



AGENDA

Wednesday, 16 September 2026

Ordinary Council Meeting

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

Date: Wednesday, 16 September 2026

Time: 9.00 am

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	Extension to Currency Period - Cairns Plywoods Pty Ltd - Reconfiguring a Lot - Subdivision (1 into 14 Lots & Balance Area) - Marinelli Estate Stages 4a & 4b - Lot 200 on SP284110 - Marinelli Drive, Mareeba - REC/10/0044.....	7
8.2	Extension to Currency Period - Cairns Plywoods Pty Ltd - Reconfiguring a Lot - Subdivision (1 into 6 Lots & Balance Area) - Marinelli Estate Stage 6 - Lot 200 on SP284110 - Marinelli Drive, Mareeba - DA/14/0028	31
8.3	Extension to Currency Period - Cairns Plywoods Pty Ltd - Reconfiguring a Lot - Subdivision (1 into 41 Lots & Balance Area) - Marinelli Estate Stages 7 - 10 - Lot 200 on SP284110 - Marinelli Drive, Mareeba - DA/14/0041	51
8.4	Extension to Currency Period - Cairns Plywoods Pty Ltd - Reconfiguring a Lot - Subdivision (1 into 41 Lots & Balance Area) - Marinelli Estate Stages 11 - 14 - Lot 200 on SP284110 - Marinelli Drive, Mareeba - DA/14/0061	73
8.5	Negotiated Decision Notice - The Rise Unit Trust - Reconfiguring a Lot - Subdivision (1 into 48 Lots & Balance Area in 3 Stages (Stages 4-6 of The Rise Estate)) - Lot 100 on SP342247 - Catherine Atherton Drive, Mareeba - RAL/25/0020	95
8.6	Extension to Currency Period - S J Jones - Reconfiguring a Lot - Subdivision (1 into 5 Lots) - Lot 2 on SP126546 - 20 Warril Drive, Kuranda - RAL/22/0009.....	147
8.7	Dimbulah Ponds Pty Ltd - Material Change of Use - Tourist Park (up to 74 persons) - Lot 482 on SP163443 - 198 Carbonate Creek Road, Dimbulah - MCU/26/0009.....	175
8.8	Council Policy Review	199
8.9	Acquisition of Lot 322 on SP118917 - Arara Street Kuranda.....	229
8.10	Financial Statements Period Ending 31 August 2026.....	231
8.11	Infrastructure Services, Capital Works Monthly Report - August 2026	249
9	Infrastructure Services.....	271
9.1	Infrastructure Services, Technical Services Operations Report - August 2026	271
9.2	Infrastructure Services, Water and Waste Operations Report - August 2026.....	279
9.3	Tender Award T-MSC2026-09 Mt Molloy Water Main Upgrade Project.....	285
9.4	Tender Award T-MSC2026-08 Kuranda WTP Intake Project.....	289
9.5	Infrastructure Services, Works Section Activity Report - August 2026	291

9.6	FNQ061 2026/27 Regional Bitumen Reseal Program	297
9.7	Infrastructure Services, Disaster Recovery Operations Report - August 2026	301
10	Confidential Reports.....	305
Nil		
11	Business without Notice	305
12	Next Meeting of Council	305
13	For Information	307
13.1	Summary of New Planning Applications & Delegated Decisions For The Month of August 2026.....	307

- 1 MEMBERS IN ATTENDANCE**
- 2 APOLOGIES/LEAVE OF ABSENCE/ABSENCE ON COUNCIL BUSINESS**
- 3 BEREAVEMENTS/CONDOLENCES**
- 4 DECLARATION OF CONFLICTS OF INTEREST**
- 5 CONFIRMATION OF MINUTES**
Ordinary Council Meeting - 19 August 2026
- 6 BUSINESS ARISING OUT OF MINUTES OF PREVIOUS MEETING**
- 7 DEPUTATIONS AND DELEGATIONS**

8 CORPORATE AND COMMUNITY SERVICES

8.1 EXTENSION TO CURRENCY PERIOD - CAIRNS PLYWOODS PTY LTD - RECONFIGURING A LOT - SUBDIVISION (1 INTO 14 LOTS & BALANCE AREA) - MARINELLI ESTATE STAGES 4A & 4B - LOT 200 ON SP284110 - MARINELLI DRIVE, MAREEBA - REC/10/0044

Date Prepared: 2 September 2026

Author: Supervisor Planning & Building

Attachments: 1. Negotiated Decision Notice dated 13 July 2011 [↓](#)
2. Request for Extension to Currency Period [↓](#)

APPLICATION		PREMISES	
APPLICANT	Cairns Plywoods Pty Ltd	ADDRESS	Marinelli Drive, Mareeba
DATE REQUEST FOR EXTENSION OF RELEVANT PERIOD LODGED	20 August 2026	RPD	Lot 200 on SP284110
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Subdivision (1 into 14 Lots & Balance Area) Marinelli Estate Stages 4a & 4b		
FILE NO	REC/10/0044	AREA	49.2079 ha
LODGED BY	Cairns Plywoods Pty Ltd	OWNER	Cairns Plywoods Pty Ltd
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016 (original application approved under superseded Mareeba Shire Planning Scheme 2004)		
ZONE	Low Density Residential zone		
LEVEL OF ASSESSMENT	Code Assessment		
SUBMISSIONS	n/a		

EXECUTIVE SUMMARY

Council approved a development application described in the above application details at its meeting held on 2 March 2011, subject to conditions. A subsequent request for a Negotiated Decision Notice was approved on 6 July 2011. Development Approval REC/10/0044 covers Stages 4A and 4B of Marinelli Estate.

The application was code assessable and was not required to undergo public notification.

Council has approved a number of extension requests for this approval over the years, with the currency period set to expire on 3 October 2026. The approval has remained current for over 15 years. To date, no development works have commenced.

The applicant has subsequently lodged an application to extend the currency period for a further four (4) years.

Although the current approval remains consistent with the zoning intent of the land under the current Planning Scheme, it is likely that Council will commence a review of both the Planning Scheme and Local Government Infrastructure Plan (LGIP) in 2027 or earlier, with particular attention being paid to future residential growth corridors and Priority Infrastructure Area boundaries. For this reason, Council officers consider it prudent that the appropriateness of existing development permits be reviewed on a more regular basis so as to not impact on future strategic planning and infrastructure decision-making.

It is therefore recommended that an extension to the currency period of this approval be granted for a period of 12 months only, from 3 October 2026 to 3 October 2027.

OFFICER'S RECOMMENDATION

1. That in relation to the application to extend the relevant period for the following development approval:

APPLICATION		PREMISES	
APPLICANT	Cairns Plywoods Pty Ltd	ADDRESS	Marinelli Drive, Mareeba
DATE REQUEST FOR EXTENSION OF RELEVANT PERIOD LODGED	20 August 2026	RPD	Lot 200 on SP284110
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Subdivision (1 into 14 Lots & Balance Area) Marinelli Estate Stages 4a & 4b		

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

- (a) The relevant period be extended for 12 months only, from 3 October 2026 to 3 October 2027.
2. A Notice of Council's decision be issued to the applicant advising of Council's decision.

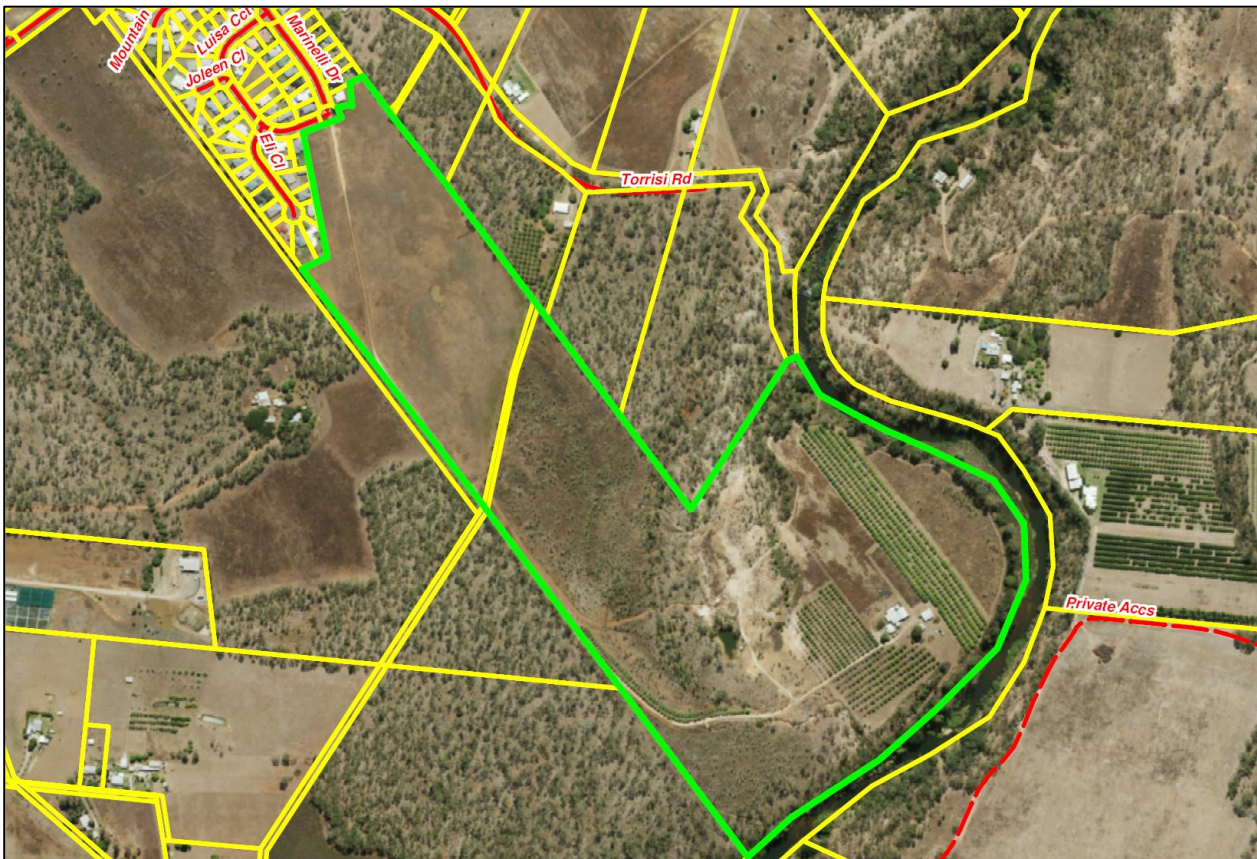
THE SITE

The subject site is situated at the very end of Marinelli drive and is described as Lot 200 on SP284110 (formerly Lot 200 on SP216456). The subject site is the balance land of the Marinelli Estate subdivision with the approval covering Stage 4A and 4B of the estate.

The subject site has a total area of 49.2079 hectares with frontages of approximately 32 metres to Marinelli Drive and 20 Metres to Luisa Circuit. Both roads are constructed to bitumen sealed standard, including kerb and channel. Access to the site is currently available off both roads.

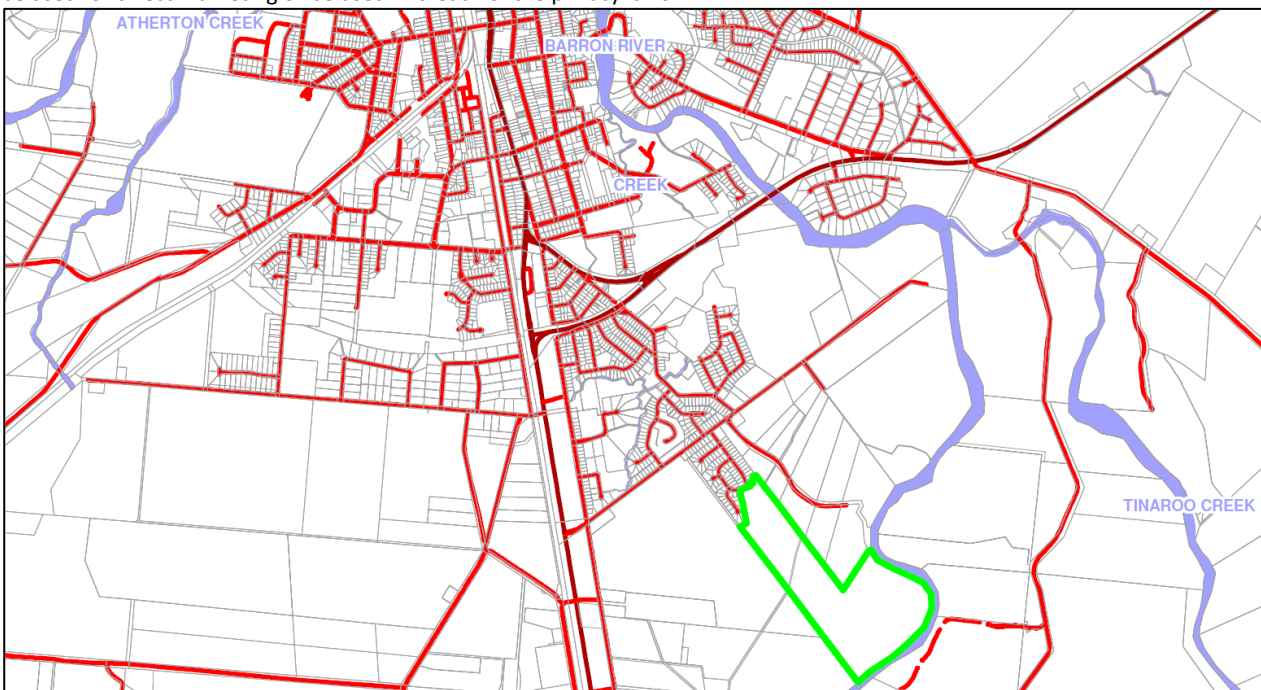
A dwelling house is established at the south-east end of the site. The Barron River adjoins the site to the south and south-east.

Adjoining properties within Marinelli Estate are all zoned Low Density Residential. Land adjoining to the east and west is zoned Emerging Communities and one adjoining land parcel to the south-west is zoned Rural. Dwelling houses are established on most adjoining properties.



Map Disclaimer:

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BACKGROUND AND CONTEXT

Council approved a development application described in the above application details at its meeting held on 2 March 2011, subject to conditions. A subsequent request for a Negotiated Decision Notice was approved on 6 July 2011 and issued on 13 July 2011 (**Attachment**). Development Approval REC/10/0044 covers Stages 4A and 4B of Marinelli Estate.

The application was code assessable and was not required to undergo public notification.

Council has approved a number of extension requests for this approval over the years, with the currency period set to expire on 3 October 2026. The approval has remained current for over 15 years. To date, no development works have commenced.

The applicant has subsequently lodged an application to extend the currency period for a further four (4) years (**Attachment**).

ASSESSMENT AND DECISION REQUIREMENTS

Section 87 (1) of the *Planning Act 2016* states that Council, when assessing an extension application may consider any matter that the assessment manager considered relevant, even if the matter was not relevant to assessing the development application.

Matters that the assessment manager (Council) deem necessary are summarised as follows:

- ***The consistency of the approval, including its conditions, with the current laws and policies applying to similar development at the time of lodging the extension request.***
 - *Mareeba Shire Planning Scheme 2004 (amendment no. 01/11)*

The application was assessed and approved under the Mareeba Shire Planning Scheme 2004. This Planning Scheme is now superseded.
 - *Mareeba Shire Council Planning Scheme 2016*

If the approval was allowed to lapse, a fresh application for the same development would be assessed against the Mareeba Shire Council Planning Scheme 2016 and would be consistent with the 2016 Planning Scheme which places the subject land in the Low density residential zone.
 - *Far North Queensland Regional Plan and Infrastructure Plan*

The Far North Queensland Regional Plan and Infrastructure Plan came into effect in May 2026 and is not adequately reflected within the current Planning Scheme, so a fresh application would be required to be assessed against this instrument.

The subject land is within the mapped Priority Living Area and Urban Footprint land use category. The development of the land into residential allotments is consistent with the intent of the land under the new Regional Plan and Infrastructure Plan.
 - *State Planning Policy*

The State Planning Policy is adequately reflected within the Mareeba Shire Council Planning Scheme 2016. If a fresh application was lodged, separate assessment against the SPP would not be required.
 - *Applicable Infrastructure Charges*

Development approval REC/10/0044 was not subject to fixed headworks.

- ***Planning Scheme amendment/replacement and LGIP (Priority Infrastructure Area) review***

Comment

The current Mareeba Shire Council Planning Scheme 2016 has surpassed its originally anticipated 10 year lifespan (July 2016 – July 2026). Council's Local Government Infrastructure Plan (LGIP) also underwent its last major review in 2018.

Although the current approval remains consistent with the zoning intent of the land under the current Planning Scheme, it is likely that Council will commence a review of both the Planning Scheme and LGIP in 2027 or earlier, with particular attention being paid to future residential growth corridors and Priority Infrastructure Area boundaries.

For this reason, Council officers consider it prudent that the appropriateness of existing Development Permits be reviewed on a more regular basis so as to not impact on future strategic planning and infrastructure decision-making. Approval of the full four (4) year extension timeframe is therefore not supported by Council officers. Instead, it is recommended that only a 12 month extension be granted.

- ***The community's awareness of the development approval***

Comment

The original development application was Code Assessable and was therefore not subject to public notification.

- ***Whether, if the request were refused –***

(i) further rights to make a submission may be available for a further development application; and

(ii) the likely extent to which those rights may be exercised;

Comment

A fresh development application would remain code assessable.

- ***The views of any referral agency for the development approval.***

Comment

The original application did not trigger referral to any concurrence/referral agencies.

Tablelands Regional Council

Atherton Service Centre
PO Box 573, Atherton QLD 4883
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Urban & Regional Planning Group
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Email: info@trc.qld.gov.au

File Ref: REC/10/0044
Our Ref: BN:BM:kc

13 July 2011

Cairns Plywoods Pty Ltd
C/- Twine Surveys Pty Ltd
PO Box 146
ATHERTON QLD 4883

Negotiated Decision Notice Approval

Sustainable Planning Act 2009 s363

Dear Sir/Madam

**APPLICATION FOR RECONFIGURING A LOT - 1 LOT INTO 14 LOTS PLUS BALANCE AREA
LOT 200 ON SP216456
SITUATED AT MARINELLI DRIVE, MAREEBA**

I wish to advise that, at Council's Ordinary Meeting held on 6 July 2011, a decision was made to issue a negotiated decision notice. This negotiated decision notice replaces the decision notice previously issued and dated 22 March 2011.

The above development application was

- Approved in full with conditions.

The conditions relevant to this approval are detailed in **section 5** of this notice. These conditions are clearly identified to indicate whether the Assessment Manager or a Concurrence Agency imposed them.

Approval under Section 331

This application **has not** been deemed to be approved under Section 331 of the Sustainable Planning Act 2009 (SPA).

1. Nature of the changes

The nature of the changes are:

- (A) Condition 4.1 of Council's Decision Notice issued on 22 March 2011 be amended as follows:

4.1 Access

Access to each allotment must be constructed in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

Public Office: 45 Mabel Street, Atherton QLD 4883. Postal address: PO Box 573, Atherton QLD 4883
Service Centres: Atherton, Herberton, Kuranda, Malanda, Mareeba and Ravenshoe www.trc.qld.gov.au

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NEGOTIATED DECISION NOTICE

2
13 July 2011

The provision of layback kerb along the frontage of each allotment will satisfy this condition.

- (B) Condition 4.2 c)(ii) of Council's Decision Notice issued on 22 March 2011 be amended as follows:

(ii) overland flow paths and underground drainage is to be designed in accordance with water sensitive urban design solutions so as not to directly or indirectly cause nuisance or worsen peak flows to downstream or adjoining properties. The completed development discharge rate for a Q100 storm frequency must not exceed the pre-development discharge rates for a Q100 storm frequency;

- (C) Condition 4.2 c)(iii) of Council's Decision Notice issued on 22 March 2011 be amended as follows:

(iii) The assumed increase in stormwater runoff associated with the construction of future dwelling houses and driveways within the development must provide for an ARI 100 years overland flow through roads, open space areas or easements over adjoining properties. Construction of drainage must be to FNQROC standards;

- (D) Condition 4.2 c)(iv) of Council's Decision Notice issued on 22 March 2011 be amended as follows:

(iv) The stormwater drainage requirements of Stages 4, 6 to 9 of the Marinelli's Estate development.

- (E) Condition 4.2 d) of Council's Decision Notice issued on 22 March 2011 be amended as follows:

d) The Stormwater Management Plan must include a plan of the development showing the Q100 flood levels as well as a building envelope for each lot that is NOT impacted by the Q100 flow.

- (F) Condition 4.2 e) of Council's Decision Notice issued on 22 March 2011 be amended as follows:

e) The applicant must prepare a Stormwater Report, including an assessment of blockages, prepared and certified by a suitably qualified design engineer (RPEQ) clearly indicating measures taken and calculated impacts based upon the Stormwater Management Plan in accordance with the Queensland Urban Development Manual (QUDM) and the Far North Queensland Regional Organisation of Councils Manual (FNQROC).

- (G) Condition 4.2 l) of Council's Decision Notice issued on 22 March 2011 be amended as follows:

l) All stormwater channels through private property must be located in a registered easement for drainage purposes, with the easement in favour of Council. Alternatively stormwater channels may be located with drainage reserves or other similar approved land tenure.

- (H) Condition 4.4(a) of Council's Decision Notice issued on 22 March 2011 be amended as follows:

(a) The development shall be connected to the existing water supply infrastructure at a point adjacent to Lot 41 in Marinelli Drive. Prior to the endorsement of the Plan of Survey for any lot within the development, the developer shall complete the water supply loop by extending the water main from Lot 41 to connect to the existing water main near Lot 82 in Luisa Circuit.

NEGOTIATED DECISION NOTICE

3
13 July 2011

- (I) Condition 4.5(b) of Council's Decision Notice issued on 22 March 2011 be amended as follows:

- (b) *The approved point of discharge is the existing sewer main near the rear of Lot 40 on SP108029. All proposed lots within the development shall be connected to the existing sewerage prior to the endorsement of the Plan of Survey for any lot within the development.*

- (J) Council approve the development proceeding in two (2) stages and the following sections and conditions of Council's Decision Notice issued on 22 March 2011 be amended as follows:

1. Details of the approval-

Development permit for Reconfiguring a Lot:

Stage 4A - creating 7 residential lots

Stage 4B - creating 7 residential lots

4. Conditions

4.3 Roadworks – Internal

(iii) **Stage 4A**

A concrete footpath is to be constructed on one side of the Marinelli Road extension and one side of proposed Road A1 in accordance with the FNQROC Development Manual.

(iv) **Stage 4B**

A concrete footpath is to be constructed on one side of proposed Road A1 in accordance with the FNQROC Development Manual. The footpath shall join to the Road A1 footpath constructed during Stage 4A.

5. Contributions/Headworks

5.1 Roadworks Contribution

The developer must pay a contribution for roadworks to Council in accordance with Mareeba Shire Planning Scheme Policy 6 - Augmentation of the Road Network at the rate applicable at time of payment as follows:

Stage 4A - creating 7 residential lots

Stage 4B - creating 7 residential lots

5.2 Water Headworks

The developer must pay a contribution for water supply headworks to Council in accordance with Mareeba Shire Planning Scheme Policy 2 (Headworks Charges for Water Supply and Sewerage) at the rate applicable at time of payment as follows:

Stage 4A - creating 7 residential lots

Stage 4B - creating 7 residential lots

5.3 Sewerage Headworks

NEGOTIATED DECISION NOTICE4
13 July 2011

The developer must pay a contribution for sewerage supply headworks to Council in accordance with Mareeba Shire Planning Scheme Policy 2 (Headworks Charges for Water Supply and Sewerage) at the rate applicable at time of payment as follows:

Stage 4A - creating 7 residential lots

Stage 4B - creating 7 residential lots

5.4 Open Space

The developer must pay a contribution for open space/park to Council in accordance with Mareeba Shire Planning Scheme Policy 5 (Open Space Contributions) at the rate applicable at time of payment as follows:

Stage 4A - creating 7 residential lots

Stage 4B - creating 7 residential lots

6. Approved Plans

The approved plans and/or documents for this development approval area listed in the following table.

<i>Plan/Document Number</i>	<i>Plan/Document Title</i>	<i>Prepared by</i>	<i>Dated</i>	<i>Date received by Council</i>
1181-SK14 Amdt B	Marinelli Estate Stage 4	Jim Papas Drafting Pty Ltd	Nov 2010	16/6/11

- (K) Conditions 4.2 a), 4.2 b), 4.2 j), 4.2 k), 4.4(b) and 5.5 must remain as decided by Council on 16 March 2011.

2. Details of the approval –

Development permit for Reconfiguring a Lot (1 lot into 14 lot plus balance area)

Development permit for Reconfiguring a Lot:

Stage 4A - creating 7 residential lots

Stage 4B - creating 7 residential lots

3. Other necessary development permits and/or compliance permits-

Listed below are other development permits and/or compliance permits that are necessary to allow the development to be carried out –

- Development Permit for Operational Works

4. Submissions -

Not applicable

NEGOTIATED DECISION NOTICE

5
13 July 2011

5. Conditions –

(A) ASSESSMENT MANAGER'S CONDITIONS

1. Development must be carried out substantially in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, 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 required to be made to the Council (including contributions, charges and bonds) pursuant to any condition of this approval must be made prior the endorsement of the plan of survey and at the rate applicable at the time of payment.
 - 3.3 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.

NEGOTIATED DECISION NOTICE

6
13 July 2011

4. Infrastructure Services and Standards

4.1 Access

~~Access to each allotment must be constructed in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.~~

Access to each allotment must be constructed in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

The provision of layback kerb along the frontage of each allotment will satisfy this condition.

4.2. Stormwater Drainage

The applicant must ensure a non-worsening effect on surrounding land as a consequence of the development and the applicant must take all necessary steps to achieve this including the following:

- a) The applicant must provide a Stormwater Management Plan prepared and certified by a RPEQ engineer that meets or exceeds the standards of design and construction set out in the Queensland Urban Development Manual (QUDM) and the Far North Queensland Regional Organisation of Councils Manual (FNQROC).
- b) The Stormwater 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 1996).
- c) The Stormwater Management Plan must provide for:
 - (i) stormwater drainage from roofed and paved areas to be lawfully discharged to an approved drainage system within adjoining road reserves or where stormwater from roofed and paved areas cannot be drained into the approved drainage system within the adjoining road reserves, an inter-allotment drainage collection system must be provided;
 - (ii) ~~overland flow paths and underground drainage is to be designed in accordance with water sensitive urban design solutions so as not to directly or indirectly cause nuisance or worsen peak flows and volumes to downstream or adjoining properties. The completed development discharge rate for a Q100 storm frequency must not exceed the pre-development discharge rates for a Q100 storm frequency;~~
 overland flow paths and underground drainage is to be designed in accordance with water sensitive urban design solutions so as not to directly or indirectly cause nuisance or worsen peak flows to downstream or adjoining properties. The completed development discharge rate for a Q100 storm frequency must not exceed the pre-development discharge rates for a Q100 storm frequency;

NEGOTIATED DECISION NOTICE

7
13 July 2011

- (iii) ~~construction of future buildings proposed within the development, driveways and drainage must be included in the Stormwater Management Plan and must provide for an ARI 100 years overland flow through driveways, open space areas or easements over adjoining properties. Construction of driveways and drainage must be to FNQROC standards (section D4);~~

The assumed increase in stormwater runoff associated with the construction of future dwelling houses and driveways within the development must provide for an ARI 100 years overland flow through roads, open space areas or easements over adjoining properties. Construction of drainage must be to FNQROC standards;

- (iv) ~~The stormwater drainage requirements of Stages 4 to 9 of the Marinelli's Estate development.~~

The stormwater drainage requirements of Stages 4, 6 to 9 of the Marinelli's Estate development.

- d) ~~The Stormwater Management Plan must include a plan of the development showing the Q100 Flood Level as well as a building envelope for each lot that is impacted by the Q100 Flow. The building envelope must be at least 300mm above the Q100 Flood Level.~~

The Stormwater Management Plan must include a plan of the development showing the Q100 flood levels as well as a building envelope for each lot that is NOT impacted by the Q100 flow.

- e) ~~The applicant must prepare a Stormwater Report prepared and certified by a suitably qualified design engineer (RPEQ) clearly indicating measures taken and calculated impacts based upon the Stormwater Management Plan. The Stormwater Report must contain:~~

- (i) ~~an assessment of the effect of 50% blockage in the drainage calculations.~~

The applicant must prepare a Stormwater Report, including an assessment of blockages, prepared and certified by a suitably qualified design engineer (RPEQ) clearly indicating measures taken and calculated impacts based upon the Stormwater Management Plan in accordance with the Queensland Urban Development Manual (QUDM) and the Far North Queensland Regional Organisation of Councils Manual (FNQROC).

- l) ~~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.~~

All stormwater channels through private property must be located in a registered easement for drainage purposes, with the easement in favour of Council. Alternatively stormwater channels may be located with drainage reserves or other similar approved land tenure.

- f) The applicant must submit the Stormwater Management Plan and Stormwater Report to council as part of the operational works application for its approval.

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Document Set ID: 2170052
Version: 2, Version Date: 13/07/2011

NEGOTIATED DECISION NOTICE

8
13 July 2011

- g) The applicant must construct the stormwater drainage infrastructure in accordance with the approved Stormwater Management Plan and Stormwater Report.
- h) All stormwater drainage must be discharged at a lawful point of discharge.
- i) Temporary drainage is to be provided and maintained during the construction phase of the development, discharged to a lawful point and not onto the construction site.
- j) The applicant (at its cost) must video all stormwater lines and submit the video for inspection by Council's delegated officer prior to the development being taken "off maintenance" to ensure that no defects have occurred during the 12 month maintenance period.
- k) A bond of 50% of the contract value of the drainage works must be lodged with Council during the 12 month maintenance period, as a guarantee for the satisfactory operation of the drainage works. The bond will be returned on satisfactory correction of any defective work after expiration of the maintenance period. During the maintenance period, Council may call up the bond and carry out any drainage repair work required.
- l) 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.
- m) Should the applicant not be able to secure easement/s for drainage purposes through adjoining private property, all stormwater drainage must be directed south-east within Lot 200 on SP216456, to discharge directly into the Barron River.

4.3 Roadworks – Internal

- (i) Internal roads must be constructed to Residential Street standard in accordance with FNQROC Development Manual to the satisfaction of Council's delegated officer.
- (ii) A temporary turnaround area, with gravel surface, must be provided at the end of the new road construction adjacent to the balance area of the overall subdivision to allow traffic manoeuvring.
- ~~(iii) A concrete footpath is to be constructed on one side of the Marinelli Road extension and one side of proposed Road A1 in accordance with the FNQROC Development Manual.~~
- (iii) Stage 4A
A concrete footpath is to be constructed on one side of the Marinelli Road extension and one side of proposed Road A1 in accordance with the FNQROC Development Manual.
- (iv) Stage 4B
A concrete footpath is to be constructed on one side of proposed Road A1 in accordance with the FNQROC Development Manual. The footpath shall join to the Road A1 footpath constructed during Stage 4A.

