technical Services.

PUBLIC NOTIFICATION

The development proposal was placed on public notification from 17 June 2026 to 9 July 2026. The applicant submitted the notice of compliance on 10 July 2026 advising that the public notification requirements were carried out in accordance with the requirements of the Act.

No submissions were received.

PLANNING DISCUSSION

Compliance with the Performance Outcomes and Acceptable Outcomes of the Reconfiguring a Lot Code are summarised as follows:

Reconfiguring a Lot Code

PO1

Lots include an area and frontage that:

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

AO1.1

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

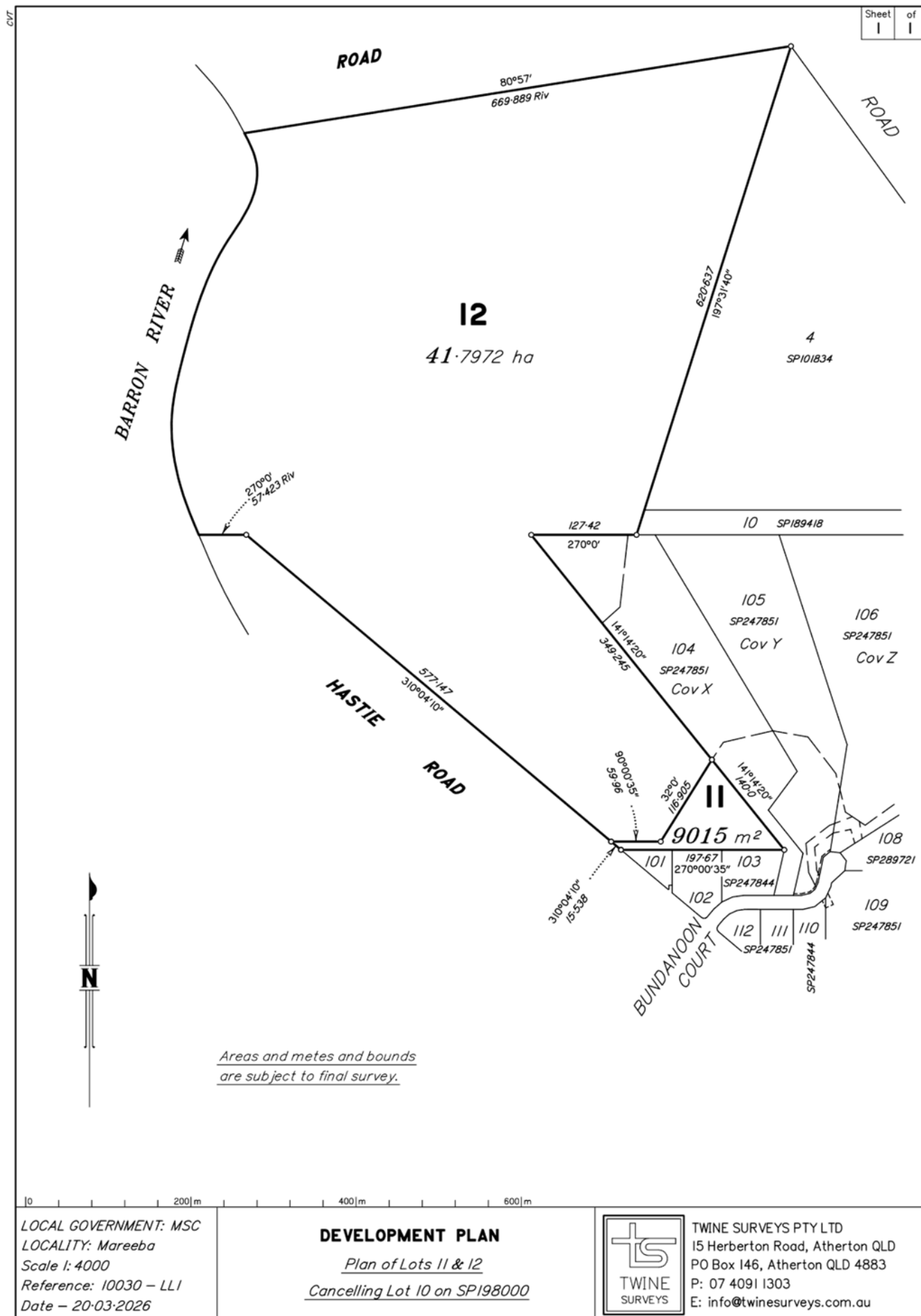
Comment

The proposed development does not meet Table 9.4.4.3B minimum requirements for lot size and frontage as Lot 11 will be less than 10 hectares in area.

Notwithstanding, the proposed development will comply with performance outcome PO1.

Lot 11 is consistent with the design of lots nearby lots in Bundanoon Court and along Hastie Road. Lot 11 will be residential in character, which is consistent with adjoining lots.

Lot 11 has convenient access to established urban infrastructure, is predominantly outside of the flood hazard area, has good access to Hastie Road, is in proximity to the Mareeba CBD and does not require further vegetation clearing.



8.3 APPLICATION FOR RENEWAL OF TERM LEASE OVER LOT 11 ON CPC157678 & LOT 9 ON DA37, WETHERBY ROAD, MOUNT MOLLOY

Date Prepared: 27 July 2026

Author: Coordinator Planning & Building

Attachments: 1. Dept of Natural Resources and Mines, Manufacturing and Regional and Rural Development letter dated 17 July 2026 [↓](#)

EXECUTIVE SUMMARY

The Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (DNRMMRRD) is considering an application for the renewal of Term Lease TL 0/233688 over land described as Lot 11 on CP C157678 and Lot 9 on DA37, situated at Wetherby Road, Mount Molloy.

Term Lease TL 0/233688 for Grazing – Reserve, Road or Stock Route purposes is due to expire on 4 October 2029.

DNRMMRRD seeks Council's views on the renewal of the term lease.

RECOMMENDATION

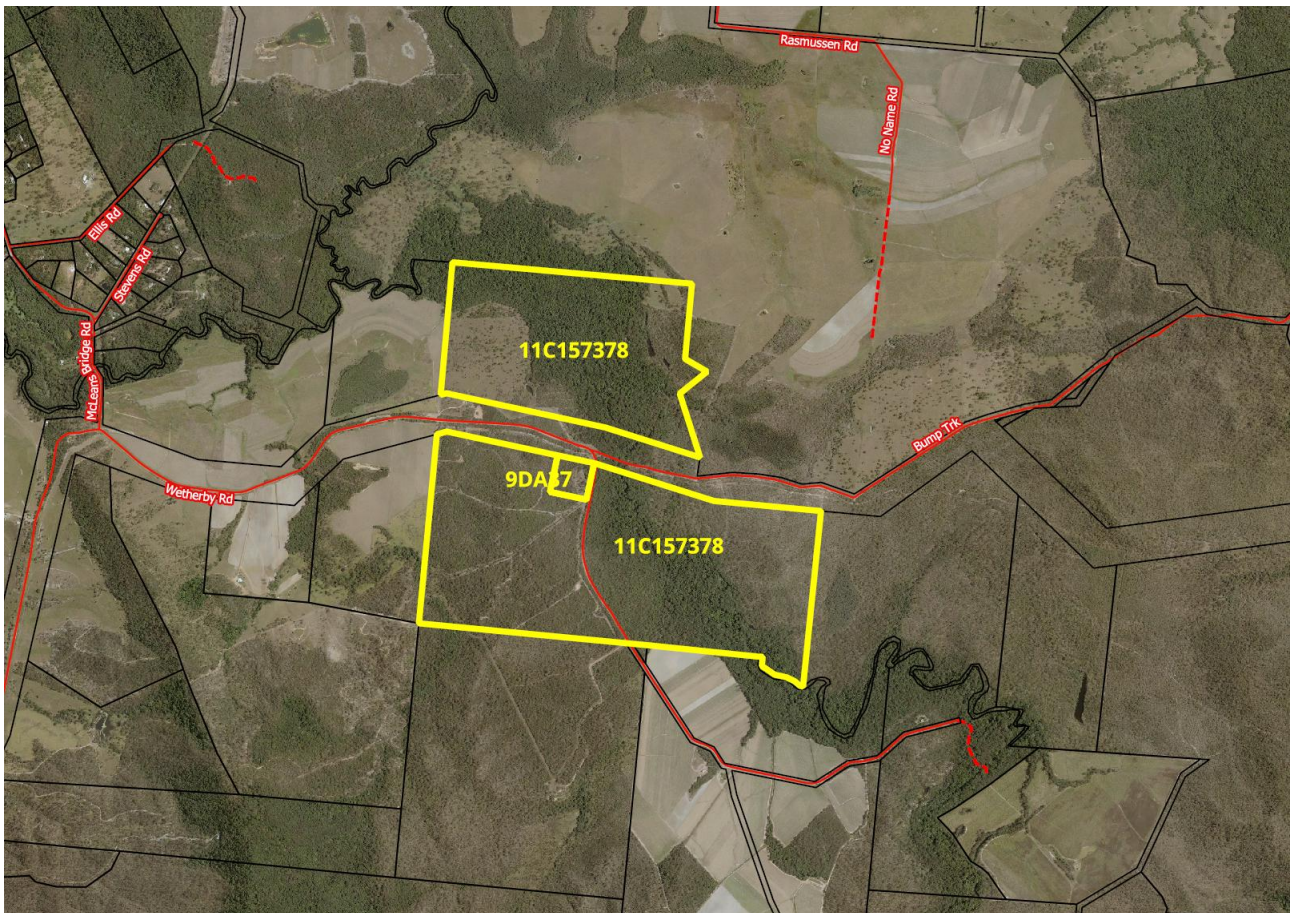
That Council advise the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development that Council has no objection to the renewal of Term Lease 0/233688 over land described as Lot 11 on CP C157678 and Lot 9 on DA37, situated at Wetherby Road, Mount Molloy, subject to public access being maintained along the constructed formation of Wetherby Road.

BACKGROUND

DNRMMRRD is considering an application for the renewal of Term Lease TL 0/233688 over land described as Lot 11 on CP C157678 and Lot 9 on DA37, situated at Wetherby Road, Mount Molloy, approximately 7.5 kilometres north-west of Mount Molloy township.

The term lease covers an area of approximately 304 hectares and is due to expire on 4 October 2029. The land is presently used for grazing and public road (Wetherby Road) purposes.

DOR seeks Council's views on the renewal of the term lease. It is expected that any renewal will be for the same purposes.



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.

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

Lot 9 on DA37 and Lot 11 on C157378 are Reserve 24 - Camping and Water Purposes. Council is the trustee of this Reserve.

The subject land is zoned Rural under the Mareeba Shire Council Planning Scheme 2016. The existing and proposed use for grazing is accepted development within the Rural zone.

Wetherby Road traverses the subject land in a north-south direction with this approximately 1 kilometre length of road being outside road reserve. Any renewal of the term lease must maintain public access along Wetherby Road.

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

There is no planning objection to the proposed use of the subject land.

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil.

Operating

Nil.

LINK TO CORPORATE PLAN

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

IMPLEMENTATION/COMMUNICATION

The Department will be informed of Council's decision by letter.



File / Ref number: 2026/000694
Phone: (07) 4016 1901

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

17 July 2026

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

info@msc.qld.gov.au

Dear Sir/Madam

Application for Renewal of TL 0/233688 described as Lot 11 on Cown Plan C157678 & Lot 9 on DA37 over Reserve for Camping and Water.

Lessee: Richard Allen Blain.

The Department has received an application for renewal of the above Term Lease over Reserve for Camping and Water purposes with Council as the Trustees. The current purpose of the lease is Grazing – Reserve, Road or Stock Route. The current lease is due to expire on 4 October 2029.

The enclosed Queensland Globe map shows the subject land and the surrounding locality.

The renewal of the lease will be assessed in terms of Section (159) and (159A) of the Land Act 1994, after considering the views of all interested parties and an inspection of the land.

Please advise the department of your views or requirements including any local non-indigenous cultural heritage values [or if a different form of tenure may be considered a more appropriate tenure] that the department should consider when assessing this application.

Note - If land is required for a public purpose, it can be acquired at any time by negotiation and where necessary acquisition.

Your views, requirements or objections to the application must be received by this Office by close of business on **4 September 2026**. If you offer an objection to the application, a full explanation stating the reason for the objection should be forwarded to this Office.

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

Postal Address:
DNRMMRRD Innisfail
PO Box 94
Innisfail Qld 4860

Telephone: (07) 4016 1901

If a response is not received by the due date and no alternative arrangements have been made, it will be assumed you have no objections or requirements in relation to this matter and it will proceed without further input from you.

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

If you wish to discuss this matter please contact Dallas Crawford on (07) 4016 1901.

All future correspondence relative to this matter is to be referred to the contact Officer at the address below or by email to Lst1enq@nrmmrrd.qld.gov.au . Any hard copy correspondence received will be electronically scanned and filed. For this reason, it is recommended that any attached plans, sketches or maps be no larger than A3-sized.

Please quote reference number 2026/000694 in any future correspondence.

Yours sincerely



Dallas Crawford
Land Officer

Application for Renewal TL over Reserve Camping and Water

Lot 11 on C157378 & Lot 9 on DA37 (Richard Allen Blain)





A product of

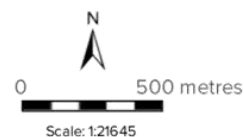
Queensland Globe



Legend located on next page

Includes material © State of Queensland 2026. You are responsible for ensuring that the map is suitable for your purposes. The State of Queensland makes no representation or warranties in relation to the map contents and disclaims all liability.

If imagery is displayed, imagery includes material © CNES reproduced under license from Airbus DS, all rights reserved © 21AT © Earth-i, all rights reserved, © Planet Labs PBC, 2025



Printed at: A4

Print date: 17/7/2026

Not suitable for accurate measurement.

Projection: Web Mercator EPSG 102100 (3857)

For more information, visit
<https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>

**Queensland
Government**

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

Application for Renewal TL over Reserve Camping and Water

Lot 11 on C157378 & Lot 9 on DA37 (Richard Allen Blain)

 Legend

 Attribution

Local government



Locality



Stock routes



Primary



Secondary



Tertiary

Stock route reserves



Primary



Secondary



Tertiary

Road parcel



Land parcel label

Land parcel label - gt 1
ha

Land parcel label - gt 10
ha

Land parcel label - gt
1000 ha

Land parcel



Land parcel - gt 1 ha



Land parcel - gt 10 ha



Land parcel - gt 1000 ha



Places: Search Results

11C157378

© State of Queensland (Department of Resources) 2024

© State of Queensland (Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development) 2026

© State of Queensland (Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development) 2025

8.4 SALE OF LOT 117 W2631 - HERBERTON-PETFORD ROAD WATSONVILLE

Date Prepared: 1 August 2026
Author: Coordinator Governance & Compliance
Attachments: Nil

EXECUTIVE SUMMARY

This report seeks approval for sale of Lot 117 W2631, Herberton-Petford Road Watsonville via exception provisions in accordance with requirements under section 236 of the *Local Government Regulation 2012* (Qld).

RECOMMENDATION

That Council:

1. Determines that section 236(1)(c)(iv) of the *Local Government Regulation 2012* (Qld) applies to the proposed sale of Lot 117 W2631, Herberton-Petford Road Watsonville;
2. Approves the sale of Lot 117 W2631 to the owner of adjoining Lot 118 W2631 conditional upon:
 - (a) The buyer meeting the current market value for Lot 117 W2631 as established via formal land valuation; and
 - (b) The amalgamation of Lot 117 W2631 into the land holdings of Lot 118 W2631; and
 - (c) all administrative costs associated with the sale including but not limited to, formal valuation of the land, drafting of Contract of Sale, surveying of the land and Titles Registry fees, being borne by the buyer.

BACKGROUND

Council is in receipt of correspondence from the landowner of Lot 118 W2631, Clara Street Watsonville (the enquirer) seeking to purchase the adjoining Lot 117 W2631, Herberton-Petford Road Watsonville ('Lot 117').

Lot 117 is adjoined to the north by land owned by the enquirer, to the east by one other private landowner, to the south by land owned by Mareeba Shire Council and to the west by the unformed Agnes Street road corridor.

On 16 January 2026, the private landowner to the east of Lot 117 wrote to Council relinquishing their right to purchase Lot 117 in order for the landowner of Lot 118 to purchase Lot 117. Accordingly, there exists no interested property owners adjoining Lot 117 other than the enquirer.

Whilst there are no specifically identified limitations relevant to sale of land via tender or auction as aligned with sub sections (A) and (C) of s 236(1)(c)(iv) under the LGR, the purchase of Lot 117 by an existing adjoining landowner serves to improve the landowner's usable land holdings and therefore the liveability of the location. Further, the sale and amalgamation of Lot 117 into adjoining owner landholdings removes potential for the subsequent on-sale by a private property owner of publicly owned land stock for profit.

A market valuation by a registered valuer has been secured, at the cost of the enquirer, to ensure that Council achieves appropriate fair market value for Lot 117.

RISK IMPLICATIONS

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Section 236 of the *Local Government Regulation 2012* (Qld) (LGR) provides for exemptions from the requirement to offer the land for sale via tender or auction, most relevantly in this context:

236(1)...a local government may dispose of land other than by tender or auction if—

(c) for the sale of land or an interest in land—

(iv) the land is sold to a person who owns adjoining land if—

(A) the land is not suitable to be offered for sale by tender or auction for a particular reason, including, for example, the size of the land or the existence of particular infrastructure on the land; and

(B) there is not another person who owns other adjoining land who wishes to acquire the land; and

(C) it is in the public interest to sell the land without a tender or auction; and

(D) the sale is otherwise in accordance with sound contracting principles;...

The recommendation in this report complies with requirements under the LGR however Council should note exemption limitations relevant to (A) and (C) above.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Nil.

LINK TO CORPORATE PLAN

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

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

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

IMPLEMENTATION/COMMUNICATION

Council resolution to be communicated to the enquirer.

8.5 SALE OF LAND - EXERCISE NOTICE OF CALL OPTION - LAND ADJOINING LOT 322 ON SP276124

Date Prepared: 21 July 2026

Author: Coordinator Governance & Compliance

Attachments: Nil

EXECUTIVE SUMMARY

This report seeks approval for the disposal of a triangular parcel of land, currently described as Lease A in Lot 884 on SP312807 in SP276127 via exception provisions in accordance with requirements of an executed Call Option Deed Exercise Notice and requirements under section 236 of the *Local Government Regulation 2012 (Qld)*.

RECOMMENDATION

That Council:

1. Determines that that section 236(1)(c)(iv) of the *Local Government Regulation 2012 (Qld)* applies to the proposed sale of the area currently described as Lease A in Lot 884 on SP312807 (the land) to the registered owners of adjoining Lot 322 SP276124;
2. Approves the sale of the land to the Grantee of the Call Option Deed and registered owners of adjoining Lot 322 SP276124, conditional upon:
 - (a) The Purchase Price being agreed in accordance with Clause 1.1.14 and Clause 2.1 of the Call Option Deed;
 - (b) Completion of the necessary subdivision and Town Planning approval;
 - (c) The amalgamation of the land into existing land holdings at Lot 332 on SP276124.
3. Delegates authority to Chief Executive Officer to execute all necessary instruments to give effect to the sale.

BACKGROUND

The registered owners of Lot 322 SP276124 ("the proposed purchaser") hold a lease with council for Lease A in Lot 884 on SP312807, an irregularly shaped 1,847m² triangular parcel of land adjoining Lot 322 SP276124 ("Lot 322") at the Mareeba Industrial Park. The Lease was for the term 29/06/2016 to 28/06/2026 and contained a Call Option Deed ("the Deed") granting the proposed purchaser an irrevocable option to purchase the land.

The proposed purchaser executed and served their Call Option Exercise Notice on Council prior to the expiry of the Lease and the Deed.

Obligations of Call Option Deed

Council, by executing the Deed in 2016, granted the proposed purchaser an irrevocable option to purchase the land, and Council is therefore obliged to sell the land to the proposed purchaser in accordance with the binding terms of the Deed.

Council must also satisfy its obligations regarding the disposal of a non-current asset (land) under the contracting principles of the *Local Government Regulation 2012* (Qld).

Purchase Price

The calculation of the purchase price is set out in Clause 1.1.14 of the Deed and is the market valuation (excluding buildings or improvements) as agreed by two valuers (one engaged by Council and the other engaged by the proposed purchaser). In the absence of agreement between the Valuers, the average of the two valuations is adopted.

Disposal of a non-current asset – relevant law

Section 227 of the *Local Government Regulation 2012* (Qld) (LGR) provides as follows:

“(1) A local government can not enter into a valuable non-current asset contract unless it first—

- (a) invites written tenders for the contract under section 228; or*
- (b) offers the non-current asset for sale by auction.”*

Section 236 of the LGR provides for exemptions from the requirement to dispose of a non-current asset via tender or auction, most relevantly:

“Subject to subsections (2) to (5), a local government may dispose of a valuable non-current asset other than by tender or auction if—

(c) for the disposal of land or an interest in land—

(iv) the land is disposed of to a person who owns adjoining land if—

(A) the land is not suitable to be offered for disposal by tender or auction for a particular reason, including, for example, the size of the land or the existence of particular infrastructure on the land; and

(B) there is not another person who owns other adjoining land who wishes to acquire the land; and

(C) it is in the public interest to dispose of the land without a tender or auction; and

(D) the disposal is otherwise in accordance with sound contracting principles;...

