



MINUTES

Wednesday, 19 August 2026

Ordinary Council Meeting

**MINUTES OF MAREEBA SHIRE COUNCIL
ORDINARY COUNCIL MEETING
HELD AT THE COUNCIL CHAMBERS
ON WEDNESDAY, 19 AUGUST 2026 AT 9:00AM**

1 MEMBERS IN ATTENDANCE

Cr Angela Toppin (Mayor), Cr Mladen Bosnic, Cr Amy Braes, Cr Ross Cardillo, Cr Mary Graham, Cr Lenore Wyatt

2 APOLOGIES/LEAVE OF ABSENCE/ABSENCE ON COUNCIL BUSINESS

Cr Nipper Brown was granted a leave of absence.

3 BEREAVEMENTS/CONDOLENCES

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

4 DECLARATION OF CONFLICTS OF INTEREST

Cr Toppin declared a Material Personal Interest in relation to *ITEM 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*. Cr Toppin advised that as she has viewed a property located within the complex as a potential future residence. As a result of this, Cr Toppin will leave the room whilst the item is discussed and voted on.

5 CONFIRMATION OF MINUTES

RESOLUTION 2026/103

Moved: Cr Amy Braes

Seconded: Cr Mladen Bosnic

That the minutes of Special Council Meeting held on 15 July 2026 be confirmed.

CARRIED

RESOLUTION 2026/104

Moved: Cr Mary Graham

Seconded: Cr Ross Cardillo

That the minutes of Ordinary Council Meeting held on 15 July 2026 be confirmed.

CARRIED

6 BUSINESS ARISING OUT OF MINUTES OF PREVIOUS MEETING

Nil

7 DEPUTATIONS AND DELEGATIONS

Nil

At 9:02 am, Cr Angela Toppin left the meeting.

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****RESOLUTION 2026/105**

Moved: Cr Mladen Bosnic

Seconded: Cr Amy Braes

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 boundary with Lot 1 on RP731680;
- a minimum distance of 4 metres from the common boundary with Lot 1 on RP737161;
- a minimum distance of 2 metres from the Anzac Avenue road boundary

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 2m high solid screen colorbond fencing (of neutral colour) erected along the full length of the common boundaries with Lot 1 on RP731680 and Lot 1 on RP737161. The fencing must be standard colorbond infill panel construction, achieving the same appearance when viewed from either side.

- 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.

CARRIED

CRS BOSNIC, GRAHAM, BRAES, WYATT, CARDILLO VOTED IN FAVOUR OF THE MOTION

At 9:11 am, Cr Angela Toppin returned to the meeting.

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

RESOLUTION 2026/106

Moved: Cr Lenore Wyatt

Seconded: Cr Mary Graham

1. 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

- 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

CARRIED

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

RESOLUTION 2026/107

Moved: Cr Ross Cardillo

Seconded: Cr Mladen Bosnic

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.

CARRIED

8.4 SALE OF LOT 117 W2631 - HERBERTON-PETFORD ROAD WATSONVILLE**RESOLUTION 2026/108**

Moved: Cr Mary Graham

Seconded: Cr Ross Cardillo

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.

CARRIED

8.5 SALE OF LAND - EXERCISE NOTICE OF CALL OPTION - LAND ADJOINING LOT 322 ON SP276124**RESOLUTION 2026/109**

Moved: Cr Lenore Wyatt

Seconded: Cr Mladen Bosnic

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.

CARRIED

8.6 ISSUE OF TENURE INSTRUMENT - KURANDA RANGERS FOOTBALL CLUB INC. - PART OF LOT 2 NR7927**RESOLUTION 2026/110**

Moved: Cr Lenore Wyatt

Seconded: Cr Ross Cardillo

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.

CARRIED

8.7 COUNCIL POLICY REVIEW**RESOLUTION 2026/111**

Moved: Cr Mary Graham

Seconded: Cr Amy Braes

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

CARRIED

8.8 DELEGATIONS UPDATE AUGUST 2026**RESOLUTION 2026/112**

Moved: Cr Amy Braes

Seconded: Cr Lenore Wyatt

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.

CARRIED

8.9 FINANCIAL STATEMENTS PERIOD ENDING 31 JULY 2026**RESOLUTION 2026/113**

Moved: Cr Mary Graham

Seconded: Cr Mladen Bosnic

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

CARRIED

9 INFRASTRUCTURE SERVICES**9.1 INFRASTRUCTURE SERVICES, TECHNICAL SERVICES OPERATIONS REPORT - JULY 2026****RESOLUTION 2026/114**

Moved: Cr Mary Graham

Seconded: Cr Lenore Wyatt

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

CARRIED

9.2 INFRASTRUCTURE SERVICES, CAPITAL WORKS MONTHLY REPORT - JULY 2026**RESOLUTION 2026/115**

Moved: Cr Amy Braes

Seconded: Cr Lenore Wyatt

That Council receives the Infrastructure Services Capital Works Monthly Report for July 2026.

CARRIED

9.3 TENDER AWARD T-MSC2026-07 25/26 MBA SEWER RELINE PROGRAM**RESOLUTION 2026/116**

Moved: Cr Amy Braes

Seconded: Cr Lenore Wyatt

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).

CARRIED

9.4 TENDER AWARD T-MSC2026-06 2026-2027 WATER MAIN RENEWAL PROJECT**RESOLUTION 2026/117**

Moved: Cr Mary Graham

Seconded: Cr Mladen Bosnic

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).

CARRIED

9.5 INFRASTRUCTURE SERVICES, WATER AND WASTE OPERATIONS REPORT - JULY 2026**RESOLUTION 2026/118**

Moved: Cr Amy Braes

Seconded: Cr Lenore Wyatt

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

CARRIED

9.6 INFRASTRUCTURE SERVICES, DISASTER RECOVERY OPERATIONS REPORT - JULY 2026

RESOLUTION 2026/119

Moved: Cr Ross Cardillo

Seconded: Cr Lenore Wyatt

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

CARRIED

9.7 INFRASTRUCTURE SERVICES, WORKS SECTION ACTIVITY REPORT - JULY 2026

RESOLUTION 2026/120

Moved: Cr Mary Graham

Seconded: Cr Amy Braes

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

CARRIED

10 OFFICE OF THE CEO

10.1 TOURISM & ECONOMIC DEVELOPMENT QUARTERLY REPORT

RESOLUTION 2026/121

Moved: Cr Lenore Wyatt

Seconded: Cr Mladen Bosnic

That Council receives the Tourism and Economic Development report for the April to June 2026 quarter.

CARRIED

10.2 LGAQ ANNUAL CONFERENCE**RESOLUTION 2026/122**

Moved: Cr Ross Cardillo

Seconded: Cr Mladen Bosnic

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.

CARRIED

10.3 MSC SHOW HOLIDAYS 2027**RESOLUTION 2026/123**

Moved: Cr Mary Graham

Seconded: Cr Lenore Wyatt

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.

CARRIED

11 CONFIDENTIAL REPORTS

Nil

12 BUSINESS WITHOUT NOTICE

13 NEXT MEETING OF COUNCIL

The next meeting of Council will be held at 9:00am on 16 September 2026.

There being no further business, the meeting closed at 9:45am.

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Cr Angela Toppin

Chairperson