Tablelands Regional Council:

Atherton, Herberton, Kuranda, Malanda, Mareeba and Ravenshoe



Document Set ID: 2170052
Version: 2, Version Date: 13/07/2011

NEGOTIATED DECISION NOTICE9
13 July 2011**4.4 Water Supply**

The developer must connect each proposed lot 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.

- (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).~~

The development shall be connected to the existing water supply infrastructure at a point adjacent to Lot 41 in Marinelli Drive. Prior to the endorsement of the Plan of Survey for any lot within the development, the developer shall complete the water supply loop by extending the water main from Lot 41 to connect to the existing water main near Lot 82 in Luisa Circuit.

- (b) A water service connection must be provided to each proposed lot in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.
- (c) Prior to the issue of a development permit for operational works, the applicant is to provide to Council with a detailed Water Reticulation Analysis Report detailing water demand analysis (including but not limited to peak hour demand) for the proposed development and outlining all water infrastructure augmentation works necessary to service the development.

4.5 Sewerage Connection

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

The approved point of discharge is the existing sewer main near the rear of Lot 40 on SP108029. All proposed lots within the development shall be connected to the existing sewerage prior to the endorsement of the Plan of Survey for any lot within the development.

NEGOTIATED DECISION NOTICE

10
13 July 2011

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 **underground** power reticulation.

4.7 Telecommunications

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

4.8 Lighting

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

4.9 Street Trees Planting

Street tree planting must be provided in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer. The plan depicting species must be submitted to Council's delegated officer for approval. The street trees must be planted in accordance with the approved plan.

5. Contributions/Headworks

5.1 Roadworks Contribution

~~The developer must pay a contribution for roadworks to Council in accordance with Mareeba Shire Planning Scheme Policy 6 - Augmentation of the Road Network for the equivalent of 14 additional lots at the rate applicable at time of payment.~~

The developer must pay a contribution for roadworks to Council in accordance with Mareeba Shire Planning Scheme Policy 6 - Augmentation of the Road Network at the rate applicable at time of payment as follows:

Stage 4A - creating 7 residential lots
Stage 4B - creating 7 residential lots

NEGOTIATED DECISION NOTICE

11
13 July 2011

5.2 Water Headworks

~~The developer must pay a contribution for water supply headworks to Council in accordance with Mareeba Shire Planning Scheme Policy 2 (Headworks Charges for Water Supply and Sewerage) for the equivalent of 14 additional lots at the rate applicable at time of payment.~~

The developer must pay a contribution for water supply headworks to Council in accordance with Mareeba Shire Planning Scheme Policy 2 (Headworks Charges for Water Supply and Sewerage) at the rate applicable at time of payment as follows:

Stage 4A - creating 7 residential lots
Stage 4B - creating 7 residential lots

5.3 Sewerage Headworks

~~The developer must pay a contribution for sewerage supply headworks to Council in accordance with Mareeba Shire Planning Scheme Policy 2 (Headworks Charges for Water Supply and Sewerage) for the equivalent of 14 additional lots at the rate applicable at time of payment.~~

The developer must pay a contribution for sewerage supply headworks to Council in accordance with Mareeba Shire Planning Scheme Policy 2 (Headworks Charges for Water Supply and Sewerage) at the rate applicable at time of payment as follows:

Stage 4A - creating 7 residential lots
Stage 4B - creating 7 residential lots

5.4 Open Space

~~The developer must pay a contribution for open space/park to Council in accordance with Mareeba Shire Planning Scheme Policy 5 (Open Space Contributions) for the equivalent of 14 additional lots at the rate applicable at time of payment.~~

The developer must pay a contribution for open space/park to Council in accordance with Mareeba Shire Planning Scheme Policy 5 (Open Space Contributions) at the rate applicable at time of payment as follows:

Stage 4A - creating 7 residential lots
Stage 4B - creating 7 residential lots

5.5 Street Lighting Contribution

A monetary contribution must be made to Council equal to the tariff charge of two (2) years provision of street lighting for each street with the number of lights being as per the recommendation of the Electricity Service Provider.

(B) ASSESSMENT MANAGER'S ADVICE

(a) 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.deh.gov.au.

NEGOTIATED DECISION NOTICE12
13 July 2011

(b) 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.derm.qld.gov.au

(c) Compliance with applicable codes/policies

The development must be carried out to ensure compliance with 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) Transportation of Soil

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

(e) Easement Documents

The Tablelands Regional Council has developed standard easement documentation to assist in the drafting of formal easement documents for Council easements. Please contact the Urban & Regional Planning Department for more information regarding the drafting of easement documents for Council easements.

(f) Water Meters

Prior to the issue of a Development Permit for Building Work on any of the proposed allotments a payment must be made to Council for a water meter, upstands and concrete supports for installation by Council for one water meter to be installed on the front property boundary. The cost of the required water connection and meter will be determined based upon detailed hydraulic drawings lodged at the time of the building and plumbing application. An application for a Water Meter Service is required to be lodged with Council prior to the installation of the meter by Council.

6. IDAS referral agencies –

The IDAS Referral Agencies applicable to this application are –

For an application involving	Name of referral agency	Status	Address
If any part of the lot is situated in, or within 100m of, a wetland shown on the Map of Referable Wetlands and (i) the reconfiguration results in more than 10 lots, or (ii) any lot resulting from the reconfiguring is less than 5 ha	Department of Environment and Resource Management	Advice	Administration Officer Implementation & Support Unit Department of Environment & Resource Management GPO Box 15155 CITY EAST QLD 4002

NEGOTIATED DECISION NOTICE13
13 July 2011**7. Approved Plans**

The approved plans and/or documents for this development approval area listed in the following table.

Plan/Document Number	Plan/Document Title	Prepared by	Dated	Date received by Council
1181-SK14 Amdt A	Marinelli Estate Stage 4	Jim Papas Drafting Pty Ltd	Nov 2010	17/11/10
1181-SK14 Amdt B	Marinelli Estate Stage 4	Jim Papas Drafting Pty Ltd	Nov 2010	16/6/11

8. When approval lapses if development not started (s341)

This development approval will lapse in accordance with Section 341 of the Sustainable Planning Act 2009 if development does not start within relevant period as stated below:

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

If there is one (1) or more subsequent related approvals' for a development approval for a Material Change of Use or a reconfiguration, the relevant period for the approval will be taken to have started on the day the latest related approval takes effect.

9. Appeal rights –***Appeals by applicants***

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal, or refusal in part of the development application
- any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242 of SPA
- the decision to give a preliminary approval when a development permit was applied for
- the length of a period mentioned in section 341
- a deemed refusal of the development application.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 461(2) of SPA.

Applicants may also have a right to appeal to the Building and Development Dispute Resolution Committee. For more details, see SPA, chapter 7, part 2.

Appeals by submitters

A submitter for a development application may appeal to the Planning and Environment Court against:

- the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment
- the part of the approval relating to the assessment manager's decision under section 327.

Details about submitter appeal rights for the Planning and Environment Court are set out in sections 462, 463 and 464 of SPA.

Submitters may also have a right to appeal to the Building and Development Dispute Resolution Committee. For more details, see SPA, chapter 7, part 2.

NEGOTIATED DECISION NOTICE14
13 July 2011

Attachment 2 is an extract from SPA which details the applicant's appeal rights and the appeal rights of any submitters regarding this decision.

10. When the development approval takes effect –

This development approval takes effect –

- from the time the decision notice is given, if there is no submitter and the applicant does not appeal the decision to the court

OR

- subject to the decision of the court, when the appeal is finally decided, if an appeal is made to the court.

Should you require any further information please contact Council's **Senior Planner, Brian Millard** on the above telephone number.

Yours faithfully

BRETT NANCARROW
MANAGER URBAN & REGIONAL PLANNING

Enclosures:

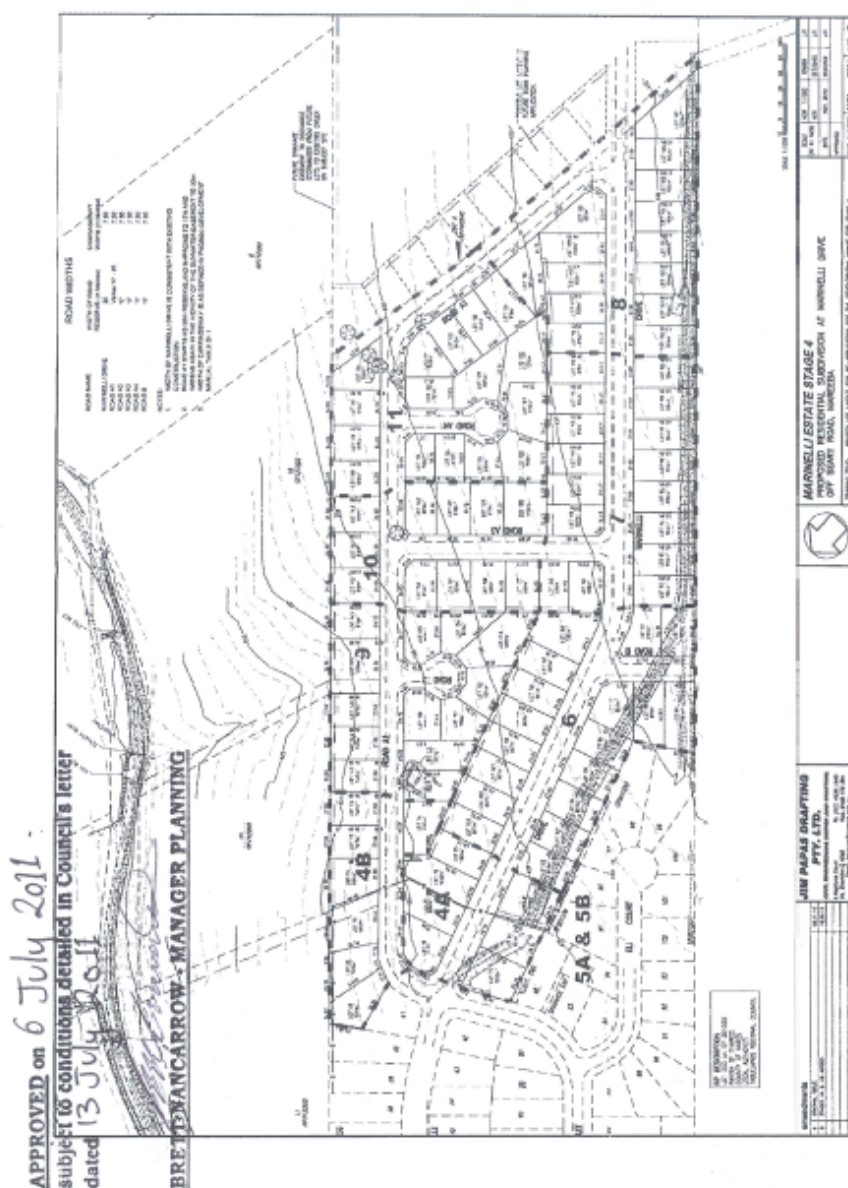
Attachment 1 - Approved Plans of Development
Attachment 2 - SPA Extract on Appeal Rights

Copy:

Administration Officer
Implementation and Support Group
Department of Environment and Resource Management
GPO Box 15155
CITY EAST QLD 4002

15
13 July 2011

ATTACHMENT 1 - APPROVED PLANS OF DEVELOPMENT



Atherton, Herberton, Kuranda, Malanda, Mareeba and Ravenshoe



Document Set ID: 2170052
Version: 2, Version Date: 13/07/2011

NEGOTIATED DECISION NOTICE

16
13 July 2011

ATTACHMENT 2 - APPEAL RIGHTS

DIVISION 8 APPEALS TO COURT RELATING TO DEVELOPMENT APPLICATIONS AND APPROVALS

461 APPEALS BY APPLICANTS

- (1) An applicant for a development application may appeal to the court against any of the following—
 - (a) the refusal, or the refusal in part, of the development application;
 - (b) any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242;
 - (c) the decision to give a preliminary approval when a development permit was applied for;
 - (d) the length of a period mentioned in section 341;
 - (e) a deemed refusal of the development application.
- (2) An appeal under subsection (1)(a), (b), (c) or (d) must be started within 20 business days (the **applicant's appeal period**) after—
 - (a) if a decision notice or negotiated decision notice is given—the day the decision notice or negotiated decision notice is given to the applicant; or
 - (b) otherwise—the day a decision notice was required to be given to the applicant.
- (3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

462 APPEALS BY SUBMITTERS—GENERAL

- (1) A submitter for a development application may appeal to the court only against—
 - (a) the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
 - (b) the part of the approval relating to the assessment manager's decision under section 327.
- (2) To the extent an appeal may be made under subsection (1), the appeal may be against 1 or more of the following—
 - (a) the giving of a development approval;
 - (b) any provision of the approval including—
 - (i) a condition of, or lack of condition for, the approval; or
 - (ii) the length of a period mentioned in section 341 for the approval.
- (3) However, a submitter may not appeal if the submitter—
 - (a) withdraws the submission before the application is decided; or
 - (b) has given the assessment manager a notice under section 339(1)(b)(ii).

Tablelands Regional Council:

Atherton, Herberton, Kuranda, Malanda, Mareeba and Ravenshoe



Document Set ID: 2170052
Version: 2, Version Date: 13/07/2011

NEGOTIATED DECISION NOTICE

17
13 July 2011

- (4) The appeal must be started within 20 business days (the **submitter's appeal period**) after the decision notice or negotiated decision notice is given to the submitter.

463 ADDITIONAL AND EXTENDED APPEAL RIGHTS FOR SUBMITTERS FOR PARTICULAR DEVELOPMENT APPLICATIONS

- (1) This section applies to a development application to which chapter 9, part 7 applies.
- (2) A submitter of a properly made submission for the application may appeal to the court about a referral agency's response made by a prescribed concurrence agency for the application.
- (3) However, the submitter may only appeal against a referral agency's response to the extent it relates to—
 - (a) if the prescribed concurrence agency is the chief executive (environment)—development for an aquacultural ERA; or
 - (b) if the prescribed concurrence agency is the chief executive (fisheries)—development that is—
 - (i) a material change of use of premises for aquaculture; or
 - (ii) operational work that is the removal, damage or destruction of a marine plant.
- (4) Despite section 462(1), the submitter may appeal against the following matters for the application even if the matters relate to code assessment—
 - (a) a decision about a matter mentioned in section 462(2) if it is a decision of the chief executive (fisheries);
 - (b) a referral agency's response mentioned in subsection (2).

464 APPEALS BY ADVICE AGENCY SUBMITTERS

- (1) Subsection (2) applies if an advice agency, in its response for an application, told the assessment manager to treat the response as a properly made submission.
- (2) The advice agency may, within the limits of its jurisdiction, appeal to the court about—
 - (a) any part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
 - (b) any part of the approval relating to the assessment manager's decision under section 327.
- (3) The appeal must be started within 20 business days after the day the decision notice or negotiated decision notice is given to the advice agency as a submitter.
- (4) However, if the advice agency has given the assessment manager a notice under section 339(1)(b)(ii), the advice agency may not appeal the decision.

From: "Dee Petersen" <DeeP@msc.qld.gov.au>
Sent: Thu, 20 Aug 2026 09:33:39 +1000
To: "Info" <info@msc.qld.gov.au>
Subject: Request for Extension to Currency Period - Marinelli - REC/10/0044 - DA/14/0028 - DA/14/0041 - DA/14/0061 - Cairns Plywoods Pty Ltd
Categories: Add to ECM;Rayanna

From: Dean Rankine <nthproperty67@gmail.com>
Sent: Thursday, 20 August 2026 7:08 AM
To: Dee Petersen <DeeP@msc.qld.gov.au>
Cc: Brian Millard <brianm@msc.qld.gov.au>; Carl Ewin <carle@msc.qld.gov.au>
Subject: Re: Copy of Council Current Correspondence - Extension to Currency Period - Marinelli - REC/10/0044 - DA/14/0028 - DA/14/0041 - DA/14/0061 - Cairns Plywoods Pty Ltd

Hi Dee, Brian and Carl ,

I would like to extend the above mentioned approvals on Lot 200 SP 216456 for a further 4 years .

Should the funds become available through RAF funding (for external infrastructure) or other sources it is my intention to commence construction on this site therefore keeping these approvals current is essential.

We are also starting to dig and remove the rocks on the remaining 14 ha of red soil flat in order to have it ready for development in the future .

Can you please confirm receiving this email .

Kind Regards

Dean Rankine

0409 932 187

On 19 Aug 2026, at 11:23 AM, Dee Petersen <DeeP@msc.qld.gov.au>
wrote:

Document Set ID: 4691510
Version: 1, Version Date: 20/08/2026

8.2 EXTENSION TO CURRENCY PERIOD - CAIRNS PLYWOODS PTY LTD - RECONFIGURING A LOT - SUBDIVISION (1 INTO 6 LOTS & BALANCE AREA) - MARINELLI ESTATE STAGE 6 - LOT 200 ON SP284110 - MARINELLI DRIVE, MAREEBA - DA/14/0028

Date Prepared: 2 September 2026

Author: Supervisor Planning & Building

Attachments: 1. Decision Notice Approval dated 3 October 2014 [↓](#)
2. Request for Extension to Currency Period [↓](#)

APPLICATION		PREMISES	
APPLICANT	Cairns Plywoods Pty Ltd	ADDRESS	Marinelli Drive, Mareeba
DATE REQUEST FOR EXTENSION OF RELEVANT PERIOD LODGED	20 August 2026	RPD	Lot 200 on SP284110
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Subdivision (1 into 6 Lots & Balance Area) Marinelli Estate Stage 6		
FILE NO	DA/14/0028	AREA	49.2079 ha
LODGED BY	Cairns Plywoods Pty Ltd	OWNER	Cairns Plywoods Pty Ltd
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016 (original application approved under superseded Mareeba Shire Planning Scheme 2004)		
ZONE	Low Density Residential zone		
LEVEL OF ASSESSMENT	Code Assessment		
SUBMISSIONS	n/a		

EXECUTIVE SUMMARY

Council approved a development application described in the above application details under delegated authority on 30 September 2014, subject to conditions. The Decision Notice was issued on 3 October 2014. Development Approval DA/14/0028 covers Stage 6 of Marinelli Estate.

The application was code assessable and was not required to undergo public notification.

Council has approved a number of extension requests for this approval over the years, with the currency period set to expire on 3 October 2026. The approval has remained current for 12 years. To date, no development works have commenced.

The applicant has subsequently lodged an application to extend the currency period for a further four (4) years.

Although the current approval remains consistent with the zoning intent of the land under the current Planning Scheme, it is likely that Council will commence a review of both the Planning Scheme and Local Government Infrastructure Plan (LGIP) in 2027 or earlier, with particular attention being paid to future residential growth corridors and Priority Infrastructure Area boundaries. For

this reason, Council officers consider it prudent that the appropriateness of existing development permits be reviewed on a more regular basis so as to not impact on future strategic planning and infrastructure decision-making.

It is therefore recommended that an extension to the currency period of this approval be granted for a period of 12 months only, from 3 October 2026 to 3 October 2027.

OFFICER'S RECOMMENDATION

1. That in relation to the application to extend the relevant period for the following development approval:

APPLICATION		PREMISES	
APPLICANT	Cairns Plywoods Pty Ltd	ADDRESS	Marinelli Drive, Mareeba
DATE REQUEST FOR EXTENSION OF RELEVANT PERIOD LODGED	20 August 2026	RPD	Lot 200 on SP284110
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Subdivision (1 into 6 Lots & Balance Area) Marinelli Estate Stage 6		

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

- (a) The relevant period be extended for 12 months only, from 3 October 2026 to 3 October 2027.
2. A Notice of Council's decision be issued to the applicant advising of Council's decision.

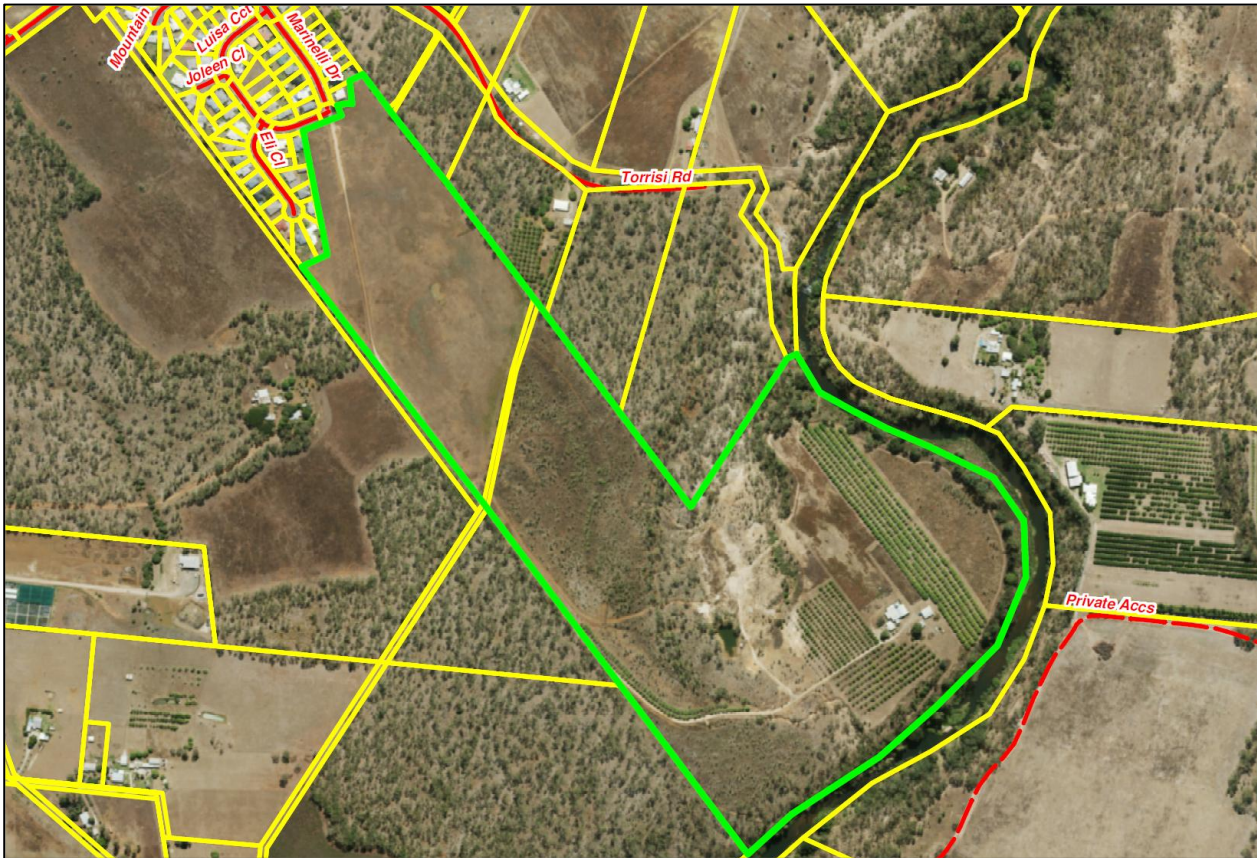
THE SITE

The subject site is situated at the very end of Marinelli drive and is described as Lot 200 on SP284110 (formerly Lot 200 on SP216456). The subject site is the balance land of the Marinelli Estate subdivision with the approval covering Stage 4A and 4B of the estate.

The subject site has a total area of 49.2079 hectares with frontages of approximately 32 metres to Marinelli Drive and 20 Metres to Luisa Circuit. Both roads are constructed to bitumen sealed standard, including kerb and channel. Access to the site is currently available off both roads.

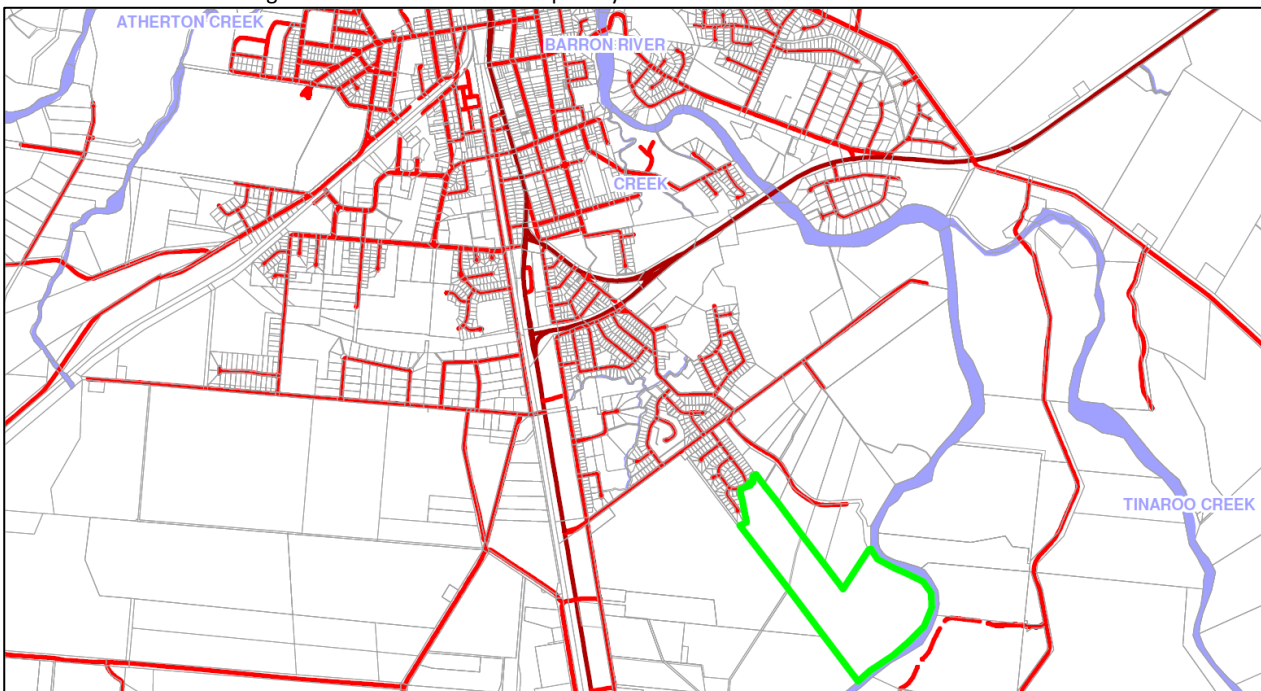
A dwelling house is established at the south-east end of the site. The Barron River adjoins the site to the south and south-east.

Adjoining properties within Marinelli Estate are all zoned Low Density Residential. Land adjoining to the east and west is zoned Emerging Communities and one adjoining land parcel to the south-west is zoned Rural. Dwelling houses are established on most adjoining properties.



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

Council approved a development application described in the above application details under delegated authority on 30 September 2014, subject to conditions. The Decision Notice was issued on 3 October 2014 (**Attachment**). Development Approval DA/14/0028 covers Stage 6 of Marinelli Estate.

The application was code assessable and was not required to undergo public notification.

Council has approved a number of extension requests for this approval over the years, with the currency period set to expire on 3 October 2026. The approval has remained current for 12 years. To date, no development works have commenced.

The applicant has subsequently lodged an application to extend the currency period for a further four (4) years (**Attachment**).

ASSESSMENT AND DECISION REQUIREMENTS

Section 87 (1) of the *Planning Act 2016* states that Council, when assessing an extension application may consider any matter that the assessment manager considered relevant, even if the matter was not relevant to assessing the development application.

Matters that the assessment manager (Council) deem necessary are summarised as follows:

- ***The consistency of the approval, including its conditions, with the current laws and policies applying to similar development at the time of lodging the extension request.***
 - *Mareeba Shire Planning Scheme 2004 (amendment no. 01/11)*

The application was assessed and approved under the Mareeba Shire Planning Scheme 2004. This Planning Scheme is now superseded.
 - *Mareeba Shire Council Planning Scheme 2016*

If the approval was allowed to lapse, a fresh application for the same development would be assessed against the Mareeba Shire Council Planning Scheme 2016 and would be consistent with the 2016 Planning Scheme which places the subject land in the Low density residential zone.
 - *Far North Queensland Regional Plan and Infrastructure Plan*

The Far North Queensland Regional Plan and Infrastructure Plan came into effect in May 2026 and is not adequately reflected within the current Planning Scheme, so a fresh application would be required to be assessed against this instrument.

The subject land is within the mapped Priority Living Area and Urban Footprint land use category. The development of the land into residential allotments is consistent with the intent of the land under the new Regional Plan and Infrastructure Plan.
 - *State Planning Policy*

The State Planning Policy is adequately reflected within the Mareeba Shire Council Planning Scheme 2016. If a fresh application was lodged, separate assessment against the SPP would not be required.
 - *Applicable Infrastructure Charges*

Development approval DA/14/0028 was not subject to fixed headworks.

- ***Planning Scheme amendment/replacement and LGIP (Priority Infrastructure Area) review***

Comment

The current Mareeba Shire Council Planning Scheme 2016 has surpassed its originally anticipated 10 year lifespan (July 2016 – July 2026). Council's Local Government Infrastructure Plan (LGIP) also underwent its last major review in 2018.

Although the current approval remains consistent with the zoning intent of the land under the current Planning Scheme, it is likely that Council will commence a review of both the Planning Scheme and LGIP in 2027 or earlier, with particular attention being paid to future residential growth corridors and Priority Infrastructure Area boundaries.

For this reason, Council officers consider it prudent that the appropriateness of existing Development Permits be reviewed on a more regular basis so as to not impact on future strategic planning and infrastructure decision-making. Approval of the full four (4) year extension timeframe is therefore not supported by Council officers. Instead, it is recommended that only a 12 month extension be granted.

- ***The community's awareness of the development approval***

Comment

The original development application was Code Assessable and was therefore not subject to public notification.

- ***Whether, if the request were refused –***

(i) further rights to make a submission may be available for a further development application; and

(ii) the likely extent to which those rights may be exercised;

Comment

A fresh development application would remain code assessable.

- ***The views of any referral agency for the development approval.***

Comment

The original application did not trigger referral to any concurrence/referral agencies.

Mareeba Shire Council

65 Rankin Street, Mareeba
PO Box 154, Mareeba QLD 4880
Telephone: 1300 308 461

Corporate and Community Services
Brian Millard
Planning Officer Regional Land Use Planning
Group
Telephone: (07) 4086 4657
Facsimile: (07) 4086 4733
Email: info@msc.qld.gov.au

File Ref: DA/14/0028
Your Ref: BM:nj

3 October 2014

Cairns Plywoods Pty Ltd
C/- Twine Surveys Pty Ltd
PO Box 146
ATHERTON QLD 4883

Decision Notice Approval

Sustainable Planning Act 2009 s334 and s335

Dear Applicants

**APPLICATION FOR RECONFIGURING A LOT - SUBDIVISION CREATING 6 LOTS AND
BALANCE AREA
LOT 200 ON SP216456
SITUATED AT MARINELLI DRIVE, MAREEBA**

I wish to advise that, under Council's delegated authority on 30 September 2014, the above development application was -

- Approved in full with conditions.