(2) An exception mentioned in subsection (1) applies to a local government disposing of a valuable non-current asset only if, before the disposal, the local government has decided, by resolution, that the exception may apply to the local government on the disposal of a valuable non-current asset other than by tender or auction.

.....

(4) A local government may only dispose of land or an interest in land under this section if the consideration for the disposal would be equal to, or more than, the market value of the land or the interest in land, including the market value of any improvements on the land.

Compliance – assessment of exemption requirements (A)-(D)

(A)

Whilst the usable land size of the triangular parcel (1,847m²) may facilitate a sale via tender or auction, the shape and location of the land is not suitable to be sold to an entity that is not the

adjoining landowner. The shape is triangular, abutting directly with Lot 322 on the eastern boundary and a drain on the north-western boundary. The parcel, as a standalone parcel, does not have legal access to Road Corridor. Accordingly, the Officer Recommendation is that the triangular parcel be immediately amalgamated into Lot 322 to address this.

(B)

Council is the adjoining landowner on the western side.

There are adjoining landowners of Lot 323 SP276124 with approximately 31 metres of shared boundary on the southern side and Lot 321 SP276124 with approximately 5 metres of shared boundary on the north-eastern side. Those landholders have not been approached for comment, as Council is legally obliged to sell the land to the registered owners of Lot 322 in accordance with the terms of the Deed.

The proposed purchaser shares 110 metres of boundary with the triangular parcel and the parcel cuts into Lot 322 in such a way that it would be imposing if another entity acquired the land.

(C)

The triangular parcel of land is unusable to anyone who is not the proposed purchaser, and disposal to an existing landowner serves to improve the landowners usable land holdings and therefore the usability of the industrial land.

(D)

Chapter 6, Part 3 of the LGR sets out the sound contracting principles to be applied in achieving value for money and securing the best available price in the public interest and these principles are echoed in Council's *Procurement Policy*. Council has obtained a written valuation report about the market value of land from a valuer registered under the *Valuers Registration Act 1992* (Qld) who is not an employee of Council as evidence of the market value of the land. This valuation report meets the requirements of ss 236(4) and (6) of the LGR. Furthermore, the Deed provides a compliant mechanism for the calculation of the purchase price.

RISK IMPLICATIONS

Legal and Compliance

Council must comply with requirements for the disposal via contract of a non-current asset outlined under s 227 of the LGR and, where Council seeks to exercise an exemption from these requirements, Council must meet the relevant requirements under 236 of the LGR.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Costs incurred by Council to meet obligations set by Call Option Deed will be offset by purchase price of land parcel.

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.

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 resolution to be communicated to proposed purchaser.

8.6 ISSUE OF TENURE INSTRUMENT - KURANDA RANGERS FOOTBALL CLUB INC. - PART OF LOT 2 NR7927

Date Prepared: 3 August 2026

Author: Coordinator Governance & Compliance

Attachments: Nil

EXECUTIVE SUMMARY

Council approval is sought for the issue of a Management Agreement to Kuranda Rangers Football Club Inc for exclusive use of part of Lot 2 on NR7927, also known as Bartley Park on Caroon Street, Kuranda.

RECOMMENDATION

That Council:

1. Decide that exemption provisions under section 236(1)(b)(ii) of the *Local Government Regulation 2012* (Qld) apply to the proposed community management arrangement outlined in this report; and
2. Approve the issuing of a new community management instrument to Kuranda Rangers Football Club Inc. over part of Lot 2 on CP NR7927, Caroon Street, Kuranda, for a term of ten (10) years.

BACKGROUND

On 25 June 2026, Kuranda Rangers Football Club Inc. approached Council seeking use of a small portion of Council reserve land (the premises), located upon Lot 2 on NR7927, Caroon Street, Kuranda.

Assessment of Group

Kuranda Rangers Football Club Inc. meet the definition of a Community Group and are assessed to be eligible for Type 2 subsidised community tenure under Council's *Community Group Exclusive Use of Council Land and Facilities Policy* and *Community Tenure Guidelines*. The committee of Kuranda Rangers Football Club Inc. have indicated acceptance of Council's policy position on community tenure and the resulting responsibilities for community groups, in particular as applies to maintenance of the premises.

Community Group Exclusive Use of Council Land and Facilities Policy.

Reserve Land

The gazetted purpose of the reserve is 'Recreation' and there are no existing tenure instruments in place over the reserve. Kuranda Rangers Football Club Inc. have indicated that they intend to use the premises to build a storage shed to protect their equipment and continue to provide low-cost sports training opportunities. The intended use of the premises by the community group is assessed to be consistent with the gazetted reserve purpose. A Management Agreement over the premises will provide the group with security of tenure necessary for grant funding purposes.

RISK IMPLICATIONS**NIL.LEGAL/COMPLIANCE/POLICY IMPLICATIONS**

Section 236(1)(b)(ii) of the *Local Government Regulation 2012* (Qld) (LGR) provides that a local government may grant an interest in land (including all or part of an interest in land such as by management agreement) other than by tender or auction if the interest in land is granted to a community organisation as defined in Schedule 8 of the LGR which provides:

community organisation means—

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

The entity Kuranda Rangers Football Club Inc. conforms with this definition.

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.

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 Community Group to be informed of Council resolution and provided with a Management Agreement prepared in accordance with Council's *Community Group Exclusive Use of Council Land and Facilities Policy* for execution.

8.7 COUNCIL POLICY REVIEW

Date Prepared: 14 July 2026

Author: Senior Advisor Governance & Compliance

Attachments: Nil

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 repeals the following policies:

- a) Investigation Policy – adopted 16 April 2024
- b) Library Conditions of Entry Policy and associated Library Terms and Conditions of Entry – adopted 18 September 2024
- c) Code of Conduct for Councillors – adopted 6 March 2024

BACKGROUND***Investigation Policy*****Purpose**

To describe how complaints about any suspected conduct breach of Councillors will be dealt with as required by the section 150AE of the *Local Government Act 2009* (the LGA). However, this policy does not relate to more serious Councillor conduct.

Summary of reasons for repeal

The *Local Government (Empowering Councils) and Other Legislation Amendment Act 2026* (Qld) was passed by the Queensland Parliament on 5 March 2026 and received Royal Assent on 11 March 2026. These events have resulted in repeal of section 150AE of the *Local Government Act 2009* (Qld) to remove conduct breaches from the Councillor conduct framework. The *Investigation Policy* was mandated under the now repealed s 150AE and applies only to investigation of Councillor conduct breaches and therefore holds no further relevance or authority.

Library Conditions of Entry Policy and associated Library Terms and Conditions**Purpose**

To ensure the libraries are safe, welcoming and respectful places for all members, visitors, and staff.

Summary of reasons for repeal

At its ordinary meeting of 15 July 2026, Council adopted a new *Library Services Policy* and associated guidelines and these instruments are now published on Council's website for public reference. The legacy *Library Conditions of Entry Policy and associated Library Terms and Conditions* are now redundant and require repeal and removal from the policy library.

Code of Conduct for Councillors

Purpose

Sets out the principles and standards of behaviour expected of the Mayor and Councillors when carrying out their roles, responsibilities and obligations as elected representatives for their communities.

Summary of reasons for repeal

The *Local Government (Empowering Councils) and Other Legislation Amendment Act 2026* (Qld) was passed by the Queensland Parliament on 5 March 2026 and received Royal Assent on 11 March 2026. This has resulted in a newly approved and published 11 June 2026 version of the ministerially drafted *Code of Conduct for Councillors in Queensland* (the Code).

The mandatory requirement for the relevant Minister to draft the Code arises under section 150D of the LGA and is given effect by the Minister under section 150E of the *Local Government Regulation 2012* (Qld) (LGR). Accordingly, since it is a default requirement for Councillors in Queensland to adhere to the Code as written and given effect under section 150E of the LGR, there exists no further and separate requirement for formal adoption of the Code via resolution of Council.

Financial and Resource Implications:**Capital**

Nil

Operating

Nil

LINK TO CORPORATE PLAN

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

IMPLEMENTATION/COMMUNICATION

Remove repealed instruments from Council's internal Policy Library.

8.8 DELEGATIONS UPDATE AUGUST 2026

Date Prepared: 20 July 2026

Author: Manager Information Systems & Governance

Attachments: 1. Register of Delegations (amended excerpt) - Council to CEO [↓](#)

EXECUTIVE SUMMARY

As part of the delegations update service provided by King & Co via the Local Government Association Queensland (LGAQ), Council is advised of updates to Legislation that require amendments to existing delegations or new delegations to be made by Council.

Following the special release review of all legislative delegations, Council officers reviewed the Special Release Register of Delegations in July 2026. To adopt the necessary changes, a tracked excerpt of the Register of Delegations as confined to those statutes for which amendment is required is here provided for Council for endorsement.

RECOMMENDATION

That Council:

1. Council delegates to the Chief Executive Officer all the powers appearing in the attached document titled Register of Delegations – Council to CEO with such powers to be exercised subject to any limitations and conditions declared in the *Delegations and Authorisations Policy*; and
2. Council notes and accepts the list of legislation with amended dates of reprint; and
3. Any prior delegations of power relating to the same matters are revoked.

BACKGROUND**General**

Council has, under section 257 of the *Local Government Act 2009* (Qld) (LGA) delegated to the Chief Executive Officer (CEO), the necessary statutory powers under various pieces of legislation to enable the CEO to effectively perform the requirements of the role and efficiently manage the operations of the Council. All delegations are made subject to the limitations on the attached documentation.

Powers may be delegated to the CEO via a resolution of Council or conferred directly to the CEO under a provision of an Act or Regulation. Such delegation avoids the necessity for excessive referral of administrative matters to Council for formal resolution.

Section 260 of the LGA provides that the CEO must establish a Register of Delegations to record all delegations and that the public may inspect the Register of Delegation, and the Register must hold the particulars prescribed under section 305 of the *Local Government Regulation 2012* (Qld).

This report and the recommended update to delegations of power to the CEO, if executed by resolution of Council, provides the basis for good decision making and accountability while maintaining statutory compliance.

The attachment “Register of Delegations (excerpt) – Council to CEO” shows the proposed insertions, deletions, or amendments to provisions in tracked mode. The excerpt contains only the provisions that are subject to a change, and not the entirety of the legislative instrument.

In addition to these updates, there has been one legislative instrument that has been reviewed by Parliament, with no material changes made to the delegable powers. However, as a result of the review, Parliament has updated the date of reprint, otherwise known as the ‘current as at’ date. The date of reprint indicates all changes to the legislation that commenced before or on that reprint date. To ensure Council’s Register of Delegations remains accurate, the following reprint dates are proposed to be updated throughout Council’s register:

Legislation	New date of reprint
<i>Local Government Act 2009</i>	11 March 2026
<i>Local Government Regulation 2012</i>	11 March 2026
<i>Local Government Electoral Act 2011</i>	11 March 2026

RISK IMPLICATIONS

Nil

Legal and Compliance

Legal risk arises from unlawful exercise of statutory power. The currency of Council’s Register of Delegations ensures the integrity of Council’s lawful exercise of statutory power and associated sub-delegations to support the administrative functions of Council.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Delegations and Authorisations Policy

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

Immediate update to RelianSys Delegations+ Register of Delegations and Instrument of Delegation.

Register of Delegations (amended excerpt)

Council to CEO

Resolution Date: 19 August 2026

Contents

Register of Delegations	1
Council to CEO	1
<i>Local Government Act 2009.....</i>	<i>3</i>
<i>Local Government Electoral Act 2011</i>	<i>5</i>
<i>Local Government Regulation 2012</i>	<i>6</i>

Local Government Act 2009

Document Reviewed:	12 March 2026
Reprint:	11 March 2026
Amended/Substituted/Renumbered:	90B, 142(2), 196(5)
Inserted:	46(8), 90BA(5), 90BB(5), 142(1)(a)
Omitted/Expired:	143
Note:	

DELEGATE	DESCRIPTION OF POWER DELEGATED	LEGISLATION
Chief Executive Officer	Power, if the local government decides not to apply the competitive neutrality principle in relation to a significant business activity to:- (a) conduct another public benefit assessment of the significant business activity; and (b) repeat the process relating to a report on the public benefit assessment..	Section 46(8) <i>Local Government Act 2009</i>
Chief Executive Officer	Power to apply to the Minister for approval to make a major policy decision during the caretaker period.	Section 90BA(2) <i>Local Government Act 2009</i>
Chief Executive Officer	Power to make the major policy decision in accordance with the approval from the Minister.	Section 90BA(5) <i>Local Government Act 2009</i>
Chief Executive Officer	Power to make the major policy decisions in accordance with the approval from the Minister.	Section 90BB(5) <i>Local Government Act 2009</i>
Chief Executive Officer	Power to give a remedial notice, as defined by section 138AA(1), to the owner or occupier of a property who is required to take the action stated in the remedial notice.	Section 142(1)(a) <i>Local Government Act 2009</i>
Chief Executive Officer	Power to give a reasonable entry notice, as defined by section 138AA(3), to the occupier of a property that a local government worker may enter the property and take action required under a remedial notice.	Section 142(2) <i>Local Government Act 2009</i>

DELEGATE	DESCRIPTION OF POWER DELEGATED	LEGISLATION
Chief Executive Officer	Power to appoint another councillor to replace the deputy mayor or chairperson in the panel.	Section 196(5) <i>Local Government Act 2009</i>

Local Government Electoral Act 2011

Document Reviewed:	12 March 2026
Reprint:	11 March 2026
Amended/Substituted/Renumbered:	45AA(2)
Inserted:	
Omitted/Expired:	
Note:	

DELEGATE	DESCRIPTION OF POWER DELEGATED	LEGISLATION
Chief Executive Officer	Power to apply for to the electoral commissioner to make a written recommendation to the Minister that a poll to be conducted by postal ballot.	Section 45AA(2) Local Government Electoral Act 2011

Local Government Regulation 2012

Document Reviewed:	12 March 2026
Reprint:	11 March 2026
Amended/Substituted/Renumbered:	
Inserted:	45(4)
Omitted/Expired:	45(3)
Note:	

DELEGATE	DESCRIPTION OF POWER DELEGATED	LEGISLATION
Chief Executive Officer	Power to give the competition authority the documents listed in subsection (4).	Section 45(4) <i>Local Government Regulation 2012</i>

8.9 FINANCIAL STATEMENTS PERIOD ENDING 31 JULY 2026**Date Prepared:** 4 August 2026**Author:** Manager Finance**Attachments:** 1. Financial Statements - July 2026 [↓](#)**EXECUTIVE SUMMARY**

The purpose of this report is to provide Council with an overview of financial matters for the period 1 July 2026 to 31 July 2026.

RECOMMENDATION

That Council receives the Financial Report for the period ending 31 July 2026.

BACKGROUND

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

For the period ending 31 July 2026, actual results are in line with the year to date budget. There are no issues or concerns to discuss or highlight at this stage.

It should be noted that whilst financial year end processes are still in progress, this may impact the July figures as reported below. The 2025/26 General Purpose Financial Statements will be presented to the Audit Committee and Queensland Audit Office for the annual audit on 11 August 2026.

The budgeted figures reflect the 2026/27 Budget as adopted by Council at the 15 July 2026 meeting.

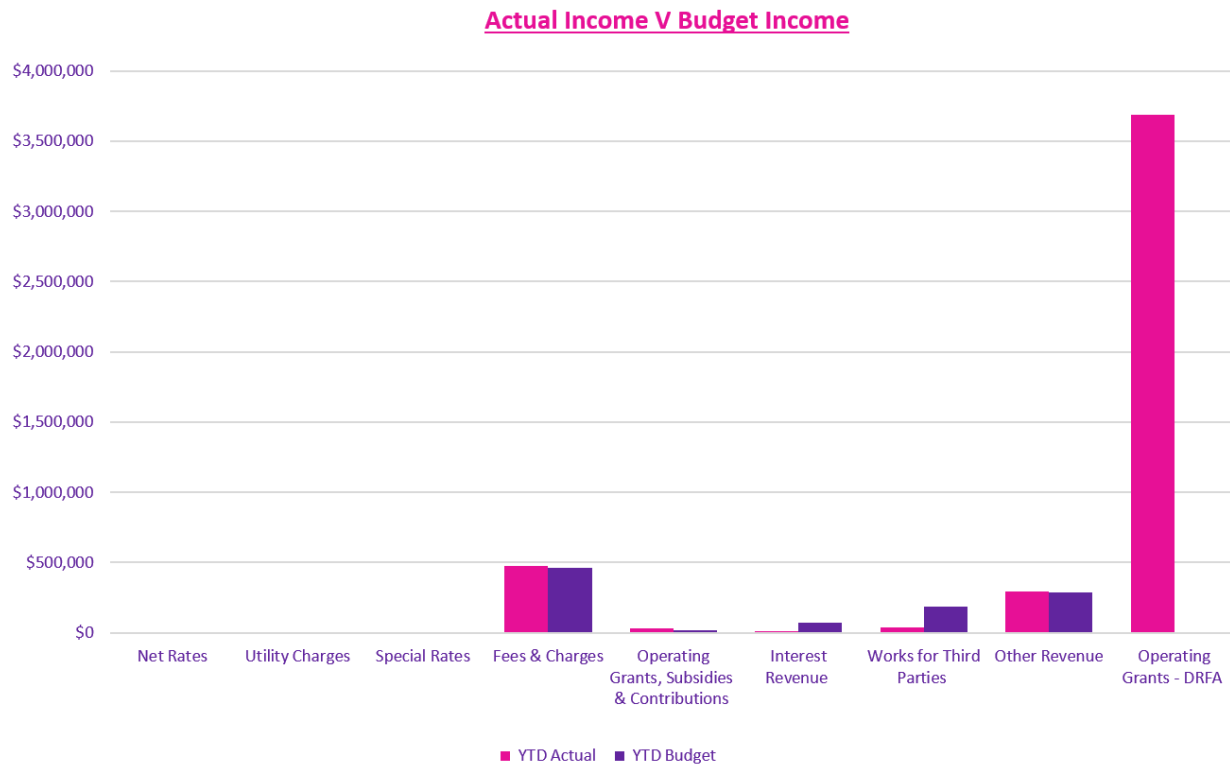
<i>July 2026 – Snapshot</i>	Actuals YTD	Budget YTD
	\$	\$
Council Operating Income	854,908	1,026,518
Council Operating Expenditure	5,699,196	6,303,536
Council Operating Surplus/(Deficit)	(4,844,288)	(5,277,018)
Disaster Recovery Funding Arrangement (DRFA) - Surplus/(Deficit)	3,536,224	-
Total Operating Surplus/(Deficit)	(1,308,064)	(5,277,018)
Total Capital Income	9,061,072	-

The deficit shown above is impacted by the timing of the rate income. The Rate Notices for the period ending 31 December 2026 are due to be issued on 10 August 2026 with the discount due date being 11 September 2026.

Income Analysis

Total council operating income for the period ending 31 July 2026 is **\$854,908** (excluding \$9,061,072 in capital income and \$3,690,548 in DRFA income) compared to the year-to-date budget of **\$1,026,518**.

The following graph shows actual income against budget for the period ending 31 July 2026:



<i>Income</i>	Actuals YTD \$	Budget YTD \$	Note
Net Rates	-	-	1
Utility Charges	-	-	
Special Rates	-	-	
Fees & Charges	478,139	461,277	
Operating Grants, Subsidies & Contributions	31,589	18,000	
Interest Revenue	13,168	73,334	
Works for Third Parties	36,560	185,417	2
Other Revenue	295,452	288,490	
Total Council Operating Income	854,908	1,026,518	
Operating Grants - DRFA	3,690,548	-	3
Capital Income	9,061,072	-	4
Total Income	13,606,528	1,026,518	

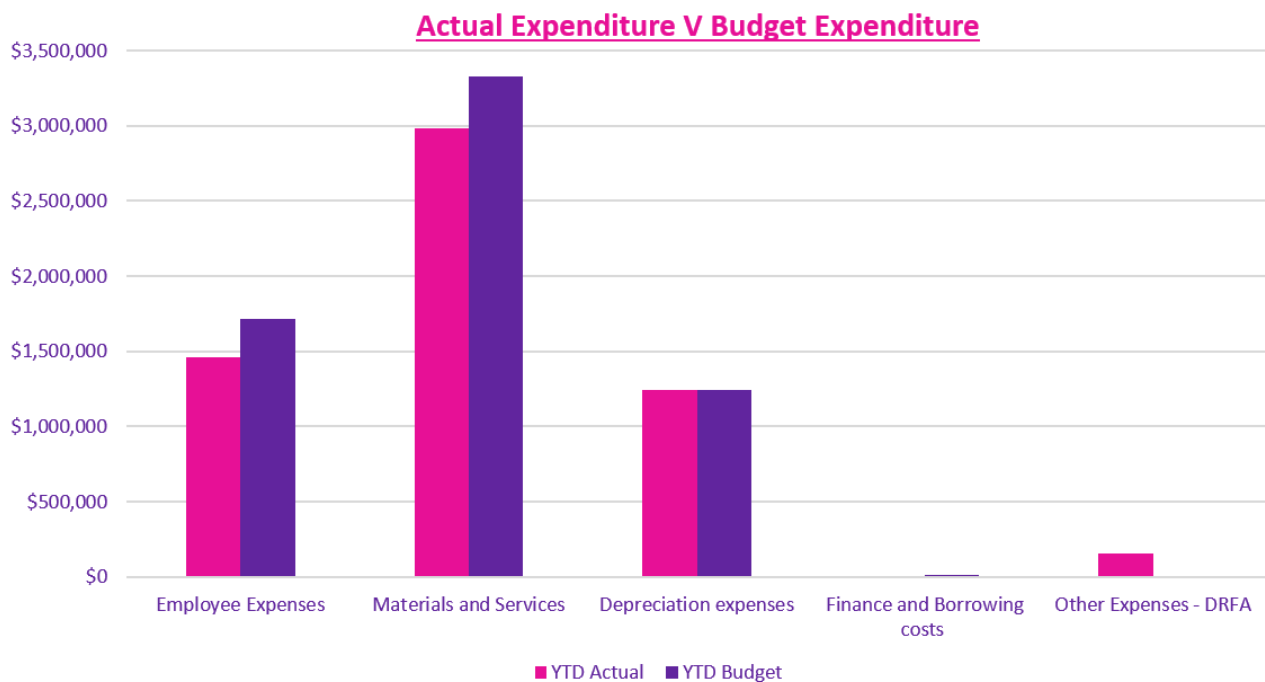
Notes:

1. The rates notices for the half year ending 31 December 2026 will be issued on 10 August 2026 with a discount date of 11 September 2026.
2. RMPC income is generated up to one (1) month following actual expenditure. The annual profit from RMPC is not anticipated to exceed the budget.
3. The favourable variance for DRFA restoration works arises as this revenue is not budgeted for. An expenditure offset will occur against this revenue.
4. Capital income represents capital grants received for future projects that are not budgeted for.

Expenditure Analysis

Total council operating expenses for the period ending 31 July 2026 amount to **\$5,699,196** (excluding \$154,324 in DRFA expenditure), compared to the year-to-date budget of **\$6,303,536**.

The graph below shows actual expenditure against budget for the period ending 31 July 2026.



<i>Expenses</i>	Actual YTD \$	Budget YTD \$	Note
Employee Expenses	1,460,269	1,717,496	
Materials and Services	2,986,281	3,326,212	
Depreciation Expenses	1,245,578	1,245,578	
Finance and Borrowing Costs	7,068	14,250	
Total Council Operating Expenses	5,699,196	6,303,536	
Other Expenses - DRFA	154,324	-	1
Total Expenses	5,853,520	6,303,536	

Notes:

1. Expenditure incurred for the DRFA restoration works are not budgeted for. This expenditure will be offset against income.

Capital Expenditure

Total capital expenditure of **\$1,860,620** (including commitments) has been spent for the period ending 31 July 2026 against the 2026/27 annual capital budget of **\$17,963,313**.

The 2025/26 capital projects that did not commence or finish will be considered in the carryover of 2026/27 budget, which will be provided to Council at the September meeting.

Loan Borrowings

Council's loan balance is **\$5,664,370** as at 31 July 2026.

Rates and Charges

The total rates and charges payable as at 31 July 2026 are **\$2,062,227** which is broken down as follows:

Status	31 July 2026		31 July 2025	
	No. of properties	Amount \$	No. of properties	Amount \$
Valueless Land	3	19,759	3	9,267
Payment Arrangement	1	672	1	2,396
Collection House	269	1,442,296	298	1,014,962
Exhausted – awaiting sale of land	10	401,406	9	362,321
Exhausted – mining leases	4	67,876	10	932,579
Sale of Land	-	-	1	12,454
Other (includes supplementary rates)*	357	130,218	310	173,197
TOTAL	644	\$ 2,062,227	632	\$ 2,507,176

*256 properties have a balance of \$20 or less

The Rate Notices for the period ending 31 December 2026 will be issued on 10 August 2026 with a discount date of 11 September 2026.

Collection House recorded payments of \$222,347 for the month of July 2026.

Sundry Debtors

The total outstanding for Sundry Debtors as at 31 July 2026 is \$3,599,146 which is made up of the following:

Current	30 days	60 days	90 + days
\$1,956,867	\$1,632,507	\$1,511	\$8,261
54.4%	45.3%	0.1%	0.2%

Vandalism Expenses

For the month of July, a total of \$9,128 has been spent on repairs and maintenance due to vandalism. These costs are not budgeted and include employee expenses and materials and services.

Procurement

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

Risk Implications

Nil

Legal/Compliance/Policy Implications

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

FINANCIAL AND RESOURCE IMPLICATIONS

Nil

LINK TO CORPORATE PLAN

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

IMPLEMENTATION/COMMUNICATION.

Nil

I

Budgeted Income Statement by Fund to July 2026

Consolidated			
	Actual YTD	Budget YTD	2026/27 Budget
Revenue			
Rates and utility charges	-	-	48,009,612
Less Discounts and Pensioner Remissions	-	-	(2,556,932)
Net Rates and Utility Charges	-	-	45,452,680
Fees and Charges	478,139	461,277	2,223,430
Operating Grants and Subsidies	31,589	8,000	10,431,096
Operating Grants and Subsidies - DRFA	3,690,548	-	-
Operating Contributions	-	10,000	180,000
Interest Revenue	13,168	73,334	880,000
Works for Third Parties	36,560	185,417	2,225,000
Other Revenue	295,452	288,490	1,083,086
Total Operating Revenue	4,545,456	1,026,518	62,475,292
Expenditure			
Employee Expenses	1,460,269	1,717,496	21,117,968
Materials and Services	2,986,281	3,326,212	20,933,864
Other Expenses - DRFA	154,324	-	-
Depreciation expense	1,245,578	1,245,578	14,947,093
Finance and Borrowing costs	7,068	14,250	222,537
Total Operating Expenses	5,853,520	6,303,536	57,221,462
Operating Surplus/(Deficit)	(1,308,064)	(5,277,018)	5,253,830
Capital Income			
Capital Contributions	93,008	-	-
Capital Grants and Subsidies	8,963,631	-	2,766,657
Capital Income Other	-	-	-
Interest on Contributions/Reserves	4,433	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	180,000
Total Capital Income	9,061,072	-	2,946,657
Net Result	7,753,008	(5,277,018)	8,200,487

Budgeted Income Statement by Fund to July 2026

General			
	Actual YTD	Budget YTD	2026/27 Budget
Revenue			
Rates and utility charges	-	-	25,600,799
Less Discounts and Pensioner Remissions	-	-	(2,556,932)
Net Rates and Utility Charges	-	-	23,043,867
Fees and Charges	415,088	392,849	1,402,305
Operating Grants and Subsidies	31,589	4,000	10,368,096
Operating Contributions	-	-	-
Interest Revenue	13,168	54,167	650,000
Works for Third Parties	31,651	185,417	2,225,000
Other Revenue	288,285	273,323	901,086
Total Operating Revenue	779,781	909,756	38,590,354
Expenditure			
Employee Expenses	1,290,800	1,511,502	18,592,064
Materials and Services	2,269,844	2,194,704	9,028,026
Depreciation expense	884,777	884,777	10,617,432
Finance and Borrowing costs	7,068	7,167	137,537
Total Operating Expenses	4,452,489	4,598,150	38,375,059
Operating Surplus/(Deficit)	(3,672,708)	(3,688,394)	215,295
Capital Income			
Capital Contributions	93,008	-	-
Capital Grants and Subsidies	834,908	-	250,000
Capital Income Other	-	-	-
Interest on Contributions/Reserves	3,577	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	180,000
Total Capital Income	931,493	-	430,000
Net Result	(2,741,215)	(3,688,394)	645,295

Budgeted Income Statement by Fund to July 2026

Disaster Recovery Funding			
	Actual YTD	Budget YTD	2026/27 Budget
Revenue			
Rates and utility charges	-	-	-
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	-	-	-
Fees and Charges	-	-	-
Operating Grants and Subsidies	3,690,548	-	-
Operating Contributions	-	-	-
Interest Revenue	-	-	-
Works for Third Parties	-	-	-
Other Revenue	-	-	-
Total Operating Revenue	3,690,548	-	-
Expenditure			
Employee Expenses	22,914	-	-
Materials and Services	131,410	-	-
Depreciation expense	-	-	-
Finance and Borrowing costs	-	-	-
Total Operating Expenses	154,324	-	-
Operating Surplus/(Deficit)	3,536,224	-	-
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	585,570	-	-
Capital Income Other	-	-	-
Interest on Contributions/Reserves	-	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	585,570	-	-
Net Result	4,121,794	-	-

Budgeted Income Statement by Fund to July 2026

Waste			
	Actual YTD	Budget YTD	2026/27 Budget
Revenue			
Rates and utility charges	-	-	5,553,208
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	-	-	5,553,208
Fees and Charges	36,782	54,800	657,595
Operating Grants and Subsidies	-	-	-
Operating Contributions	-	-	60,000
Interest Revenue	-	6,667	80,000
Works for Third Parties	4,909	-	-
Other Revenue	3,003	12,417	149,000
Total Operating Revenue	44,694	73,884	6,499,803
Expenditure			
Employee Expenses	11,158	15,528	189,642
Materials and Services	138,878	360,220	6,108,326
Depreciation expense	20,468	20,468	245,615
Finance and Borrowing costs	-	-	-
Total Operating Expenses	170,504	396,216	6,543,583
Operating Surplus/(Deficit)	(125,810)	(322,332)	(43,780)
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	-	-	-
Capital Income Other	-	-	-
Interest on Contributions/Reserves	257	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	257	-	-
Net Result	(125,553)	(322,332)	(43,780)

Budgeted Income Statement by Fund to July 2026

Wastewater			
	Actual YTD	Budget YTD	2026/27 Budget
Revenue			
Rates and utility charges	-	-	7,146,399
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	-	-	7,146,399
Fees and Charges	2,496	6,469	77,625
Operating Grants and Subsidies	-	-	-
Operating Contributions	-	-	-
Interest Revenue	-	8,333	100,000
Works for Third Parties	-	-	-
Other Revenue	-	-	-
Total Operating Revenue	2,496	14,802	7,324,024
Expenditure			
Employee Expenses	48,540	62,789	766,937
Materials and Services	212,309	287,870	2,101,791
Depreciation expense	176,084	176,084	2,113,037
Finance and Borrowing costs	-	7,083	85,000
Total Operating Expenses	436,933	533,826	5,066,765
Operating Surplus/(Deficit)	(434,437)	(519,024)	2,257,259
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	2,115,489	-	1,536,000
Capital Income Other	-	-	-
Interest on Contributions/Reserves	393	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	2,115,882	-	1,536,000
Net Result	1,681,445	(519,024)	3,793,259

Budgeted Income Statement by Fund to July 2026

Water			
	Actual YTD	Budget YTD	2026/27 Budget
Revenue			
Rates and utility charges	-	-	9,558,765
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	-	-	9,558,765
Fees and Charges	23,773	7,159	85,905
Operating Grants and Subsidies	-	4,000	63,000
Operating Contributions	-	-	-
Interest Revenue	-	4,167	50,000
Works for Third Parties	-	-	-
Other Revenue	4,164	2,750	33,000
Total Operating Revenue	27,937	18,076	9,790,670
Expenditure			
Employee Expenses	109,771	127,677	1,569,325
Materials and Services	360,250	438,976	3,602,418
Depreciation expense	158,473	158,473	1,901,691
Finance and Borrowing costs	-	-	-
Total Operating Expenses	628,494	725,126	7,073,434
Operating Surplus/(Deficit)	(600,557)	(707,050)	2,717,236
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	5,427,664	-	980,657
Capital Income Other	-	-	-
Interest on Contributions/Reserves	167	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	5,427,831	-	980,657
Net Result	4,827,274	(707,050)	3,697,893

Budgeted Income Statement by Fund to July 2026

Benefited Area			
	Actual YTD	Budget YTD	2026/27 Budget
Revenue			
Rates and utility charges	-	-	150,441
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	-	-	150,441
Fees and Charges	-	-	-
Operating Grants and Subsidies	-	-	-
Operating Contributions	-	10,000	120,000
Interest Revenue	-	-	-
Works for Third Parties	-	-	-
Other Revenue	-	-	-
Total Operating Revenue	-	10,000	270,441
Expenditure			
Employee Expenses	-	-	-
Materials and Services	5,000	44,442	93,303
Depreciation expense	5,776	5,776	69,318
Finance and Borrowing costs	-	-	-
Total Operating Expenses	10,776	50,218	162,621
Operating Surplus/(Deficit)	(10,776)	(40,218)	107,820
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	-	-	-
Capital Income Other	-	-	-
Interest on Contributions/Reserves	39	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	39	-	-
Net Result	(10,737)	(40,218)	107,820

9 INFRASTRUCTURE SERVICES

9.1 INFRASTRUCTURE SERVICES, TECHNICAL SERVICES OPERATIONS REPORT - JULY 2026

Date Prepared: 16 July 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 July 2026.

RECOMMENDATION

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

BACKGROUND

Technical Services

Design, quality, and investigations:

Investigation activities undertaken in July included:

Activity	New Requests	Closed Requests	Active EOM
Road Infrastructure Review	16	24	68
Drainage Investigations	4	7	16
Parks Investigations	0	0	3
Miscellaneous e.g. Planning; Local Laws	9	7	33

Routine Activities	Investigations Completed
Traffic Count/Surveys	5
As Constructed Plans	13
National Heavy Vehicle Regulator (NHVR) Permits/Investigations	12
Before You Dig Requests	143

Soil Laboratory:

Council's Soil Laboratory provides NATA-accredited soil and material testing for internal and external services. The laboratory delivered 297 tests in July, with approximately half 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.

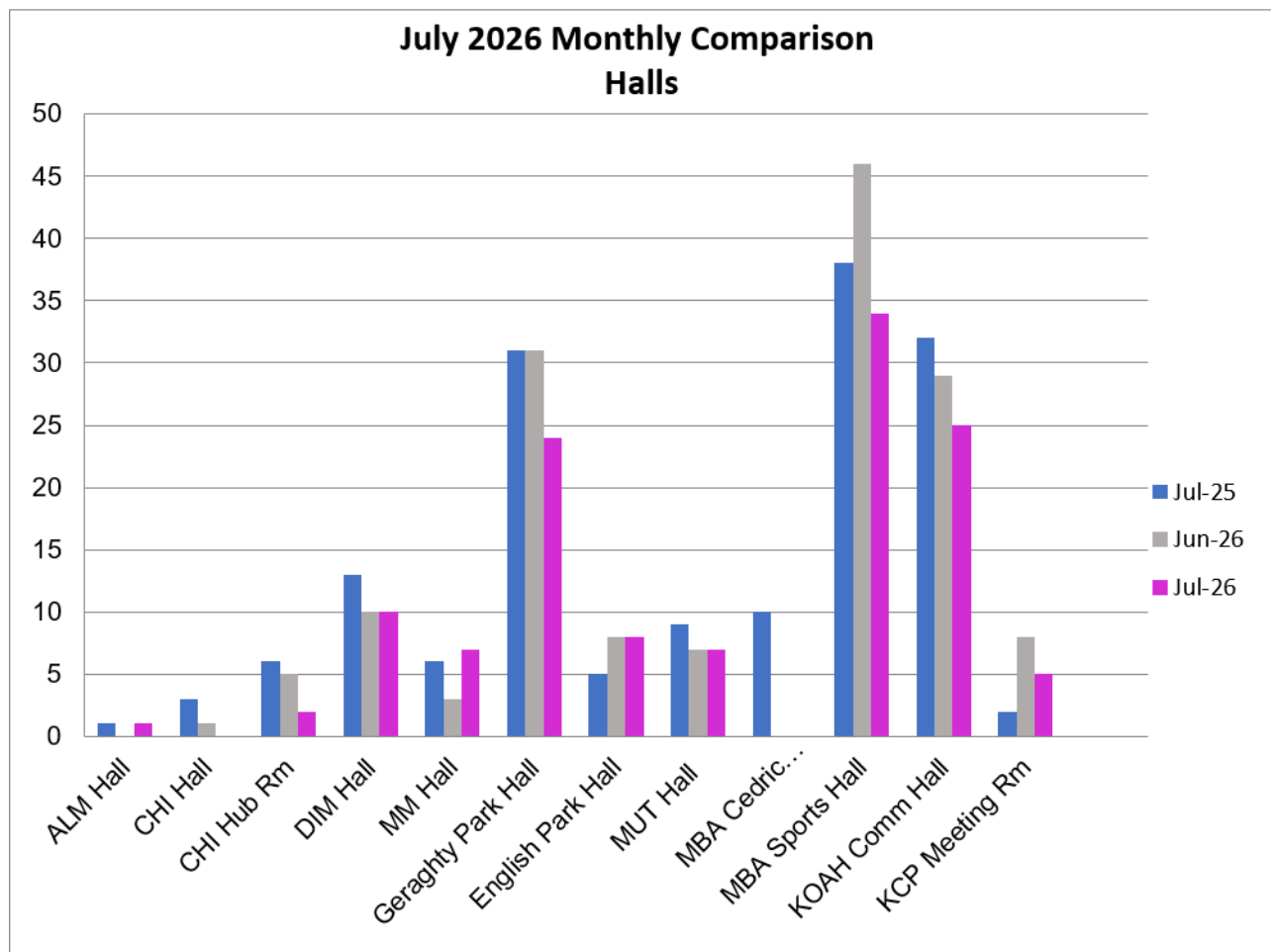
Operational Works and Subdivisions:

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 - Stormwater	Karobean Drive
Off Maintenance		
Mareeba	Amaroo Stage 13B	Karobean Drive

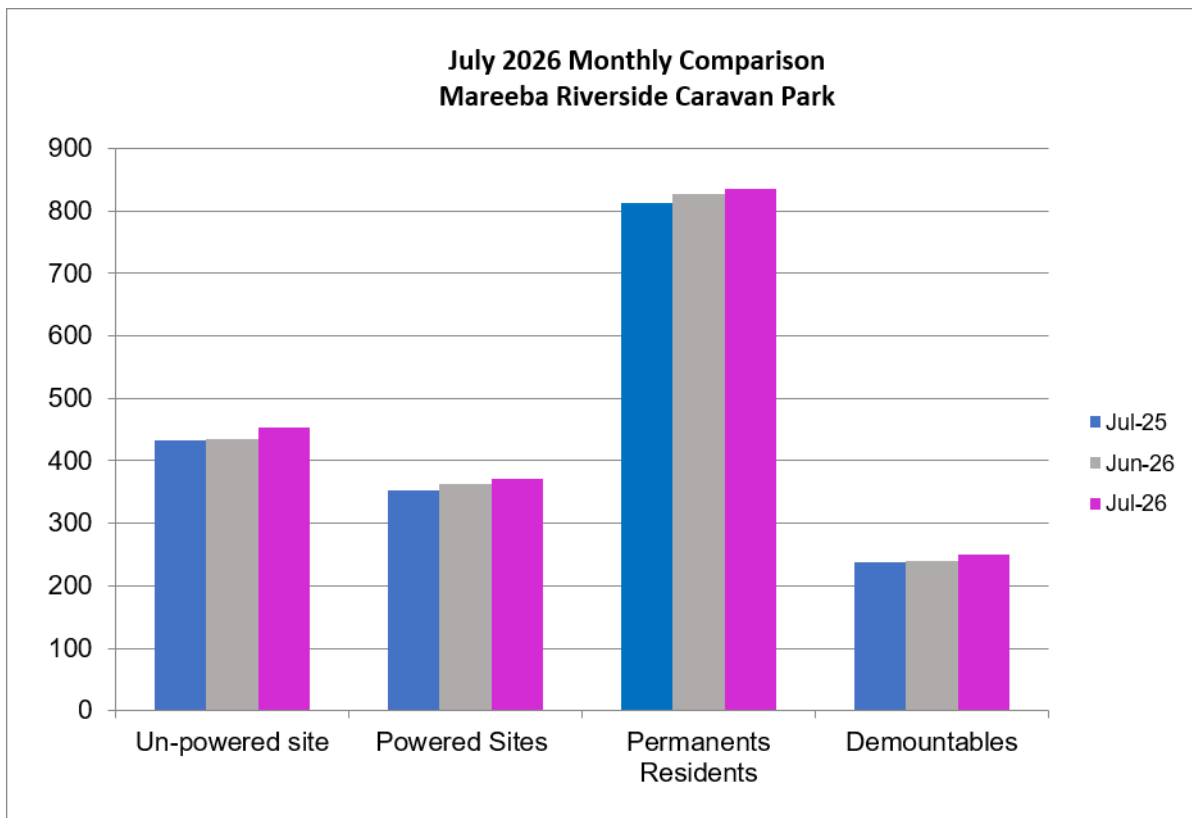
Community Halls:

Maintaining safe and efficient access to Council's Community Halls is recognised as an important aspect for the community's ongoing wellbeing. Utilisation of the halls remained generally stable against previous months numbers, however the larger facilities noted a slight reduction for the month. It is anticipated that utilisation for the larger facilities will recover over coming months. Cedric Davies Function Room remained closed for July as refurbishment works are undertaken.