The conditions relevant to this approval are detailed in **section 6** of this notice. These conditions are clearly identified to indicate whether the Assessment Manager or a Concurrence Agency imposed them.

Approval under Section 331

This application **has not** been deemed to be approved under Section 331 of the Sustainable Planning Act 2009 (SPA).

1. Details of the approval –

Development Permit for Reconfiguring a Lot - Subdivision creating 6 lots and balance area

2. Other necessary development permits and/or compliance permits–

Listed below are other development permits and/or compliance permits that are necessary to allow the development to be carried out –

- Development Permit for Operational Works

3. Other approvals required from Council

- Nil

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

Document Set ID: 3002720

Version: 1, Version Date: 03/10/2014

DECISION NOTICE - APPROVAL

2
3 October 2014

4. Submissions -

Not applicable

5. Conflict with a relevant instrument and reasons for the decision despite the conflict -

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

6. Conditions –

(A) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out substantially in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, 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 or the Adopted Infrastructure Charges Notice 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.

DECISION NOTICE - APPROVAL**3**
3 October 2014

3.6 Charges

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

4. Infrastructure Services and Standards**4.1 Access**

Access to each allotment must be constructed in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

The provision of layback kerb along the frontage of each allotment will satisfy this condition.

4.2. Stormwater Drainage

The applicant must ensure a non-worsening effect on surrounding land as a consequence of the development and the applicant must take all necessary steps to achieve this including the following:

- a) The applicant must provide a Stormwater Management Plan prepared and certified by a RPEQ engineer that meets or exceeds the standards of design and construction set out in the Queensland Urban Development Manual (QUDM) and the Far North Queensland Regional Organisation of Councils Manual (FNQROC).
- b) The Stormwater 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 1996).
- c) The Stormwater Management Plan must provide for:
 - (i) stormwater drainage from roofed and paved areas to be lawfully discharged to an approved drainage system within adjoining road reserves or where stormwater from roofed and paved areas cannot be drained into the approved drainage system within the adjoining road reserves, an inter-allotment drainage collection system must be provided;
 - (ii) overland flow paths and underground drainage is to be designed in accordance with water sensitive urban design solutions so as not to directly or indirectly cause nuisance or worsen peak flows to downstream or adjoining properties. The completed development discharge rate for a Q100 storm frequency must not exceed the pre-development discharge rates for a Q100 storm frequency;
 - (iii) The assumed increase in stormwater runoff associated with the construction of future dwelling houses and driveways within the development must provide for an ARI 100 years overland flow through roads, open space areas or easements over adjoining properties. Construction of drainage must be to FNQROC standards;
 - (iv) The stormwater drainage requirements of Stages 4, 6 to 9 of the Marinelli's Estate development.
- d) The Stormwater Management Plan must include a plan of the development showing the Q100 flood levels as well as a building envelope for each lot that is NOT impacted by the Q100 flow.

DECISION NOTICE - APPROVAL4
3 October 2014

- e) The applicant must prepare a Stormwater Report, including an assessment of blockages, prepared and certified by a suitably qualified design engineer (RPEQ) clearly indicating measures taken and calculated impacts based upon the Stormwater Management Plan in accordance with the Queensland Urban Development Manual (QUDM) and the Far North Queensland Regional Organisation of Councils Manual (FNQROC).
- f) All stormwater channels through private property must be located in a registered easement for drainage purposes, with the easement in favour of Council. Alternatively stormwater channels may be located with drainage reserves or other similar approved land tenure.
- g) The applicant must submit the Stormwater Management Plan and Stormwater Report to council as part of the operational works application for its approval.
- h) The applicant must construct the stormwater drainage infrastructure in accordance with the approved Stormwater Management Plan and Stormwater Report.
- i) All stormwater drainage must be discharged at a lawful point of discharge.
- j) Temporary drainage is to be provided and maintained during the construction phase of the development, discharged to a lawful point and not onto the construction site.
- k) The applicant (at its cost) must video all stormwater lines and submit the video for inspection by Council's delegated officer prior to the development being taken "off maintenance" to ensure that no defects have occurred during the 12 month maintenance period.
- l) A bond of 50% of the contract value of the drainage works must be lodged with Council during the 12 month maintenance period, as a guarantee for the satisfactory operation of the drainage works. The bond will be returned on satisfactory correction of any defective work after expiration of the maintenance period. During the maintenance period, Council may call up the bond and carry out any drainage repair work required.
- m) 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.
- n) Should the applicant not be able to secure easement/s for drainage purposes through adjoining private property, all stormwater drainage must be directed south-east within Lot 200 on SP216456, to discharge directly into the Barron River.

4.3 Roadworks – Internal

- (i) Internal roads must be constructed to Residential Street standard in accordance with FNQROC Development Manual to the satisfaction of Council's delegated officer.
- (ii) A temporary turnaround area, with gravel surface, must be provided at the end of the new road construction adjacent to the balance area of the overall subdivision to allow traffic manoeuvring.

DECISION NOTICE - APPROVAL5
3 October 2014

- (iii) A concrete footpath (joining with the footpath in Stage 4A) is to be constructed on the eastern side of the Marinelli Drive extension in accordance with the FNQROC Development Manual.

4.4 Water Supply

The developer must connect each proposed lot 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.

- (a) The development shall be connected to the existing water supply infrastructure at a point adjacent to Lot 41 in Marinelli Drive. Prior to the endorsement of the Plan of Survey for any lot within the development, the developer shall complete the water supply loop by extending the water main from Lot 41 to connect to the existing water main near Lot 82 in Luisa Circuit.
- (b) A water service connection must be provided to each proposed lot in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.
- (c) Prior to the issue of a development permit for operational works, the applicant is to provide Council with a detailed Water Reticulation Analysis Report detailing water demand analysis (including but not limited to peak hour demand) for the proposed development and outlining all water infrastructure augmentation works necessary to service the development.

4.5 Sewerage Connection

- (a) The developer must connect the proposed development to Council's reticulated sewerage system in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.
- (b) The approved point of discharge is the existing sewer main near the rear of Lot 40 on SP108029. All proposed lots within the development shall be connected to the existing sewerage prior to the endorsement of the Plan of Survey for any lot within the development.

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 **underground** power reticulation.

4.7 Telecommunications

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

DECISION NOTICE - APPROVAL6
3 October 2014**4.8 Lighting**

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

4.9 Street Trees Planting

Street tree planting must be provided in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer. The plan depicting species must be submitted to Council's delegated officer for approval. The street trees must be planted in accordance with the approved plan.

(B) ASSESSMENT MANAGER'S ADVICE

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

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

- (c) Easement Documents

The Mareeba Shire Council has developed standard easement documentation to assist in the drafting of formal easement documents for Council easements. Please contact the Regional Land Use Planning Group for more information regarding the drafting of easement documents for Council easements.

- (d) Endorsement Fees

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

- (e) Compliance with applicable codes/policies

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

- (f) 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.environment.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

DECISION NOTICE - APPROVAL7
3 October 2014

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.datsima.qld.gov.au.

7. IDAS referral agencies –

The application did not require referral to any Referral Agency.

8. Approved Plans

The approved plans and/or documents for this development approval area listed in the following table.

Plan/Document Number	Plan/Document Title	Prepared by	Dated
1181-SK2 Amdt D	Stage 6 - Existing Approvals Stages 4 & 6 to 14	Jim Papas Drafting Pty Ltd	18.07.11

9. When approval lapses if development not started (s341)

This development approval will lapse in accordance with Section 341 of the Sustainable Planning Act 2009 if development does not start within relevant period as stated below:

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

If there is one (1) or more subsequent related approvals' for a development approval for a Material Change of Use or a reconfiguration, the relevant period for the approval will be taken to have started on the day the latest related approval takes effect.

10. Appeal rights –***Applicant may make representations about decision***

The applicant may make written representations to the assessment manager about: -

- a matter stated in the decision notice, other than a refusal or a matter about which a concurrence agency told the assessment manager under section 287(1) or (5); or
- the standard conditions applying to a deemed approval.

However, the applicant can not make representations under subsection (1)(a) about a condition attached to an approval under the direction of the Minister.

Attachment 2 is an extract from SPA which contains details regarding making representations about the decision.

Appeals by applicants

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal, or refusal in part of the development application
- any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242 of SPA
- the decision to give a preliminary approval when a development permit was applied for
- the length of a period mentioned in section 341
- a deemed refusal of the development application.

DECISION NOTICE - APPROVAL8
3 October 2014

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 461(2) of SPA.

Applicants may also have a right to appeal to the Building and Development Dispute Resolution Committee. For more details, see SPA, chapter 7, part 2.

Appeals by submitters

A submitter for a development application may appeal to the Planning and Environment Court against:

- the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment
- the part of the approval relating to the assessment manager's decision under section 327.

Details about submitter appeal rights for the Planning and Environment Court are set out in sections 462, 463 and 464 of SPA.

Submitters may also have a right to appeal to the Building and Development Dispute Resolution Committee. For more details, see SPA, chapter 7, part 2.

Attachment 3 is an extract from SPA which details the applicant's appeal rights and the appeal rights of any submitters regarding this decision.

11. When the development approval takes effect –

This development approval takes effect –

- from the time the decision notice is given, if there is no submitter and the applicant does not appeal the decision to the court

OR

- subject to the decision of the court, when the appeal is finally decided, if an appeal is made to the court.

Should you require any further information please contact Council's **Senior Planner, Brian Millard** on the above telephone number.

Yours faithfully

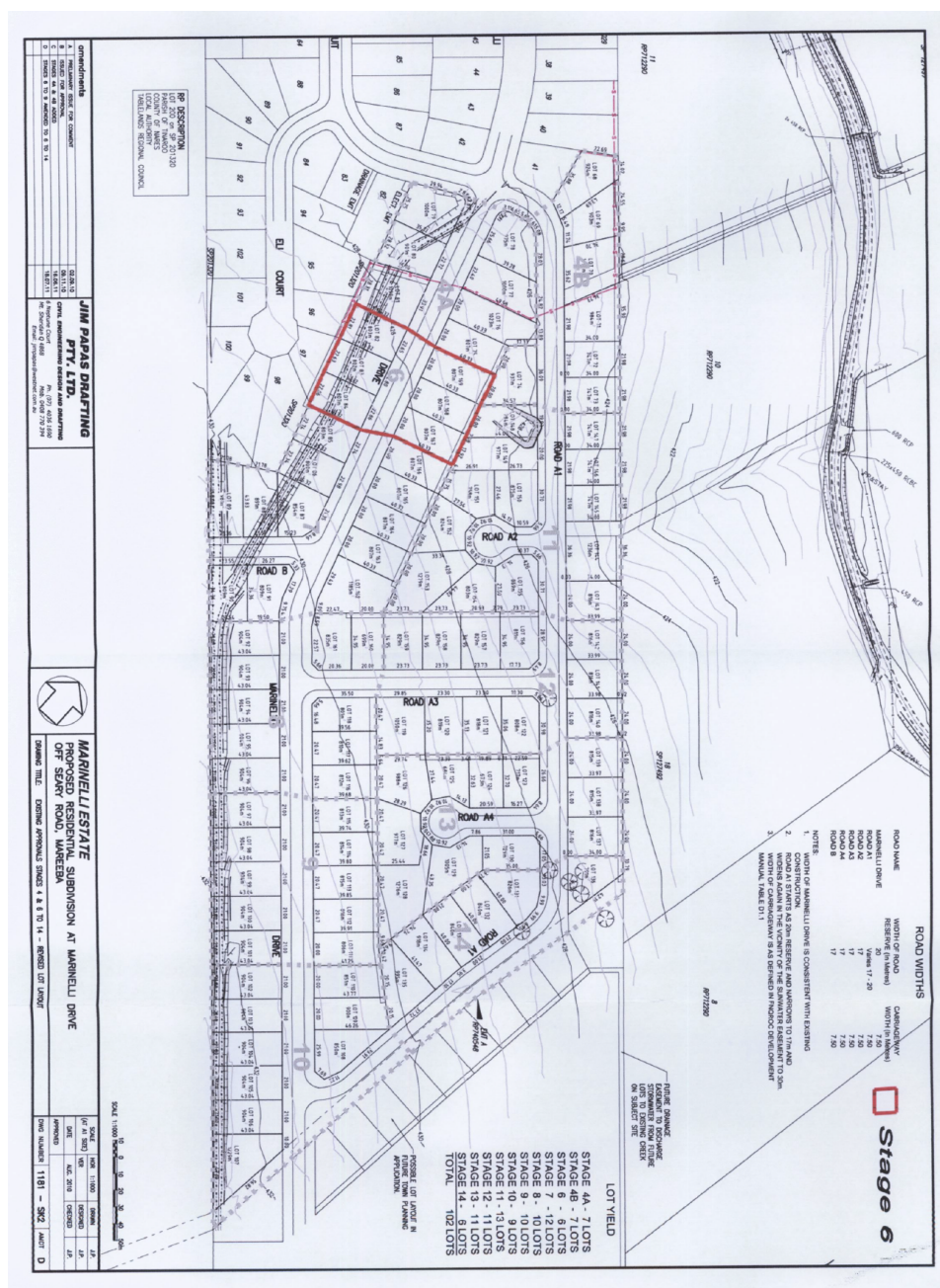
BRIAN MILLARD
SENIOR PLANNER

Enclosures: Attachment 1 - Approved Plans of Development
Attachment 2 - SPA Extract - Making Representations about Decision
Attachment 3 - SPA Extract on Appeal Rights

DECISION NOTICE - APPROVAL

9
3 October 2014

ATTACHMENT 1 - APPROVED PLANS OF DEVELOPMENT (VS 3567404)



DECISION NOTICE - APPROVAL

10
3 October 2014

ATTACHMENT 2 - MAKING REPRESENTATIONS ABOUT DECISION

PART 8 - DEALING WITH DECISION NOTICES AND APPROVALS

DIVISION 1 CHANGING DECISION NOTICES AND APPROVALS DURING APPLICANT'S APPEAL PERIOD

360 APPLICATION OF DIV 1

This division applies only during the applicant's appeal period.

361 APPLICANT MAY MAKE REPRESENTATIONS ABOUT DECISION

- (1) The applicant may make written representations to the assessment manager about—
 - (a) a matter stated in the decision notice, other than a refusal or a matter about which a concurrence agency told the assessment manager under section 287(1) or (5); or
 - (b) the standard conditions applying to a deemed approval.
- (2) However, the applicant can not make representations under subsection (1)(a) about a condition attached to an approval under the direction of the Minister.

362 ASSESSMENT MANAGER TO CONSIDER REPRESENTATIONS

The assessment manager must consider any representations made to the assessment manager under section 361.

363 DECISION ABOUT REPRESENTATIONS

- (1) If the assessment manager agrees with any of the representations about a decision notice or a deemed approval, the assessment manager must give a new decision notice (***the negotiated decision notice***) to—
 - (a) the applicant; and
 - (b) each principal submitter; and
 - (c) each referral agency; and
 - (d) if the assessment manager is not the local government and the development is in a local government area—the local government.
- (2) Before the assessment manager agrees to a change under this section, the assessment manager must consider the matters the assessment manager was required to consider in assessing the application, to the extent the matters are relevant.
- (3) Only 1 negotiated decision notice may be given.
- (4) The negotiated decision notice—
 - (a) must be given within 5 business days after the day the assessment manager agrees with the representations; and
 - (b) must comply with section 335; and
 - (c) must state the nature of the changes; and
 - (d) replaces—

DECISION NOTICE - APPROVAL

11
3 October 2014

- (i) the decision notice previously given; or
 - (ii) if a decision notice was not previously given and the negotiated decision notice relates to a deemed approval—the standard conditions applying to the deemed approval.
- (5) If the assessment manager does not agree with any of the representations, the assessment manager must, within 5 business days after the day the assessment manager decides not to agree with any of the representations, give written notice to the applicant stating the decision about the representations.

364 GIVING NEW INFRASTRUCTURE CHARGES NOTICE OR REGULATED INFRASTRUCTURE CHARGES NOTICE

- (1) This section applies if the development approved by the negotiated decision notice is different from the development approved in the decision notice or deemed approval in a way that affects the amount of an infrastructure charge or regulated infrastructure charge.
- (2) The local government may give the applicant a new infrastructure charges notice under section 633 or regulated infrastructure charges notice under section 643 to replace the original notice.

365 GIVING NEW REGULATED STATE INFRASTRUCTURE CHARGES NOTICE

- (1) This section applies if the development approved by the negotiated decision notice is different from the development approved in the decision notice or deemed approval in a way that affects the amount of a regulated State infrastructure charge.
- (2) The relevant State infrastructure provider may give the applicant a new regulated State infrastructure charges notice under section 669 to replace the original notice.

366 APPLICANT MAY SUSPEND APPLICANT'S APPEAL PERIOD

- (1) If the applicant needs more time to make the representations, the applicant may, by written notice given to the assessment manager, suspend the applicant's appeal period.
- (2) The applicant may act under subsection (1) only once.
- (3) If the representations are not made within 20 business days after the day written notice was given to the assessment manager, the balance of the applicant's appeal period restarts.
- (4) If the representations are made within 20 business days after the day written notice was given to the assessment manager—
 - (a) if the applicant gives the assessment manager a notice withdrawing the notice under subsection (1)—the balance of the applicant's appeal period restarts the day after the assessment manager receives the notice of withdrawal; or
 - (b) if the assessment manager gives the applicant a notice under section 363(5)—the balance of the applicant's appeal period restarts the day after the applicant receives the notice; or
 - (c) if the assessment manager gives the applicant a negotiated decision notice—the applicant's appeal period starts again the day after the applicant receives the negotiated decision notice.

DECISION NOTICE - APPROVAL

12
3 October 2014

ATTACHMENT 3 - APPEAL RIGHTS

DIVISION 8 APPEALS TO COURT RELATING TO DEVELOPMENT APPLICATIONS AND APPROVALS

461 APPEALS BY APPLICANTS

- (1) An applicant for a development application may appeal to the court against any of the following—
 - (a) the refusal, or the refusal in part, of the development application;
 - (b) any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242;
 - (c) the decision to give a preliminary approval when a development permit was applied for;
 - (d) the length of a period mentioned in section 341;
 - (e) a deemed refusal of the development application.
- (2) An appeal under subsection (1)(a), (b), (c) or (d) must be started within 20 business days (the **applicant's appeal period**) after—
 - (a) if a decision notice or negotiated decision notice is given—the day the decision notice or negotiated decision notice is given to the applicant; or
 - (b) otherwise—the day a decision notice was required to be given to the applicant.
- (3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

462 APPEALS BY SUBMITTERS—GENERAL

- (1) A submitter for a development application may appeal to the court only against—
 - (a) the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
 - (b) the part of the approval relating to the assessment manager's decision under section 327.
- (2) To the extent an appeal may be made under subsection (1), the appeal may be against 1 or more of the following—
 - (a) the giving of a development approval;
 - (b) any provision of the approval including—
 - (i) a condition of, or lack of condition for, the approval; or
 - (ii) the length of a period mentioned in section 341 for the approval.
- (3) However, a submitter may not appeal if the submitter—
 - (a) withdraws the submission before the application is decided; or
 - (b) has given the assessment manager a notice under section 339(1)(b)(ii).

DECISION NOTICE - APPROVAL13
3 October 2014

- (4) The appeal must be started within 20 business days (the **submitter's appeal period**) after the decision notice or negotiated decision notice is given to the submitter.

463 ADDITIONAL AND EXTENDED APPEAL RIGHTS FOR SUBMITTERS FOR PARTICULAR DEVELOPMENT APPLICATIONS

- (1) This section applies to a development application to which chapter 9, part 7 applies.
- (2) A submitter of a properly made submission for the application may appeal to the court about a referral agency's response made by a prescribed concurrence agency for the application.
- (3) However, the submitter may only appeal against a referral agency's response to the extent it relates to—
- (a) if the prescribed concurrence agency is the chief executive (environment)—development for an aquacultural ERA; or
 - (b) if the prescribed concurrence agency is the chief executive (fisheries)—development that is—
 - (i) a material change of use of premises for aquaculture; or
 - (ii) operational work that is the removal, damage or destruction of a marine plant.
- (4) Despite section 462(1), the submitter may appeal against the following matters for the application even if the matters relate to code assessment—
- (a) a decision about a matter mentioned in section 462(2) if it is a decision of the chief executive (fisheries);
 - (b) a referral agency's response mentioned in subsection (2).

464 APPEALS BY ADVICE AGENCY SUBMITTERS

- (1) Subsection (2) applies if an advice agency, in its response for an application, told the assessment manager to treat the response as a properly made submission.
- (2) The advice agency may, within the limits of its jurisdiction, appeal to the court about—
- (a) any part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
 - (b) any part of the approval relating to the assessment manager's decision under section 327.
- (3) The appeal must be started within 20 business days after the day the decision notice or negotiated decision notice is given to the advice agency as a submitter.
- (4) However, if the advice agency has given the assessment manager a notice under section 339(1)(b)(ii), the advice agency may not appeal the decision.

From: "Dee Petersen" <DeeP@msc.qld.gov.au>
Sent: Thu, 20 Aug 2026 09:33:39 +1000
To: "Info" <info@msc.qld.gov.au>
Subject: Request for Extension to Currency Period - Marinelli - REC/10/0044 - DA/14/0028 - DA/14/0041 - DA/14/0061 - Cairns Plywoods Pty Ltd
Categories: Add to ECM;Rayanna

From: Dean Rankine <nthproperty67@gmail.com>
Sent: Thursday, 20 August 2026 7:08 AM
To: Dee Petersen <DeeP@msc.qld.gov.au>
Cc: Brian Millard <brianm@msc.qld.gov.au>; Carl Ewin <carle@msc.qld.gov.au>
Subject: Re: Copy of Council Current Correspondence - Extension to Currency Period - Marinelli - REC/10/0044 - DA/14/0028 - DA/14/0041 - DA/14/0061 - Cairns Plywoods Pty Ltd

Hi Dee, Brian and Carl ,

I would like to extend the above mentioned approvals on Lot 200 SP 216456 for a further 4 years .

Should the funds become available through RAF funding (for external infrastructure) or other sources it is my intention to commence construction on this site therefore keeping these approvals current is essential.

We are also starting to dig and remove the rocks on the remaining 14 ha of red soil flat in order to have it ready for development in the future .

Can you please confirm receiving this email .

Kind Regards

Dean Rankine

0409 932 187

On 19 Aug 2026, at 11:23 AM, Dee Petersen <DeeP@msc.qld.gov.au>
wrote:

Document Set ID: 4691510
Version: 1, Version Date: 20/08/2026

8.3 EXTENSION TO CURRENCY PERIOD - CAIRNS PLYWOODS PTY LTD - RECONFIGURING A LOT - SUBDIVISION (1 INTO 41 LOTS & BALANCE AREA) - MARINELLI ESTATE STAGES 7 - 10 - LOT 200 ON SP284110 - MARINELLI DRIVE, MAREEBA - DA/14/0041

Date Prepared: 2 September 2026

Author: Supervisor Planning & Building

Attachments: 1. Decision Notice Approval dated 17 October 2014 [↓](#)
2. Request for Extension To Currency Period [↓](#)

APPLICATION		PREMISES	
APPLICANT	Cairns Plywoods Pty Ltd	ADDRESS	Marinelli Drive, Mareeba
DATE REQUEST FOR EXTENSION OF RELEVANT PERIOD LODGED	20 August 2026	RPD	Lot 200 on SP284110
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Subdivision (1 into 41 Lots & Balance Area) Marinelli Estate Stages 7 – 10		
FILE NO	DA/14/0041	AREA	49.2079 ha
LODGED BY	Cairns Plywoods Pty Ltd	OWNER	Cairns Plywoods Pty Ltd
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016 (original application approved under superseded Mareeba Shire Planning Scheme 2004)		
ZONE	Low Density Residential zone		
LEVEL OF ASSESSMENT	Code Assessment		
SUBMISSIONS	n/a		

EXECUTIVE SUMMARY

Council approved a development application described in the above application details at its Ordinary Meeting held on 15 October 2014, subject to conditions. The Decision Notice was issued on 17 October 2014. Development Approval DA/14/0041 covers Stages 7 – 10 of Marinelli Estate.

The application was code assessable and was not required to undergo public notification.

Council has approved a number of extension requests for this approval over the years, with the currency period set to expire on 3 October 2026. The approval has remained current for almost 12 years. To date, no development works have commenced.

The applicant has subsequently lodged an application to extend the currency period for a further four (4) years.

Although the current approval remains consistent with the zoning intent of the land under the current Planning Scheme, it is likely that Council will commence a review of both the Planning Scheme and Local Government Infrastructure Plan (LGIP) in 2027 or earlier, with particular attention being paid to future residential growth corridors and Priority Infrastructure Area boundaries. For this reason, Council officers consider it prudent that the appropriateness of existing development

permits be reviewed on a more regular basis so as to not impact on future strategic planning and infrastructure decision-making.

It is therefore recommended that an extension to the currency period of this approval be granted for a period of 12 months only, from 3 October 2026 to 3 October 2027.

OFFICER'S RECOMMENDATION

1. That in relation to the application to extend the relevant period for the following development approval:

APPLICATION		PREMISES	
APPLICANT	Cairns Plywoods Pty Ltd	ADDRESS	Marinelli Drive, Mareeba
DATE REQUEST FOR EXTENSION OF RELEVANT PERIOD LODGED	20 August 2026	RPD	Lot 200 on SP284110
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Subdivision (1 into 41 Lots & Balance Area) Marinelli Estate Stages 7 – 10		

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

- (a) The relevant period be extended for 12 months only, from 3 October 2026 to 3 October 2027.
2. A Notice of Council's decision be issued to the applicant advising of Council's decision.

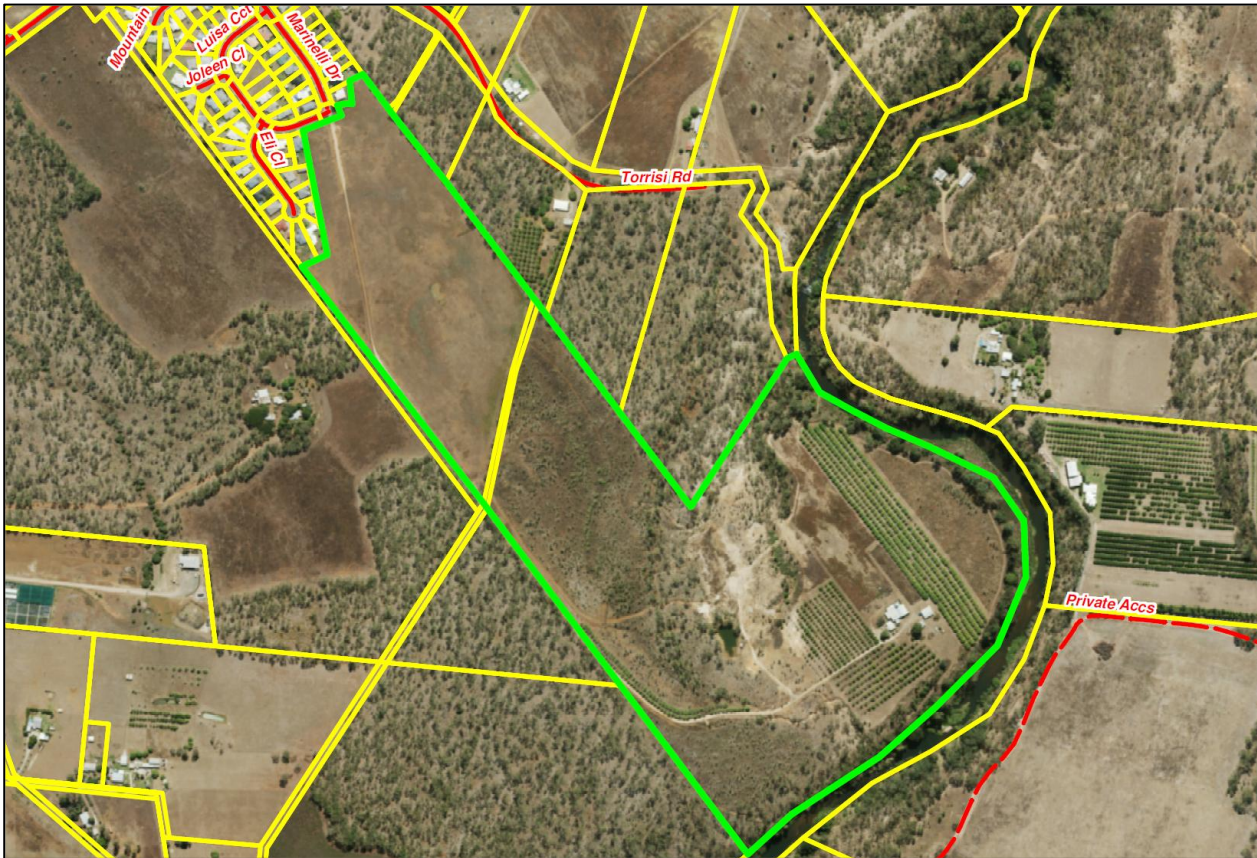
THE SITE

The subject site is situated at the very end of Marinelli drive and is described as Lot 200 on SP284110 (formerly Lot 200 on SP216456). The subject site is the balance land of the Marinelli Estate subdivision with the approval covering Stages 7 – 10 of the Estate.

The subject site has a total area of 49.2079 hectares with frontages of approximately 32 metres to Marinelli Drive and 20 Metres to Luisa Circuit. Both roads are constructed to bitumen sealed standard, including kerb and channel. Access to the site is currently available off both roads.