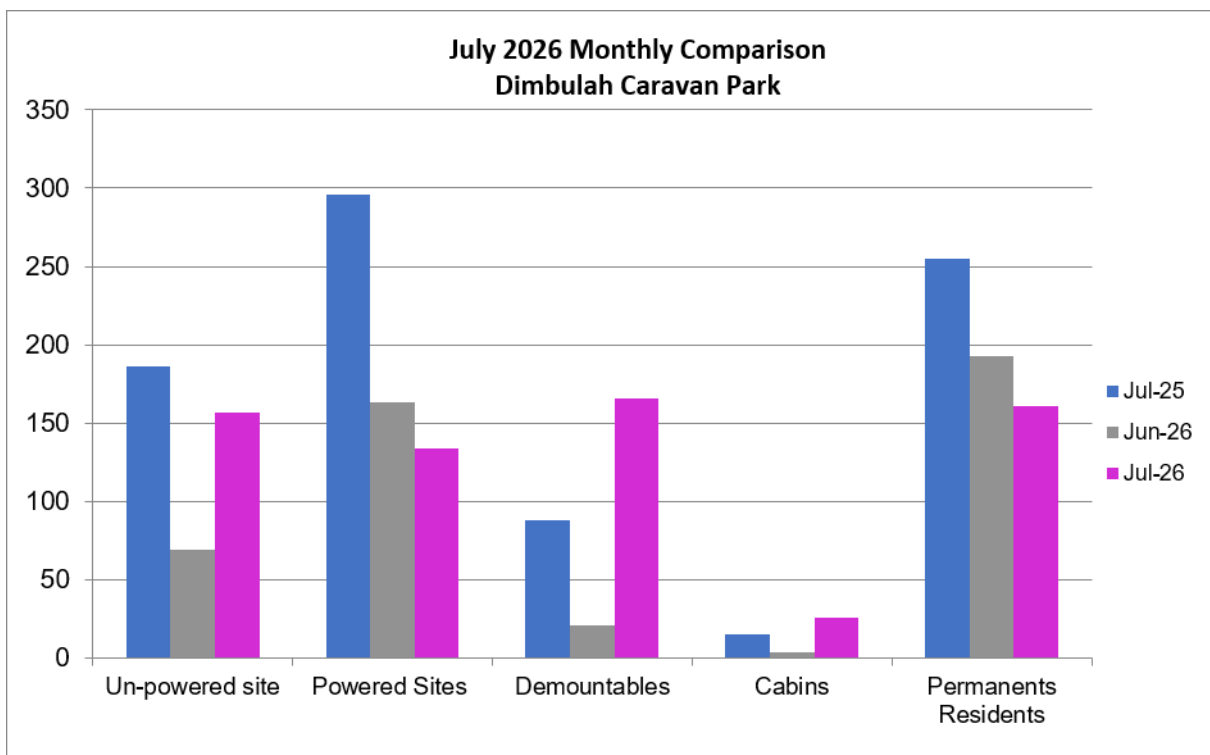


Caravan Parks:

Mareeba Riverside Caravan Park: A general increase in occupants of the park, as expected over our cooler months.



Dimbulah Caravan Park: There was a notable change in utilisation of the various types of accommodation, with un-powered sites numbers doubling from previous month. There was also a significant growth in cabin occupancy.



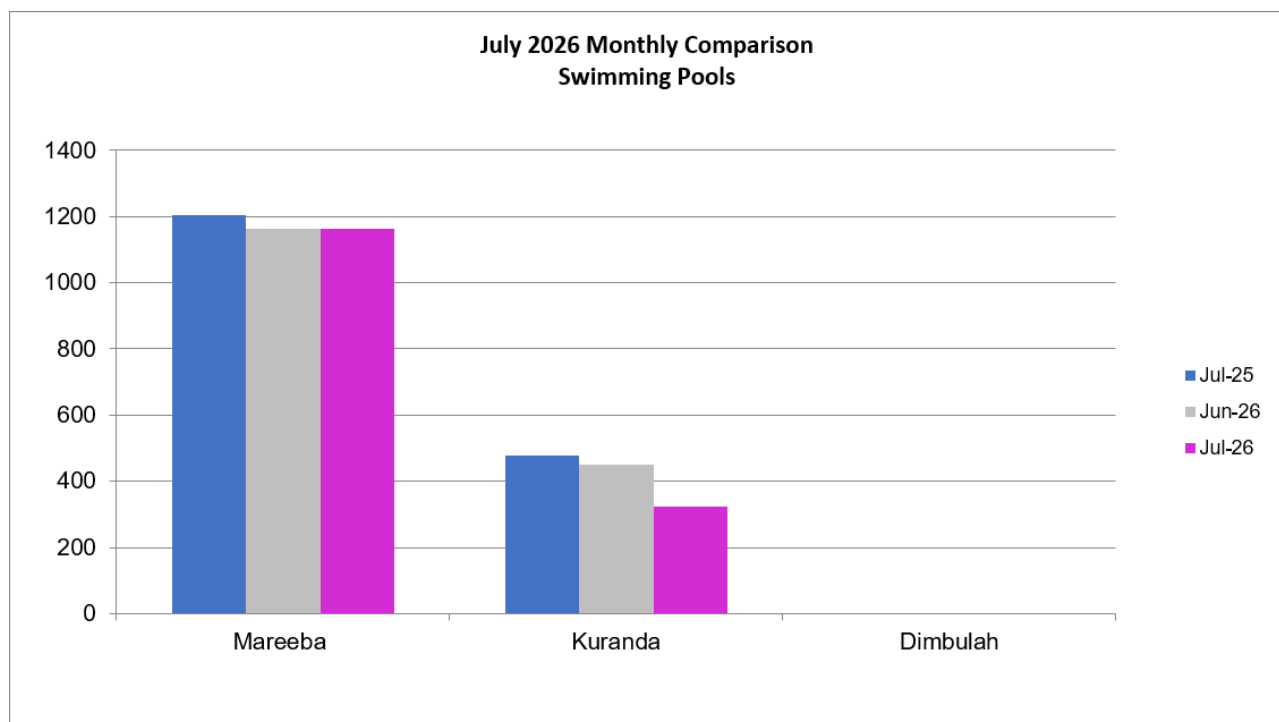
Aquatic Facilities

Attendance at Mareeba remained consistent with previous months and years, likely supported by pool heaters maintaining an average temperature of 28.9 degrees. Dimbulah Pool remains under scheduled closure for the winter period and ongoing maintenance.

The Kuranda Aquatic Facility, was closed for a two (2) week period, reopening mid-July 2026. The closure enabled the Lessee an opportunity to treat and remove the blackspot from the shell and filtration system of the pool. The presence of blackspot algae has been an ongoing issue with the facility over the past decade. Additionally painting of the buildings was also completed.

Kuranda Aquatic Centre Upgrade Incorporated received confirmation of funding for new shade sails at Kuranda Aquatic Facility with assistance from TRACQS. A site meeting was held to confirm pole locations and it is anticipated that the shade sails would be installed and in use prior to Summer.

Although figures indicate a reduction in attendance at Kuranda, as the pool was closed for approximately two weeks, attendance at Kuranda can be considered strong for the reporting period.



Kuranda Pool:

KURANDA AQUATIC CENTRE

CLOSURE MAINTENANCE WORKS – COMPLETED

JULY 2025

POOL AREA – CLEANING & MAINTENANCE

FACILITIES – CHANGE ROOMS UPGRADE

POWER INFRASTRUCTURE – NEW SUBSTATION

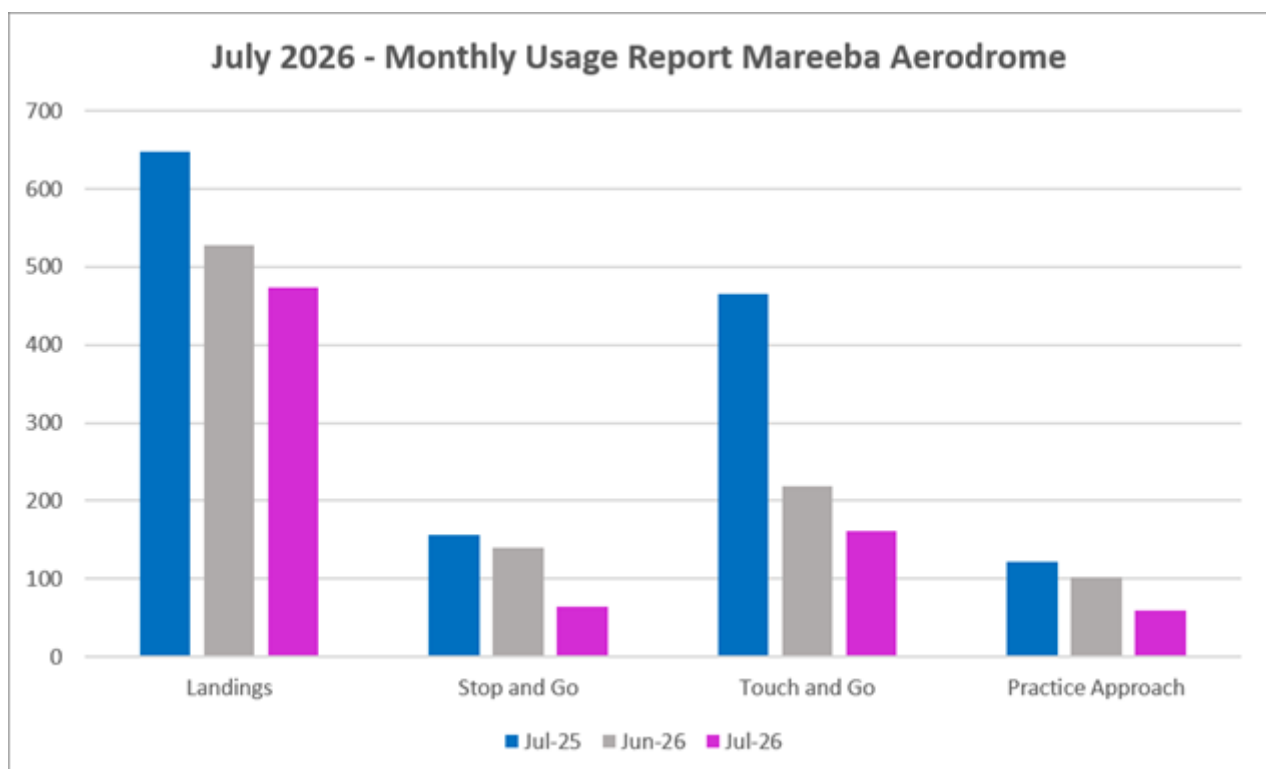
EXTERNAL AREAS – CLEANED & MAINTAINED

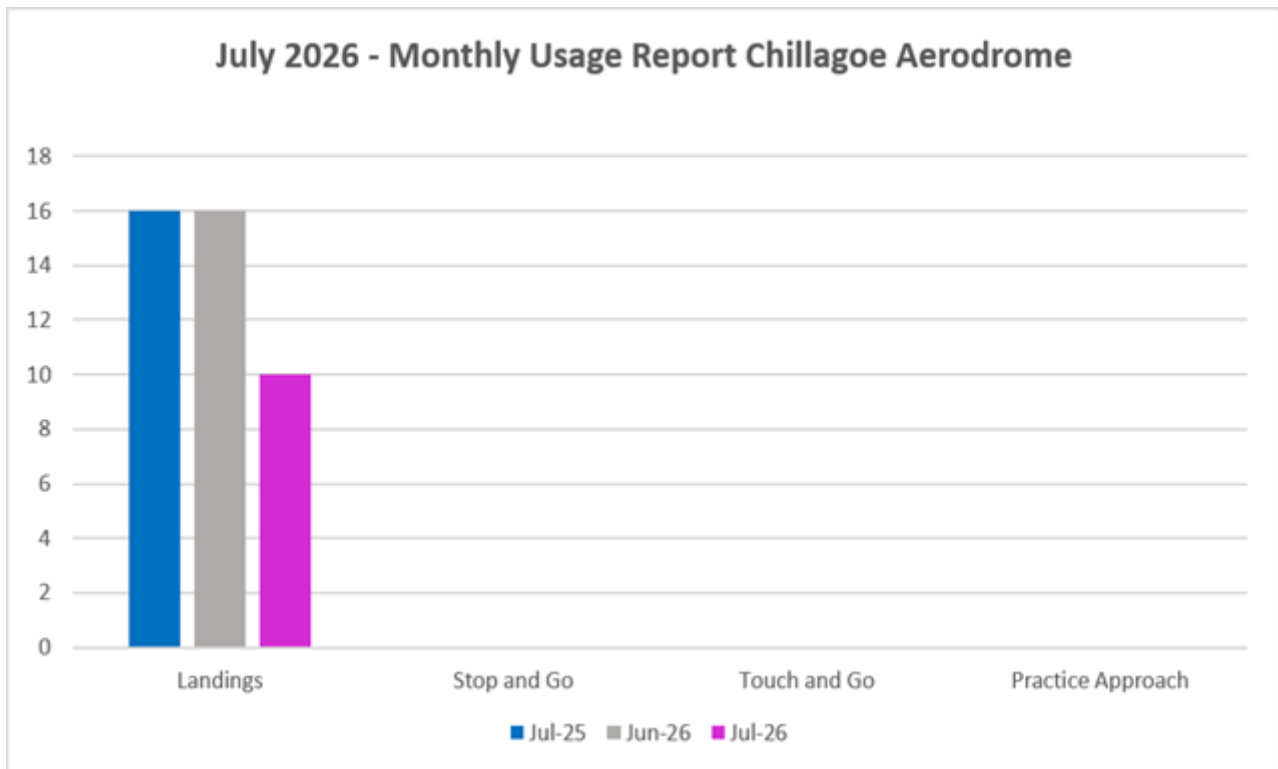
GENERAL IMPROVEMENTS & CLEANING

All maintenance tasks completed during the facility closure. Pool, plant, electrical systems, and amenities thoroughly cleaned, serviced, and upgraded to ensure safe, compliant, and reliable operations for the community.

Aerodromes:

The data recorded below is current for the month of July, 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

9.2 INFRASTRUCTURE SERVICES, CAPITAL WORKS MONTHLY REPORT - JULY 2026

Date Prepared: 16 July 2026

Author: Manager Assets and Projects

Attachments: 1. Capital Works Summary - July 2026 [↓](#)
2. Capital Works Highlights - July 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 July 2026.

RECOMMENDATION

That Council receives the Infrastructure Services Capital Works Monthly Report for July 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 2026/27 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 Summary Report July 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	Reseals in Dimbulah completed. Ootann reseal scheduled for early August. Line marking reinstatement yet to commence.	Construction
CP0006639	26/27 Bitumen & Asphalt Reseal Program	Tenders have closed for FNQROC contract. Assessment underway.	Planning
Program: 02 - Gravel Resheet			
CP0006640	26/27 Gravel Resheet Program	Resheets scheduled for Cobra Rd, Emerald Falls Rd, Kanervo Rd, Bolton Rd and Kay Rd.	Construction
Program: 03 - Urban Streets			
CP00797	TIDS 22/23 24/25 Rankin/Walsh St R'bout	Stormwater excavation works are almost complete with only one pipe crossing of Walsh Street remaining. Stormwater pit installation is 70% complete with kerb inlet pits to be installed once the kerb and channel is reinstated. The contractor is scheduled to progress with roundabout works and kerb reinstatement in August. The electrical sub-contractor is also due to commence underground cabling for the streetlighting installation.	Construction
Program: 04 - Rural Roads			
CP0002040	KDA KIA08 Barron Falls/Masons Rd/L-out	Designs to be completed prior to end of Calendar year by external consultant. Fee proposals requested.	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 by external consultant. Fee proposals received.	Design
CP0002050	MBA McIver Rd Upgrades	Concepts completed mid-May 2026, with Construction Designs to be completed August 2026	Design
CP0002051	DIM Leadingham Ck Rd - Ch3.598-5.2	Road works complete. Works sealed and signs installed. Line marking and general tidy up remaining.	Construction
CP0002052	TIDS 24-27 DIM Leadingham C/R 8.04-11.48	Pavement works complete. Remaining section for seal booked for early August. Side track constructed for 12-Mile Culvert construction.	Construction
CP0002056	DIM Leadingham Ck Rd - Ch5.2-6.72	Side tracks constructed for RCBC construction. Embankment works to commence.	Construction
CP0002060	KDA Oak Forest Rd Rehab & Widen	Design in progress	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	Clearing and grubbing complete.	Construction
CP0002066	DIM Leafgold Weir Rd Widen Curves	Design in progress	Design
CP0002077	MBA Fassio Rd Widen & Bitumen Seal	Design in progress	Design
CP0002082	CRC Ootann Rd Widen & Seal CH72.5 - 77.7	Design to be scheduled	Design
CP0006656	MBA Barron River Fire Trail Upgrade, Lloyd St to Herberton St	Funding received. Works to be used as filler job. Estimate commencement August/September depending on crew availability.	Planning
CP0006685	ARR Tyrconnell Rd Renewal 26/27	Works are part of the FNQROC contract. Currently under assessment.	Planning

Infrastructure Services Capital Works Summary Report July 2026



Project Code	Project Description	Project Comment	Project Stage
CP0006686	MBA Emerald End Rd Renewal 26/27	Works are part of the FNQROC contract. Currently under assessment.	Planning
CP0006687	BIB Bilwon Rd Renewal 26/27	Works are part of the FNQROC contract. Currently under assessment.	Planning
CP0006688	MBA Malone Rd Renewal 26/27	Works are part of the FNQROC contract. Currently under assessment.	Planning
CP0006689	MUT Mutchilba Rd Renewal 26/27	Works are part of the FNQROC contract. Currently under assessment.	Planning
Program: 05 - Bridges			
CP0001558	MBA Tinaroo Creek Rd Ada Creek Causeway	The base slab has been installed and the box culverts lifted into place. Aprons have also been poured on the up and down stream sides of the structure with wingwalls to be installed in preparation for roadworks to commence in August.	Construction
CP0003897	KOAH Kanervo Road Bridge Repair Defects		Not Commenced
CP0003925	MBA Springmount Rd New Bridge Granite Ck (DESIGN Component)	Tenders to be called for External design	Design
Program: 06 - Drainage			
CP0003695	Irvinebank Jessie St/Rubina Tce Upgrade	Survey complete, design to be scheduled	Design
CP0006622	MBA Ray/George Fabris Rd Intersection Proposed New Cwy (DESIGN Component)	Design to be scheduled	Design
CP0006629	MBA Ray Rd Future Drainage Corridor George Fabris Rd to Chinaman Ck	External consultant engaged for concept design	Design
CP0006651	MBA Ray Rd Zenel Rd Detention Basin and Downstream Drain (DESIGN Component)	External consultant engaged for concept design	Design
CP0006655	2026/27 Renew Minor Culverts & Drainage	To be programmed	Not Commenced
CP00844	MBA Amaroo Drainage Upgrades	Site visit completed. Planning for procurement.	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	For Construction Design to be completed August 2026.	Design
CP0001790	MBA WNP Anzac Avenue Footpath Renewal	Planning for procurement.	Planning
CP0001821	2026/27 Shire wide Footpath Renewal Program	To be programmed	Not Commenced
Program: 10 - Parks and Gardens			
CP0001803	Julatten Geraghty Pk Pump Track	Construction commenced. Expected completion early September 2026.	Construction
CP0001805	MBA Bicentennial Lakes Northern	Civil construction complete. Interpretive and wayfinding signage being developed & the content proofed prior to installation. Additional tree limbing and visibility pruning being arranged to complement previous works.	Construction

Infrastructure Services Capital Works Summary Report July 2026



Project Code	Project Description	Project Comment	Project Stage
CP0001810	KDA Gregory Terrace Park Minor Refurb	To be programmed	Not Commenced
CP0001848	MBA Jensen Park Refresh Softfall	To be programmed	Not Commenced
CP0001928	MUT Refurb Community Hall Park	Scope of works and equipment options being reassessed due to budget constraints.	Planning
CP0003670	MBA Amaroo Park Shade	Project Manager is liasing with P&G in regards to the master plan layout for planting future shade trees prior to project close out.	Construction
CP0003817	SPW Playground Softfall Replacement	To be programmed	Not Commenced
CP0003818	KDA KIAC KCP Additional Funds	Planning and investigation. The old school building concrete slabs need to be made safe prior to playground installation.	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	The dam level has reached a safe level, allowing the works to proceed. The works are scheduled for completion by the end of August, subject to contractor availability.	Construction
CP0002694	FY26/27 - CHI WTP Arsenic Filters	To be programmed	Not Commenced
CP0002700	FY26/27 - WTP Minor Infrastructure	Development of design documents underway.	Design
CP0002701	FY26/27 - Smart Meters Replacement	The project scope has been finalised, with most required materials successfully procured.	Procurement
CP0002702	FY26/27 - Water Main Replacement	Procurement expected early August 2026.	Procurement
CP0002703	FY26/27 - Telemetry/SCADA Upgrades	Review of SCADA infrastructure undertaken. Scope of works and system requirements documentation under development.	Design
CP0002705	FY26/27 - Hydrants & Valve Renewal	The scope of works documentation undergoing final review.	Design
CP0002706	FY26/27 - KDA WTP Filtration System	To be programmed	Not Commenced
CP0002707	FY26/27 - KDA WTP Filtration Instruments	To be programmed	Not Commenced
CP0002708	FY26/27 - KDA WTP Sediment Tank Instrumentation	To be programmed	Not Commenced
CP0002712	FY26/27 - KDA WTP Process Telemetry	To be programmed	Not Commenced
CP0002714	FY26/27 - KDA SCADA - Additions	Assessment of SCADA infrastructure underway.	Planning
CP0002716	FY26/27 - MBA Wylandra Diesel Generator	Capacity assessments conducted, preparation of design documents underway.	Design
CP0002764	MOL Replace Hunter Ck Weir	Construction works to commence once on-site conditions become safe.	Construction
CP0003820	QRRRF KDA WTP Intake Works	Project released to market for tender	Procurement
CP0006657	FY26/27 MBA Wylandra Water Booster Pump Stn	Capacity assessments conducted, preparation of design documents underway.	Design
CP0006705	Mount Molloy Main St Water Main Replacement	Tender evaluation underway.	Procurement
Program: 12 - Wastewater			
CP0001043	Atherton St Pump Station Refurb	Works have commenced	Construction
CP0002474	FY24 to 27 - MBA Sewer CCTV & Reline Prog	Sewer rehabilitation works in procurement.	Procurement

Infrastructure Services Capital Works Summary Report July 2026



Project Code	Project Description	Project Comment	Project Stage
CP0002481	FY24/25 - MBA Constance St Rising Main	Trenching works progressed steadily along Constance Street, with traffic impacts effectively managed in coordination with Council. Rock encountered at the Herberton Street roundabout made excavation more challenging but did not significantly affect progress.	Construction
CP0002483	25/26 MBA Sewer CCTV & Reline Prog	Open tender closing 14 July 2026	Procurement
CP0002484	25/26 WW Pump Station Ancillary	Following completion of capacity assessments, the scope of works has been finalised. The project is now out for tender.	Procurement
CP0002487	25/26 Telemetry/SCADA Upgrades	Data quality, integrity and validity testing underway	Construction
CP0002492	KDA WWTP Components	The existing inlet works at the Kuranda Wastewater Treatment Plant have reached the end of their serviceable life. Planning and design activities for a replacement structure are underway, with preliminary engineering assessments having commenced.	Construction
CP0002494	FY26/27 - WW Pump Station Ancillary	Following the completion of capacity assessments, the scope of works has been finalised. The project is under tender evaluation.	Procurement
CP0002495	FY26/27 - WW Reticulation Pumps Renewal	Pump inspections have been undertaken, and engineering assessment reports are currently being reviewed. Development of the scope of works is underway.	Design
CP0002499	FY26/27 - MBA Kenneally Rd Pump Station	Capacity assessments have been completed, and the scope of works is being developed.	Design
CP0002500	FY26/27 - MBA Prestige Gdn Pressure Main and Pump Station Pump	To be programmed	Not Commenced
CP0002502	FY26/27 - Telemetry/SCADA Upgrades	Review of SCADA infrastructure undertaken. Scope of works and system requirements documentation under development.	Design
CP0002503	FY26/27 - Manhole Rehab and Replace	To be programmed	Not Commenced
CP0002505	FY26/27 - MBA WWTP Minor Component	Procurement documents under development.	Design
CP0002506	FY26/27 - KDA WWTP Liquid Alum Control Panel	To be programmed	Not Commenced
Program: 13 - Waste			
CP0006698	MBA TS Buy Back Shop Works	To be programmed	Not Commenced
CP0006699	MBA Weighbridge Data Recording Upgrade	To be programmed	Not Commenced
CP0006701	MBA TS Leachate Pump Annual Program	To be programmed	Not Commenced
Program: 14 - Aerodromes			
CP0006588	MBA Airport - Fire Water Tank	To be programmed	Not Commenced
Program: 15 - Fleet			
CP0003746	Replace Asset 1279 Toyota Hilux	Vehicle in final stages of fit out	Procurement
CP0003930	Asset 6221 Forklift Forks Upgrade	Procurement Stage	Procurement
CP0006660	Grader Machine Control Unit	To be programmed	Not Commenced

Infrastructure Services Capital Works Summary Report July 2026



Project Code	Project Description	Project Comment	Project Stage
CP0006663	New Job Truck To Replace Asset 1327 Mitsubishi Triton Dual Cab	Truck at body fabricator	Construction
CP0006665	Replace Asset 4057 Kubota Zero Turn Mower	Tender submitted	Procurement
CP0006668	Replace Asset 1408 Mazda BT 50 4x4 Ute	Tender has been sent out	Procurement
CP0006669	Repaint Cab Asset 632 Mitsubishi Canter 4x4 Truck With 3 Way Tipping Body	To be programmed	Not Commenced
CP0006670	Replace Asset 400 Caterpillar 318 Excavator	Project in planning stage	Planning
CP0006678	Replace Asset No 4062 Kubota Front Deck Mower	Tender has been sent out	Procurement
CP0006704	Replace Asset 2064 Toyota Landcruiser 4X4	Vehicle delivered, 28/07/2026	Construction
Program: 16 - Depots and Council Offices			
CP0003724	DIM Depot Upgrade Fuel Bowsers	To be programmed	Not Commenced
Program: 17 - Community Buildings			
CP0001059	Mba/Dim Aquatic Condition Assessment	Consultant negotiations completed, engagement of services early July 2026, with inspections planned for early August 2026.	Procurement
CP0001816	25/26 Shire Wide Toilet Facilities	Procurement expected mid August 2026.	Procurement
CP0001955	MBA Arnold Park Basketball Court & Park Upgrade	Deed of agreement signed. Procurement complete and projects awarded for the basketball court, footpaths and pavilion components. Works scheduled to commence after the multi-cultural festival Saturday 29 August.	Procurement
CP0003890	25/26 Annual Minor Building Refurb	Pioneer Cemetery. Construction commenced.	Construction
CP0003893	DIM Caravan Pk & KDA Pool Painting	Planning of the Dimbulah Caravan Park is underway, should be completed by the end of August. Expansion joints works will be commencing this month.	Planning
CP0003913	MBA Cedric Davies Hub Place of Refuge	Generator and housing structure installed. Internal construction works ongoing.	Construction
CP0003934	Annual Facilities LED Lighting	Bartley Park Kuranda. Awaiting funding application results.	Planning
CP0006648	KOAH Hall Upgrade	Procurement completed. Construction commenced.	Construction
CP0006682	MBA Railway Ave Entrance Precinct New Toilet	In procurement	Procurement
CP000793	MBA Women's Restroom Refurb	EOI for the management of the building is waiting approval. RFQ out for the demolishing the back toilet building.	Planning
Program: 18 - Non-Infrastructure Items			
CP0003754	Mareeba CBD Blueprint	Detailed design well progressed.	Design
CP0003908	MBA New Cemetery Headstone on Beam	Irrigation materials procured ready for installation.	Construction
CP0003909	Mba Cemetery New Double Columbarium Wall	Construction commenced.	Construction
CP0006659	MBA Cemetery New Coffin Lowering Device	To be programmed	Not Commenced

Infrastructure Services Capital Works Summary Report July 2026

Project Code	Project Description	Project Comment	Project Stage
CP00932	MBA MIP Expansion	Masterplan Documentation (99%) received. Tender Package to be updated with Electrical/Telecommunication suite. Electrical Consultant to finalise package.	Design

Infrastructure Services Capital Works Report Project Highlights – JULY 2026



Project Name: Walsh Street Mareeba Stormwater, Traffic Safety & Landscaping Upgrade

Background

The Walsh Street Mareeba Stormwater, Traffic Safety & Landscaping Upgrade 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 trench excavation and the 750mm stormwater pipe installation on Monday 9th March 2026. Works started opposite Mareeba Kids Campus at the Constance/ Hastie Street intersection.

Stormwater pipe installation progressed slowly through the Coles and K-Hub precinct in July with rock impacting the production rate. The five road crossings connecting the western side of Walsh Street to the main 750mm stormwater pipeline on eastern side of Walsh Street are almost complete.

HEH proposes to progress with kerb reinstatement and roundabout reconfiguration and asphalt profiling works in August. The electrical contractor is preparing to commence streetlight installation.

Infrastructure Services Capital Works Report Project Highlights – JULY 2026



Stormwater Trench Excavation at K-Hub Indicating Rock Being Encountered



Stormwater Pipeline Installation Sand Backfill & Flooding

Infrastructure Services Capital Works Report Project Highlights – JULY 2026



450mm Pipe Crossing & Rock Breaking at the Bottom of the Trench

Infrastructure Services Capital Works Report Project Highlights – JULY 2026



Project Name: Tinaroo Creek Road, Ada Creek Causeway Upgrade

Program: Infrastructure Services

Background:

Tinaroo Creek Road is a rural two-lane bitumen road classified as a Local Road of Regional Significance.

The existing Ada Creek Causeway on Tinaroo Creek Road is a single lane structure located below the crest of a hill on the northern approach which offers poor visibility at a point where the road transitions from two lanes to the single lane causeway in a high-speed traffic environment.

Upgrading the existing single lane causeway to a two-lane structure will provide a fully aligned roadway, providing improved access and safety for vehicles. The upgrade will address current visibility issues and remove the current give-way sign, improving traffic flow, safety and compliance.

Raising the structures height will reduce the frequency and impact closures during wet-season rain events. Ensuring the road remains open during adverse weather will support continued transport operations for local businesses, including a quarry, poultry farm, and agricultural enterprises such as cattle and horticulture agri-business operations.

This Ada Creek Causeway Upgrade project is jointly funded by the Australian Government, the Queensland Government and Mareeba Shire Council.

Scope of Work:

The causeway projects scope of works includes:

- Establishment of a side-track for continuous traffic flow
- Demolition of existing low level causeway structure.
- Construction of new 2400 x 1500 RCBC culvert sections.
- Formation and construction of a 150mm thick concrete road over new culvert sections and approaches, 8m wide.
- Installation of concrete batters to protect the new raised asphalt approach sections, tying into the new concrete structure and existing road profiles either side of the causeway crossing.
- Installation of signage and line marking.

Works Progress:

Contractor mobilised to site in the week commencing 15th May and commenced preliminary stream diversion, clearing and site establishment works.

The concrete culvert base has been constructed and the 1.8 metre-high box culvert units lifted into place. The upstream and downstream aprons and cut-off walls have also been poured.

Preliminary bulk earthworks have commenced on both the southern and northern approaches to the culvert structure with preparations being made to install the wing-walls and continue concrete works.

Infrastructure Services Capital Works Report Project Highlights – JULY 2026



Ada Creek Causeway Base Slab Steel Pre-Concrete Pour



Ada Creek Base Slab Pour 1st July

Infrastructure Services Capital Works Report Project Highlights – JULY 2026



Ada Creek Box Culvert Placement



Ada Creek Aprons Pre-Concrete Pour

Infrastructure Services Capital Works Report

Project Highlights – July 2026



Project Name: Leadingham Creek Road Rehabilitation, Widen and Seal

Program: Rural Roads

Background

Leadingham Creek Road is classified as a Rural Collector Road, extending approximately 13.1 km from Mareeba-Dimbulah Road (east of the Dimbulah township) to Wolfram Road in the west. The road serves a vital role in supporting regionally significant activities, including heavy agriculture, sugarcane haulage, and tourism, and also provides access to the Dimbulah Aerodrome.

The road is in need of an upgrade to address several safety concerns, including tight horizontal curves, steep vertical alignments, restricted driver sightlines, and a narrow carriageway. Additionally, the high volume of heavy commercial and private traffic has contributed to the deterioration of the road's condition, resulting in steep edge drop-offs, uneven shoulders, and damaged sealed edges that compromise the integrity of the pavement.

This project is funded by the Australian Government in association with the Queensland Government and Mareeba Shire Council.

Scope of Works

The scope of works includes the widening and sealing of 9.8km of Leadingham Creek Road from Chainage 1.65 to 11.48 to a consistent 2 lane, 7m wide roadway with 0.5m shoulders on either side of the roadway (excluding the single culvert at Twelve Mile Creek). The scope includes earthworks, drainage, culverts, pavement construction, bitumen sealing, road furniture and line marking.

Progress Update

Chainage 3.598 – 5.2

- 1) Cart, lay and compact Type 2.1 road base
- 2) Sealing of pavement
- 3) Installation of signs

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



Sealing of Leedingham Road

Infrastructure Services Capital Works Report Project Highlights – July 2026



Sealing of Leedingham Road

Chainage 8.04 – 11.48

- 1) Preparation of Subgrade
- 2) Cart, lay and compact gravel road base.
- 3) Construction of side track at 12-Mile Creek

Infrastructure Services Capital Works Report Project Highlights – July 2026



Preparation of subgrade

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



Preparation of subgrade

Infrastructure Services Capital Works Report Project Highlights – July 2026



Project Name: 25/26 Gravel Resheet Program

Program: Gravel Resheet

Background

As part of its ongoing commitment to maintaining and improving local infrastructure, Mareeba Shire Council undertakes planned gravel resheeting works. Council delivers these works through internal works crews in between maintenance grades.

Scope of Works

The scope of works includes heavy formation grade to reinstate the profile of the roadway, Importation of suitable road base material and laying and compacting of material to specification.

Progress Update

Slape Road

A gravel resheet of Slape Road was completed.



Resheet completed on Slape Road

Infrastructure Services Capital Works Report Project Highlights – JULY 2026



Project Name: Mareeba Bicentennial Lakes and Parkland Upgrade

Program: Parks and Open Spaces

Background:

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

The northern lake is located between Keeble St and Granite Creek and provides an open space recreational area for the residents and visitors of Mareeba Shire with established trees, grassy open spaces, footpaths, and a waterway backdrop.

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

Scope of Work:

The projects scope of works includes:

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

Works Progress:

The civil works are complete.

Interpretive and wayfinding signage is being developed and is currently in the proofing stage.

Additional tree trimming and visibility pruning will be undertaken to complement previous works.

Infrastructure Services Capital Works Report Project Highlights – JULY 2026



New Viewing Deck where an Interpretive/ Information Sign will be installed

Infrastructure Services Capital Works Report Project Highlights – July 2026



Project Name: New Footpath Link – Constance Street Mareeba

Program: Footpaths

Background

The Queensland Governments Queensland Walking Strategy 2019-2029 promotes walking as a safe and accessible mode of transport. In support of this initiative and Councils strategic objective to improve pedestrian connectivity, Mareeba Shire Council secured funding from the Queensland Department of Transport and Main Roads to develop the Mareeba Walking Network Plan.

The Walking Network Plan identified gaps in the existing pedestrian network and prioritised infrastructure to improve connectivity between residential areas and key destinations, providing a strategic framework for the staged delivery of future walking networks across the Mareeba township.

Further funding was received through the Queensland Department of Transport and Main Roads Walking Local Government Grants Program to deliver a section of footpath along Constance Street linking it from the Mareeba Theatre Group to the St Thomas school bus zone.

Scope of Works

The scope of works comprise of the construction of a new concrete footpath along the western side of Constance Street between the Mareeba Theatre Group and the bus zone in front of the St Thomas of Villanova Parish School. The works include all associated earthworks, pavement preparation, concrete placement, driveway crossover construction, finishing, curing and reinstatement works as per the approved design.

Progress Update

All works to provide the concrete pathway along the Constance Street alignment have been completed including reinstatement of turf to the edge of the pathway.

Infrastructure Services Capital Works Report Project Highlights – July 2026



Alignment adjacent to Arnold Park



Driveway crossover – Mareeba Courthouse

Infrastructure Services Capital Works Report Project Highlights – July 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 July, trenching works continued along Constance Street between Herberton Street and Atherton Street, with steady progress achieved throughout the month. The contractor worked closely with Council to effectively manage traffic conditions, particularly around school peak periods, ensuring disruption to motorists and pedestrians was minimised as much as practicable.

Construction progressed efficiently with no significant ground conditions encountered until excavation reached the Herberton Street roundabout. At this location, the contractor commenced the second of the project's twelve planned road crossings. Rock was encountered during these works, resulting in more challenging excavation conditions, however, the contractor continued to progress well.

Infrastructure Services Capital Works Report Project Highlights – July 2026



Infrastructure Services Capital Works Report

Project Highlights – July 2026



Project Name: Atherton Street Sewer Pump Station & Sewer Rising Main Upgrade

Program: Wastewater

Background

Mareeba Shire is a growing, confident and sustainable Shire in Far North Queensland, a shire of diversity with a vibrant, multicultural population and landscapes that vary from World Heritage Rainforest and breathtaking waterfalls to productive agricultural farms and cattle properties.

Mareeba is the main commercial and administrative centre in the Mareeba Shire Council (MSC) area, located 64 kilometres southwest of Cairns with a population of 11,825. The population of Mareeba in 2016 was 11,079 indicating a growth rate of approximately 1.34% per annum. Mareeba plays an important role in the Tropical North Queensland regional economy and has a leading role as a secondary tourism, transport and services hub for the region. Mareeba is also the service centre for the growing population and economy to the north in Cook Shire, the Peninsula and west into the Gulf region.

MSC provides wastewater reticulation and treatment services for the township of Mareeba. The majority of the reticulated sewerage network of Mareeba was constructed in the late 1960s, early 1970s and 1980s. The sewer network has over 99 km of the gravity sewer network, 1725 maintenance holes, 16 pump stations with a total length of 14 km of sewerage rising mains and a wastewater treatment plant (WWTP) that has a capacity of 12,500 equivalent persons (EP).

To activate housing development in Mareeba it is critical to accelerate the delivery of critical trunk infrastructure. This critical trunk infrastructure project to upgrade Atherton Street Sewer Pump Station and Rising Main will unlock the potential to activate infill and greenfield housing projects including new residential lots for new homes.

Scope of Works

This project will deliver an outcome that will increase the long term sustainability of the region by investing in critical trunk infrastructure supporting regional growth and tourism and offering better health and amenity.

MSC has decided that the implementation to Construct Atherton St Sewer Pump Station Upgrade offers a balanced choice in terms of providing housing development growth, economic expansion, environmental rewards, risks, and costs.

The project requires the following activities to be undertaken:

Tender Process

Construction phase consisting of

- Prestart meetings;
- Provision and implementation of management plans;
- Survey and Geotech;
- Procurement of materials including pumps, pipe; joints, bends, MH materials;

Infrastructure Services Capital Works Report Project Highlights – July 2026



- Construction of the Sewer Pump Station and rising main;
- Construction of the associated maintenance hole and connection to the existing network;
- Sewer main and Maintenance Hole testing;
- Commissioning of the sewer pump station and rising main;
- Construction completion and handover of the sewer rising main for Council operation. The project will deliver an anticipated residual life of 80 years.

Progress Update

During July, demolition works at the sewer pump station were successfully completed. Following the completion of demolition activities, refurbishment works commenced on one side of the wet well. These works include the restoration of the internal structure and preparation for the installation of new mechanical and electrical components. The staged approach minimises service disruptions and maintaining continuity of the sewer network throughout the construction period.



9.3 TENDER AWARD T-MSC2026-07 25/26 MBA SEWER RELINE PROGRAM

Date Prepared: 7 August 2026
Author: Project Manager
Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with an assessment of the tenders received for T-MSC2026-07 25/26 Sewer Reline Program.

RECOMMENDATION

That Council awards Tender T-MSC2026-07 25/26 Sewer Reline Program to Flowpro Pty Ltd for the amount of \$1,810,820.00 (excl. GST).

BACKGROUND

Tenders for T-MSC2026-07 25/26 Sewer Reline Program closed at 11.00 am, Tuesday 14 July 2026. The scope of the works includes sewer pipe cleaning, relining, junction cutting and sealing, junction replacements, complete sewer section replacements and CCTV inspections within the Mareeba Township.

Council undertakes an annual in-situ sewer relining works to maintain the structural integrity, reliability and serviceability of the sewer reticulation network.

As part of the previous year's annual sewer relining program, Council undertook comprehensive CCTV inspections across the Mareeba sewer network to assess underground sewerage asset condition and ensure critical defects were identified and addressed, complementing the available historical inspection data. The updated inspections have identified sections of sewer main requiring rehabilitation due to deterioration, structural defects and infiltration.

The proposed sewer relining and rehabilitation works will extend the operational life of the existing assets while reducing groundwater infiltration into the sewer network. This will improve network performance, decrease wet weather inflows to the sewage treatment facilities and reduce operational and energy costs, especially during the wet season or significant rain events.

Tenders Received

At close of tenders, one (1) submission was received. A summary of the tender price at opening is provided below:

Tenderer	Price (excl. GST)
FlowPro	\$1,810,820.00

Tender Assessment

The Tender was assessed for conformance, compliance and discrepancies, against the specified response schedules and tender documentation provided.