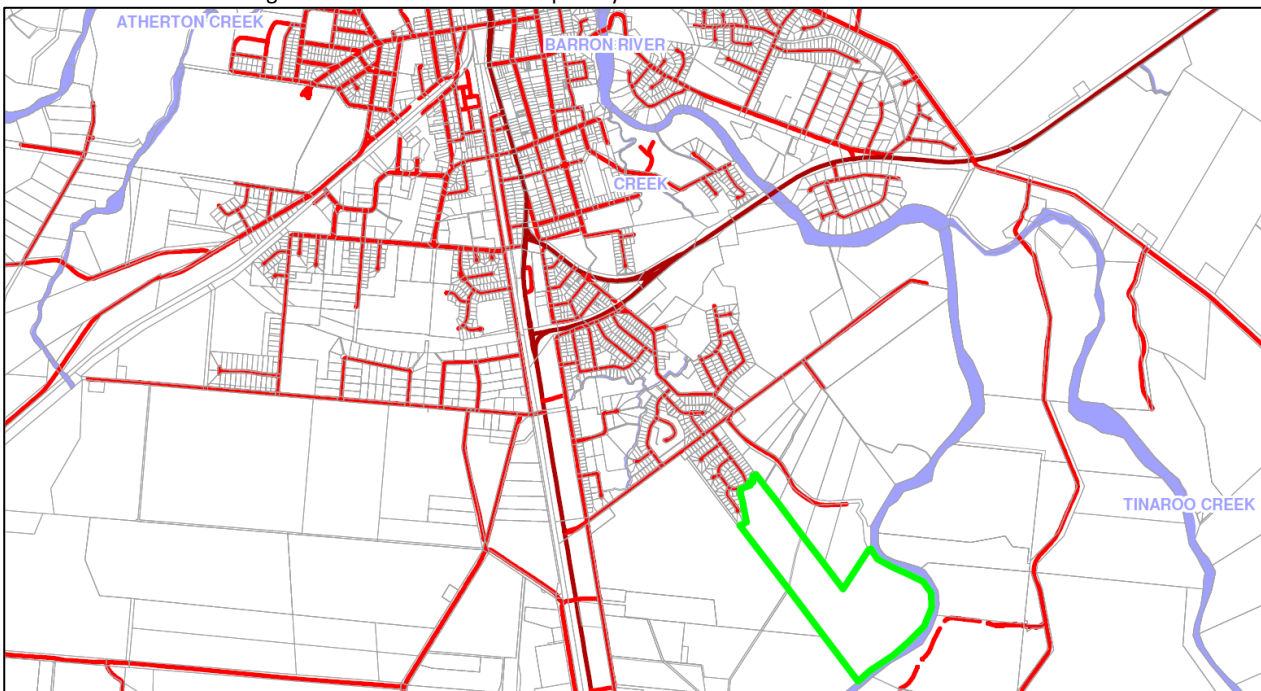
A dwelling house is established at the south-east end of the site. The Barron River adjoins the site to the south and south-east.

Adjoining properties within Marinelli Estate are all zoned Low Density Residential. Land adjoining to the east and west is zoned Emerging Communities and one adjoining land parcel to the south-west is zoned Rural. Dwelling houses are established on most adjoining properties.



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

Council approved a development application described in the above application details at its Ordinary Meeting held on 15 October 2014, subject to conditions. The Decision Notice was issued on 17 October 2014 (**Attachment**). Development Approval DA/14/0041 covers Stages 7 – 10 of Marinelli Estate.

The application was code assessable and was not required to undergo public notification.

Council has approved a number of extension requests for this approval over the years, with the currency period set to expire on 3 October 2026. The approval has remained current for 12 years. To date, no development works have commenced.

The applicant has subsequently lodged an application to extend the currency period for a further four (4) years (**Attachment**).

ASSESSMENT AND DECISION REQUIREMENTS

Section 87 (1) of the *Planning Act 2016* states that Council, when assessing an extension application may consider any matter that the assessment manager considered relevant, even if the matter was not relevant to assessing the development application.

Matters that the assessment manager (Council) deem necessary are summarised as follows:

- ***The consistency of the approval, including its conditions, with the current laws and policies applying to similar development at the time of lodging the extension request.***
 - *Mareeba Shire Planning Scheme 2004 (amendment no. 01/11)*

The application was assessed and approved under the Mareeba Shire Planning Scheme 2004. This Planning Scheme is now superseded.
 - *Mareeba Shire Council Planning Scheme 2016*

If the approval was allowed to lapse, a fresh application for the same development would be assessed against the Mareeba Shire Council Planning Scheme 2016 and would be consistent with the 2016 Planning Scheme which places the subject land in the Low density residential zone.
 - *Far North Queensland Regional Plan and Infrastructure Plan*

The Far North Queensland Regional Plan and Infrastructure Plan came into effect in May 2026 and is not adequately reflected within the current Planning Scheme, so a fresh application would be required to be assessed against this instrument.

The subject land is within the mapped Priority Living Area and Urban Footprint land use category. The development of the land into residential allotments is consistent with the intent of the land under the new Regional Plan and Infrastructure Plan.
 - *State Planning Policy*

The State Planning Policy is adequately reflected within the Mareeba Shire Council Planning Scheme 2016. If a fresh application was lodged, separate assessment against the SPP would not be required.
 - *Applicable Infrastructure Charges*

Development approval DA/14/0041 was not subject to fixed headworks.

- ***Planning Scheme amendment/replacement and LGIP (Priority Infrastructure Area) review***

Comment

The current Mareeba Shire Council Planning Scheme 2016 has surpassed its originally anticipated 10 year lifespan (July 2016 – July 2026). Council's Local Government Infrastructure Plan (LGIP) also underwent its last major review in 2018.

Although the current approval remains consistent with the zoning intent of the land under the current Planning Scheme, it is likely that Council will commence a review of both the Planning Scheme and LGIP in 2027 or earlier, with particular attention being paid to future residential growth corridors and Priority Infrastructure Area boundaries.

For this reason, Council officers consider it prudent that the appropriateness of existing Development Permits be reviewed on a more regular basis so as to not impact on future strategic planning and infrastructure decision-making. Approval of the full four (4) year extension timeframe is therefore not supported by Council officers. Instead, it is recommended that only a 12 month extension be granted.

- ***The community's awareness of the development approval***

Comment

The original development application was Code Assessable and was therefore not subject to public notification.

- ***Whether, if the request were refused –***

(i) further rights to make a submission may be available for a further development application; and

(ii) the likely extent to which those rights may be exercised;

Comment

A fresh development application would remain code assessable.

- ***The views of any referral agency for the development approval.***

Comment

The original application did not trigger referral to any concurrence/referral agencies.

Mareeba Shire Council

65 Rankin Street, Mareeba
PO Box 154, Mareeba QLD 4880
Telephone: 1300 308 461

Corporate and Community Services
Carl Ewin, Planning Officer
Planning Section, Development & Governance Group
Telephone: (07) 4086 4656
Facsimile: (07) 4086 4733
Email: info@msc.qld.gov.au

File Ref: DA/14/0041
Our Ref: AL:CE:nj

17 October 2014

Cairns Plywoods Pty Ltd
C/- Twine Surveys Pty Ltd
PO Box 146
ATHERTON QLD 4883

Decision Notice Approval

Sustainable Planning Act 2009 s334 and s335

Dear Applicant/s

**APPLICATION FOR RECONFIGURING A LOT - SUBDIVISION (1 INTO 41 LOTS & BALANCE AREA) IN 4 STAGES
LOT 200 ON SP216456
SITUATED AT MARINELLI DRIVE, MAREEBA**

I wish to advise that, at Council's Ordinary Meeting held on 15 October 2014, the above development application was -

- Approved in full with conditions.

The conditions relevant to this approval are detailed in **section 6** of this notice. These conditions are clearly identified to indicate whether the Assessment Manager or a Concurrence Agency imposed them.

Approval under Section 331

This application **has not** been deemed to be approved under Section 331 of the Sustainable Planning Act 2009 (SPA).

1. Details of the approval –

Development Permit for Reconfiguring a Lot- Subdivision (1 into 41 Lots & Balance Area) in 4 Stages

2. Other necessary development permits and/or compliance permits–

Listed below are other development permits and/or compliance permits that are necessary to allow the development to be carried out –

- Development Permit for Operational Works

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

Document Set ID: 3006021

Version: 1, Version Date: 17/10/2014

DECISION NOTICE - APPROVAL

2
17 October 2014

3. Other approvals required from Council

- Nil

4. Submissions -

Not applicable

5. Conflict with a relevant instrument and reasons for the decision despite the conflict -

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

6. Conditions –

(A) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out substantially in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, 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 or the Adopted Infrastructure Charges Notice 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.

DECISION NOTICE - APPROVAL

3
17 October 2014

- 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 All future buildings on the proposed allotments must be located such that the freeboard of the floor levels of all habitable rooms are a minimum of 300mm above the 100 ARI year level.
 - 3.7 No filling is to occur below the 100 ARI flood level unless approved as part of an operational works application.
 - 3.8 Charges

All outstanding rates, charges and expenses pertaining to the land are to be paid in full.
- 4 Infrastructure Services and Standards
- 4.1 Access

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

The provision of layback kerb along the frontage of each allotment will satisfy this condition.
 - 4.2 Stormwater Drainage
 - (a) The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land as a consequence of the development.
 - (b) Prior to works commencing the applicant must submit a Stormwater Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual to the satisfaction of Council's delegated officer.
 - (c) Prior to works commencing the applicant must submit a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline to the satisfaction of Council's delegated officer.
 - (d) The Stormwater Quality Management Plan must include an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia) to the satisfaction of Council's delegated officer.
 - (e) The applicant/developer must construct the stormwater drainage infrastructure in accordance with the approved Stormwater Management Plan and/or Stormwater Quality Management Plan and Report.
 - (f) Temporary drainage is to be provided and maintained during the construction phase of the development, discharged to a lawful point and not onto the construction site.

DECISION NOTICE - APPROVAL4
17 October 2014

- (g) All stormwater channels through private property must be registered, with the easement for drainage purposes in favour of Council. All documentation leading to the registration of the easement must be completed at no cost to Council.
- (h) Should the applicant not be able to secure easement/s for drainage purposes through adjoining private property, all stormwater drainage must be directed south-east within Lot 200 on SP216456, to discharge directly into the Barron River.
- (i) The applicant (at their cost) must video all stormwater lines and submit the video for inspection by Council's delegated officer prior to the development being taken "off maintenance" to ensure that no defects have occurred during the 12 month maintenance period.

4.3 Roadworks - Internal

- (i) Internal roads must be constructed to Residential Street standard in accordance with the FNQROC Development Manual (as amended) to the satisfaction of Council's delegated officer.
- (ii) Temporary turnaround areas, with gravel surface, must be provided at the end of any new road construction adjacent to the balance area of the overall subdivision to allow traffic manoeuvring. A sealed turn around area must be provided at the western end of proposed Road B in Stage 7.
- (iii) A concrete footpath (joining with the footpath in Stage 6) is to be constructed on the eastern side of the Marinelli Drive extension in accordance with the FNQROC Development Manual.
- (iv) A concrete footpath (joining with the footpath mentioned in 4.3 (iii)) is to be constructed on the northern side of the unnamed road branching off to the east of the Marinelli Drive extension (proposed Road A3).

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 each proposed lot in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

4.5 Sewerage Connection

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

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).

DECISION NOTICE - APPROVAL

5
17 October 2014

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 underground power reticulation.

4.7 Telecommunications

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

4.8 Lighting

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

4.9 Street Trees Planting

Street tree planting must be provided in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer. The plan depicting species must be submitted to Council's delegated officer for approval. The street trees must be planted in accordance with the approved plan.

(B) ASSESSMENT MANAGER'S ADVICE

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

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

- (c) Easement Documents

The Mareeba Shire Council has developed standard easement documentation to assist in the drafting of formal easement documents for Council easements. Please contact the Urban & Regional Planning Section for more information regarding the drafting of easement documents for Council easements.

- (d) Endorsement Fees

Please be advised that 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.

DECISION NOTICE - APPROVAL6
17 October 2014

(e) Compliance with applicable codes/policies

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

(f) 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.environment.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.datsima.qld.gov.au

7. IDAS referral agencies –

The application did not require referral to any Referral Agency.

8. Approved Plans

The approved plans and/or documents for this development approval are listed in the following table.

Plan/Document Number	Plan/Document Title	Prepared by	Dated
1181 - SK1	Overall Site Plan	Jim Papas Drafting Pty Ltd	August 2010
1181 - SK2	Existing Approvals Stages 4 & 6 to 14 - Revised Site Plan	Jim Papas Drafting Pty Ltd	August 2010

9. When approval lapses if development not started (s341)

This development approval will lapse in accordance with Section 341 of the Sustainable Planning Act 2009 if development does not start within relevant period as stated below:

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

If there is one (1) or more subsequent related approvals for a development approval for a Material Change of Use or a reconfiguration, the relevant period for the approval will be taken to have started on the day the latest related approval takes effect.

DECISION NOTICE - APPROVAL

7
17 October 2014

10. Appeal rights –

Applicant may make representations about decision

The applicant may make written representations to the assessment manager about: -

- (a) a matter stated in the decision notice, other than a refusal or a matter about which a concurrence agency told the assessment manager under section 287(1) or (5); or
- (b) the standard conditions applying to a deemed approval.

However, the applicant can not make representations under subsection (1)(a) about a condition attached to an approval under the direction of the Minister.

Attachment 2 is an extract from SPA which contains details regarding making representations about the decision.

Appeals by applicants

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal, or refusal in part of the development application
- any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242 of SPA
- the decision to give a preliminary approval when a development permit was applied for
- the length of a period mentioned in section 341
- a deemed refusal of the development application.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 461(2) of SPA.

Applicants may also have a right to appeal to the Building and Development Dispute Resolution Committee. For more details, see SPA, chapter 7, part 2.

Appeals by submitters

A submitter for a development application may appeal to the Planning and Environment Court against:

- the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment
- the part of the approval relating to the assessment manager's decision under section 327.

Details about submitter appeal rights for the Planning and Environment Court are set out in sections 462, 463 and 464 of SPA.

Submitters may also have a right to appeal to the Building and Development Dispute Resolution Committee. For more details, see SPA, chapter 7, part 2.

Attachment 3 is an extract from SPA which details the applicant's appeal rights and the appeal rights of any submitters regarding this decision.

11. When the development approval takes effect –

This development approval takes effect –

- from the time the decision notice is given, if there is no submitter and the applicant does not appeal the decision to the court

DECISION NOTICE - APPROVAL

8
17 October 2014

OR

- subject to the decision of the court, when the appeal is finally decided, if an appeal is made to the court.

Should you require any further information please contact Council's **Planning Officer, Carl Ewin** on the above telephone number.

Yours faithfully

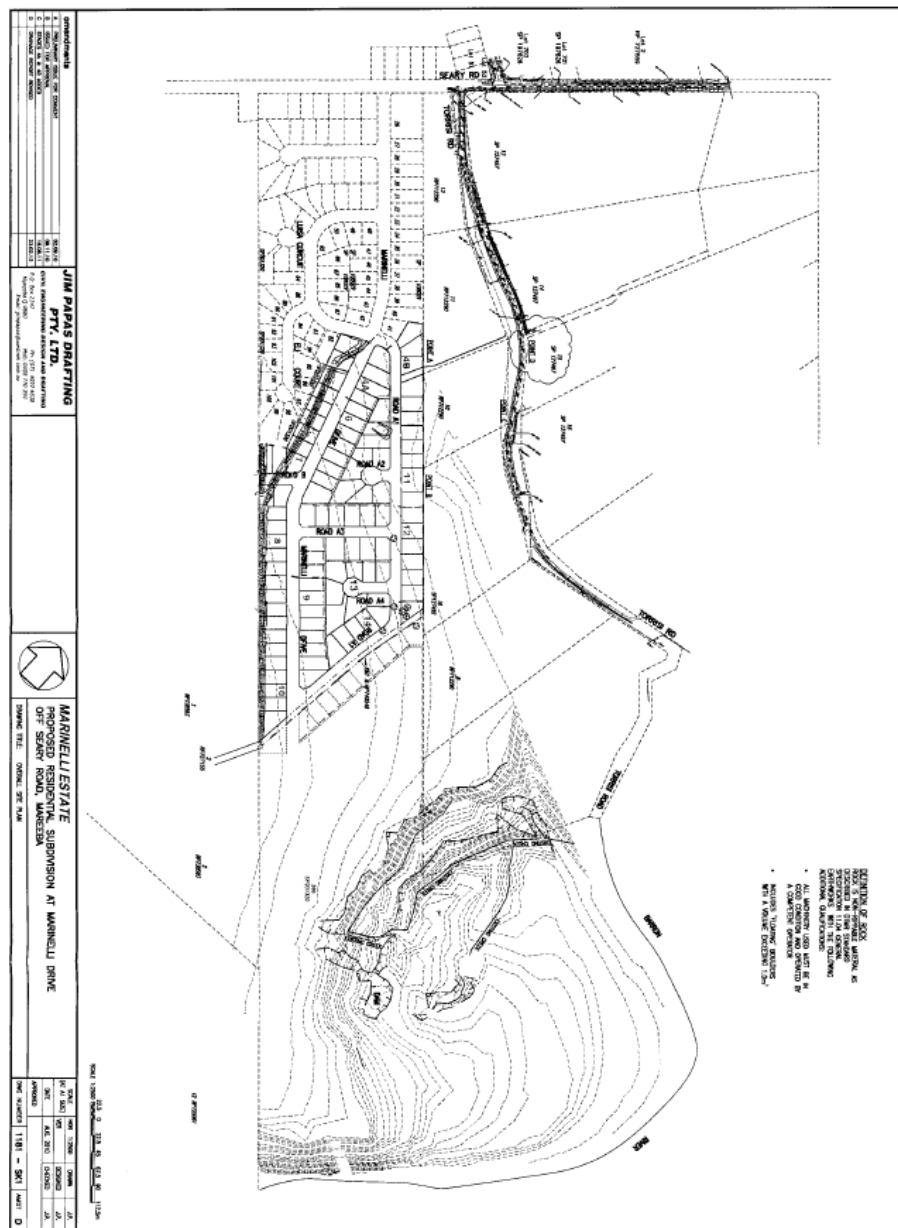
ALAN LAMBERT
MANAGER DEVELOPMENT AND GOVERNANCE

Enclosures: Attachment 1 - Approved Plans of Development
Attachment 2 - SPA Extract - Making Representations about Decision
Attachment 3 - SPA Extract on Appeal Rights

DECISION NOTICE - APPROVAL

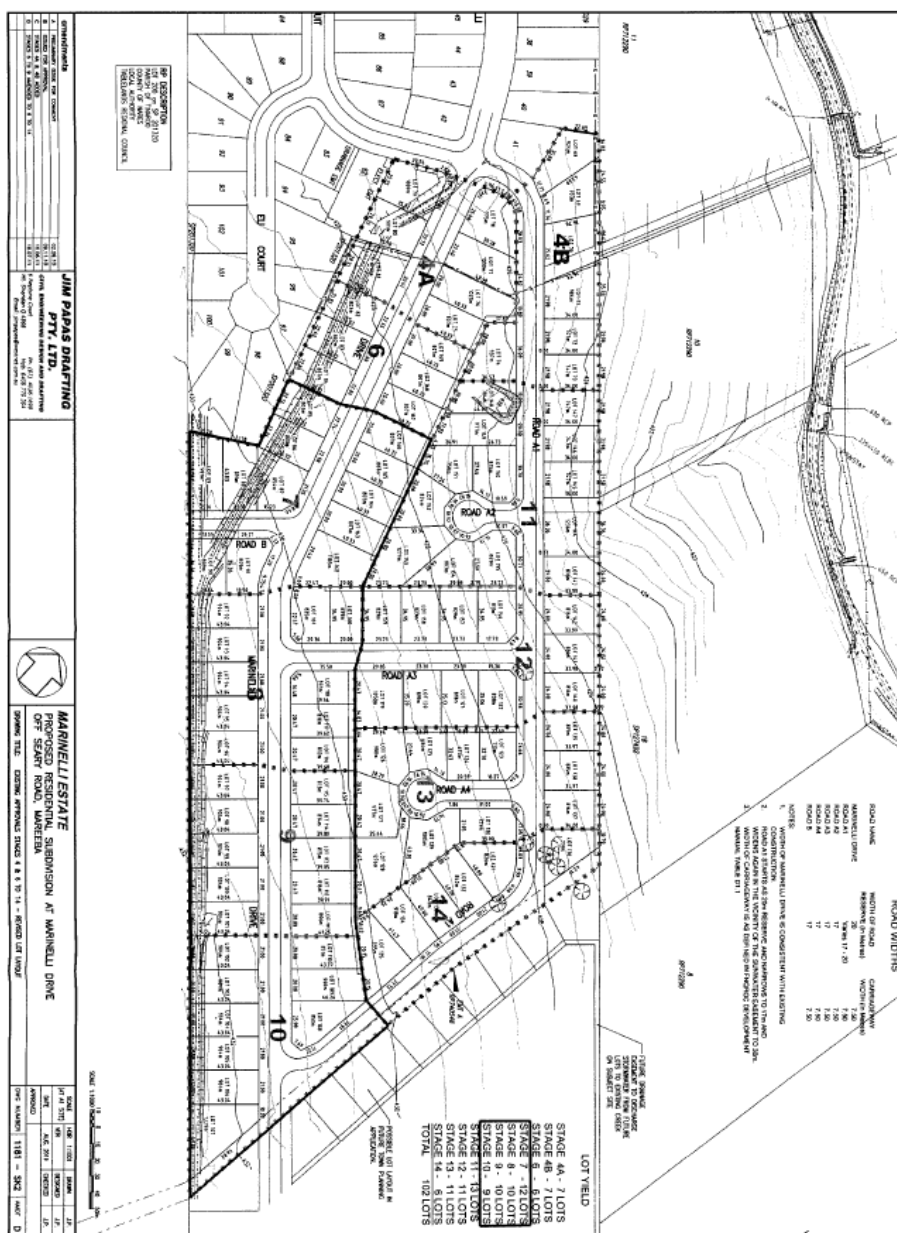
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17 October 2014

ATTACHMENT 1 - APPROVED PLANS OF DEVELOPMENT (VS 3580183)



DECISION NOTICE - APPROVAL

10
17 October 2014



DECISION NOTICE - APPROVAL

11
17 October 2014

ATTACHMENT 2 - MAKING REPRESENTATIONS ABOUT DECISION

PART 8 - DEALING WITH DECISION NOTICES AND APPROVALS

DIVISION 1 CHANGING DECISION NOTICES AND APPROVALS DURING APPLICANT'S APPEAL PERIOD

360 APPLICATION OF DIV 1

This division applies only during the applicant's appeal period.

361 APPLICANT MAY MAKE REPRESENTATIONS ABOUT DECISION

- (1) The applicant may make written representations to the assessment manager about—
 - (a) a matter stated in the decision notice, other than a refusal or a matter about which a concurrence agency told the assessment manager under section 287(1) or (5); or
 - (b) the standard conditions applying to a deemed approval.
- (2) However, the applicant can not make representations under subsection (1)(a) about a condition attached to an approval under the direction of the Minister.

362 ASSESSMENT MANAGER TO CONSIDER REPRESENTATIONS

The assessment manager must consider any representations made to the assessment manager under section 361.

363 DECISION ABOUT REPRESENTATIONS

- (1) If the assessment manager agrees with any of the representations about a decision notice or a deemed approval, the assessment manager must give a new decision notice (***the negotiated decision notice***) to—
 - (a) the applicant; and
 - (b) each principal submitter; and
 - (c) each referral agency; and
 - (d) if the assessment manager is not the local government and the development is in a local government area—the local government.
- (2) Before the assessment manager agrees to a change under this section, the assessment manager must consider the matters the assessment manager was required to consider in assessing the application, to the extent the matters are relevant.
- (3) Only 1 negotiated decision notice may be given.
- (4) The negotiated decision notice—
 - (a) must be given within 5 business days after the day the assessment manager agrees with the representations; and
 - (b) must comply with section 335; and
 - (c) must state the nature of the changes; and
 - (d) replaces—

DECISION NOTICE - APPROVAL

12
17 October 2014

- (i) the decision notice previously given; or
 - (ii) if a decision notice was not previously given and the negotiated decision notice relates to a deemed approval—the standard conditions applying to the deemed approval.
- (5) If the assessment manager does not agree with any of the representations, the assessment manager must, within 5 business days after the day the assessment manager decides not to agree with any of the representations, give written notice to the applicant stating the decision about the representations.

364 GIVING NEW INFRASTRUCTURE CHARGES NOTICE OR REGULATED INFRASTRUCTURE CHARGES NOTICE

- (1) This section applies if the development approved by the negotiated decision notice is different from the development approved in the decision notice or deemed approval in a way that affects the amount of an infrastructure charge or regulated infrastructure charge.
- (2) The local government may give the applicant a new infrastructure charges notice under section 633 or regulated infrastructure charges notice under section 643 to replace the original notice.

365 GIVING NEW REGULATED STATE INFRASTRUCTURE CHARGES NOTICE

- (1) This section applies if the development approved by the negotiated decision notice is different from the development approved in the decision notice or deemed approval in a way that affects the amount of a regulated State infrastructure charge.
- (2) The relevant State infrastructure provider may give the applicant a new regulated State infrastructure charges notice under section 669 to replace the original notice.

366 APPLICANT MAY SUSPEND APPLICANT'S APPEAL PERIOD

- (1) If the applicant needs more time to make the representations, the applicant may, by written notice given to the assessment manager, suspend the applicant's appeal period.
- (2) The applicant may act under subsection (1) only once.
- (3) If the representations are not made within 20 business days after the day written notice was given to the assessment manager, the balance of the applicant's appeal period restarts.
- (4) If the representations are made within 20 business days after the day written notice was given to the assessment manager—
 - (a) if the applicant gives the assessment manager a notice withdrawing the notice under subsection (1)—the balance of the applicant's appeal period restarts the day after the assessment manager receives the notice of withdrawal; or
 - (b) if the assessment manager gives the applicant a notice under section 363(5)—the balance of the applicant's appeal period restarts the day after the applicant receives the notice; or
 - (c) if the assessment manager gives the applicant a negotiated decision notice—the applicant's appeal period starts again the day after the applicant receives the negotiated decision notice.

DECISION NOTICE - APPROVAL13
17 October 2014**ATTACHMENT 3 - APPEAL RIGHTS****DIVISION 8 APPEALS TO COURT RELATING TO DEVELOPMENT APPLICATIONS AND APPROVALS****461 APPEALS BY APPLICANTS**

- (1) An applicant for a development application may appeal to the court against any of the following—
 - (a) the refusal, or the refusal in part, of the development application;
 - (b) any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242;
 - (c) the decision to give a preliminary approval when a development permit was applied for;
 - (d) the length of a period mentioned in section 341;
 - (e) a deemed refusal of the development application.
- (2) An appeal under subsection (1)(a), (b), (c) or (d) must be started within 20 business days (the **applicant's appeal period**) after—
 - (a) if a decision notice or negotiated decision notice is given—the day the decision notice or negotiated decision notice is given to the applicant; or
 - (b) otherwise—the day a decision notice was required to be given to the applicant.
- (3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

462 APPEALS BY SUBMITTERS—GENERAL

- (1) A submitter for a development application may appeal to the court only against—
 - (a) the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
 - (b) the part of the approval relating to the assessment manager's decision under section 327.
- (2) To the extent an appeal may be made under subsection (1), the appeal may be against 1 or more of the following—
 - (a) the giving of a development approval;
 - (b) any provision of the approval including—
 - (i) a condition of, or lack of condition for, the approval; or
 - (ii) the length of a period mentioned in section 341 for the approval.
- (3) However, a submitter may not appeal if the submitter—
 - (a) withdraws the submission before the application is decided; or
 - (b) has given the assessment manager a notice under section 339(1)(b)(ii).

DECISION NOTICE - APPROVAL

14
17 October 2014

- (4) The appeal must be started within 20 business days (the **submitter's appeal period**) after the decision notice or negotiated decision notice is given to the submitter.

463 ADDITIONAL AND EXTENDED APPEAL RIGHTS FOR SUBMITTERS FOR PARTICULAR DEVELOPMENT APPLICATIONS

- (1) This section applies to a development application to which chapter 9, part 7 applies.
- (2) A submitter of a properly made submission for the application may appeal to the court about a referral agency's response made by a prescribed concurrence agency for the application.
- (3) However, the submitter may only appeal against a referral agency's response to the extent it relates to—
 - (a) if the prescribed concurrence agency is the chief executive (environment)—development for an aquacultural ERA; or
 - (b) if the prescribed concurrence agency is the chief executive (fisheries)—development that is—
 - (i) a material change of use of premises for aquaculture; or
 - (ii) operational work that is the removal, damage or destruction of a marine plant.
- (4) Despite section 462(1), the submitter may appeal against the following matters for the application even if the matters relate to code assessment—
 - (a) a decision about a matter mentioned in section 462(2) if it is a decision of the chief executive (fisheries);
 - (b) a referral agency's response mentioned in subsection (2).

464 APPEALS BY ADVICE AGENCY SUBMITTERS

- (1) Subsection (2) applies if an advice agency, in its response for an application, told the assessment manager to treat the response as a properly made submission.
- (2) The advice agency may, within the limits of its jurisdiction, appeal to the court about—
 - (a) any part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
 - (b) any part of the approval relating to the assessment manager's decision under section 327.
- (3) The appeal must be started within 20 business days after the day the decision notice or negotiated decision notice is given to the advice agency as a submitter.
- (4) However, if the advice agency has given the assessment manager a notice under section 339(1)(b)(ii), the advice agency may not appeal the decision.

From: "Dee Petersen" <DeeP@msc.qld.gov.au>
Sent: Thu, 20 Aug 2026 09:33:39 +1000
To: "Info" <info@msc.qld.gov.au>
Subject: Request for Extension to Currency Period - Marinelli - REC/10/0044 - DA/14/0028 - DA/14/0041 - DA/14/0061 - Cairns Plywoods Pty Ltd
Categories: Add to ECM;Rayanna

From: Dean Rankine <nthproperty67@gmail.com>
Sent: Thursday, 20 August 2026 7:08 AM
To: Dee Petersen <DeeP@msc.qld.gov.au>
Cc: Brian Millard <brianm@msc.qld.gov.au>; Carl Ewin <carle@msc.qld.gov.au>
Subject: Re: Copy of Council Current Correspondence - Extension to Currency Period - Marinelli - REC/10/0044 - DA/14/0028 - DA/14/0041 - DA/14/0061 - Cairns Plywoods Pty Ltd

Hi Dee, Brian and Carl ,

I would like to extend the above mentioned approvals on Lot 200 SP 216456 for a further 4 years .

Should the funds become available through RAF funding (for external infrastructure) or other sources it is my intention to commence construction on this site therefore keeping these approvals current is essential.

We are also starting to dig and remove the rocks on the remaining 14 ha of red soil flat in order to have it ready for development in the future .

Can you please confirm receiving this email .