Flowpros's submission was complete, meets value-for-money considerations and included a works program demonstrating the ability to meet the time constraints specified in the tender. Post-tender clarifications were sought, with adequate responses subsequently received.

RISK IMPLICATIONS

Infrastructure and Assets

The identified sewerage mains require in-situ sewer relining works to maintain the structural integrity, reliability and serviceability of the sewer reticulation network. Sewer relining reduces infiltration by sealing cracks and failing joints that allow groundwater and stormwater to enter the network. By blocking this unwanted water, the project directly mitigates the risk of sewage overflows during heavy rainfall events, protecting public health and the local environment. Keeping rainwater out of the network significantly reduces the total volume delivered to downstream infrastructure, lowering the operational load on pump stations and sewage treatment plants, reducing energy consumption, preventing biological treatment process disruptions, and extending the service life of Council's wastewater assets.

Financial and Resource Implications

Capital

Yes.

Is the expenditure noted above included in the current budget?

Yes. Council has allocated funding under the capital budget. Council has received approval of funding towards the Sewer Relining program through the State Government's Works for Queensland program. Projects receiving funding under this grant program must be completed by 30 June 2027.

LINK TO CORPORATE PLAN

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

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

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

IMPLEMENTATION/COMMUNICATION

Advise successful tenderer of Council decision and draft contract for signature.

Council's Corporate Communications team will be engaged prior to works commencing to develop a media campaign to inform the public on the project with key points being addressed, such as the project itself, potential road lane closures and traffic disruptions along with the benefits of the project.

9.4 TENDER AWARD T-MSC2026-06 2026-2027 WATER MAIN RENEWAL PROJECT**Date Prepared:** 16 July 2026**Author:** Water & Waste Quality & Compliance Officer**Attachments:** Nil**EXECUTIVE SUMMARY**

The purpose of this report is to provide Council with an assessment of the tenders received for T-MSC2026-06 2026-2027 Water Main Renewal Project.

RECOMMENDATION

That Council awards Tender T-MSC2026-06 2026-2027 Water Main Renewal Project to NQ Wastetrans Pty Ltd for the amount of \$1,082,498.80 (excl. GST).

BACKGROUND

Tenders for T-MSC2026-06 2026-2027 Water Main Renewal Project closed at 11.00 am, Tuesday 30 June 2026.

The scope of the works includes supply and installation of a new water main on various sections of Kenneally Estate. Works for the new watermain installation will generally be limited to the road pavement. The existing water main is typically asbestos cement (AC) and will be decommissioned by grouting in situ. Council has advised tenderers that the works are required to be practically complete by 30 June 2027.

Tenders Received

Seven (7) submissions were received. A summary of the tender prices at opening is provided in Table below:

Tenderer	Tendered Price (excl. GST)
A & B Civil Contracting	\$ 885,188.00
FGI Developments Pty Ltd	\$867,838.00
JR Pipelines Pty Ltd	\$ 1,130,558.69
NQ Project Partners Pty Ltd	\$3,274,915.99
NQ Wastetrans Pty Ltd	\$1,082,498.80
Searle Plumbing Pty Ltd	\$1,608,899.70
Terranovus Civil	\$ 1,364,015.00

Tender Assessment

Tenders were assessed in accordance with the evaluation criteria stated in the tender documentation and are criteria is outlined below;

Criteria	Weighting
Tendered Price	40%

Relevant Experience	15%
Key Personnel Skills and Experience	15%
Tenderer's Resources	10%
Demonstrated Understanding	20%
Total	100%

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

All tenders were conforming, with all tenderers assessed were capable of completing the works.

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

Tenderer	Score (100%)	Rank
NQ Wastetrans Pty Ltd	85.68	1
FGI Developments Pty Ltd	82.57	2
A&B Civil Pty Ltd	79.50	3
JR Pipelines Pty Ltd	76.64	4
Terranovus Civil Pty Ltd	70.31	5
Searle Plumbing Pty Ltd	63.88	6
NQ Partners Pty Ltd	46.75	7

RISK IMPLICATIONS

Infrastructure and Assets

This project is critical to ensuring the long-term water security, operational resilience, and financial sustainability of the Shire's reticulation network.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Yes.

Is the expenditure noted above included in the current budget?

Yes. Council has allocated funding under the 2026/27 capital budget. Council has received approval of funding towards the 2026-27 Water Main Renewal Program through the Australian Government's Water Infrastructure for Sustainable and Efficient Regions (WISER) program. Projects receiving funding under this grant program must be completed by 30 June 2027.

LINK TO CORPORATE PLAN

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

Tenderers will be advised on the outcome of this report.

Council's Corporate Communications team will be engaged prior to works commencing to develop a media campaign to inform the public on the project with key points being addressed, such as the project itself, potential road lane closures, traffic disruptions and water disruptions along with the benefits of the project.

Localised water disruptions may be required to enable commissioning of the new water mains once installed.

9.5 INFRASTRUCTURE SERVICES, WATER AND WASTE OPERATIONS REPORT - JULY 2026

Date Prepared: 16 July 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 July 2026.

RECOMMENDATION

That Council receives the Infrastructure Services, Water and Waste Operations Report for July 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)	7,849	703	256	480	186
Number of Connections	4,648	1,146	177	288	128
Average Daily Water Consumption per Connection (L)	1,689	613	1,448	1,666	145

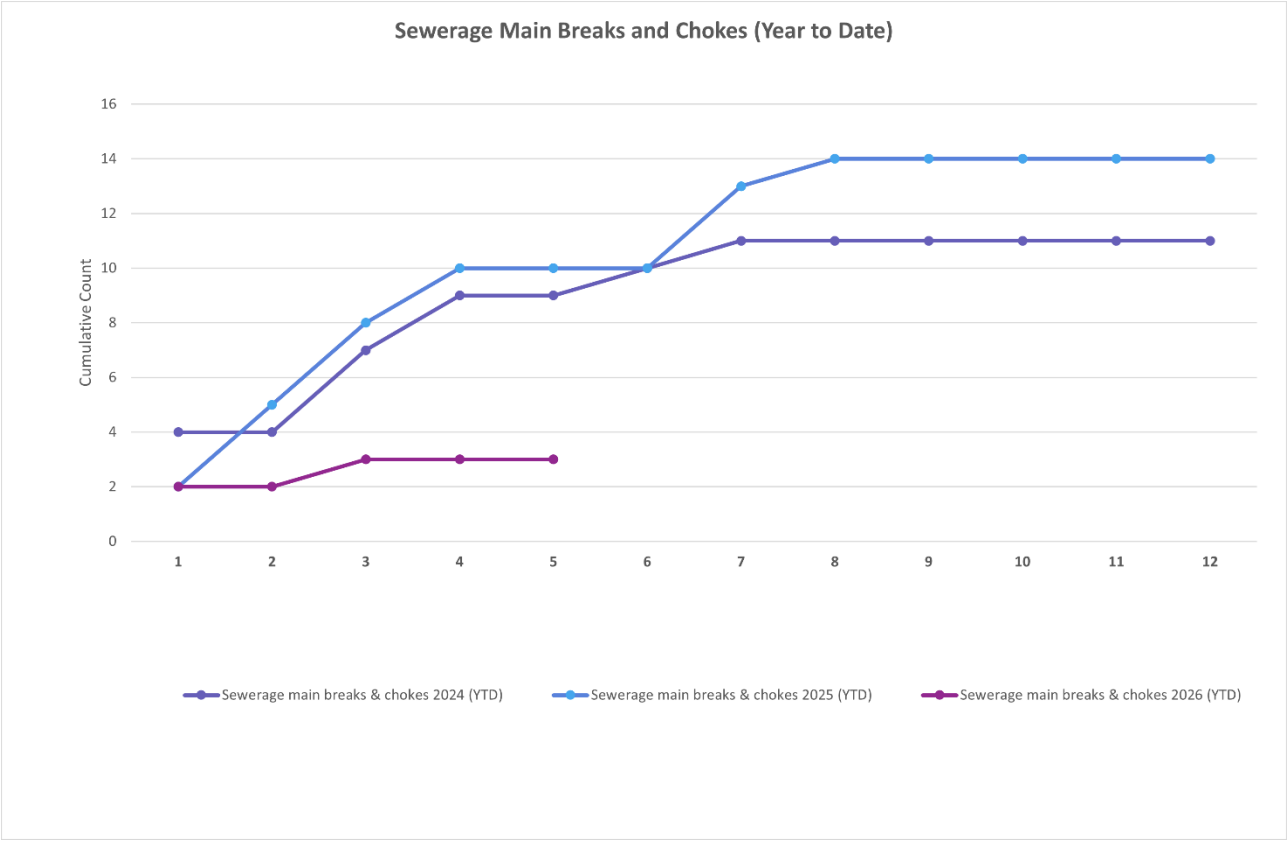
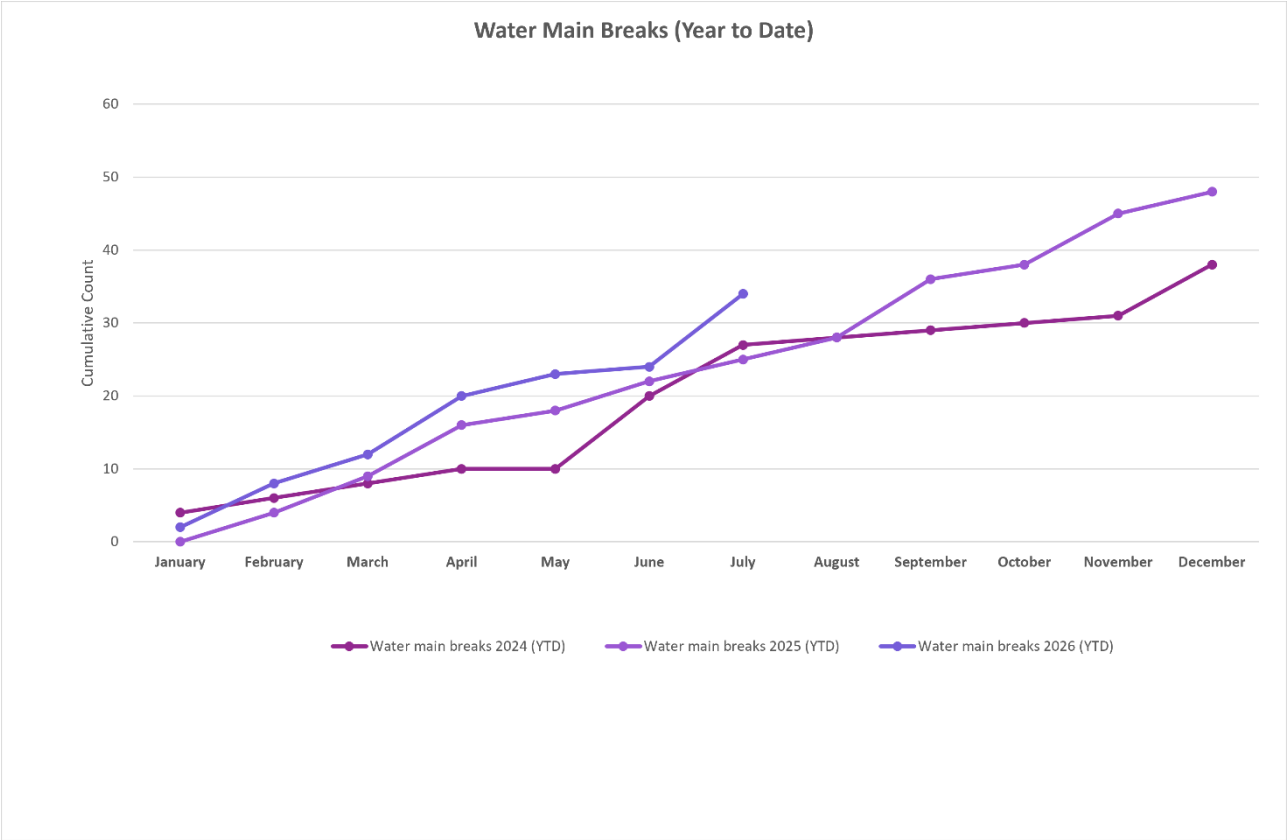
* Mt Molloy is an untreated, non-potable water supply.

Wastewater Treatment	Mareeba	Kuranda
Wastewater Plant Average Daily Treatment (kL)	2,423	167
Number of Connections	4,306	395
Average Daily Inflow per Connection (L)	563	423

Water and Wastewater Reticulation:

Council's water reticulation crew attended ten (10) water main breaks in July, 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:

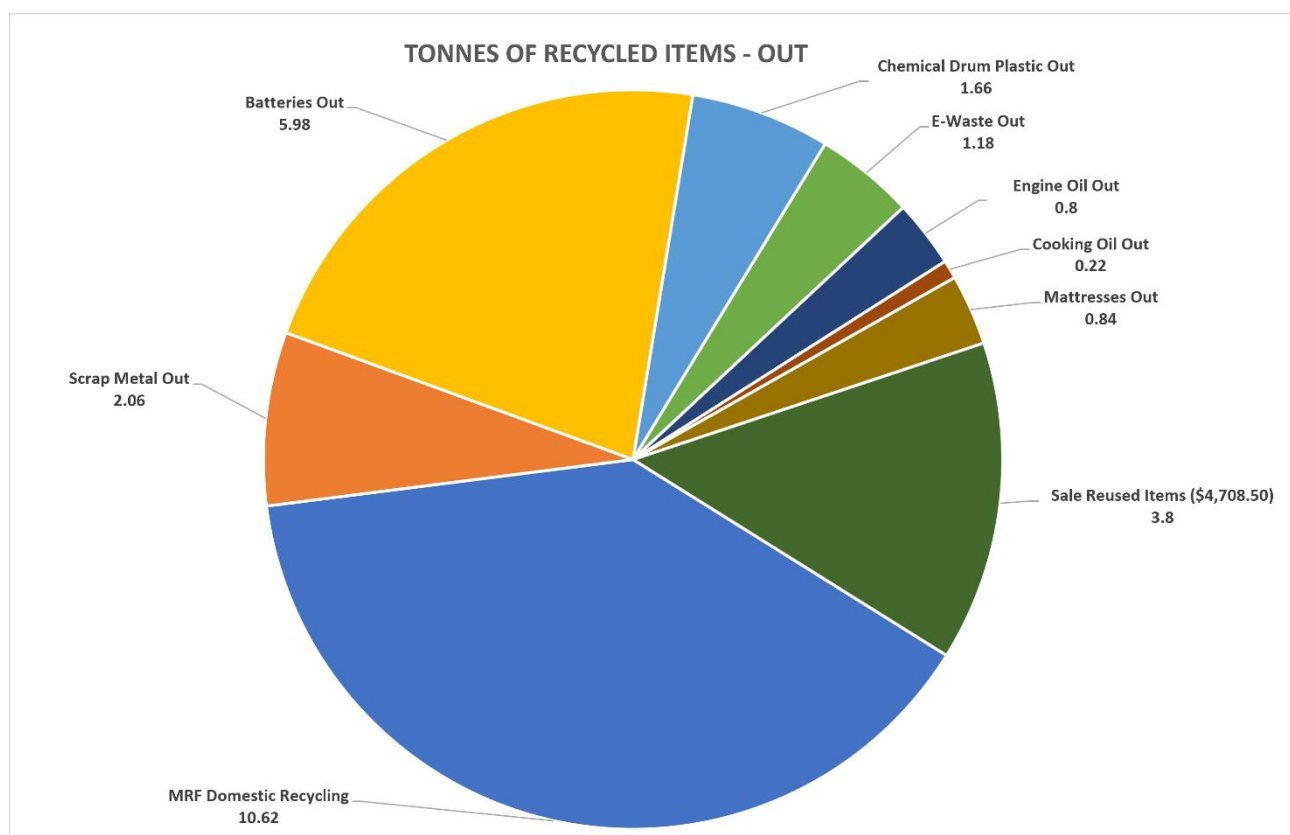


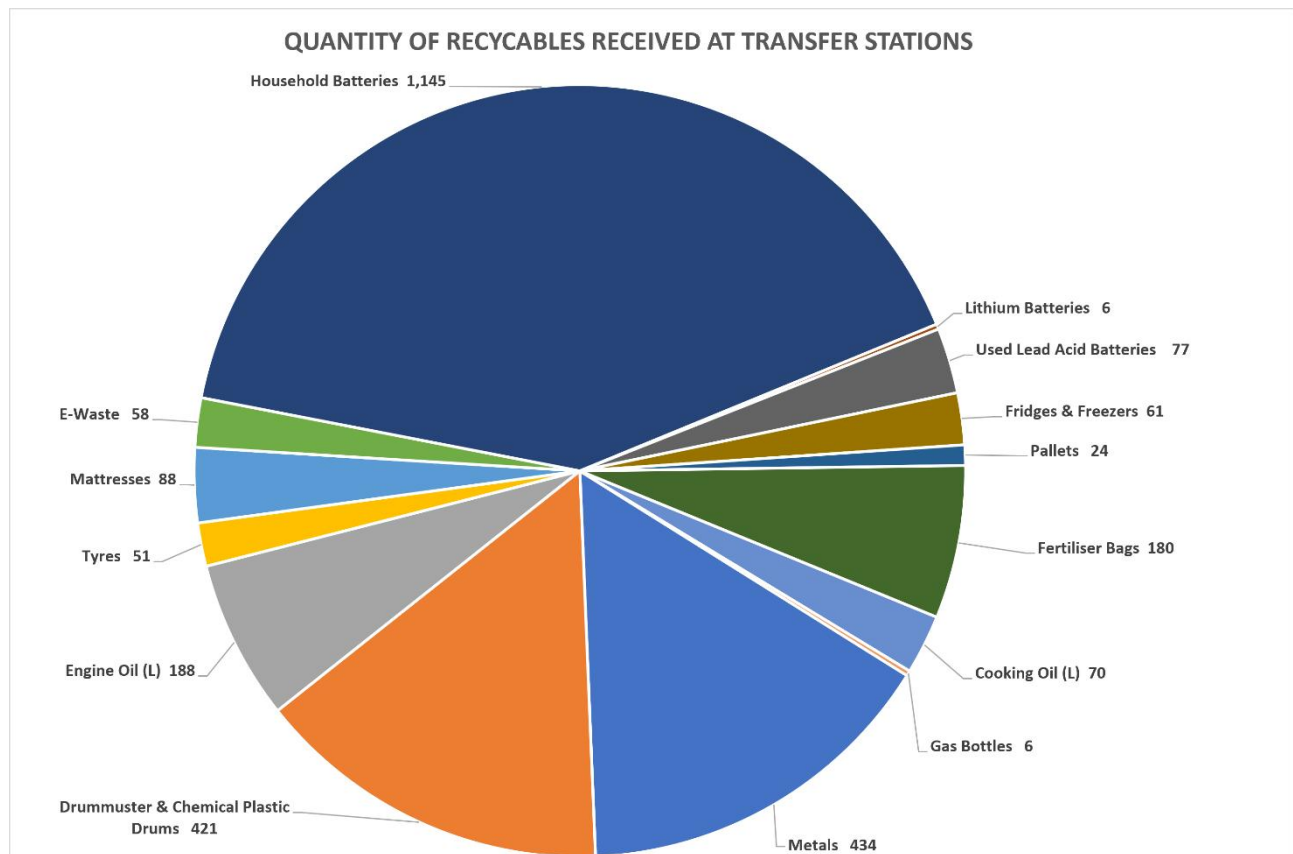
Waste Operations:

A long-term waste disposal agreement has been established with Springmount Waste Facility. Under this arrangement, Mareeba Shire Council landfill waste, including kerbside waste, is transported to Springmount in kerbside collection vehicles and roll-on roll-off (RORO) bins from Council's transfer stations. This disposal method was identified as the most practical, cost-effective, and operationally sustainable solution following a comprehensive market analysis and review of Mareeba Shire Council's waste management system.

Recycling

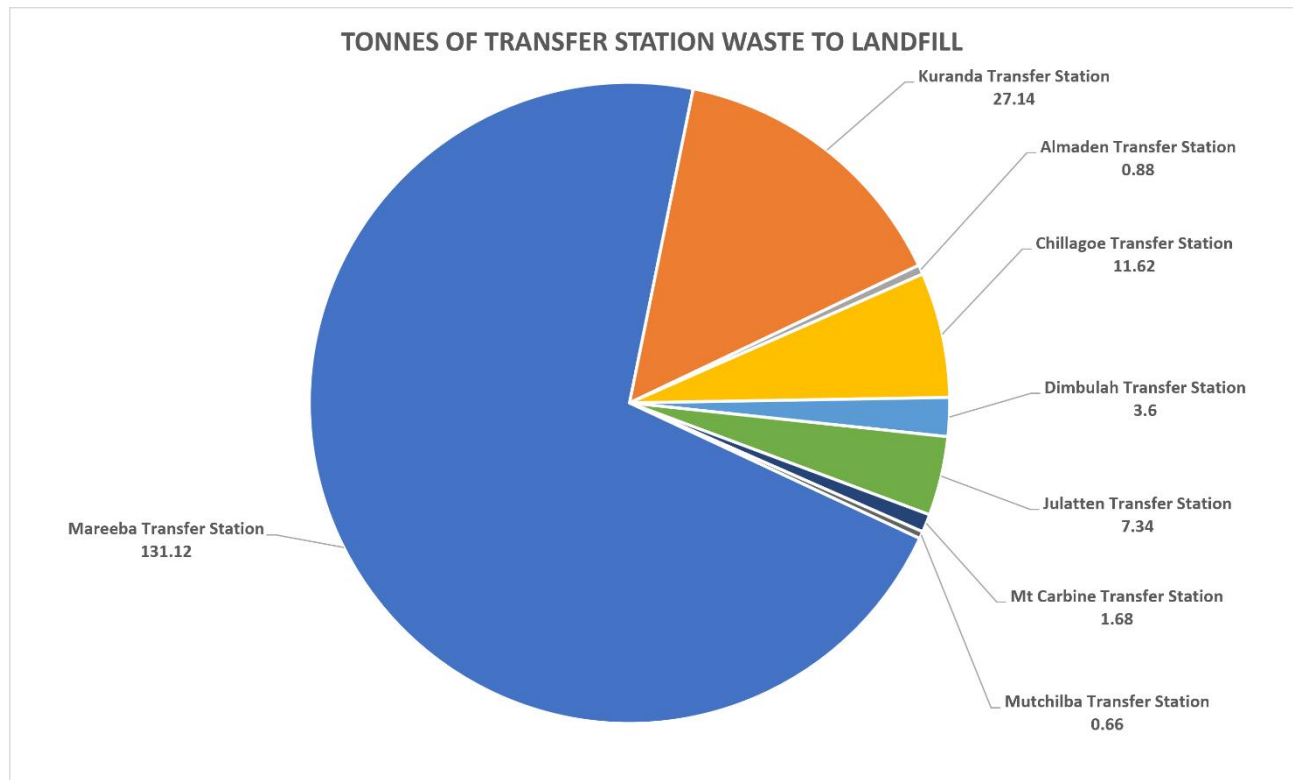
Residents continue to actively recycle at transfer stations. During July, 10.62 tonnes of domestic items were recycled at the Material Recovery Facility (MRF). The highest count of recyclable items received at transfer stations were 1,145 household batteries, 434 metal items, and 421 DrumMUSTER & chemical plastic drums.





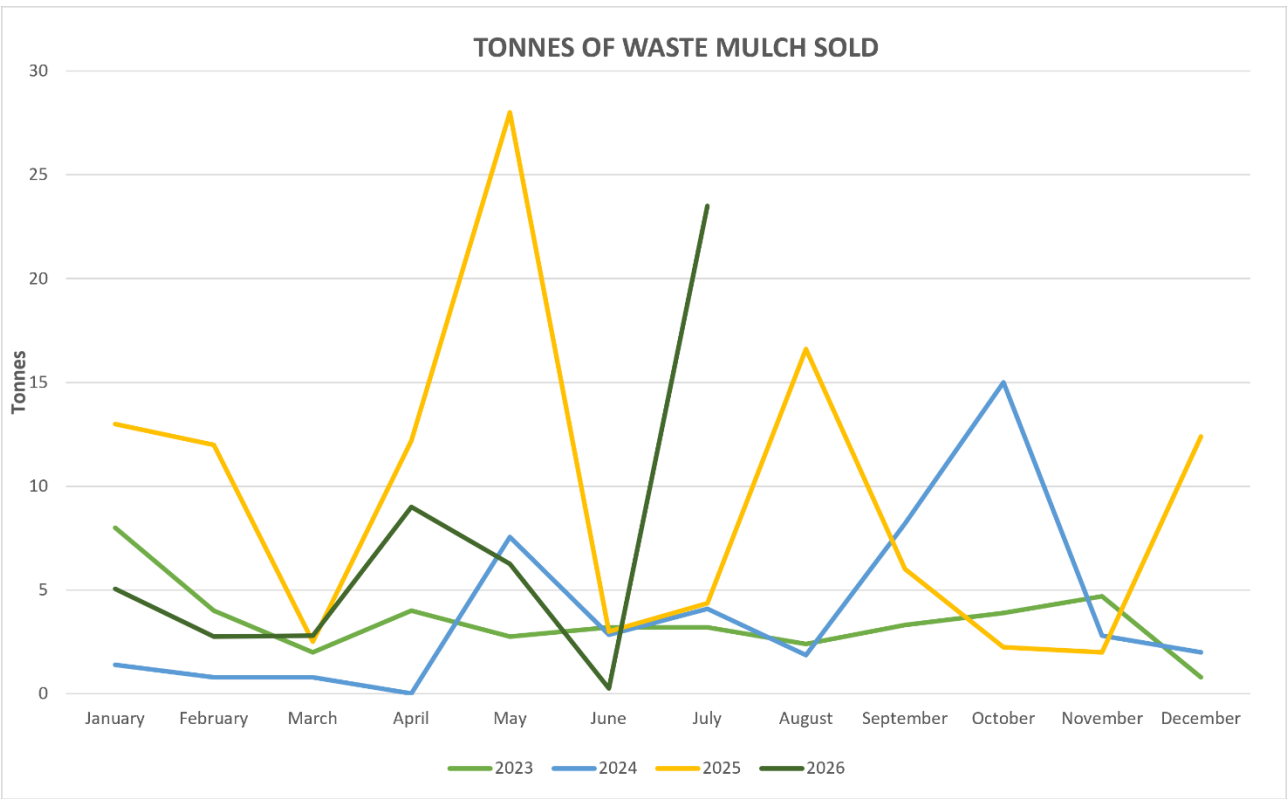
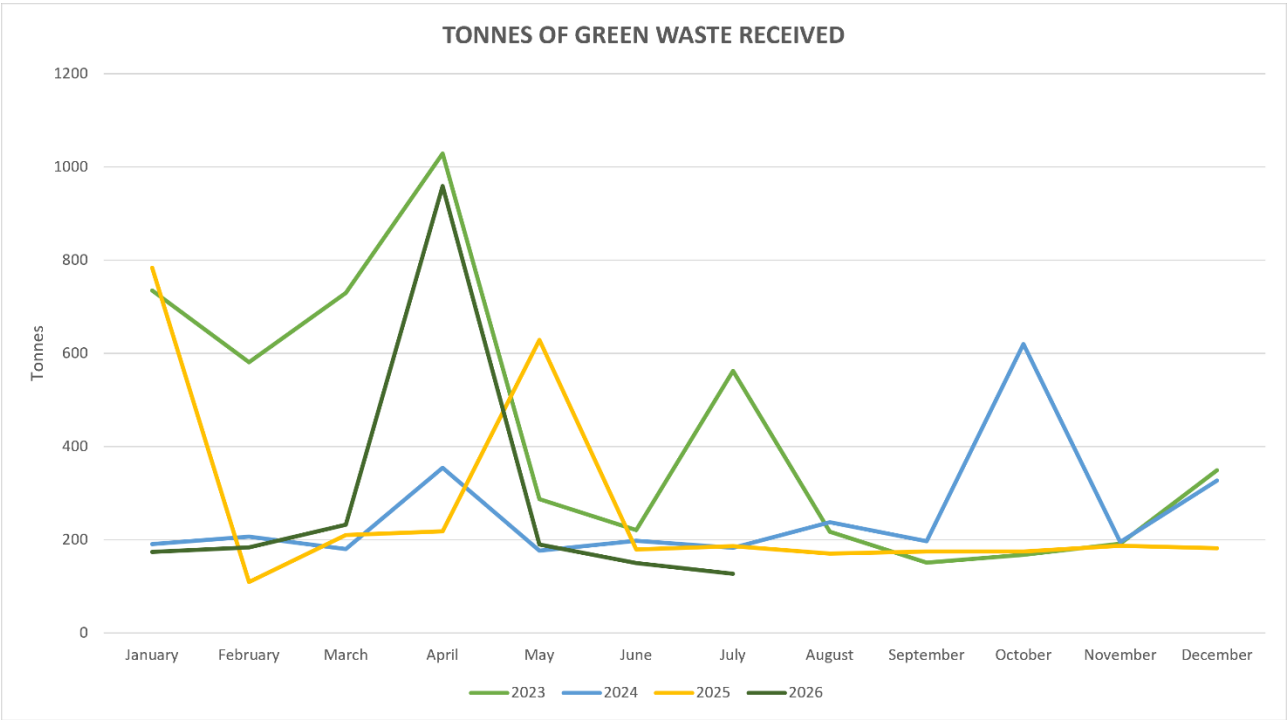
Kerbside Collection Waste and Transfer Station Waste

Kerbside Collection Waste and Transfer Station Waste is transported to the Springmount Waste Facility. During July, 184.04 tonnes of waste from transfer stations and 497.4 tonnes from kerbside collection waste was sent to landfill.



Green Waste:

During July, Council received a total of 129.69 tonnes of green waste, and 23.50 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

9.6 INFRASTRUCTURE SERVICES, DISASTER RECOVERY OPERATIONS REPORT - JULY 2026

Date Prepared: 31 July 2026
Author: Coordinator 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 July 2026.

RECOMMENDATION

That Council receives the Infrastructure Services, Disaster Recovery Operations Report for July 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 in 2026.
T-MSC2025-33 Warril and Mount Haren Landslip Remediation	Contract awarded to Australian Ground Engineering (AGE). Works commenced in May 2026 at Mt Haren Road. Works commenced in June 2026 at Warril Drive.
T-MSC2025-34 Ivicovic Road Landslip Remediation	Contract awarded to Gregg Construction Pty Ltd. Works on site 90% complete.

Water and Sewer Program (exceptional circumstances package)

Project Name	Update
T-MSC2025-09 Lloyd Street Sewer Replacement Project	Project awarded to A&B Civil. Works in progress.

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	Contract awarded to S&K Civil Contracting Pty Ltd. Works on Torwood, Bolwarra, Ootann Roads complete. Concrete works on Fantin and Mona Mona Roads complete, rock protection to follow. Works in progress on Hillview Road.
T-MSC2025-25 Wolfram Road Culvert Upgrade	Contract awarded to Gregg Construction Pty Ltd. Culverts have been procured, on site works are in progress.
T-MSC2025-26 Lockwood Road Upgrade	Contract awarded to IKCO Pty Ltd T/A Ikin Civil. Pipes are on order, works to commence upon arrival, likely September 2026.

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 current projects. An extension of time has been approved, allowing Council to finalise the remaining projects. This includes the delivery of furniture and completion of works at the Community Led Activation Centres.

2025 DRFA – North and Far North Tropical Low 29 January – 28 February 2025Reconstruction of Essential Public Assets (REPA) Projects

Project Name	Update
DRQ-MSC2026-01 - Eastern Roads 1 & DRQ-MSC2026-02 - Eastern Roads 2	Contract awarded to IKCO Pty Ltd T/A Ikin Civil in June 2026. Works progressing well.
DRQ-MSC2026-05 - Western Roads 1 & DRQ-MSC2026-06 - Western Roads 2	Contract awarded to Gregg Construction Pty Ltd in June 2026. Works progressing well.
DRQ-MSC2026-03 - Dimbulah Roads 2	Contract awarded to Watto's Earthmoving and Machinery Hire Pty Ltd in July 2026.
DRQ-MSC2026-04 - Mid-Western Roads	Contract awarded to MC Group Pty Ltd in July 2026.

Project Name	Update
DRQ-MSC2026-08 - Sealed Roads	Contract awarded to Stratos Civil Pty Ltd in July 2026. Includes Fallon Road works.
Hastie Road Embankment	Approval received for geotechnical solution. Onsite investigations complete, design near complete.
Kuranda Depot Access Slip	Approval received for geotechnical solution. Temporary works complete to stabilise site prior to the 25/26 wet season. Further works to stabilise site to be completed in 2026.
Top Eureka Creek Road Culvert	Rock protection works complete. Rock mattress works to be undertaken in 2026.
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). Site investigations have commenced. Temporary road closure will be required for Geotechnical investigations. Residents to be notified of closure once date is confirmed.
Butler Drive, Kuranda Landslip	Approval received for stabilisation of downslope bank adjacent Butler Drive. Slip has compromised stormwater drainage. Site investigations progressing well.
Aerodrome Drain, Mareeba	Approval received for rock mattress works at end of aerodrome drain adjacent Ray Road. Works to be undertaken in 2026.

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 for the 2026 event. Submissions are to be drafted and submitted to QRA.

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 in progress by S&K Civil Contracting Pty Ltd.

Project Name	Update
Argyle Street, Dimbulah	Approval received for pavement works on Argyle Street, Dimbulah.
REPA Submissions	REPA submissions progressing.

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.

9.7 INFRASTRUCTURE SERVICES, WORKS SECTION ACTIVITY REPORT - JULY 2026**Date Prepared:** 16 July 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 July 2026.

RECOMMENDATION

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

BACKGROUND

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

TRANSPORT INFRASTRUCTURE

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

Activity	Location
Unsealed Road Grading	Kinnear St, Amber Road, Bolwarra Rd, Bulleringa Road, Eastern St, Exchange Rd, Frew St, Gamboola Rd W, George Fabris, Georgetown Rd, Grigg Rd, Henry Hannam Dr, Junevale Road, Martin Ave Con, McIvor Rd, Ray Rd, Slape Rd, Smelter Rd, Springfield Rd, Torrisi Rd, Weir Rd, Zillmanton Rd, Kda Pre School, Venture Road, Pont Street, Dow Road, Zenel Road
Bitumen Patching	Springmount Rd, Chewko Rd, Fallon Rd Turn, Anzac Ave, Atherton St, Bilwon Rd, Black Mtn Rd, Blacks Rd, Boonmoo Rd, Boyles Rd, Byrnes Rd, Cathedral St, Coondoo St, Fallon Rd, Fassio Rd, Fichera Rd, Frew St, Hay St, Herberton St, High St, Highland Dr, Hope St, Koah Rd, Leafgold Weir R, Market St, Masons Rd, Monaro Cl, Mt Perseverance, Mutchilba Rd, Myola Rd, Narcotic Ck, Oak Forest Rd, Pickford Rd, Piemonte Rd, Queen St, Railway Ave, Ray Rd, Smith St, Speewah Rd, Springs Rd, Tinaroo Ck Rd, Trimble Rd, Veness Rd, Wolfram Rd, Effley St, Mba Land Fill
Unsealed Road Maintenance	Armstrong Rd, Austin Rd, Clacherty Rd, Euluma Ck Rd, George Fabris, Henry Hannam Dr, Hillview Rd, Jackson St, Kanervo Rd, Mona Mona Rd, Mt Misery Rd, Mt Perseverance, Nine Mile Rd, Rasmussen Rd, Ray Rd, Richards Rd, Scrub St, Wetherby Rd, Boggy Ck Rd, Bradley Rd
Tree Trimming	Aerodrome Rd, Austin Rd, Bakers Rd, Barron Falls Rd, Black Mtn Rd, Cathedral St, Eastern St, Fassio Rd, Frew St, Ganyan Dr, Greenforest Rd, Hall Ln Weste, Highland Dr, Hospital Ave, Market St, McLeans Bridge, Nine Mile Rd, Oak Forest Rd, Queen St, Salamone Dr, Sides Rd,

Activity	Location
	Trinity Cl, Veivers Dr, Wetherby Rd, Weir Rd, Black Mountain, Mt Molloy Depot
Slashing	Santowski Cres, Jim Weir Rd
Road Furniture – Repair/Replace	Armstrong Rd, Bowers St, Chapmans Rd, Cobra Rd, Constance St, Coondoo St, Emerald End Rd, Euluma Ck Rd, Fichera Rd, Frew St, Hellcat Cl, Kingfisher Dr, Leadingham Ck, Main St, Narcotic Ck, O K Mine Rd, Oak Forest Rd, Rankin St, Salamone Dr, Strattmann St, Thongon St, Trimble Rd, Walsh St, Braund Rd, Zenel Road
Illegal Dumping	Barron Falls Rd, Booth Rd, Crothers Rd, Herberton St, Myola Rd, Wrights Lookout
Drainage Maintenance	George Fabris Rd

TMR ROUTINE MAINTENANCE PERFORMANCE CONTRACT (RMPC)

The following RMPC works were carried out in July 2026.

Location	Activity
32A - Kennedy Highway (Cairns - Mareeba)	Rest Area Servicing at Edmund Kennedy Bridge.
34A - Mulligan Highway (Mareeba - Mount Molloy)	- Callout to barricade damaged guardrail on Oaky Creek Bridge after traffic accident. - Pothole patching at various locations as required.
34B - Mulligan Highway (Mount Molloy - Lakeland)	- Roadside Litter Collection - Rifle Creek and Mt Carbine Truck Stop. - Rest Area Servicing at Rifle Creek. - Yearly pipe inspections and record coordinates and lengths. - Install 24E Restoration signage - Heavy Vehicle Call Point Rifle Creek and Campground 300mts on left sign. - Install 1 x 100 and 1 x 110 Km/H large speed signs and 1 x Saddlebag Creek signs. - Remove illegal dumped rubbish at Mt Carbine and clean graffiti from Bob's Lookout. - Pothole patching at various locations as required.
653 - Mossman-Mount Molloy Road	- Roadside litter collection - Hunter Creek, Environ Park and Lyons Park. - Rest Area Servicing at Hunter Creek. - Remove excess rock on shoulder of road at Bushy Creek.

Location	Activity
89B - Burke Developmental Road (BDR)	• Rest Area Servicing and ground maintenance at Eureka Creek. • Medium Formation Grading from Chillagoe to Elizabeth Creek. • Medium Formation Grading from Trimble's Crossing to Lynd River. • Medium Formation Grading from Lynd to Shire Boundary. • Yearly pipe inspections Dimbulah to Shire Boundary and record coordinates. • Back fill grid at Wrotham Park. • Emergent Work - Supply & Cart gravel, mix & lay from Fergusons Crossing to Trimble's Crossing. • Emergent Works - Supply & Cart gravel, mix & lay from Trimble's Crossing to Lynd River. • Supply & Cart gravel, mix and lay between Lynd River and Shire Boundary. • Emergent Work - Major road repairs on gravel sections from Chillagoe to Shire Boundary. • Emergent Work - Patch ongoing holes in Trimble's Crossing. • Emergent Work - Cart 100t of shot rock & reshape scoured drain on western side of Eureka Creek causeway. • Emergent Work - Clear debris/timber from Eureka Creek causeway. • Emergent Works - Clean inlet & outlets of pipes from Dimbulah to Almaden. • Emergent Work - Inspecting road and taking photos of works to be completed and works that have been carried out.
664 - Mareeba to Dimbulah Road	• Emergency Callout to provide traffic control for grass fires. • Pothole patching at various locations as required. • Light Shoulder Grade from access 1 to access 2 at Rodeo Grounds in preparation for increased volume of traffic attending the Mareeba Rodeo.

PARKS AND OPEN SPACES

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

Description	Comment
Mowing	- All areas are now very dry, resulting in significantly slower growth. - Mowing intervals in all non-irrigated areas across Mareeba, Dimbulah, Kuranda, Mt Molloy/Julatten, and Chillagoe have extended to approximately 14–18 days.
Playing fields mowing	- Davies Park is mowed once per week at a height of 50 mm - Borzi Park and Firth Park are mowed once per week at a height of 32 mm.
General maintenance	- Weeding and mulching of garden beds and median strips were carried out in Mareeba, Kuranda, and Mount Molloy. - Tree skirting was also undertaken across all park areas in each town.
Gurney Crew	- Pressure cleaning of footpaths in Mareeba and Kuranda was completed as part of the routine maintenance schedule. - Playgrounds pressure cleaned as required.
Playgrounds	Replaced the swing seat at Bi-Lakes Park and repaired damaged rubber softfall at Amaroo Park and Mary Andrews Park.
Burials	Mareeba – 2 coffins inground Lawn Section, 2 coffins in Mausoleum Wall. 1 ashes in a grave Protestant Section. Mareeba Pioneer Cemetery - 1 coffin and 1 ashes in above ground vault. Mount Molloy - 1 coffin inground Full Grave Slab Section. Dimbulah – 0. Kuranda Heights Cemetery – 0. Kuranda Old Cemetery - 1 coffin inground Lawn Section. Chillagoe - 0.
LOA	Maintenance was completed at Mareeba Cemetery and Pioneer Cemetery this month. LOAs also carried out maintenance at Dimbulah Cemetery, around the tennis courts, and in the main park.
Contractors	Mowing was completed throughout Irvinebank township and at the cemetery in preparation for the John Moffat Festival.
Tree Trimming	Tree trimming was carried out along streets in Kuranda and Mareeba to improve mowing efficiency and provide better access for the street sweeper.
Fire Management	HRB works progress: Adil Road is 75% complete, MIP has been completed, Granite Creek is 80% complete, and Kearney Street and the landfill access works have been completed.
Events	Supported the Rodeo Procession and Christmas in July event at Davies Park.
Footpath Maintenance	The Kuranda crew completed pressure cleaning of the Barron River Walk access near the highway, as well as sections of the Barron Falls Walking Track.