Kind Regards

Dean Rankine

0409 932 187

On 19 Aug 2026, at 11:23 AM, Dee Petersen <DeeP@msc.qld.gov.au>
wrote:

Document Set ID: 4691510
Version: 1, Version Date: 20/08/2026

8.4 EXTENSION TO CURRENCY PERIOD - CAIRNS PLYWOODS PTY LTD - RECONFIGURING A LOT - SUBDIVISION (1 INTO 41 LOTS & BALANCE AREA) - MARINELLI ESTATE STAGES 11 - 14 - LOT 200 ON SP284110 - MARINELLI DRIVE, MAREEBA - DA/14/0061

Date Prepared: 2 September 2026

Author: Supervisor Planning & Building

Attachments: 1. Decision Notice Approval dated 5 December 2014 [↓](#)
2. Request for Extension to Currency Period [↓](#)

APPLICATION		PREMISES	
APPLICANT	Cairns Plywoods Pty Ltd	ADDRESS	Marinelli Drive, Mareeba
DATE REQUEST FOR EXTENSION OF RELEVANT PERIOD LODGED	20 August 2026	RPD	Lot 200 on SP284110
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Subdivision (1 into 41 Lots & Balance Area) Marinelli Estate Stages 11 – 14		
FILE NO	DA/14/0061	AREA	49.2079 ha
LODGED BY	Cairns Plywoods Pty Ltd	OWNER	Cairns Plywoods Pty Ltd
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016 (original application approved under superseded Mareeba Shire Planning Scheme 2004)		
ZONE	Low Density Residential zone		
LEVEL OF ASSESSMENT	Code Assessment		
SUBMISSIONS	n/a		

EXECUTIVE SUMMARY

Council approved a development application described in the above application details at its Ordinary Meeting held on 3 December 2014, subject to conditions. The Decision Notice was issued on 5 December 2014. Development Approval DA/14/0061 covers Stages 11 – 14 of Marinelli Estate.

The application was code assessable and was not required to undergo public notification.

Council has approved a number of extension requests for this approval over the years, with the currency period set to expire on 3 October 2026. The approval has remained current for almost 12 years. To date, no development works have commenced.

The applicant has subsequently lodged an application to extend the currency period for a further four (4) years.

Although the current approval remains consistent with the zoning intent of the land under the current Planning Scheme, it is likely that Council will commence a review of both the Planning Scheme and Local Government Infrastructure Plan (LGIP) in 2027 or earlier, with particular attention being paid to future residential growth corridors and Priority Infrastructure Area boundaries. For

this reason, Council officers consider it prudent that the appropriateness of existing development permits be reviewed on a more regular basis so as to not impact on future strategic planning and infrastructure decision-making.

It is therefore recommended that an extension to the currency period of this approval be granted for a period of 12 months only, from 3 October 2026 to 3 October 2027.

OFFICER'S RECOMMENDATION

1. That in relation to the application to extend the relevant period for the following development approval:

APPLICATION		PREMISES	
APPLICANT	Cairns Plywoods Pty Ltd	ADDRESS	Marinelli Drive, Mareeba
DATE REQUEST FOR EXTENSION OF RELEVANT PERIOD LODGED	20 August 2026	RPD	Lot 200 on SP284110
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Subdivision (1 into 41 Lots & Balance Area) Marinelli Estate Stages 11 – 14		

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

- (a) The relevant period be extended for 12 months only, from 3 October 2026 to 3 October 2027.
2. A Notice of Council's decision be issued to the applicant advising of Council's decision.

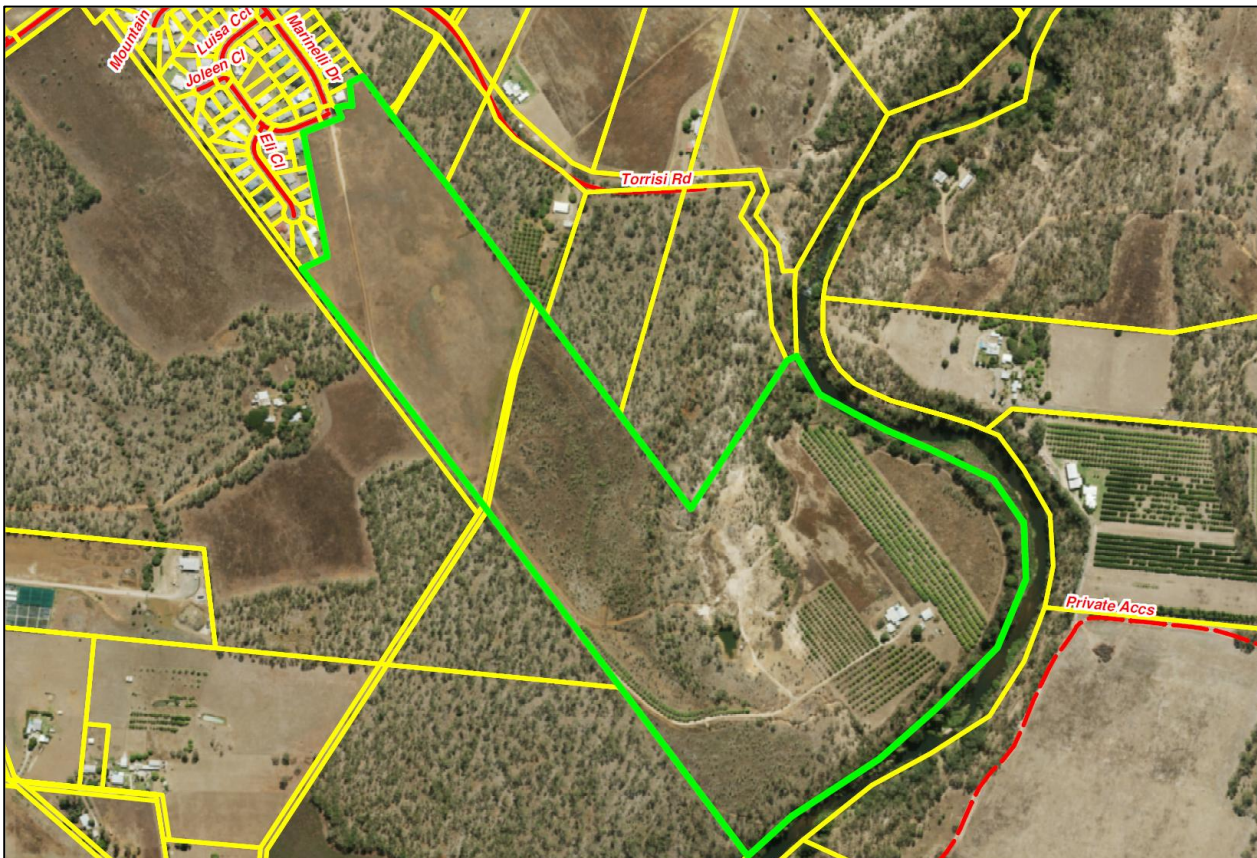
THE SITE

The subject site is situated at the very end of Marinelli drive and is described as Lot 200 on SP284110 (formerly Lot 200 on SP216456). The subject site is the balance land of the Marinelli Estate subdivision with the approval covering Stages 11 – 14 of the Estate.

The subject site has a total area of 49.2079 hectares with frontages of approximately 32 metres to Marinelli Drive and 20 Metres to Luisa Circuit. Both roads are constructed to bitumen sealed standard, including kerb and channel. Access to the site is currently available off both roads.

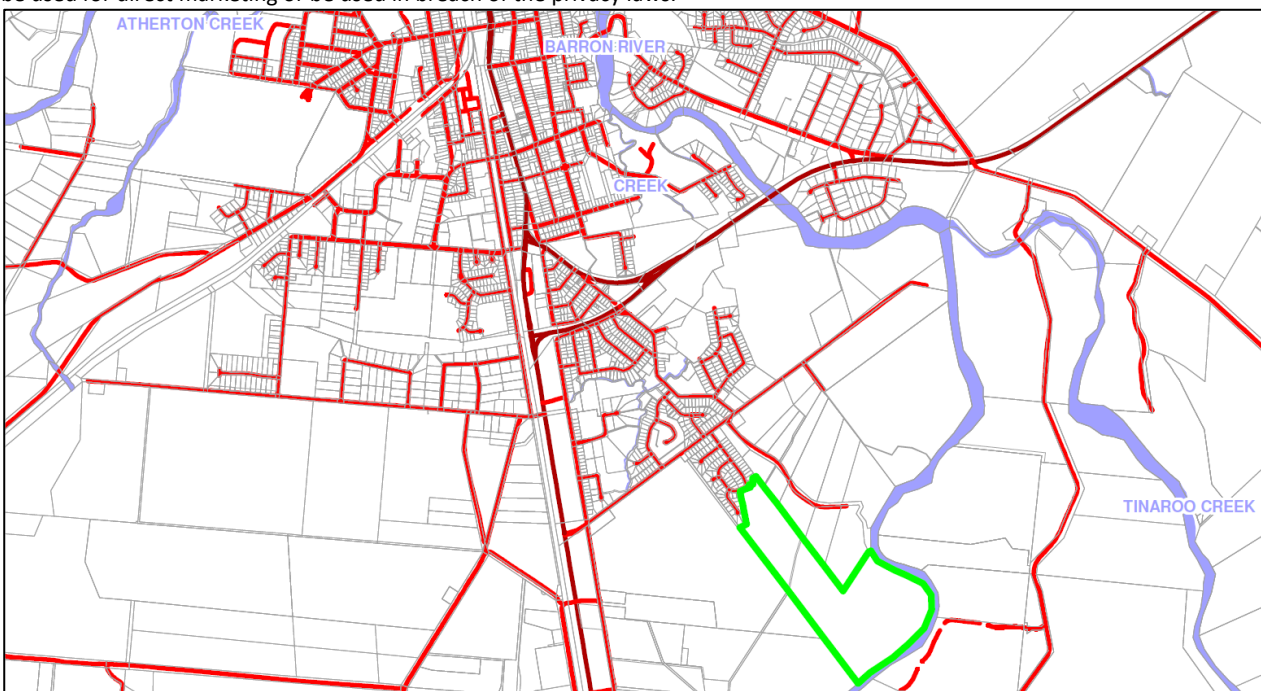
A dwelling house is established at the south-east end of the site. The Barron River adjoins the site to the south and south-east.

Adjoining properties within Marinelli Estate are all zoned Low Density Residential. Land adjoining to the east and west is zoned Emerging Communities and one adjoining land parcel to the south-west is zoned Rural. Dwelling houses are established on most adjoining properties.



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

Council approved a development application described in the above application details at its Ordinary Meeting held on 3 December 2014, subject to conditions. The Decision Notice was issued on 5 December 2014 (**Attachment**). Development Approval DA/14/0061 covers Stages 11 – 14 of Marinelli Estate.

The application was code assessable and was not required to undergo public notification.

Council has approved a number of extension requests for this approval over the years, with the currency period set to expire on 3 October 2026. The approval has remained current for nearly 12 years. To date, no development works have commenced.

The applicant has subsequently lodged an application to extend the currency period for a further four (4) years (**Attachment**).

ASSESSMENT AND DECISION REQUIREMENTS

Section 87 (1) of the *Planning Act 2016* states that Council, when assessing an extension application may consider any matter that the assessment manager considered relevant, even if the matter was not relevant to assessing the development application.

Matters that the assessment manager (Council) deem necessary are summarised as follows:

- ***The consistency of the approval, including its conditions, with the current laws and policies applying to similar development at the time of lodging the extension request.***
 - *Mareeba Shire Planning Scheme 2004 (amendment no. 01/11)*

The application was assessed and approved under the Mareeba Shire Planning Scheme 2004. This Planning Scheme is now superseded.
 - *Mareeba Shire Council Planning Scheme 2016*

If the approval was allowed to lapse, a fresh application for the same development would be assessed against the Mareeba Shire Council Planning Scheme 2016 and would be consistent with the 2016 Planning Scheme which places the subject land in the Low density residential zone.
 - *Far North Queensland Regional Plan and Infrastructure Plan*

The Far North Queensland Regional Plan and Infrastructure Plan came into effect in May 2026 and is not adequately reflected within the current Planning Scheme, so a fresh application would be required to be assessed against this instrument.

The subject land is within the mapped Priority Living Area and Urban Footprint land use category. The development of the land into residential allotments is consistent with the intent of the land under the new Regional Plan and Infrastructure Plan.
 - *State Planning Policy*

The State Planning Policy is adequately reflected within the Mareeba Shire Council Planning Scheme 2016. If a fresh application was lodged, separate assessment against the SPP would not be required.
 - *Applicable Infrastructure Charges*

Development approval DA/14/0061 was not subject to fixed headworks.

- ***Planning Scheme amendment/replacement and LGIP (Priority Infrastructure Area) review***

Comment

The current Mareeba Shire Council Planning Scheme 2016 has surpassed its originally anticipated 10 year lifespan (July 2016 – July 2026). Council's Local Government Infrastructure Plan (LGIP) also underwent its last major review in 2018.

Although the current approval remains consistent with the zoning intent of the land under the current Planning Scheme, it is likely that Council will commence a review of both the Planning Scheme and LGIP in 2027 or earlier, with particular attention being paid to future residential growth corridors and Priority Infrastructure Area boundaries.

For this reason, Council officers consider it prudent that the appropriateness of existing Development Permits be reviewed on a more regular basis so as to not impact on future strategic planning and infrastructure decision-making. Approval of the full four (4) year extension timeframe is therefore not supported by Council officers. Instead, it is recommended that only a 12 month extension be granted.

- ***The community's awareness of the development approval***

Comment

The original development application was Code Assessable and was therefore not subject to public notification.

- ***Whether, if the request were refused –***

(i) further rights to make a submission may be available for a further development application; and

(ii) the likely extent to which those rights may be exercised;

Comment

A fresh development application would remain code assessable.

- ***The views of any referral agency for the development approval.***

Comment

The original application did not trigger referral to any concurrence/referral agencies.

65 Rankin Street
PO Box 154 MAREEBA QLD 4880

P: 07 4086 4656
F: 07 4086 4733

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

Council Ref: DA/14/0061

Our Ref: BM:CE:nj

5 December 2014

Cairns Plywoods Pty Ltd
C/- Twine Surveys Pty Ltd
PO Box 146
ATHERTON QLD 4883

Decision Notice Approval

Sustainable Planning Act 2009 s334 and s335

Dear Applicant/s

APPLICATION FOR RECONFIGURING A LOT - SUBDIVISION (1 INTO 41 LOTS & BALANCE AREA) IN 4 STAGES

LOT 200 ON SP216456

SITUATED AT MARINELLI DRIVE, MAREEBA

I wish to advise that, at Council's Ordinary Meeting held on 3 December 2014, the above development application was -

- Approved in full with conditions.

The conditions relevant to this approval are detailed in **section 6** of this notice. These conditions are clearly identified to indicate whether the Assessment Manager or a Concurrence Agency imposed them.

Approval under Section 331

This application **has not** been deemed to be approved under Section 331 of the Sustainable Planning Act 2009 (SPA).

1. Details of the approval –

Development Permit for Reconfiguring a Lot - Subdivision (1 into 41 Lots & Balance Area) in 4 stages

DECISION NOTICE - APPROVAL

2
5 December 2014

2. Other necessary development permits and/or compliance permits–

Listed below are other development permits and/or compliance permits that are necessary to allow the development to be carried out –

- Development Permit for Operational Works

3. Other approvals required from Council

- Nil

4. Submissions -

Not applicable

5. Conflict with a relevant instrument and reasons for the decision despite the conflict -

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

6. Conditions –

(A) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out substantially in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, 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.

DECISION NOTICE - APPROVAL

3

5 December 2014

- 3.2 All payments or bonds required to be made to the Council pursuant to any condition of this approval or the Adopted Infrastructure Charges Notice must be made prior to the endorsement of the plan of survey 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 All future buildings on the proposed allotments must be located such that the freeboard of the floor levels of all habitable rooms are a minimum of 300mm above the 100 ARI year level.
- 3.7 No filling is to occur below the 100 ARI flood level unless approved as part of an operational works application.
- 3.8 Charges

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

4 Infrastructure Services and Standards

4.1 Access

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

The provision of layback kerb along the frontage of each allotment will satisfy this condition.

A bitumen sealed or reinforced concrete driveway shall be provided within the access handle of Lot 128. The driveway will:

- have a minimum formation width of 3 metres;
- be constructed for the full length of the access handle (from the edge of the layback kerb to the point in which the lot widens out);

Mareeba Shire Council

Document Set ID: 3018813

Version: 2, Version Date: 09/12/2014

DECISION NOTICE - APPROVAL

4

5 December 2014

- be formed with one-way cross fall to cater for stormwater drainage such that any stormwater runoff is contained within the access handle; and
- include service and utility conduits provided for the full length of the bitumen or concrete driveway.

4.2 Stormwater Drainage

- (a) The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land as a consequence of the development.
- (b) Prior to works commencing the applicant must submit a Stormwater Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual to the satisfaction of Council's delegated officer.
- (c) Prior to works commencing the applicant must submit a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline to the satisfaction of Council's delegated officer.
- (d) The Stormwater Quality Management Plan must include an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia) to the satisfaction of Council's delegated officer.
- (e) The applicant/developer must construct the stormwater drainage infrastructure in accordance with the approved Stormwater Management Plan and/or Stormwater Quality Management Plan and Report.
- (f) Temporary drainage is to be provided and maintained during the construction phase of the development, discharged to a lawful point and not onto the construction site.
- (g) All stormwater channels through private property must be registered, with the easement for drainage purposes in favour of Council. All documentation leading to the registration of the easement must be completed at no cost to Council.
- (h) Should the applicant not be able to secure easement/s for drainage purposes through adjoining private property, all stormwater drainage must be directed south-east within Lot 200 on SP216456, to discharge directly into the Barron River.

Mareeba Shire Council

Document Set ID: 3018813

Version: 2, Version Date: 09/12/2014

DECISION NOTICE - APPROVAL

5

5 December 2014

- (i) The applicant (at their cost) must video all stormwater lines and submit the video for inspection by Council's delegated officer prior to the development being taken "off maintenance" to ensure that no defects have occurred during the 12 month maintenance period.

4.3 Roadworks - Internal

- (i) Internal roads must be constructed to Residential Street standard in accordance with the FNQROC Development Manual (as amended) to the satisfaction of Council's delegated officer.
- (ii) Temporary turnaround areas, with gravel surface, must be provided at the end of any new road construction adjacent to the balance area of the overall subdivision to allow traffic manoeuvring.
- (iii) A concrete footpath is to be constructed on the western side of the Road A1 extension in accordance with the FNQROC Development Manual.
- (iv) A concrete footpath (joining with the footpath mentioned in 4.3 (iii)) is to be constructed on the northern side of the unnamed road branching off to the west of Road A1 (Road A3).

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 each proposed lot in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

4.5 Sewerage Connection

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

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).

DECISION NOTICE - APPROVAL

6
5 December 2014

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 underground power reticulation.

4.7 Telecommunications

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

4.8 Lighting

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

4.9 Street Trees Planting

Street tree planting must be provided in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer. The plan depicting species must be submitted to Council's delegated officer for approval. The street trees must be planted in accordance with the approved plan.

(B) ASSESSMENT MANAGER'S ADVICE

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

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

(c) Easement Documents

The Mareeba Shire Council has developed standard easement documentation to assist in the drafting of formal easement documents for Council easements. The applicant should contact the Urban & Regional Planning Section for more information regarding the drafting of easement documents for Council easements.

DECISION NOTICE - APPROVAL

7

5 December 2014

(d) Endorsement Fees

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

(e) Compliance with applicable codes/policies

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

(f) 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.environment.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.datsima.qld.gov.au

7. IDAS referral agencies –

The application did not require referral to any Referral Agency.

8. Approved Plans

The approved plans and/or documents for this development approval are listed in the following table.

Plan/Document Number	Plan/Document Title	Prepared by	Dated
1181 - SK1	Overall Site Plan	Jim Papas Drafting Pty Ltd	August 2010
1181 - SK2	Existing Approvals Stages 4 & 6 to 14 - Revised Lot Layout	Jim Papas Drafting Pty Ltd	August 2010

Mareeba Shire Council

Document Set ID: 3018813

Version: 2, Version Date: 09/12/2014

9. When approval lapses if development not started (s341)

This development approval will lapse in accordance with Section 341 of the Sustainable Planning Act 2009 if development does not start within relevant period as stated below:

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

If there is one (1) or more subsequent related approvals for a development approval for a Material Change of Use or a reconfiguration, the relevant period for the approval will be taken to have started on the day the latest related approval takes effect.

10. Appeal rights –

Applicant may make representations about decision

The applicant may make written representations to the assessment manager about: -

- (a) a matter stated in the decision notice, other than a refusal or a matter about which a concurrence agency told the assessment manager under section 287(1) or (5); or
- (b) the standard conditions applying to a deemed approval.

However, the applicant can not make representations under subsection (1)(a) about a condition attached to an approval under the direction of the Minister.

Attachment 2 is an extract from SPA which contains details regarding making representations about the decision.

Appeals by applicants

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal, or refusal in part of the development application
- any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242 of SPA
- the decision to give a preliminary approval when a development permit was applied for
- the length of a period mentioned in section 341
- a deemed refusal of the development application.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 461(2) of SPA.

Applicants may also have a right to appeal to the Building and Development Dispute Resolution Committee. For more details, see SPA, chapter 7, part 2.

DECISION NOTICE - APPROVAL

9
5 December 2014

Appeals by submitters

A submitter for a development application may appeal to the Planning and Environment Court against:

- the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment
- the part of the approval relating to the assessment manager's decision under section 327.

Details about submitter appeal rights for the Planning and Environment Court are set out in sections 462, 463 and 464 of SPA.

Submitters may also have a right to appeal to the Building and Development Dispute Resolution Committee. For more details, see SPA, chapter 7, part 2.

Attachment 3 is an extract from SPA which details the applicant's appeal rights and the appeal rights of any submitters regarding this decision.

11. When the development approval takes effect –

This development approval takes effect –

- from the time the decision notice is given, if there is no submitter and the applicant does not appeal the decision to the court

OR

- subject to the decision of the court, when the appeal is finally decided, if an appeal is made to the court.

Should you require any further information please contact Council's **Planning Officer, Carl Ewin** on the above telephone number.

Yours faithfully

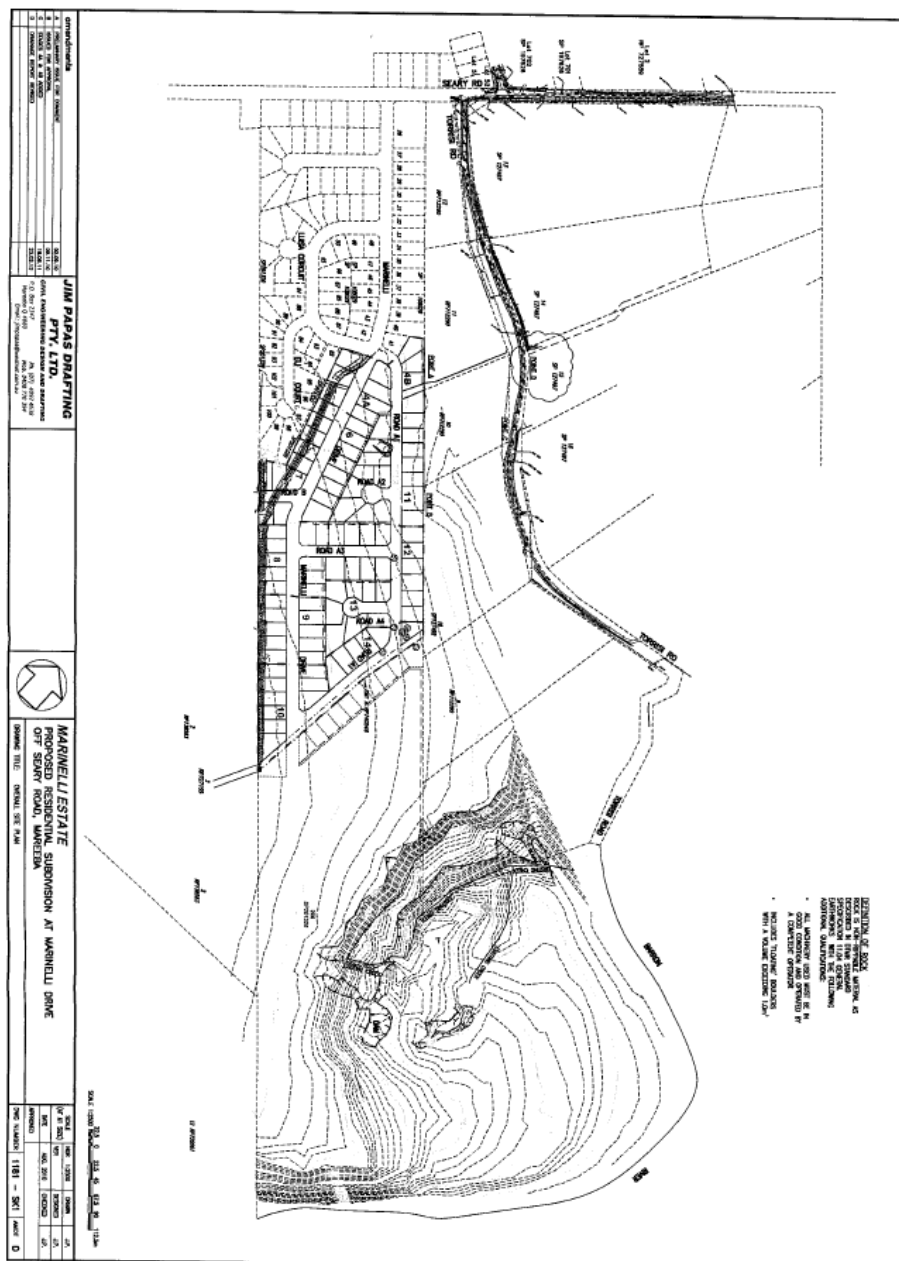
BRIAN MILLARD
SENIOR PLANNER

Enclosures: **Attachment 1 - Approved Plans of Development**
 Attachment 2 - SPA Extract - Making Representations about Decision
 Attachment 3 - SPA Extract on Appeal Rights

DECISION NOTICE - APPROVAL

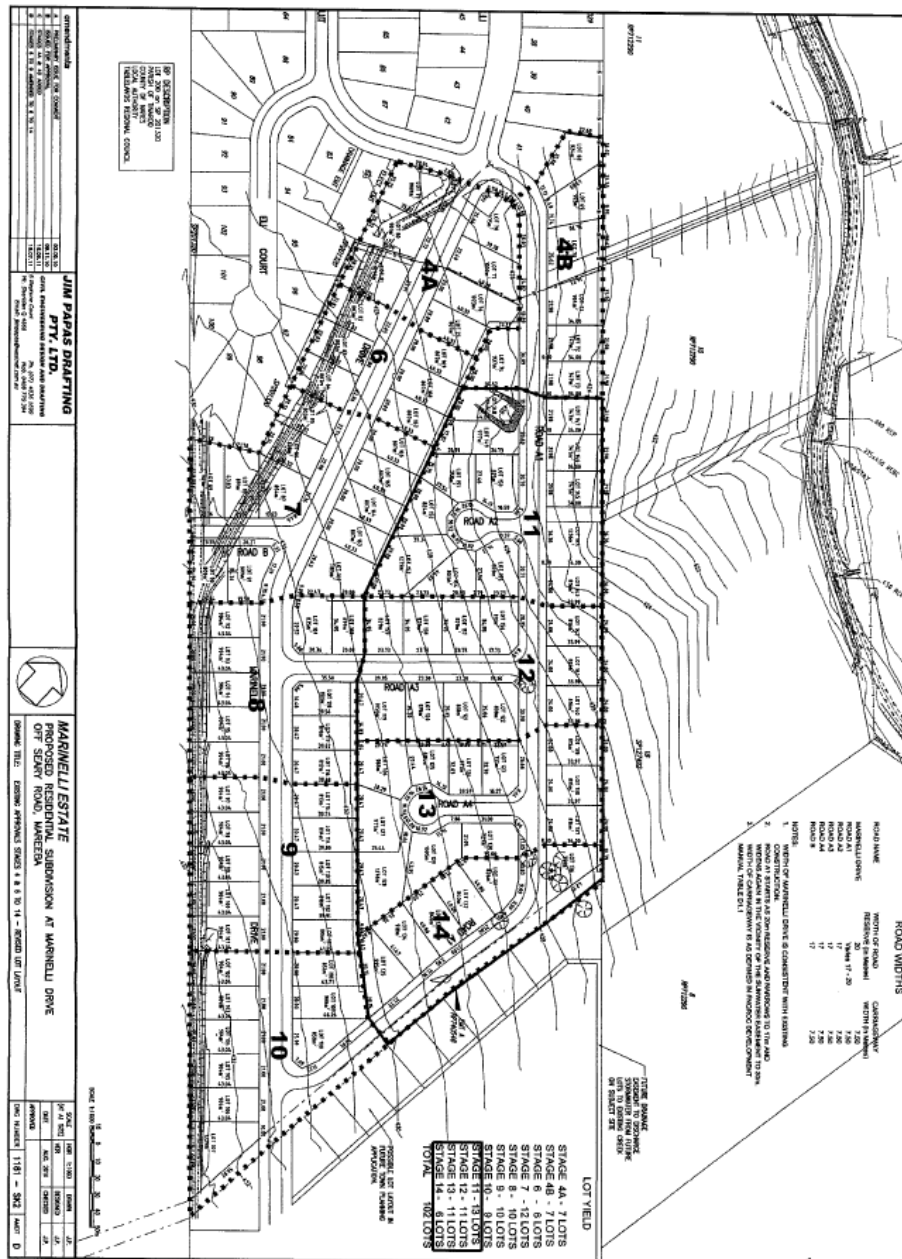
10
5 December 2014

ATTACHMENT 1 - APPROVED PLANS OF DEVELOPMENT (VS# 3608065)



DECISION NOTICE - APPROVAL

11
5 December 2014



ATTACHMENT 2 - MAKING REPRESENTATIONS ABOUT DECISION

PART 8 - DEALING WITH DECISION NOTICES AND APPROVALS

DIVISION 1 CHANGING DECISION NOTICES AND APPROVALS DURING APPLICANT'S APPEAL PERIOD

360 APPLICATION OF DIV 1

This division applies only during the applicant's appeal period.

361 APPLICANT MAY MAKE REPRESENTATIONS ABOUT DECISION

- (1) The applicant may make written representations to the assessment manager about—
 - (a) a matter stated in the decision notice, other than a refusal or a matter about which a concurrence agency told the assessment manager under section 287(1) or (5); or
 - (b) the standard conditions applying to a deemed approval.
- (2) However, the applicant can not make representations under subsection (1)(a) about a condition attached to an approval under the direction of the Minister.

362 ASSESSMENT MANAGER TO CONSIDER REPRESENTATIONS

The assessment manager must consider any representations made to the assessment manager under section 361.

363 DECISION ABOUT REPRESENTATIONS

- (1) If the assessment manager agrees with any of the representations about a decision notice or a deemed approval, the assessment manager must give a new decision notice (***the negotiated decision notice***) to—
 - (a) the applicant; and
 - (b) each principal submitter; and
 - (c) each referral agency; and
 - (d) if the assessment manager is not the local government and the development is in a local government area—the local government.
- (2) Before the assessment manager agrees to a change under this section, the assessment manager must consider the matters the assessment manager was required to consider in assessing the application, to the extent the matters are relevant.
- (3) Only 1 negotiated decision notice may be given.
- (4) The negotiated decision notice—
 - (a) must be given within 5 business days after the day the assessment manager agrees with the representations; and
 - (b) must comply with section 335; and
 - (c) must state the nature of the changes; and
 - (d) replaces—
 - (i) the decision notice previously given; or

DECISION NOTICE - APPROVAL

13
5 December 2014

- (ii) if a decision notice was not previously given and the negotiated decision notice relates to a deemed approval—the standard conditions applying to the deemed approval.
- (5) If the assessment manager does not agree with any of the representations, the assessment manager must, within 5 business days after the day the assessment manager decides not to agree with any of the representations, give written notice to the applicant stating the decision about the representations.

364 GIVING NEW INFRASTRUCTURE CHARGES NOTICE OR REGULATED INFRASTRUCTURE CHARGES NOTICE

- (1) This section applies if the development approved by the negotiated decision notice is different from the development approved in the decision notice or deemed approval in a way that affects the amount of an infrastructure charge or regulated infrastructure charge.
- (2) The local government may give the applicant a new infrastructure charges notice under section 633 or regulated infrastructure charges notice under section 643 to replace the original notice.

365 GIVING NEW REGULATED STATE INFRASTRUCTURE CHARGES NOTICE

- (1) This section applies if the development approved by the negotiated decision notice is different from the development approved in the decision notice or deemed approval in a way that affects the amount of a regulated State infrastructure charge.
- (2) The relevant State infrastructure provider may give the applicant a new regulated State infrastructure charges notice under section 669 to replace the original notice.

366 APPLICANT MAY SUSPEND APPLICANT'S APPEAL PERIOD

- (1) If the applicant needs more time to make the representations, the applicant may, by written notice given to the assessment manager, suspend the applicant's appeal period.
- (2) The applicant may act under subsection (1) only once.
- (3) If the representations are not made within 20 business days after the day written notice was given to the assessment manager, the balance of the applicant's appeal period restarts.
- (4) If the representations are made within 20 business days after the day written notice was given to the assessment manager—
 - (a) if the applicant gives the assessment manager a notice withdrawing the notice under subsection (1)—the balance of the applicant's appeal period restarts the day after the assessment manager receives the notice of withdrawal; or
 - (b) if the assessment manager gives the applicant a notice under section 363(5)—the balance of the applicant's appeal period restarts the day after the applicant receives the notice; or
 - (c) if the assessment manager gives the applicant a negotiated decision notice—the applicant's appeal period starts again the day after the applicant receives the negotiated decision notice.

ATTACHMENT 3 - APPEAL RIGHTS

DIVISION 8 APPEALS TO COURT RELATING TO DEVELOPMENT APPLICATIONS AND APPROVALS

461 APPEALS BY APPLICANTS

- (1) An applicant for a development application may appeal to the court against any of the following—
 - (a) the refusal, or the refusal in part, of the development application;
 - (b) any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242;
 - (c) the decision to give a preliminary approval when a development permit was applied for;
 - (d) the length of a period mentioned in section 341;
 - (e) a deemed refusal of the development application.
- (2) An appeal under subsection (1)(a), (b), (c) or (d) must be started within 20 business days (the **applicant's appeal period**) after—
 - (a) if a decision notice or negotiated decision notice is given—the day the decision notice or negotiated decision notice is given to the applicant; or
 - (b) otherwise—the day a decision notice was required to be given to the applicant.
- (3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

462 APPEALS BY SUBMITTERS—GENERAL

- (1) A submitter for a development application may appeal to the court only against—
 - (a) the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
 - (b) the part of the approval relating to the assessment manager's decision under section 327.
- (2) To the extent an appeal may be made under subsection (1), the appeal may be against 1 or more of the following—
 - (a) the giving of a development approval;
 - (b) any provision of the approval including—
 - (i) a condition of, or lack of condition for, the approval; or
 - (ii) the length of a period mentioned in section 341 for the approval.
- (3) However, a submitter may not appeal if the submitter—
 - (a) withdraws the submission before the application is decided; or
 - (b) has given the assessment manager a notice under section 339(1)(b)(ii).
- (4) The appeal must be started within 20 business days (the **submitter's appeal period**) after the decision notice or negotiated decision notice is given to the submitter.

DECISION NOTICE - APPROVAL15
5 December 2014**463 ADDITIONAL AND EXTENDED APPEAL RIGHTS FOR SUBMITTERS FOR PARTICULAR DEVELOPMENT APPLICATIONS**

- (1) This section applies to a development application to which chapter 9, part 7 applies.
- (2) A submitter of a properly made submission for the application may appeal to the court about a referral agency's response made by a prescribed concurrence agency for the application.
- (3) However, the submitter may only appeal against a referral agency's response to the extent it relates to—
 - (a) if the prescribed concurrence agency is the chief executive (environment)—development for an aquacultural ERA; or
 - (b) if the prescribed concurrence agency is the chief executive (fisheries)—development that is—
 - (i) a material change of use of premises for aquaculture; or
 - (ii) operational work that is the removal, damage or destruction of a marine plant.
- (4) Despite section 462(1), the submitter may appeal against the following matters for the application even if the matters relate to code assessment—
 - (a) a decision about a matter mentioned in section 462(2) if it is a decision of the chief executive (fisheries);
 - (b) a referral agency's response mentioned in subsection (2).

464 APPEALS BY ADVICE AGENCY SUBMITTERS

- (1) Subsection (2) applies if an advice agency, in its response for an application, told the assessment manager to treat the response as a properly made submission.
- (2) The advice agency may, within the limits of its jurisdiction, appeal to the court about—
 - (a) any part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
 - (b) any part of the approval relating to the assessment manager's decision under section 327.
- (3) The appeal must be started within 20 business days after the day the decision notice or negotiated decision notice is given to the advice agency as a submitter.
- (4) However, if the advice agency has given the assessment manager a notice under section 339(1)(b)(ii), the advice agency may not appeal the decision.

From: "Dee Petersen" <DeeP@msc.qld.gov.au>
Sent: Thu, 20 Aug 2026 09:33:39 +1000
To: "Info" <info@msc.qld.gov.au>
Subject: Request for Extension to Currency Period - Marinelli - REC/10/0044 - DA/14/0028 - DA/14/0041 - DA/14/0061 - Cairns Plywoods Pty Ltd
Categories: Add to ECM;Rayanna

From: Dean Rankine <nthproperty67@gmail.com>
Sent: Thursday, 20 August 2026 7:08 AM
To: Dee Petersen <DeeP@msc.qld.gov.au>
Cc: Brian Millard <brianm@msc.qld.gov.au>; Carl Ewin <carle@msc.qld.gov.au>
Subject: Re: Copy of Council Current Correspondence - Extension to Currency Period - Marinelli - REC/10/0044 - DA/14/0028 - DA/14/0041 - DA/14/0061 - Cairns Plywoods Pty Ltd

Hi Dee, Brian and Carl ,

I would like to extend the above mentioned approvals on Lot 200 SP 216456 for a further 4 years .

Should the funds become available through RAF funding (for external infrastructure) or other sources it is my intention to commence construction on this site therefore keeping these approvals current is essential.

We are also starting to dig and remove the rocks on the remaining 14 ha of red soil flat in order to have it ready for development in the future .

Can you please confirm receiving this email .

Kind Regards

Dean Rankine

0409 932 187

On 19 Aug 2026, at 11:23 AM, Dee Petersen <DeeP@msc.qld.gov.au>
wrote:

Document Set ID: 4691510
Version: 1, Version Date: 20/08/2026

8.5 NEGOTIATED DECISION NOTICE - THE RISE UNIT TRUST - RECONFIGURING A LOT - SUBDIVISION (1 INTO 48 LOTS & BALANCE AREA IN 3 STAGES (STAGES 4-6 OF THE RISE ESTATE)) - LOT 100 ON SP342247 - CATHERINE ATHERTON DRIVE, MAREEBA - RAL/25/0020

Date Prepared: 1 September 2026

Author: Supervisor Planning & Building

Attachments:

1. Decision Notice Approval Dated 18 June 2026 [↓](#)
2. Approved Plans [↓](#)
3. Request for Negotiated Decision Notice [↓](#)
4. Proposed Amended Plans (Accompanying NDN Request) [↓](#)

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	The Rise Unit Trust	ADDRESS	Catherine Atherton Drive, Mareeba
DATE REQUEST FOR NDN LODGED	16 August 2026	RPD	Lot 100 on SP342247
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot – Subdivision (1 into 48 lots & balance area) in 3 stages (Stages 4 to 6)		
FILE NO	RAL/25/0020	AREA	46.59ha
LODGED BY	Freshwater Planning Pty Ltd	OWNER	D Pollock
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Rural Residential (Precinct A) zone		
LEVEL OF ASSESSMENT	Code Assessment		
SUBMISSIONS	n/a		

EXECUTIVE SUMMARY

Council approved a development application described in the above application details at its meeting held on 17 June 2026, subject to conditions. Being code assessable, the application was not required to undergo public notification. The Decision Notice was issued on 18 June 2026.

Freshwater Planning, on behalf of the applicant has written to Council requesting a minor amendment to the approved lot layout and seeking the issue of a Negotiated Decision Notice.

The requested changes are administrative in nature with no planning issues identified. It is recommended that the request for Negotiated Decision Notice be approved in full.

OFFICER'S RECOMMENDATION

It is recommended that:

1. In relation to the written representations made by Freshwater Planning regarding conditions of the following development approval:

APPLICATION		PREMISES	
APPLICANT	The Rise Unit Trust	ADDRESS	Catherine Atherton Drive, Mareeba
DATE REQUEST FOR NDN LODGED	16 August 2026	RPD	Lot 100 on SP342247
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot – Subdivision (1 into 48 lots & balance area) in 3 stages (Stages 4 to 6)		

and in accordance with the Planning Act 2016, the following

- (a) The approved plan/s of Council's Decision Notice issued on 18 June 2026 be amended as follows:

<i>Plan/Document Number</i>	<i>Plan/Document Title</i>	<i>Prepared by</i>	<i>Dated</i>
9495 Master Plan Lot Layout Sheets 1 to 7	Development Plan Stages 4 – 6 Cancelling Lot 100 on SP342247	Twine Surveys Pty Ltd	5.05.2026
<u>9495 Master Plan Lot Layout Sheets 1 to 7</u>	<u>Development Plan Stages 4 – 6 Cancelling Lot 100 on SP342247</u>	<u>Twine Surveys Pty Ltd</u>	<u>20.06.2026</u>

- (b) Condition 4.1(b) of Council's Decision Notice issued on 18 June 2026 be amended as follows:

(b) *An asphalt or bitumen sealed, or concrete driveway shall be provided within the access handle of proposed Lots 21, 22, 26 and 91 ~~and 90~~ to the satisfaction of Council's delegated officer. The driveways will:*

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

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

THE SITE

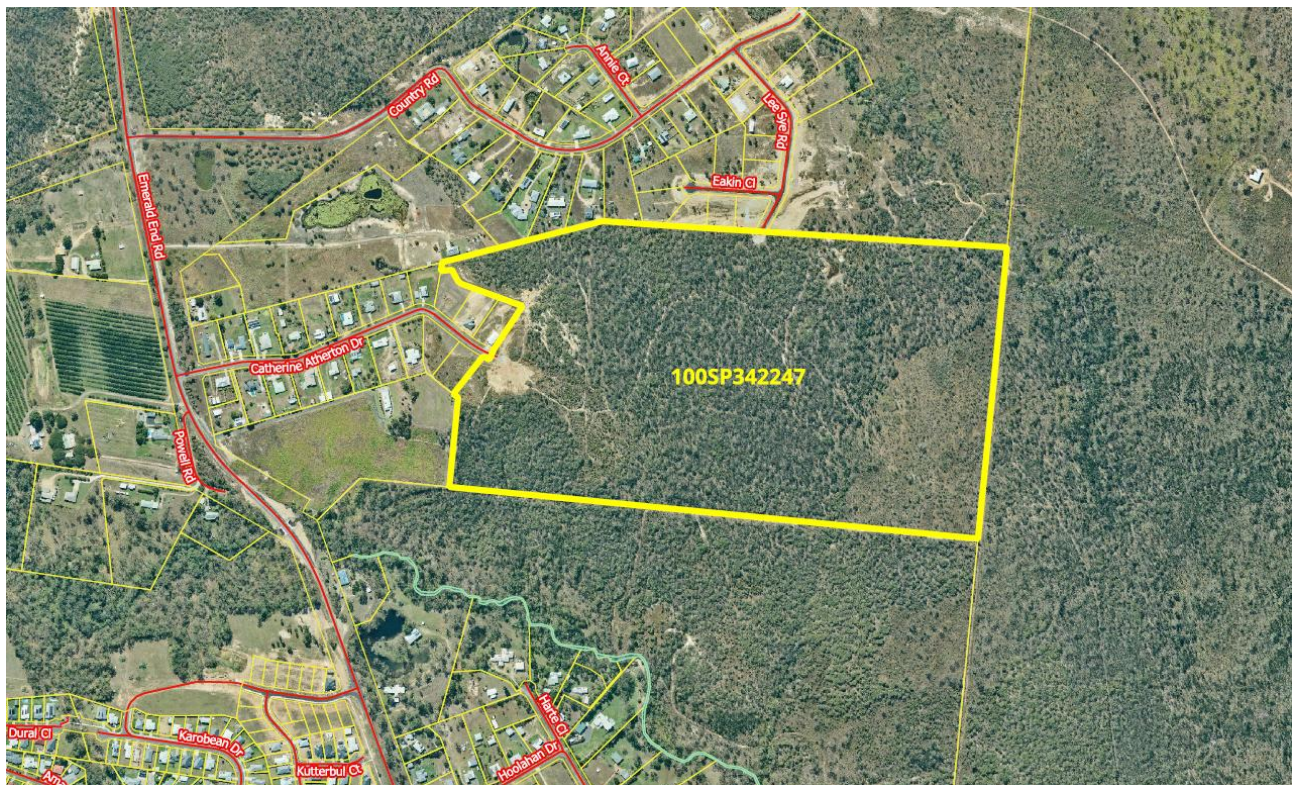
The site is described as Lot 100 on SP342247, having an area of 46.59 hectares, with frontages of approximately 32 metres to Catherine Atherton Drive and 22 metres to Lee Sye Road.

Both frontage roads finish at the site boundary and are constructed with a 7.5 metre sealed width, including kerbing on both sides.

The site is in the process of being developed as 'The Rise' rural residential estate with Stages 1 to 3 (23 lots) having been completed. Catherine Atherton Drive was opened as part of Stage 1 and will be continually extended during subsequent subdivision stages.

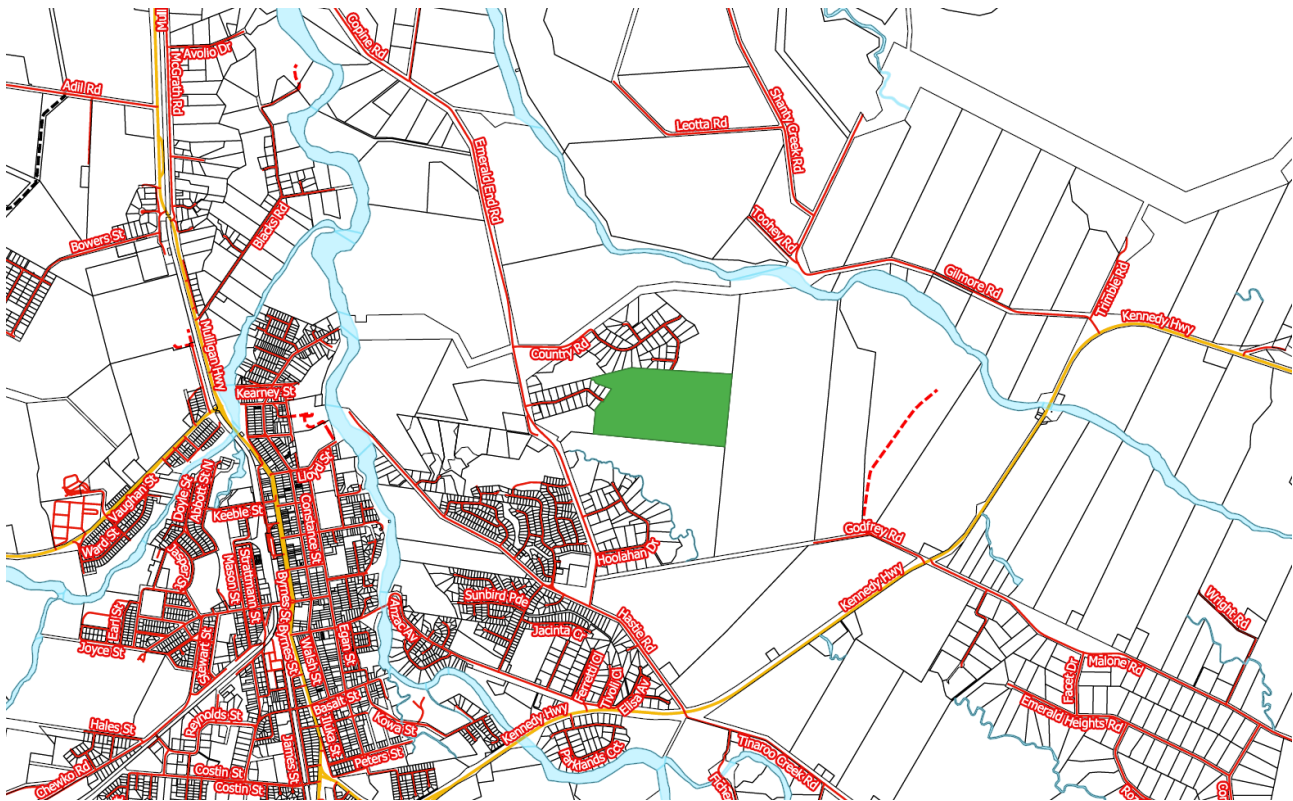
Town water has been extended to the site and services all existing lots within 'The Rise'.

Land immediately to the north (Country Road Estate) and east (Emerald Creek Heights Estate) have current rural residential subdivision approvals.



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.



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BACKGROUND AND CONTEXT

Council, at its Ordinary Meeting held on 17 June 2026 approved a development application seeking a Development Permit for Reconfiguring a Lot – Subdivision (1 into 48 Lots & Balance Area in 3 Stages (Stages 4-6 of The Rise Estate)) over land situated at Catherine Atherton Drive, Mareeba and described as Lot 100 on SP342247. The Decision Notice was issued on 18 June 2026.

The land is subject to a previous 2007 subdivision approval which remains current. The Developers are in the process of creating a single allotment at the very end of Catherine Atherton Drive under this previous approval (shown as Lot 96 on the approved plans for this approval – RAL/25/0020). As a consequence, the developers are now wanting to slightly amend the approved lot layout for this approval to accommodate this change.

It is proposed to change the approved plans to accommodate the change, as well as make a minor amendment to Condition 4.1(b) as an additional rear access lot is being introduced into the lot layout. No changes to the Adopted Infrastructure Charges Notice are required.

The image below shows an excerpt of the current approved plan/s:



The image below shows the proposed amendments. Lot 96 has been excised (shown as Lot 97 on SP362250), and Lot 21 and 22 have been split into 3 Lots (Lots 21, 22 and 26):



APPLICANT'S REPRESENTATIONS

Approved Plan/s

Plan/Document Number	Plan/Document Title	Prepared by	Dated
9495 Master Plan Lot Layout Sheets 1 to 7	Development Plan Stages 4 – 6 Cancelling Lot 100 on SP342247	Twine Surveys Pty Ltd	5.05.2026

Representation by Applicant

Refer to Attachments 3 and 4.

The land is subject to a previous 2007 subdivision approval which remains current. The Developers are in the process of creating a single allotment at the very end of Catherine Atherton Drive under this previous approval (shown as Lot 96 on the approved plans for this approval – RAL/25/0020). As

a consequence, the developers are now wanting to slightly amend the approved lot layout for this approval to accommodate this change.

It is proposed to change the approved plans to accommodate the change, as well as make a minor amendment to Condition 4.1(b) as an additional rear access lot is being introduced into the lot layout. No changes to the Adopted Infrastructure Charges Notice are required.

The image below shows an excerpt of the current approved plan/s:



The image below shows the proposed amendments. Lot 96 has been excised (shown as Lot 97 on SP362250), and Lot 21 and 22 have been split into 3 Lots (Lots 21, 22 and 26):



Response

Council officers have no issues with the proposed minor amendment to the approved plans.

It is recommended the approved plans be amended as follows:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
9495 Master Plan Lot Layout Sheets 1 to 7	Development Plan Stages 4—6 Cancelling Lot 100 on SP342247	Twine Surveys Pty Ltd	5.05.2026

<u>9495 Master Plan Lot Layout Sheets 1 to 7</u>	<u>Development Plan Stages 4 – 6 Cancelling Lot 100 on SP342247</u>	<u>Twine Surveys Pty Ltd</u>	<u>20.06.2026</u>
---	--	-------------------------------------	--------------------------

Condition 4.1(b)

(b) *An asphalt or bitumen sealed, or concrete driveway shall be provided within the access handle of proposed Lots 21, 22 and 90 to the satisfaction of Council's delegated officer. The driveways will:*

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

Representation by Applicant

See above.

Response

Council officers have no issues with the proposed minor amendment to the approved plans. The addition of an extra rear access lot as well as changes to the lot numbering on the plan requires amendments to Condition 4.1(b) as follows:

(b) *An asphalt or bitumen sealed, or concrete driveway shall be provided within the access handle of proposed Lots 21, 22, **26 and 91** ~~and 90~~ to the satisfaction of Council's delegated officer. The driveways will:*

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

65 Rankin Street
PO Box 154 MAREEBA QLD 4880
P: 1300 308 461
W: www.msc.qld.gov.au
E: info@msc.qld.gov.au

18 June 2026

Planning Officer: Carl Ewin
Our Reference: RAL/25/0020
Your Reference: F23/37

The Rise Unit Trust
C/- Freshwater Planning Pty Ltd
17 Barron View Drive
FRESHWATER QLD 4870

Dear Applicants,

Decision Notice

Planning Act 2016

I refer to your application and advise that on 17 June 2026, Council decided to approve the application in full subject to conditions.

Details of the decision are as follows:

APPLICATION DETAILS

Application No:	RAL/25/0020
Street Address:	Catherine Atherton Drive, Mareeba
Real Property Description:	Lot 100 on SP342247
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

DECISION DETAILS

Type of Decision:	Approval
Type of Approval:	Development Permit for Reconfiguration of a Lot – Subdivision (1 into 48 Lots & Balance Area) in 3 Stages (Stages 4 to 6)
Date of Decision:	17 June 2026

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

Document Set ID: 4658377
Version: 2, Version Date: 22/06/2026

DECISION NOTICE

RAL/25/0020

Page 2

CURRENCY PERIOD OF APPROVAL

The currency period for this development approval is **four (4) years** starting the day that this development approval takes effect. (Refer to Section 85 “Lapsing of approval at end of currency period” of the *Planning Act 2016*.)

INFRASTRUCTURE

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

ASSESSMENT MANAGER’S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

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

Mareeba Shire Council

Document Set ID: 4658377
Version: 2, Version Date: 22/06/2026

DECISION NOTICE

RAL/25/0020
Page 3

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

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

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

3.6 Charges

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

3.7 Bushfire Management

A Bushfire Hazard Management Plan for the 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 future use of each lot must comply with the requirements of the bushfire hazard management plan at all times.

4. Infrastructure Services and Standards

4.1 Access

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

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

(b) An asphalt or bitumen sealed, or concrete driveway shall be provided within the access handle of proposed Lots 21, 22 and 90 to the satisfaction of Council's delegated officer. The driveways will:

Mareeba Shire Council

Document Set ID: 4658377
Version: 2, Version Date: 22/06/2026

DECISION NOTICE

RAL/25/0020
Page 4

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

4.2 Stormwater Drainage

- (a) The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land as a consequence of the development.
- (b) Prior to works commencing the applicant must submit a Stormwater Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual to the satisfaction of Council's delegated officer.
- (c) Prior to works commencing the applicant must submit a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline to the satisfaction of Council's delegated officer.
- (d) The Stormwater Quality Management Plan must include an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia) to the satisfaction of Council's delegated officer.
- (e) The feature shown as 10 metre wide road reserve, extending between the future extension of Lee Sye Road and Easement F on SP342247 must be incorporated into the respective adjoining lot/s with an easement for drainage purposes created in favour of Council, to the satisfaction of Council's delegated officer.
- (f) 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.

Mareeba Shire Council

Document Set ID: 4658377
Version: 2, Version Date: 22/06/2026

- (g) Temporary drainage is to be provided and maintained during the construction phase of the development, discharged to a lawful point and not onto the construction site.
- (h) 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.
- (i) The applicant (at their cost) must video all stormwater lines and submit the video for inspection by Council's delegated officer prior to the development being taken "off maintenance" to ensure that no defects have occurred during the maintenance period.
- (j) All drainage easements must be constructed to prevent erosion. Construction may be in the form of a concrete invert, with outlet protection.

4.3 Earthworks

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

4.4 Roadworks – Internal

- (a) In order for road widths to be consistent with surrounding rural residential estates, all internal roads must be constructed with a 20m reserve width and a 7.5m carriageway width, apart from the new road servicing Stage 5 and Lots 1, 17 and 18 which may be reduced to a 7m carriageway width (20m reserve width).

All roads must be constructed in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

- (b) Any temporary turn-around areas situated at the ends of any semi-constructed stub roads must include a sealed cul-de-sac head (no kerbing required) of a size capable of allowing a garbage truck to turn around on.

4.5 Water Supply

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

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

4.6 On-Site Wastewater Management

At the time of construction of a new dwelling on any lot, any associated on-site effluent disposal system must be constructed in compliance with the latest version On-Site Domestic Wastewater Management Standard (ASNZ1547) to the satisfaction of the Council's delegated officer.

4.7 Electricity provision/supply

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

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

4.8 Telecommunications

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

4.9 Lighting

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

Plans for the development works required under Conditions 4.1 - 4.9 must be submitted to Council for approval as part of a subsequent application for operational works.

REFERRAL AGENCIES

The referral agencies applicable to this application are:

- State Assessment Referral Agency - Schedule 10, Part 3, Division 4, Table 2 (Clearing native vegetation)

A copy of any referral agency conditions are attached.

DECISION NOTICE

RAL/25/0020

Page 7

APPROVED PLANS

The following plans are Approved plans for the development:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
9495 Master Plan Lot Layout Sheets 1 to 7	Development Plan Stages 4 – 6 Cancelling Lot 100 on SP342247	Twine Surveys Pty Ltd	5.05.2026

ASSESSMENT MANAGER'S ADVISORY NOTES

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

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

- (c) Easement Documents

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

- (d) Endorsement Fees

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

- (e) Compliance with applicable codes/policies

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

Mareeba Shire Council

Document Set ID: 4658377
Version: 2, Version Date: 22/06/2026

(f) Notation on Rates Record

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

- conditions regarding bushfire management
- a registered easement over the subject site

(g) 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.

(h) 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.