LAND PROTECTION

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

Weed/Pest	Activity
Parthenium Weed	Inspections carried out on all sites. All landholders are complying with their biosecurity obligations.
Siam Weed	Foliar spray infestations on Walsh River Dimbulah and Rifle Creek Mt Molloy.
Feral Pigs	Four (4) pigs trapped in Mutchilba and Julatten area.
Electric Ants	Sentinel site surveys at MSC transfer stations, samples given to QLD DAF for I.D, no suspect ants found.
Cyclone Jasper Disaster Recovery Funding (Weeds)	Assisted Gulf Savannah NRM and Drone Survey contractors with conducting high-resolution aerial imaging surveys of Lake Mitchell to detect and monitor Amazon frogbit.
Cyclone Jasper Disaster Recovery Funding (Pigs)	Humane destruction training for industry stakeholders was attended by 16 participants representing local government, NRM groups, graziers, and cane and fruit growers.



Siam Weed, Mt Molloy

CUSTOMER REQUESTS

During July, the Works Group received 154 Customer Requests (CRs) with 137 resolved (resolved requests include those received prior to July 2026). The table below shows the number of requests lodged per Works Section for the month.

Month	Roads	Parks and Gardens	Pest Management
July	81	61	12

At the time of reporting, the Works Group had 115 open requests.

FINANCIAL AND RESOURCE IMPLICATIONS***Operating***

All operational works are funded by the section specific 2026/27 maintenance budgets.

LINK TO CORPORATE PLAN

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

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

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

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

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

IMPLEMENTATION/COMMUNICATION

Nil

10 OFFICE OF THE CEO

10.1 TOURISM & ECONOMIC DEVELOPMENT QUARTERLY REPORT

Date Prepared: 20 July 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 final quarter of the financial year, April 2026 – June 2026.

RECOMMENDATION

That Council receives the Tourism and Economic Development report for the April to June 2026 quarter.

TOURISM & ECONOMIC DEVELOPMENT

This report provides information relating to Council tourism and economic development activity for the Mareeba Shire region during the final quarter of the financial year, April 2026 – June 2026.

1. NBN CONNECTS WITH MICROSOFT COPILOT WORKSHOP

Mareeba Shire Council partnered with the Mareeba Chamber of Commerce and NBN Co to deliver the NBN Connects with Microsoft workshop on 16 April 2026. Held at the Mareeba International Club, the session provided local businesses with practical training on using Microsoft Copilot to improve productivity, streamline everyday tasks and enhance creativity across Microsoft 365 applications, including Word, Excel, PowerPoint, Outlook and Teams. The workshop formed part of Council's ongoing commitment to building the digital capability of local businesses and supporting the adoption of emerging technologies.



2. QUEENSLAND SMALL BUSINESS MONTH

Mareeba Shire Council continued its commitment to supporting local small businesses through a range of initiatives delivered as part of Queensland Small Business Month in May.

Council delivered the successful **"May is for Mentoring"** program, providing local business owners with access to free one-on-one mentoring sessions with business advisor Nicky Jurd. The program offered tailored advice across areas including business growth, marketing, financial management and strategic planning, with strong participation from businesses across the Shire. This was a full week of mentoring sessions in different locations across the Shire including in-person mentoring in Dimbulah, Mareeba, Kuranda and Mt Molloy, plus online sessions. All 1 hour timeslots across the week were fully subscribed.



Stockade Farm is 🥰 feeling grateful.
May 19 at 4:41 PM · 🌐

BIG SHOUT OUT to [Mareeba Shire Council State Library of Queensland](#) and the lovely [Nicky Jurd](#) For my free hour help today as a part of QLD small business month, that was held In Dimbulah ❤️ Nicky and I 'fixed' up the farm's website. I still need to amend some of the words. However the extra support to upload our egg price list which I was struggling to do and fix tabs has made all the difference.

[#smallbusinesssupportingsmallbusiness](#)

[#farmlife](#)

[#Bringinghelptotheregions](#) See less

👍 17 💬 6 ➦ 1

View more comments

Sonya Timber
What a great idea 💡👏
15h Like Reply 1 ❤️

Stockade Farm
Sonya Timber it was sooo helpful
13h Like Reply

Additionally, as part of Queensland Small Business Month, Mareeba Shire Council partnered with NBN Co to deliver a series of Connectivity & Cuppa pop-up information sessions across the Shire. The sessions provided local businesses and residents with the opportunity to speak directly with NBN representatives, check their eligibility for fibre and fixed wireless upgrades, and receive practical advice on maximising their internet connectivity. The initiative supported greater awareness and uptake of improved digital infrastructure, helping local businesses leverage faster, more reliable internet to improve productivity and embrace digital opportunities.

UPCOMING EVENTS IN YOUR AREA

Find out how you can get more from your nbn® connection.

EVENT TOPIC	DESCRIPTION & LOCATION	DATE/TIME
Connectivity & Cuppa Pop Up	The Big Hat Café 276 Byrnes Street Mareeba	Date 18 May 2026 Time 8:30am - 11:00am
Connectivity & Cuppa Pop Up	Crew House Café 35 Raleigh Street, Dimbulah	Date 18 May 2026 Time 12:00pm - 2:00pm
Connectivity & Cuppa Pop Up	AHoY Molloy Coffee Shop 8 Main Street, Mount Molloy	Date 20 May 2026 Time 9:00am - 11:30am
Kuranda Munch & Learn	Kuranda Community Precinct Room	Date 25 May 2026 Time 9:00am - 11:00am
Mareeba Munch & Learn	Mareeba Library	Date 25 May 2026 Time 10:00am - 12:00pm

Join us for a free nbn service health check, to help bring your home internet up to speed.
Find out more at nbn.com.au/CheckRegional

DIGITAL AND YOU

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
- Mon 27 April: Podcasting made simple
- Mon 25 May: Canva basics
- Mon 22 June: Beyond ChatGPT - the expanding world of AI

Bookings essential:

Book online at bit.ly/4mtTW13 or download the Digital and You app at digitalandyou.com.au/app

For information call (07) 4086 4762

Mareeba SHIRE COUNCIL | STATE LIBRARY QUEENSLAND | Queensland Government

These activities reinforced Council's commitment to fostering a thriving local business community by providing accessible, practical support that builds business capability, encourages innovation and strengthens the resilience of the Mareeba Shire economy.

3. MONTHLY SMALL BUSINESS WORKSHOPS – MUNCH AND LEARN PROGRAM

This quarter marked the successful completion of the 12-month Munch & Learn program, delivered by Mareeba Shire Council in partnership with the State Library of QLD. The final workshops focused on Podcasting and Vlogging, Canva, and AI – Beyond ChatGPT, equipping local businesses with practical skills to enhance their digital presence, improve productivity and embrace emerging technologies. Throughout the program, participants consistently provided positive feedback, highlighting the value of accessible, hands-on training tailored to the needs of small businesses. The program has become a key initiative supporting Council's commitment to being a Small Business Friendly Council and strengthening the capability and resilience of the local business community.

4. STATE OF THE ECONOMY: MAREEBA CHAMBER OF COMMERCE LUNCH

Deputy Mayor Cr Lenore Wyatt and Council's Tourism and Economic Development Officer presented a **State of the Mareeba Shire Economy** update at the Mareeba Chamber of Commerce Business Luncheon on 26 June 2026. The presentation provided the local business community with an overview of key economic indicators and opportunities across the Shire, including population and workforce trends, agriculture, tourism, small business, the Mareeba CBD Blueprint, Mareeba Industrial Park and development opportunities at Mareeba Airport.

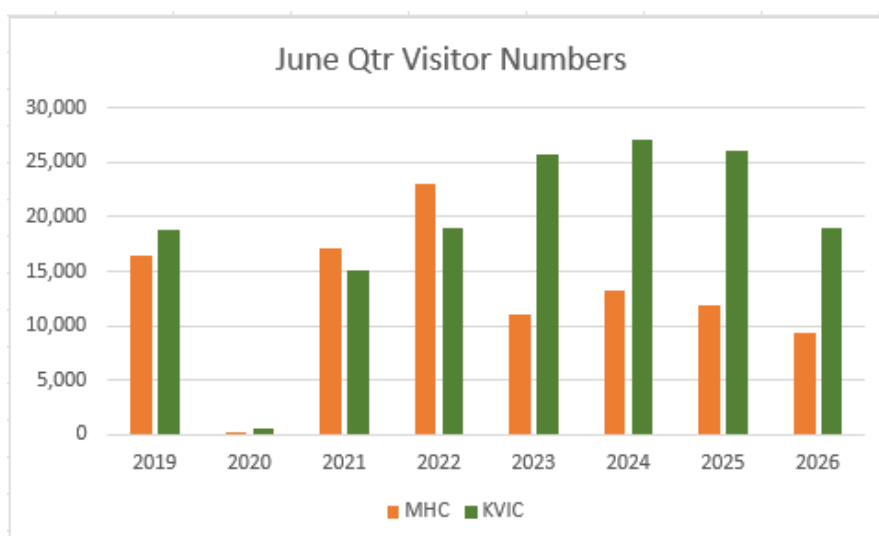


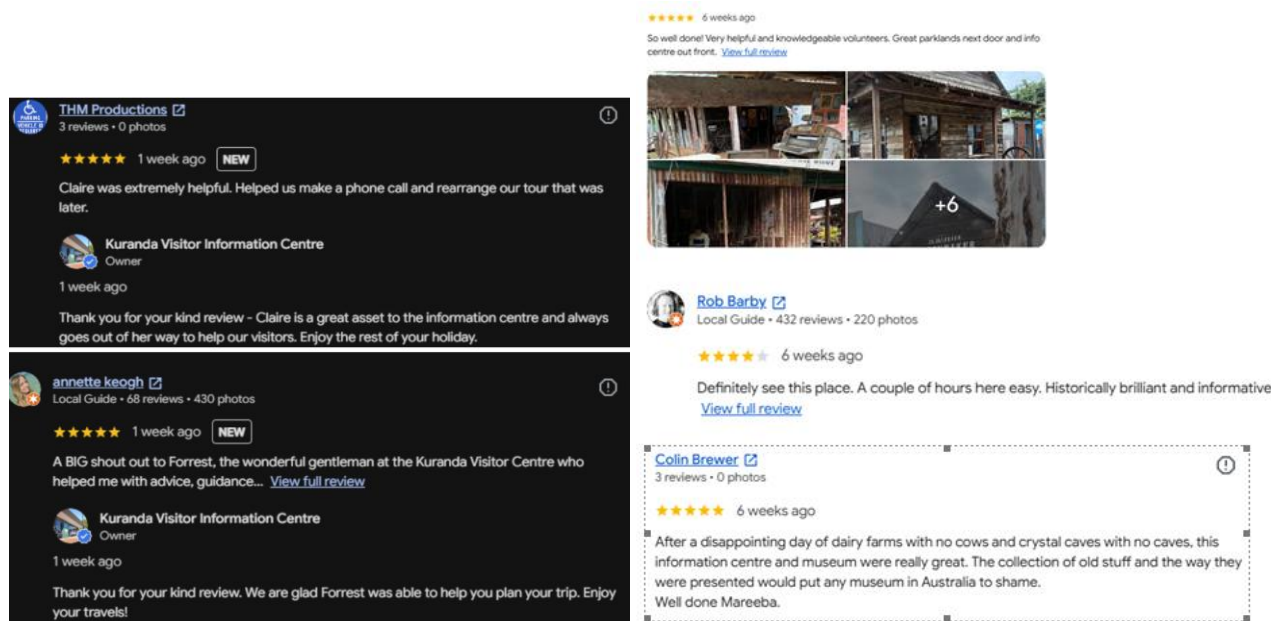
5. MAREEBA SHIRE VISITOR GUIDE PROMOTION

Deputy Mayor Cr Lenore Wyatt and Council's Tourism and Economic Development Officer attended the **Brisbane Caravan & Camping Supershow from 3–7 June 2026**, partnering with Drive Queensland to promote the Mareeba Shire to the important drive tourism and caravanning market. The event provided an opportunity to launch and distribute the new **Mareeba Shire Visitor Guide**, developed by Mareeba Shire Tourism with funding support from the **Gambling Community Benefit Fund**, and engage directly with visitors planning Queensland road trips. Despite overall show attendance being lower than 2025, the Drive Queensland stand experienced strong visitor engagement and high demand for regional guides and drive tourism information.

6. VISITOR INFORMATION CENTRE 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.





7. MAREEBA SHIRE TOURISM NETWORKING EVENT

Mareeba Shire Council partnered with **Mareeba Shire Tourism** to deliver the May Tourism Industry Networking Event as part of **Queensland Small Business Month**. Hosted by the Mareeba Heritage Museum & Visitor Information Centre, the event brought local tourism operators and industry stakeholders together to network, share industry updates and hear about current initiatives, including the new Mareeba Shire Visitor Guide, the upcoming QICA Conference and updates from Tourism Tropical North Queensland. The event was supported by Community Bank Mareeba and Dimbulah.



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.

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

10.2 LGAQ ANNUAL CONFERENCE

Date Prepared: 11 August 2026
Author: Chief Executive Officer
Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to obtain Council approval for the attendance of Councillors at the Local Government Association Queensland (LGAQ) Annual conference to be held at in Cairns 19 – 21 October 2026.

It is further recommended that the Ordinary Council meeting scheduled for 21 October 2026 be deferred until 28 October 2026 to allow Councillors the opportunity to attend the conference

RECOMMENDATION

That Council:

1. approves the attendance of Crs Bosnic, Braes and Wyatt at the LGAQ Annual Conference at Cairns 19 – 21 October 2026; and
2. defers the Ordinary Council Meeting scheduled for 21 October 2026 to the 28 October 2026.

BACKGROUND

The LGAQ Annual Conference provides an important opportunity for councils to not only network and learn but also to debate and vote on new policy. The event doubles as the Association's AGM.

Due to the fact that the conference is being held in Cairns this year, deferring the Council meeting will provide the opportunity for Councillors to attend.

RISK IMPLICATIONS

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil

Operating

Yes

Is the expenditure noted above included in the current budget?

Yes

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

N/A

10.3 MSC SHOW HOLIDAYS 2027

Date Prepared: 13 August 2026
Author: Chief Executive Officer
Attachments: Nil

EXECUTIVE SUMMARY

Council has been contacted by the Office of Industrial Relations with regard to the declaration of a Show Holiday for 2027. This report recommends the current situation where three (3) separate dates are allocated across three (3) separate areas of the Shire linking them to the shows closest to them.

RECOMMENDATION

That Council endorses the request to the Office of Industrial Relations to declare the show holidays within the Mareeba Shire for 2027:

1. 29 June 2027 for the parishes of Irvinebank, Myosotis and Western, which links to the Atherton Annual Show;
2. 16 July 2027 for the Mareeba Shire Council area excluding the parishes of Irvinebank, Myosotis, Western, Mowbray, Salisbury, Riflemead and that part of the parish of Garioch located north of Hunter and Rifle Creeks, which links to the Cairns Annual Show; and
3. 19 July 2027 for the parishes of Mowbray, Salisbury, Riflemead and that part of the parish of Garioch located north of Hunter and Rifle Creeks, which links to the Mossman Annual Show.

BACKGROUND

The Holidays Act 1983 provides for the declaration of a show holiday within a Local Government area and Council has been advised that if it wishes to have such a holiday/s declared, a request must be submitted to the State Government.

As the Mareeba Shire does not have an Annual Agricultural, Horticultural or Industrial Show, it has previously linked these holidays to other Annual Shows in the region and has linked specific parishes to specific shows.

Below is an extract from the State Government's Show Holiday listing for 2025 in which the various parishes have dates declared and to which shows they link. These holidays were declared by the State following a request made by the Mareeba Shire Council last year.

30 June	Mareeba Shire - that part of Mareeba district within the parishes of Irvinebank, Myosotis and Western;	Atherton Annual Show
17 July	Mareeba Shire - excluding the parishes of Irvinebank, Myosotis, Western, Mowbray, Salisbury, Riflemead and that part of the parish of Garioch located north of Hunter and Rifle Creeks.	Cairns Annual Show
20 July	Mareeba Shire - that part of the Mareeba district within the parishes of Mowbray, Salisbury, Riflemead and that part of the parish of Garioch located north of Hunter and Rifle Creeks.	Mossman Annual Show

RISK IMPLICATIONS

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

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.

IMPLEMENTATION/COMMUNICATION

The Office of Industrial Relations will be informed of these dates if approved by Council. Should they change the department will be informed.

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 JULY 2026****Date Prepared: 3 August 2026****Author: Planning Technical Support Officer****Attachments: Nil****Summary of New Planning Development Applications and Delegated Decisions for July 2026**

New Development Applications					
Application	Lodgement Date	Applicant	Site Address & Property Description	Application Type	Status
MCU/26/0014	14/07/2026	Tyburn Pastoral Co Pty Ltd	1159 Hales Siding Road and Herberton – Petford Road, Irvinebank Lot 8 on HG652, Lot 537 on OL448 and Lot 10 on CP862894	MCU - Extractive Industry	Assessment Stage
RAL/26/0017	15/07/2026	C and A Bradley C/- Scope Town Planning	105 Crothers Road and Boyles Road, Kuranda Lot 94 on N157451 & Lot 2 on RP748772	ROL - Boundary Realignment (2 Lots into 2 Lots)	Decision Notice
RAL/26/0018	31/07/2026	Rutherglen Development Co Pty Ltd C/- Freshwater Planning	13-15 Main Street, Mount Molloy Lot 27 on DA150	ROL - (1 Lot into 2 Lots)	Assessment Stage

Decision Notices issued under Delegated Authority					
Application	Date of Decision Notice	Applicant	Address	Property Description	Application Type
RAL/26/0009	02/07/2026	W, G & A Stewart C/- Freshwater Planning	106 River Road, Bibbohra	Lot 85 on SP227512 and Lot 86 on SP227512	Development Permit for Reconfiguration of a Lot – Boundary Realignment
MCU/26/0013	08/07/2026	Northern Civil Earthworks Pty Ltd t/as Terranovus Civil	27 Effley Street, Mareeba	Lot 219 on SP312807	Development Permit for Material Change of Use – Low impact Industry
RAL/26/0015	08/07/2026	M Comerford & D Pianeda C/- Freshwater Planning	1 Matilda Close, Mareeba	Lot 74 on SP325396	Development Permit for Reconfiguration of a Lot – Subdivision (1 into 2 Lots)
RAL/26/0013	08/07/2026	K Penn TTE & J Barham TTE C/- Aspire Town Planning and Project Services	13 Byrnes Street, Mareeba	Lot 204 on M3561	Development Permit for Reconfiguration of a Lot – Subdivision (1 Lot into 2 Lots)
RAL/26/0016	16/07/2026	T & D Standen	212 Pin Road, Mutchilba	Lot 1 on SP349371	Development Permit for Reconfiguration of a Lot – Subdivision (1 into 2 Lots)
MCU/26/0010	16/07/2026	K & J Spanos C/- HPC Planning	7 Adams Street, Mareeba	Lot 2 on MPH25215	Development Permit for Material Change of Use – Multiple Dwelling (3 x 2 Bed Units)

RAL/26/0014	16/07/2026	Katrina R Kazim C/- Freshwater Planning Pty Ltd	24 Jacinta Crescent, Mareeba	Lot 62 on SP108036	Development Permit for Reconfiguration of a Lot – Subdivision (1 Lot into 2 Lots)
RAL/26/0017	27/07/2026	C & A Bradley C/- Scope Town Planning	105 Crothers Road and Boyles Road, Kuranda	Lot 94 on N157451 and Lot 2 on RP748772	Development Permit for Reconfiguration of a Lot – Boundary Realignment

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/26/0011	22/07/2026	Steven A Schincariol C/- Northern Building Approvals	34 Tilse Street, Mareeba	Lot 1 on SP356445	Referral agency response for building work assessable against the Mareeba Shire Council Planning Scheme 2016 (Class 10a Shed GFA Dispensation)
CAR/26/0010	27/07/2026	John R Boyes C/- Aspire Town Planning and Project Services	14 Tower Street, Chillagoe	Lot 807 on C5041	Referral Agency Response for Building work assessable against the Mareeba Shire Council Planning Scheme 2016 - Flood Hazard Overlay Code

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/24/0016	15/07/2026	M and M Smith C/- NorthPoint Law	118 Myola Road Kuranda	Survey Plan of Lots 1 & 2 on SP356471 & Easement A in Lot 2 (Cancelling Lot 4 on SP164245)	2

RAL/18/0038	21/07/2026	C, J & M Nastasi C/- G.A. Sclipa Solicitor	2 Blacks Road and 50 Mulligan Highway, Mareeba	Re-endorsement - Survey Plan of Lots 1 & 2 on SP301855 (Cancelling Lots 1 & 2 on RP733280)	2
RAL/25/0027	3/07/2026	Rembern Pty Ltd C/- David Anothony Solicitors	26 & 28 Reynolds Street, Mareeba	Survey Plan of Lots 12 – 14 on SP359938 And Easements A – C in Lots 12 – 14 (Respectively Cancelling Lots 1 – 3 on M356124)	3
RAL/26/0001	27/07/2026	Avenol Developments Pty Ltd C/- Brazier Motti Pty Ltd	147 Martin Avenue, Mareeba	Survey Plan of Lots 1 & 2 on SP363608 and EMT B in Lot 2 (Cancelling Lot 20 on SP237080)	2

July 2026 (Regional Land Use Planning)