(i) Electric Ants

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

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

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

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

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Operational Work

DECISION NOTICE

RAL/25/0020
Page 9**RIGHTS OF APPEAL**

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

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

OTHER DETAILS

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

Yours faithfully

BRIAN MILLARD
COORDINATOR PLANNING AND BUILDING

Enc: Approved Plans/Documents
 Referral Agency Response
 Appeal Rights
 Adopted Infrastructure Charge Notice

Copy: Department of State Development, Manufacturing, Infrastructure and Planning
 CairnsSARA@dsdilgp.qld.gov.au

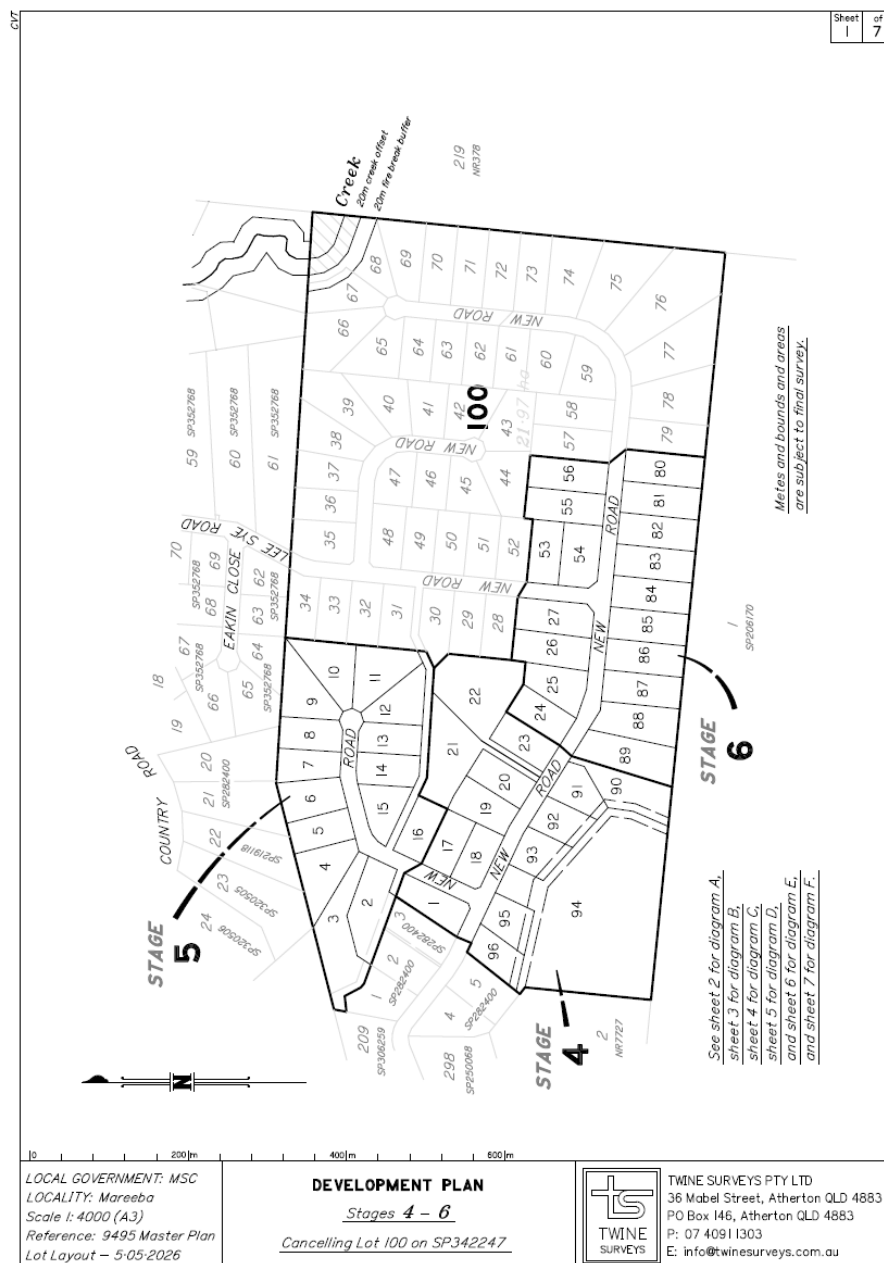
Mareeba Shire Council

Document Set ID: 4658377
Version: 2, Version Date: 22/06/2026

DECISION NOTICE

RAL/25/0020
Page 10

APPROVED PLANS / DOCUMENTS

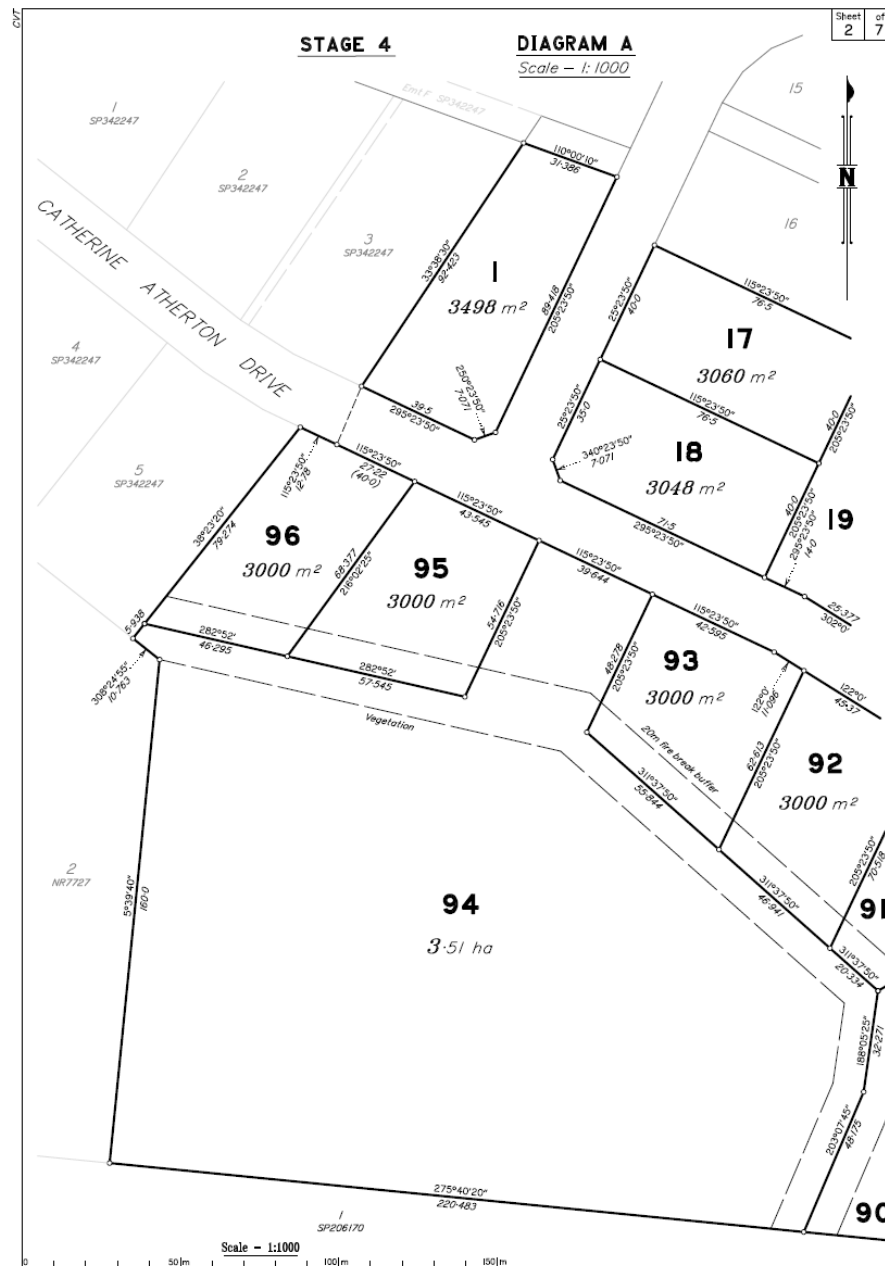


Mareeba Shire Council

Document Set ID: 4658377
Version: 2, Version Date: 22/06/2026

DECISION NOTICE

RAL/25/0020
Page 11

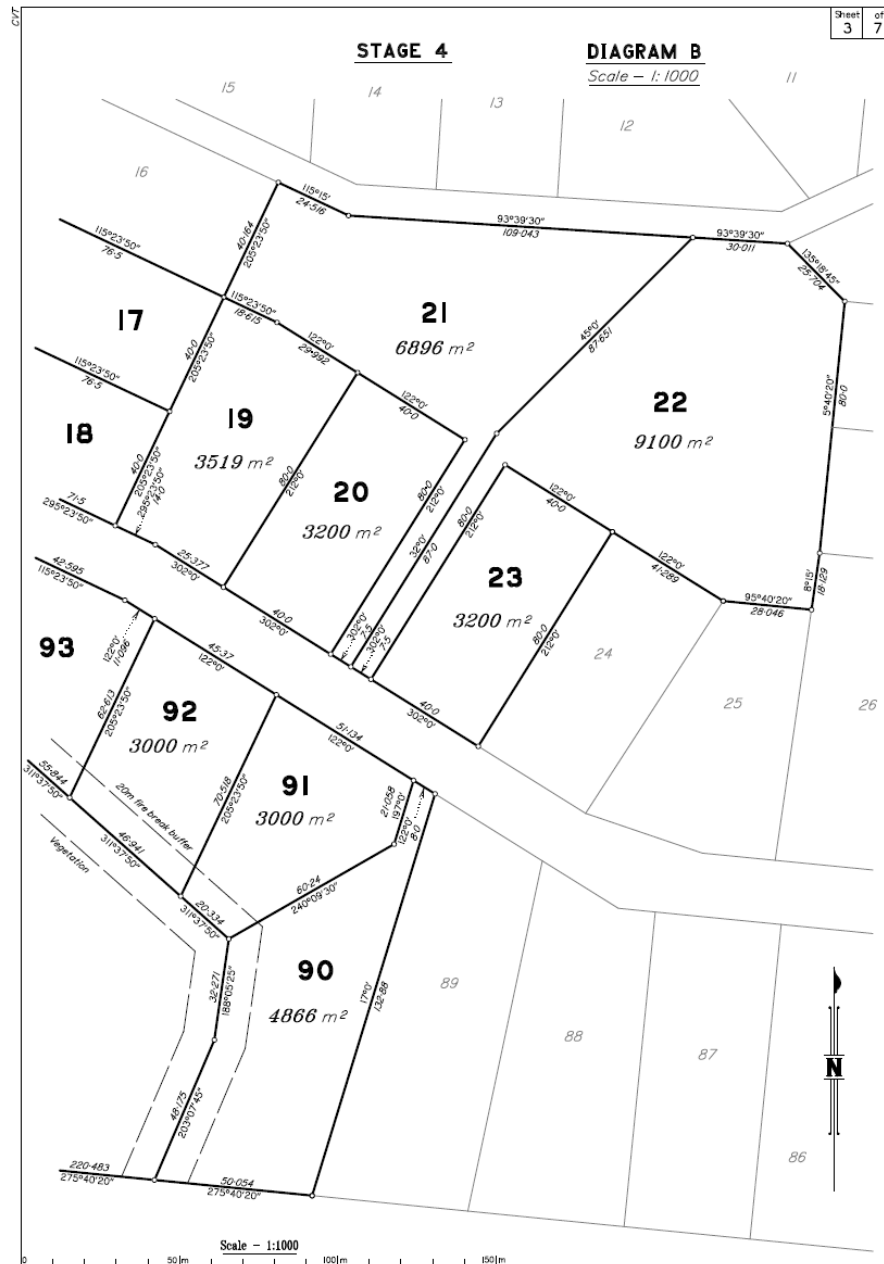


Mareeba Shire Council

Document Set ID: 4658377
Version: 2, Version Date: 22/06/2026

DECISION NOTICE

RAL/25/0020
Page 12

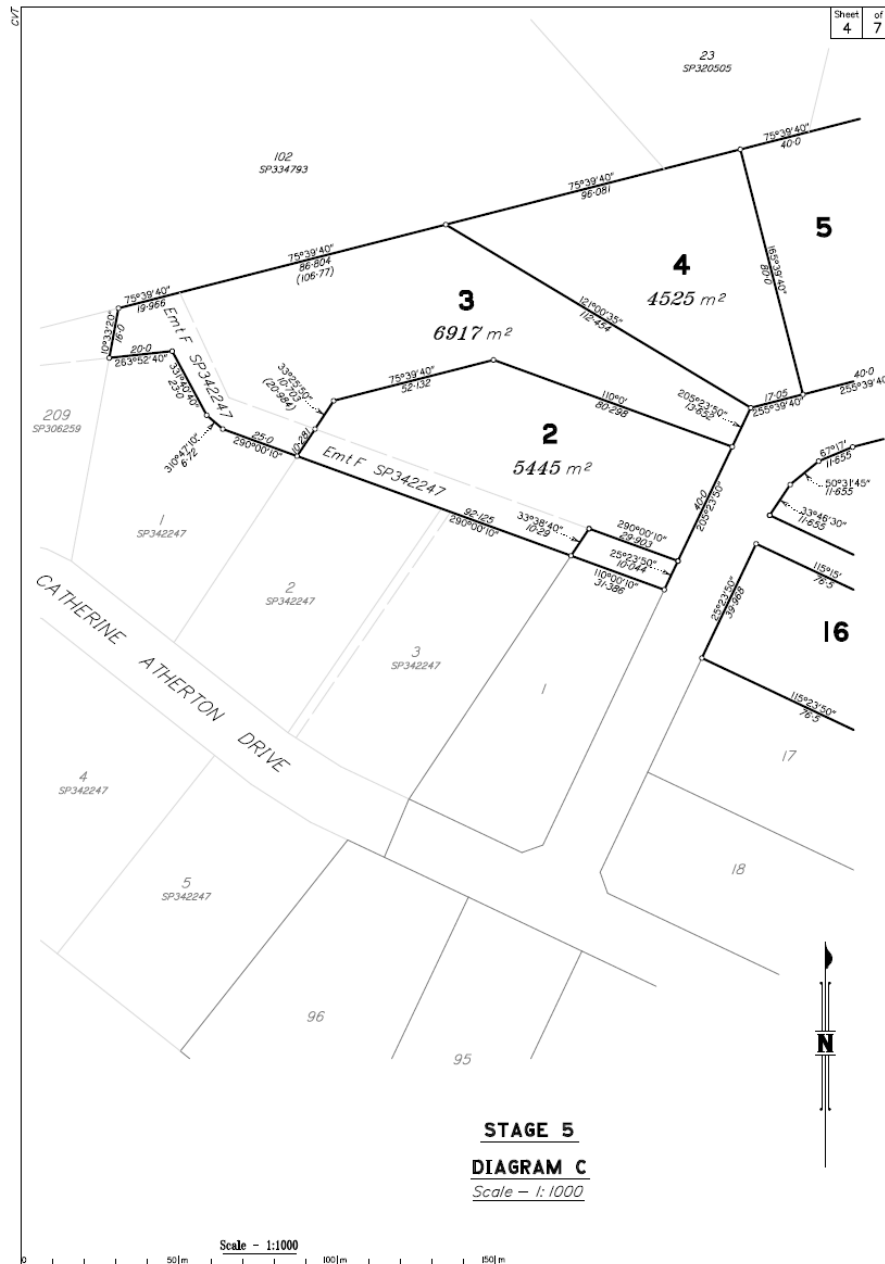


Mareeba Shire Council

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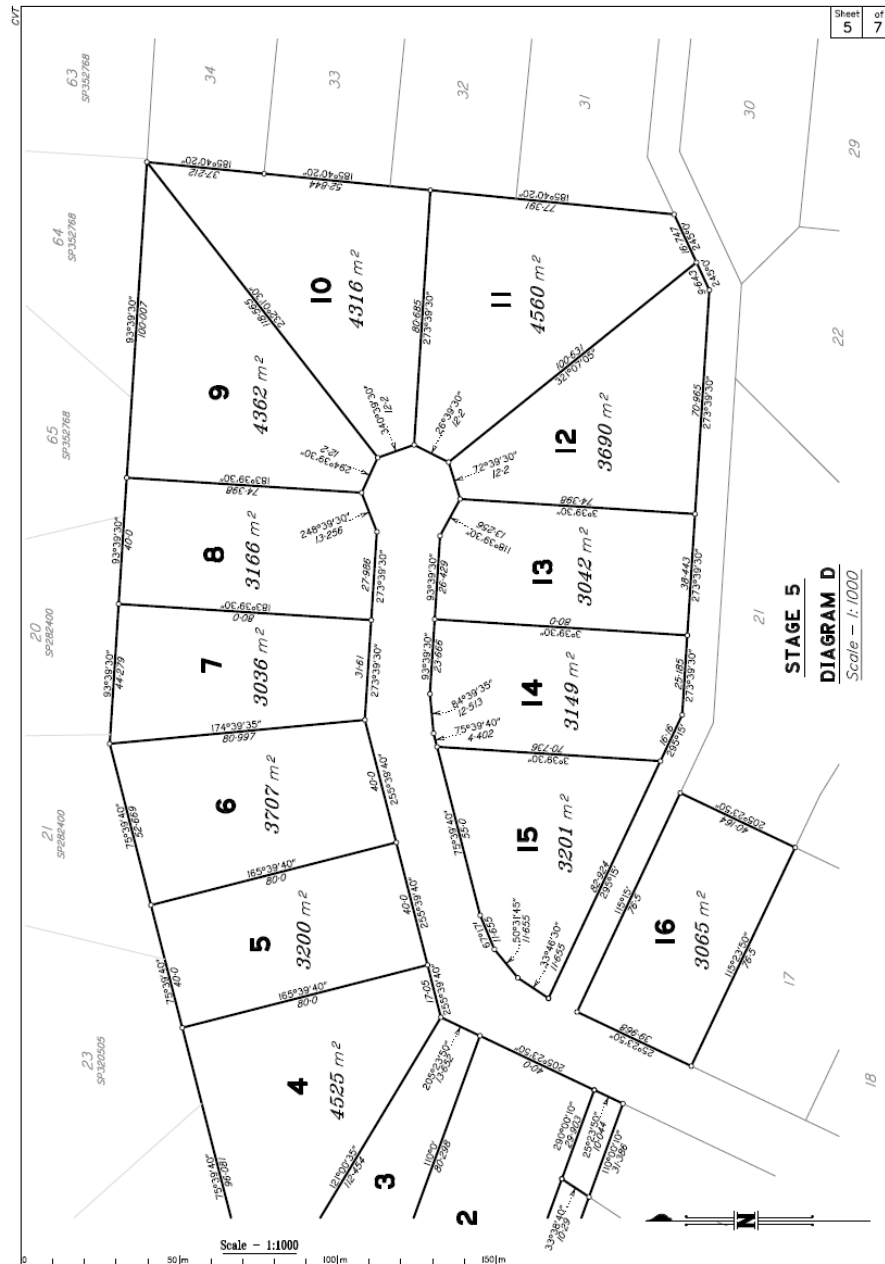
DECISION NOTICE

RAL/25/0020
Page 13



DECISION NOTICE

RAL/25/0020
Page 14



Mareeba Shire Council

Document Set ID: 4658377
Version: 2, Version Date: 22/06/2026

DECISION NOTICE

RAL/25/0020
Page 15



Mareeba Shire Council

Document Set ID: 4658377
Version: 2, Version Date: 22/06/2026

DECISION NOTICE

RAL/25/0020
Page 16



Mareeba Shire Council

Document Set ID: 4658377
Version: 2, Version Date: 22/06/2026

DECISION NOTICE

RAL/25/0020
Page 17**Referral Agency Response**

RA6-N

**DELIVERING
FOR QUEENSLAND**Department of
**State Development,
Infrastructure and Planning**SARA reference: 2510-48952 SRA
Council reference: RAL/25/0020
Applicant reference: F23/37

29 May 2026

Chief Executive Officer
Mareeba Shire Council
PO Box 154
Mareeba QLD 4880
planning@msc.qld.gov.au

Attention: Carl Ewin

Dear Sir/Madam

**SARA referral agency response –
Catherine Atherton Drive, Mareeba**(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 6 November 2025.

Response

Outcome:	Referral agency response – with conditions
Date of response:	29 May 2026
Conditions:	The conditions in Attachment 1 must be attached to any development approval
Advice:	Advice to the applicant is in Attachment 2
Reasons:	The reasons for the referral agency response are in Attachment 3

Development details

Description:	Development permit	Reconfiguring a Lot - Subdivision (1 into 48 lots and balance land - The Rise Estate Stages 4-6)
SARA role:	Referral agency	
SARA trigger:	Schedule 10, Part 3, Division 4, Table 2, Item 1 (Planning Regulation)	

Page 1 of 7

Far North Queensland regional office
Ground Floor, Cnr Grafton and Hartley
Street, Cairns
PO Box 2358, Cairns QLD 4870

Mareeba Shire Council

Document Set ID: 4658377
Version: 2, Version Date: 22/06/2026

DECISION NOTICE

RAL/25/0020
Page 18

2510-48952 SRA

2017) - Reconfiguring a lot that involves clearing native vegetation

SARA reference: 2510-48952 SRA

Assessment manager: Mareeba Shire Council

Street address: Catherine Atherton Drive, Mareeba

Real property description: Lot 100 on SP342247

Applicant name: The Rise Unit Trust

Applicant contact details: C/- Freshwater Planning Pty Ltd
17 Barron View Drive
Freshwater QLD 4870
freshwaterplanning@outlook.com

Human Rights Act 2019 considerations: A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Charlton Best, Senior Planning Officer, on 07 4037 3200 or via email CairnsSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Kaye Atkins
Executive Director, Planning Services

cc The Rise Unit Trust, C/- Freshwater Planning Pty Ltd, freshwaterplanning@outlook.com

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response provisions
Attachment 5 - Documents referenced in conditions

State Assessment and Referral Agency

Page 2 of 7

Mareeba Shire Council

Document Set ID: 4658377
Version: 2, Version Date: 22/06/2026

DECISION NOTICE

RAL/25/0020
Page 19

2510-48952 SRA

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at Attachment 5)

No.	Condition	Condition timing
Schedule 10, Part 3, Division 4, Table 2, Item 1 – Reconfiguring a lot that involves clearing native vegetation – The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition:		
1.	Building exclusion areas and new lot boundaries associated with the reconfiguring a lot must be located generally in accordance with the following plan: Development Plan, Stages 4-6, Cancelling Lot 100 on SP342247, prepared by Twine Surveys Pty Ltd, dated 5.05.2026, reference 9495 Exclusion Plan, Sheet 1 of 7.	Prior to submitting the Plan of Survey to the local government for approval.

State Assessment and Referral Agency

Page 3 of 7

Mareeba Shire Council

Document Set ID: 4658377
Version: 2, Version Date: 22/06/2026

DECISION NOTICE

RAL/25/0020
Page 20

2510-48952 SRA

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) (version 3.3). If a word remains undefined it has its ordinary meaning.

State Assessment and Referral Agency

Page 4 of 7

Mareeba Shire Council

Document Set ID: 4658377
Version: 2, Version Date: 22/06/2026

DECISION NOTICE

RAL/25/0020
Page 21

2510-48952 SRA

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA's decision are:

SARA assessed the development against the following code of the State Development Assessment Provisions (SDAP), version 3.3:

- State code 16: Native vegetation clearing (State code 16).

The development complies with State code 16 of SDAP in that the development:

- avoids impacts on vegetation and minimises and mitigates impacts on vegetation where avoidance is not possible
- does not result in a significant residual impact on a matter of state environmental significance.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the State Development Assessment Provisions (version 3.3)
- the Development Assessment Rules
- SARA DA Mapping system
- *Human Rights Act 2019*.

State Assessment and Referral Agency

Page 5 of 7

Mareeba Shire Council

Document Set ID: 4658377
Version: 2, Version Date: 22/06/2026

DECISION NOTICE

RAL/25/0020
Page 22

2510-48952 SRA

Attachment 4—Representations about a referral agency response provisions

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State Assessment and Referral Agency

Page 6 of 7

Mareeba Shire Council

Document Set ID: 4658377
Version: 2, Version Date: 22/06/2026

DECISION NOTICE

RAL/25/0020
Page 23

2510-48952 SRA

Attachment 5—Documents referenced in conditions

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State Assessment and Referral Agency

Page 7 of 7

Mareeba Shire Council

Document Set ID: 4658377
Version: 2, Version Date: 22/06/2026

DECISION NOTICE

RAL/25/0020
Page 24

Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
 - (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
 - (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

DECISION NOTICE

RAL/25/0020
Page 25

Part 7: Miscellaneous

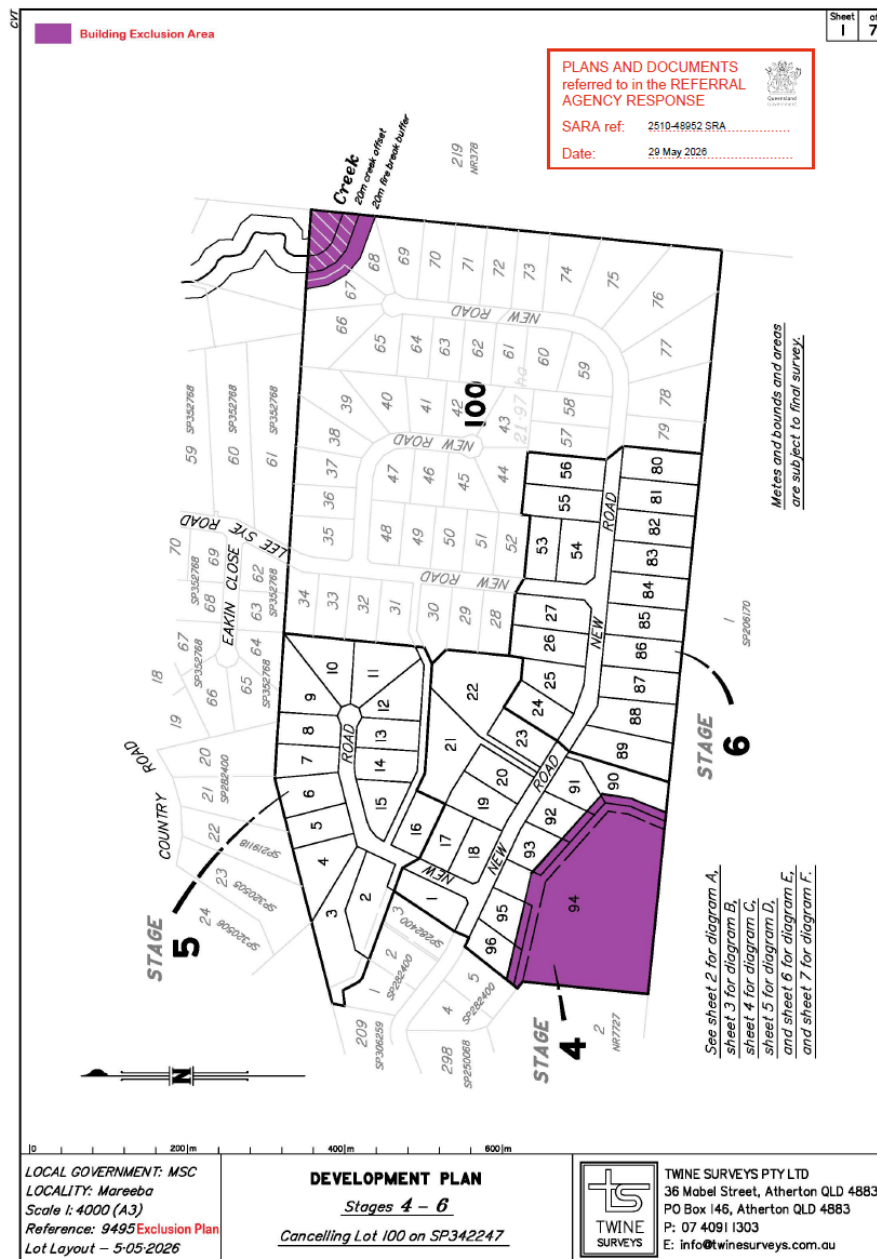
30 Representations about a referral agency response

- 30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

DECISION NOTICE

RAL/25/0020
Page 26



Mareeba Shire Council

Document Set ID: 4658377
Version: 2, Version Date: 22/06/2026

DECISION NOTICE

RAL/25/0020
Page 27

Appeal Rights

PLANNING ACT 2016 & THE PLANNING REGULATION 2017

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

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

(Refer to Schedule 1 of the Planning Act 2016)

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

Note –

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

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

Mareeba Shire Council

Document Set ID: 4658377
Version: 2, Version Date: 22/06/2026

DECISION NOTICE

RAL/25/0020
Page 28

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

230 Notice of appeal

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

231 Other appeals

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

Mareeba Shire Council

Document Set ID: 4658377
Version: 2, Version Date: 22/06/2026

DECISION NOTICE

RAL/25/0020
Page 29

decision includes-

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

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

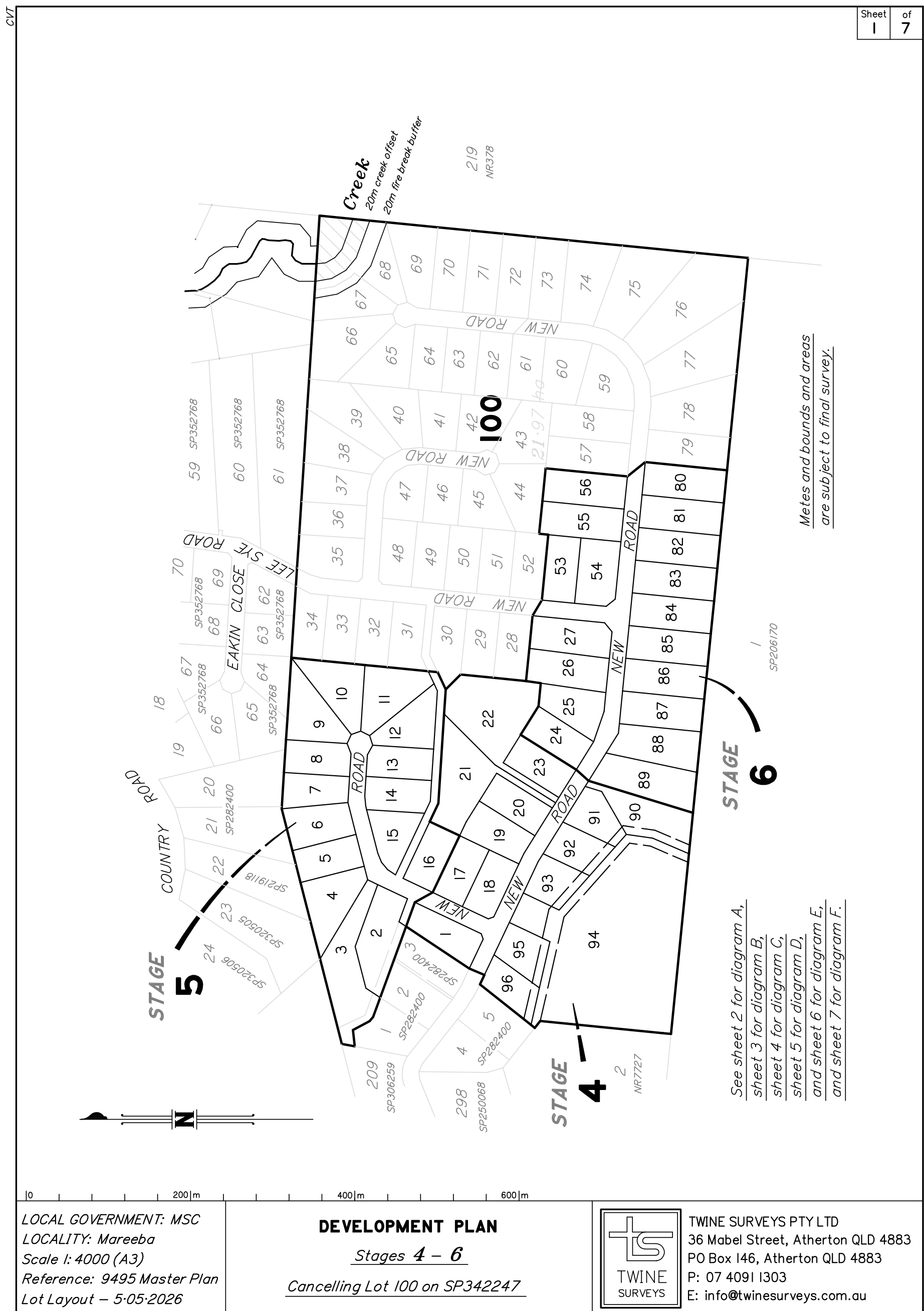
- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
- (c) is not subject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

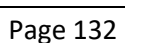
232 Rules of the P&E Court

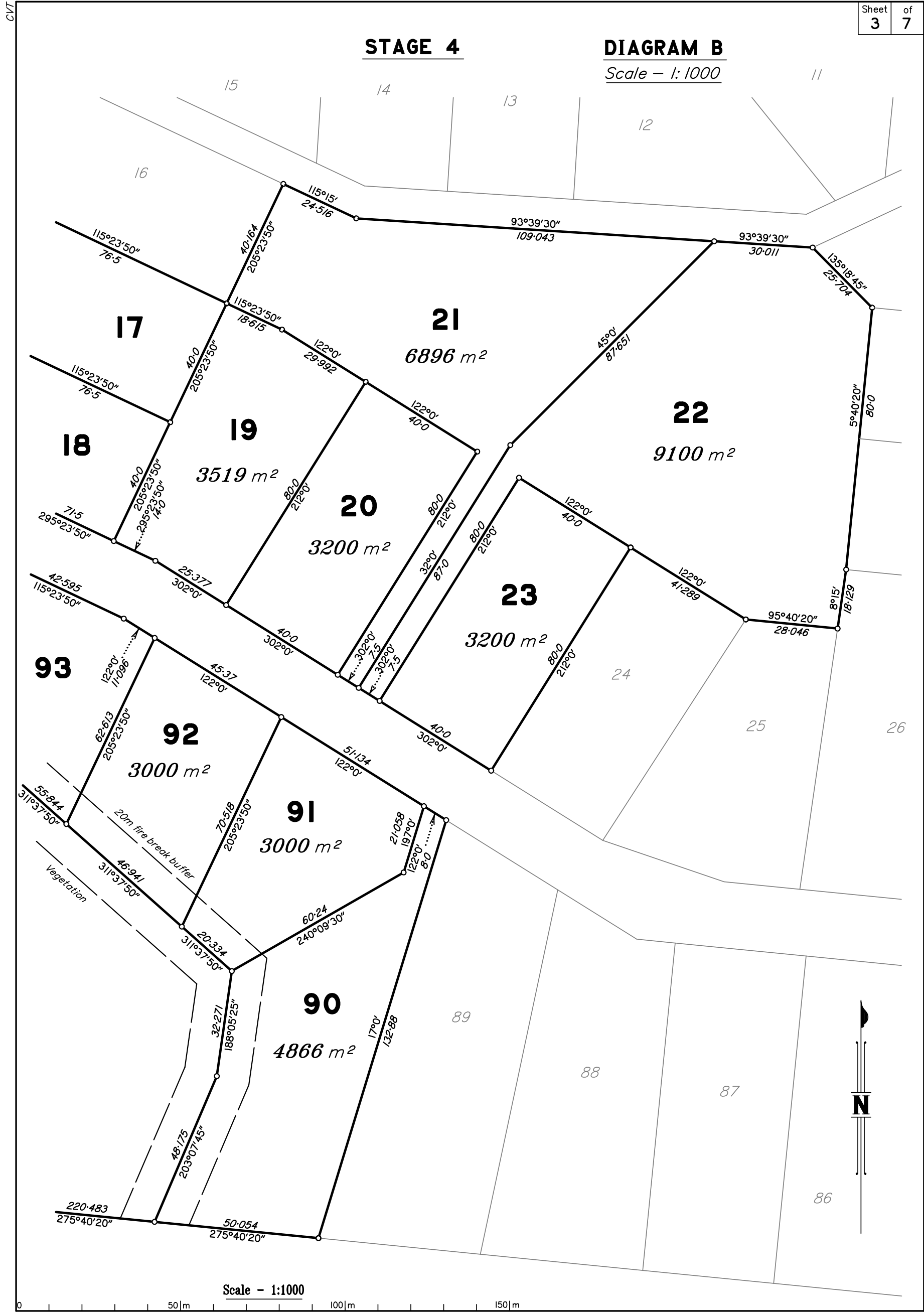
- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with the rules of the P&E Court.

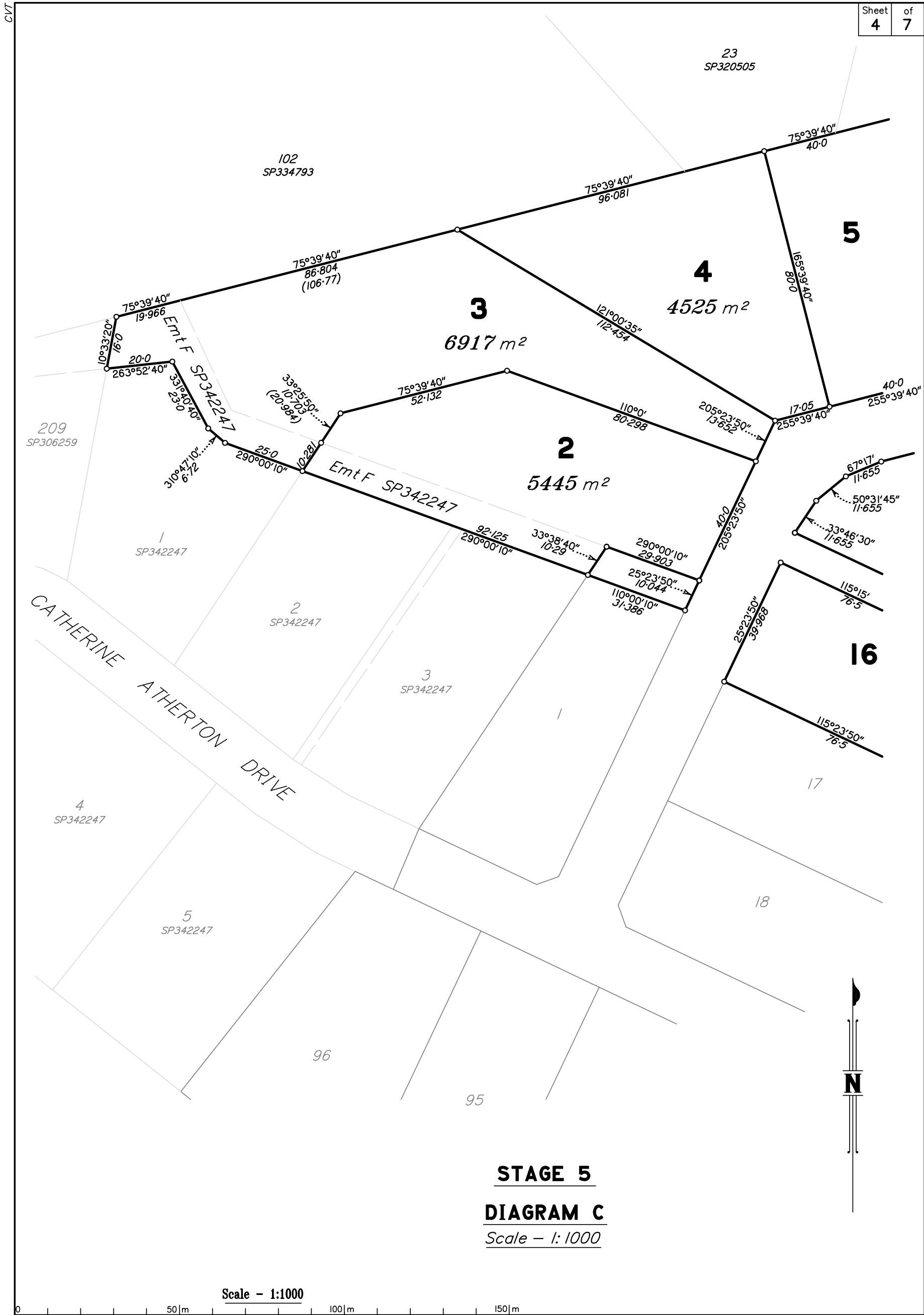
Mareeba Shire Council

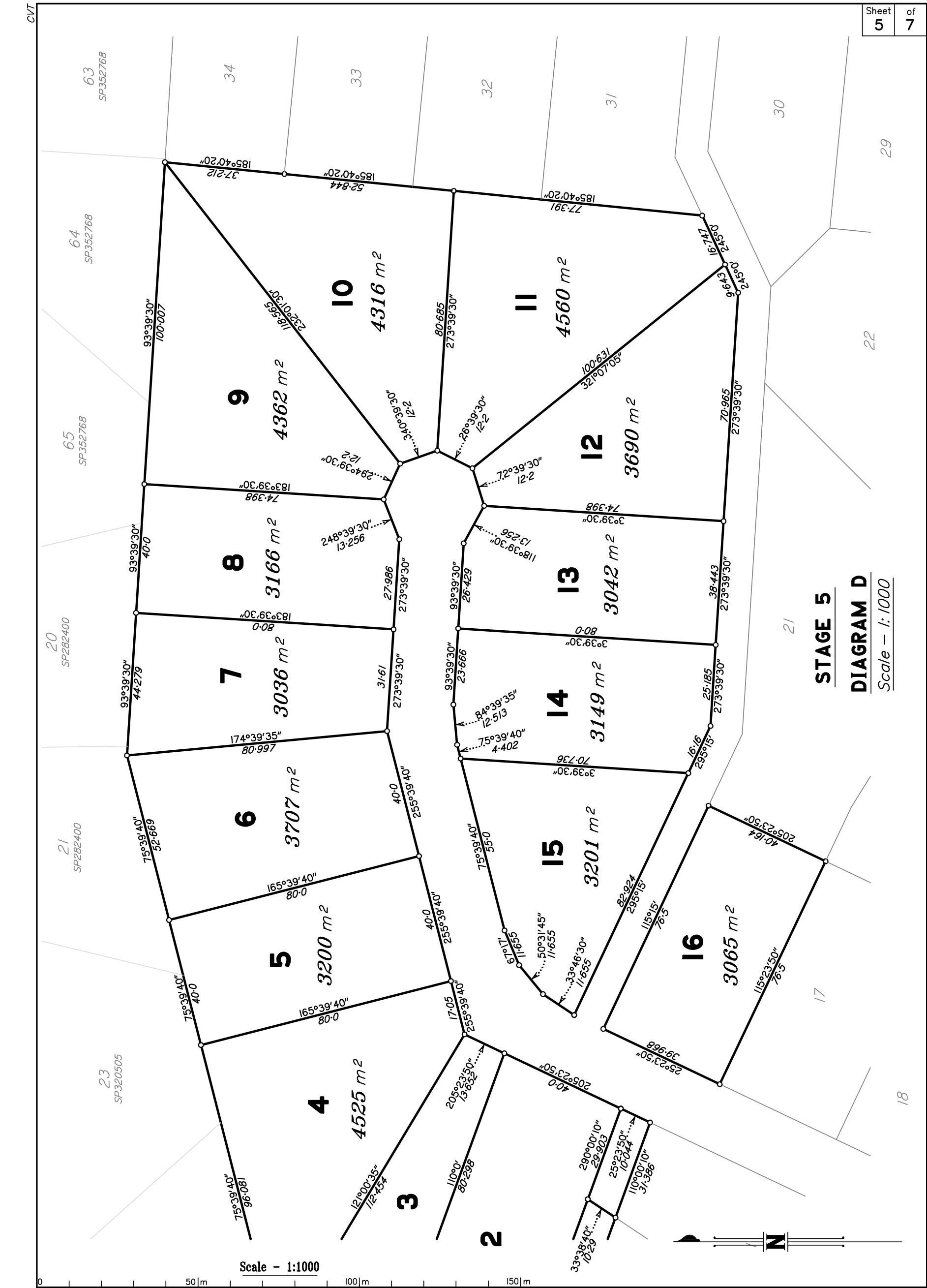
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Version: 2, Version Date: 22/06/2026

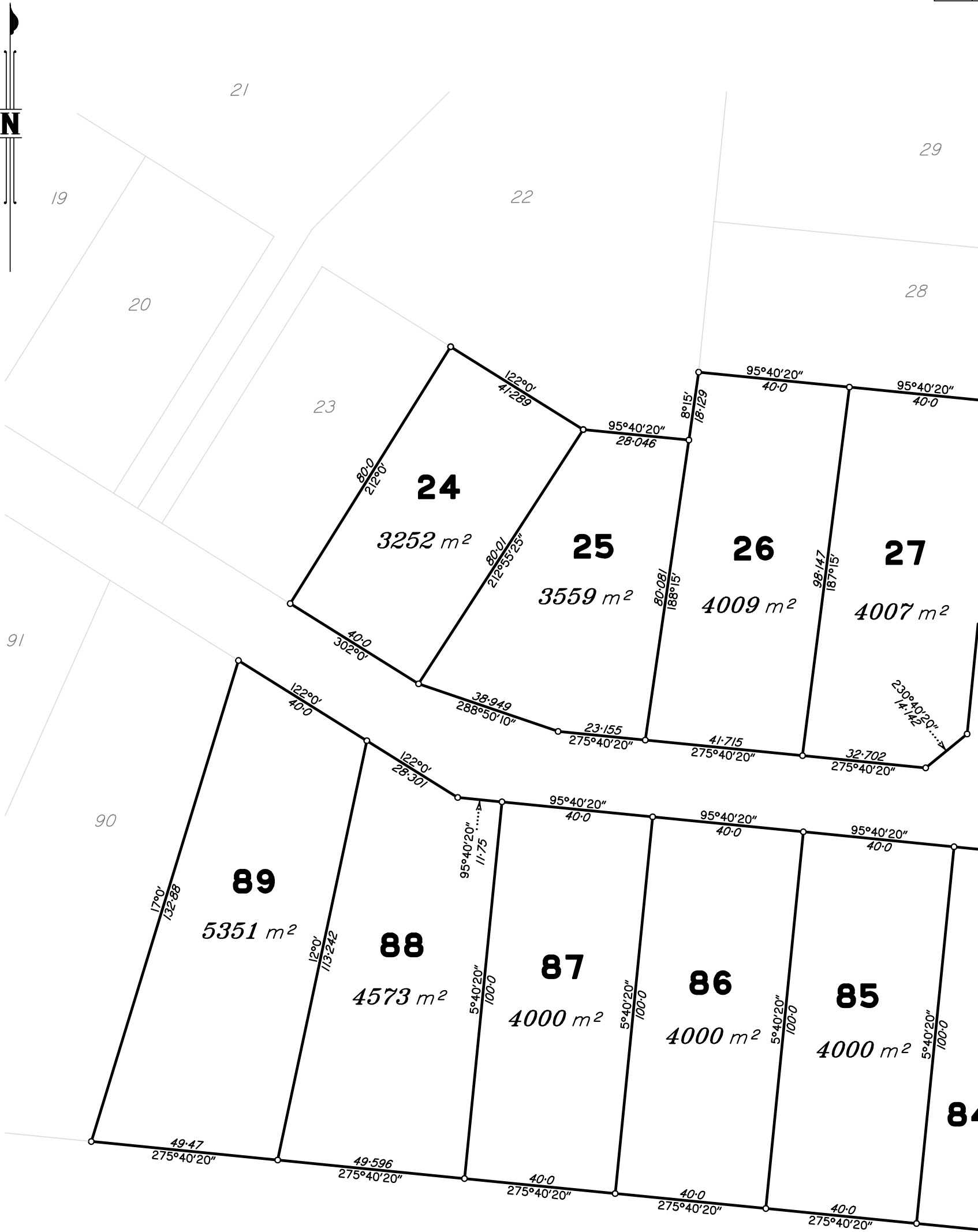












STAGE 6

DIAGRAM E

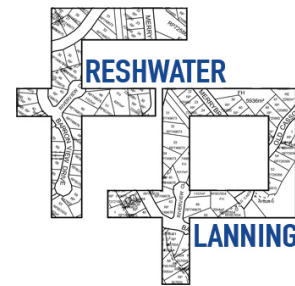
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50|m 100|m 150|m



Your Ref: RAL/25/0020
Our Ref: F23/37



16 August, 2026

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

Attention: Carl Ewin
Planning and Building

Dear Sir,

**RE: DEVELOPMENT APPLICATION RAL/25/0020
REQUEST FOR A NEGOTIATED DECISION NOTICE
APPLICATION FOR RECONFIGURING A LOT – SUBDIVISION (1 INTO 48 LOTS & BALANCE AREA)
IN 3 STAGES (STAGES 4 – 6). LOT 100 ON SP342247, CATHERINE ATHERTON DRIVE, MAREEBA.**

I refer to the Mareeba Shire Council's Decision Notice (Council's Ref: RAL/25/0020) dated 18 June, 2026 and the Request to Suspend the Applicant's Appeal Period email. This letter offers Representations for a Negotiated Decision Notice under Subdivision 5 Section 125 of the Planning Act, 2016.

The Decision Notice – Approval for a Reconfiguring a Lot - 1 Lot into 48 Lots and a Balance Area over three (3) Stages) over the site was provided along with an Approved Infrastructure Charges Notice in mid-June, 2026. The sought Negotiated Decision to the Development Approval is to provide an updated Layout due to the further development of the Rise Stage 3. It is considered appropriate that the proposed request for a Negotiated Decision Notice to update the Approved Layout over the site is acceptable and appropriate.

Approved Plans

It is noted that the Decision Notice – Approval has referenced and attached a now superseded set of Twine Surveys Pty Ltd Sketch Plans. The current Approved and Attached Plans was lodged with the Development Application and has been superseded by the further development of Stage 3. It is requested that the Approved Plans be amended to reference the attached Updated Twine Surveys Pty Ltd Sketch Plans. The Update Sketch Plans still results in the provision of 48 Lots and a Balance Area over three (3) Stages.

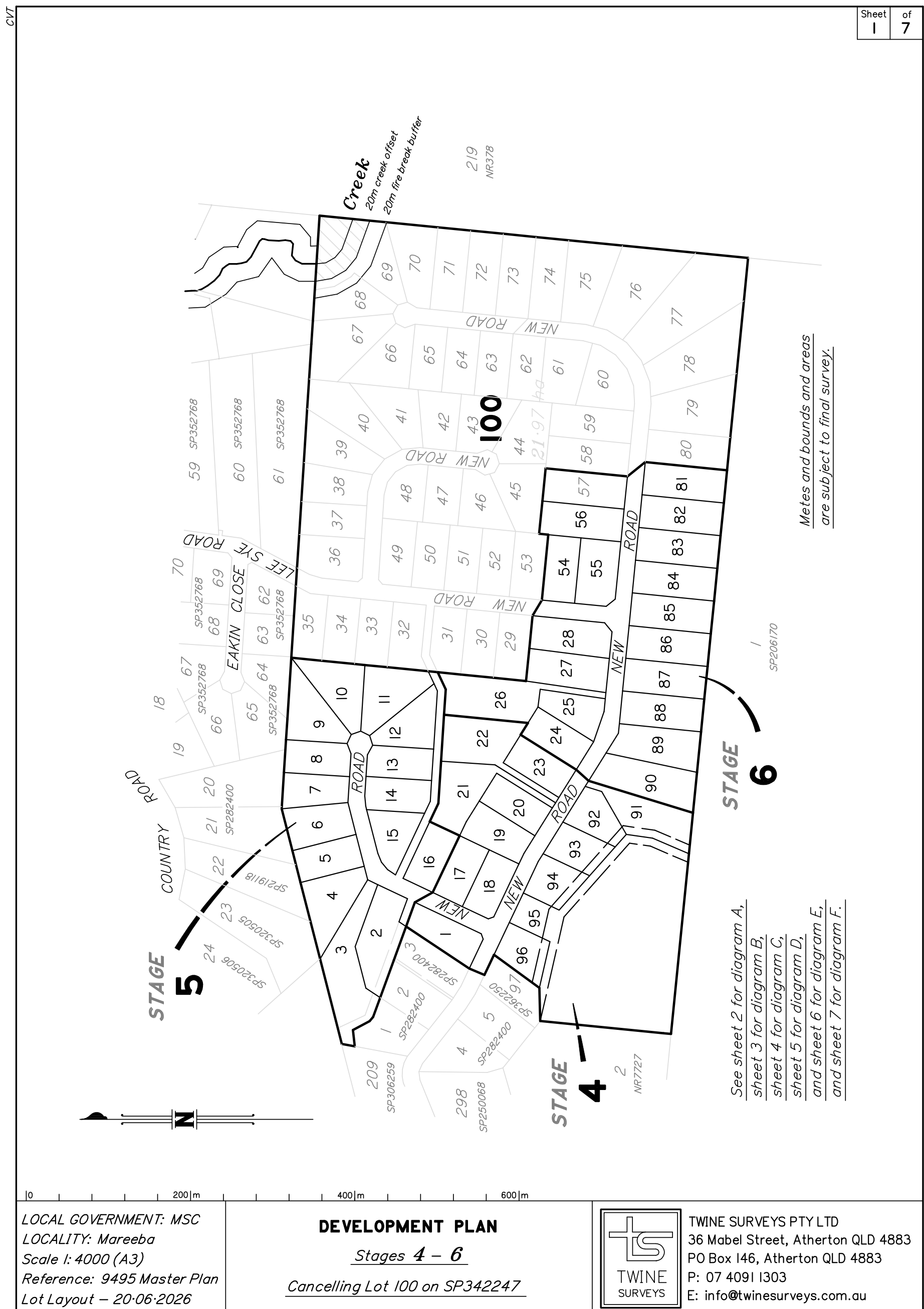
This completes this Request for a Negotiated Decision of the Development Approval. Please do not hesitate to contact me, in the first instance, should you require further information in relation to the matter.

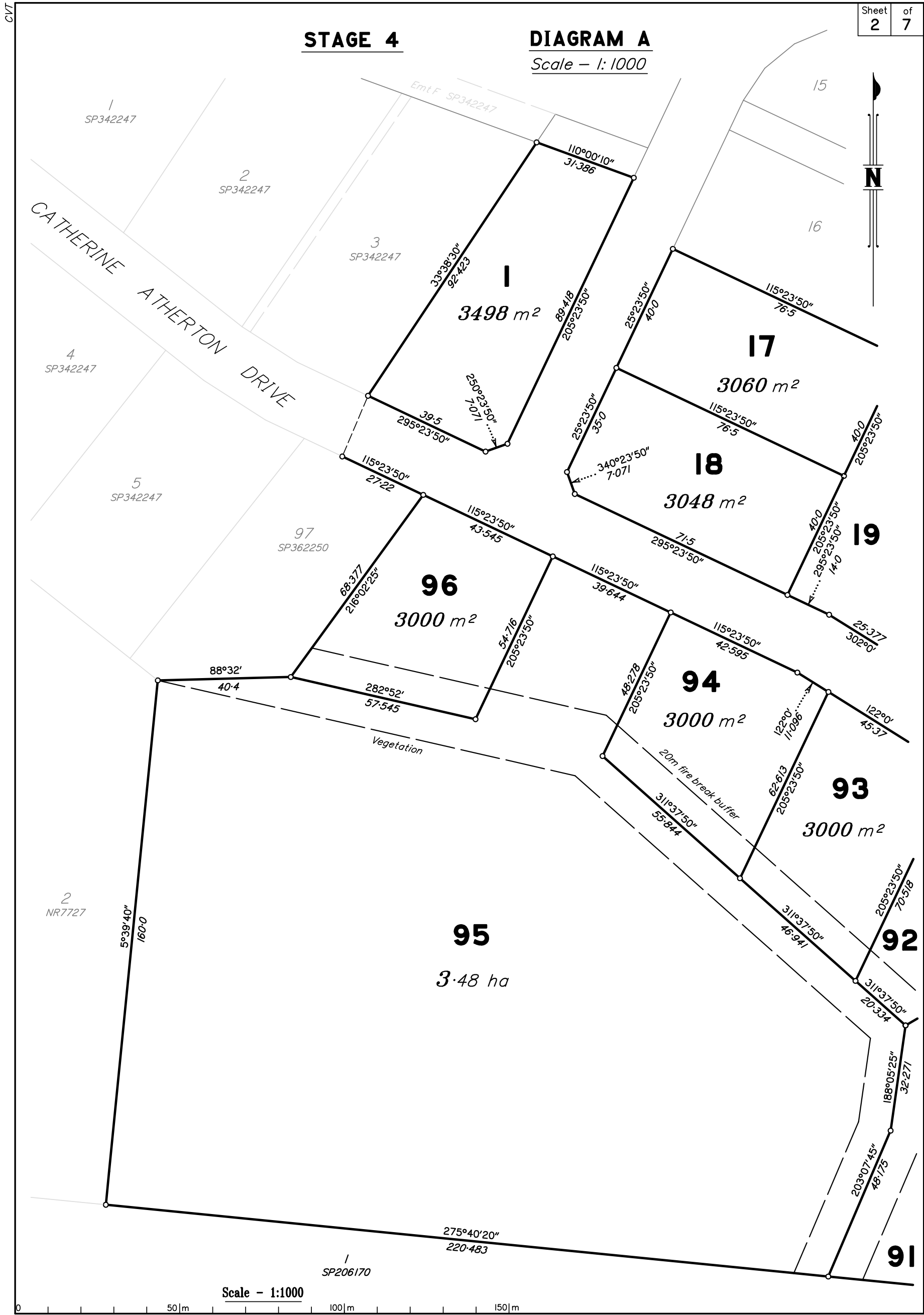
Yours faithfully,

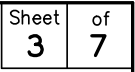

MATTHEW ANDREJIC
FRESHWATER PLANNING PTY LTD

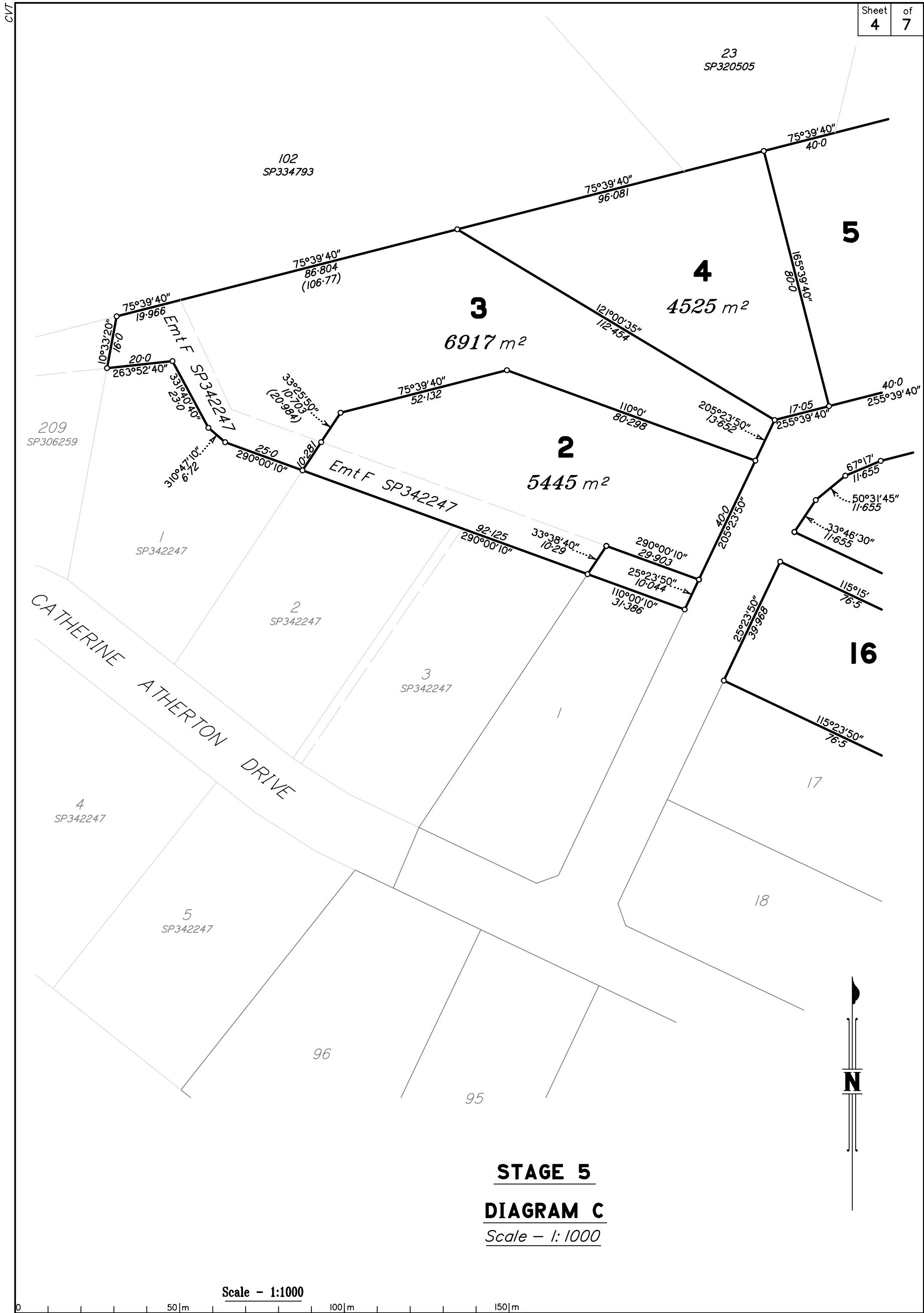
Freshwater Planning Pty Ltd
t/e The Freshwater Trust
ACN 603 020 220 | ABN 31 187 983 959

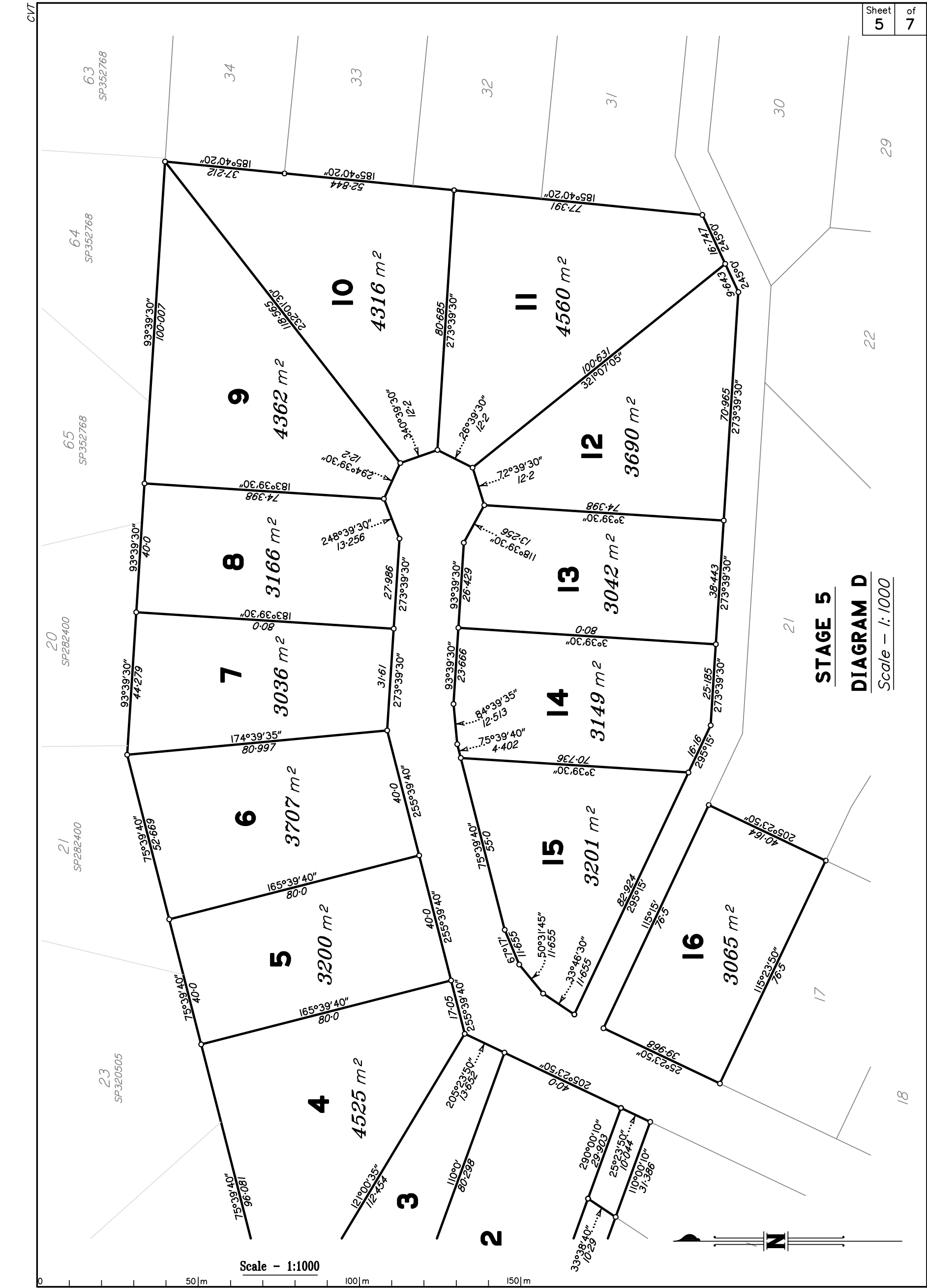
P: 0402729004
E: FreshwaterPlanning@outlook.com
A: 17 Barron View Drive, FRESHWATER QLD 4870

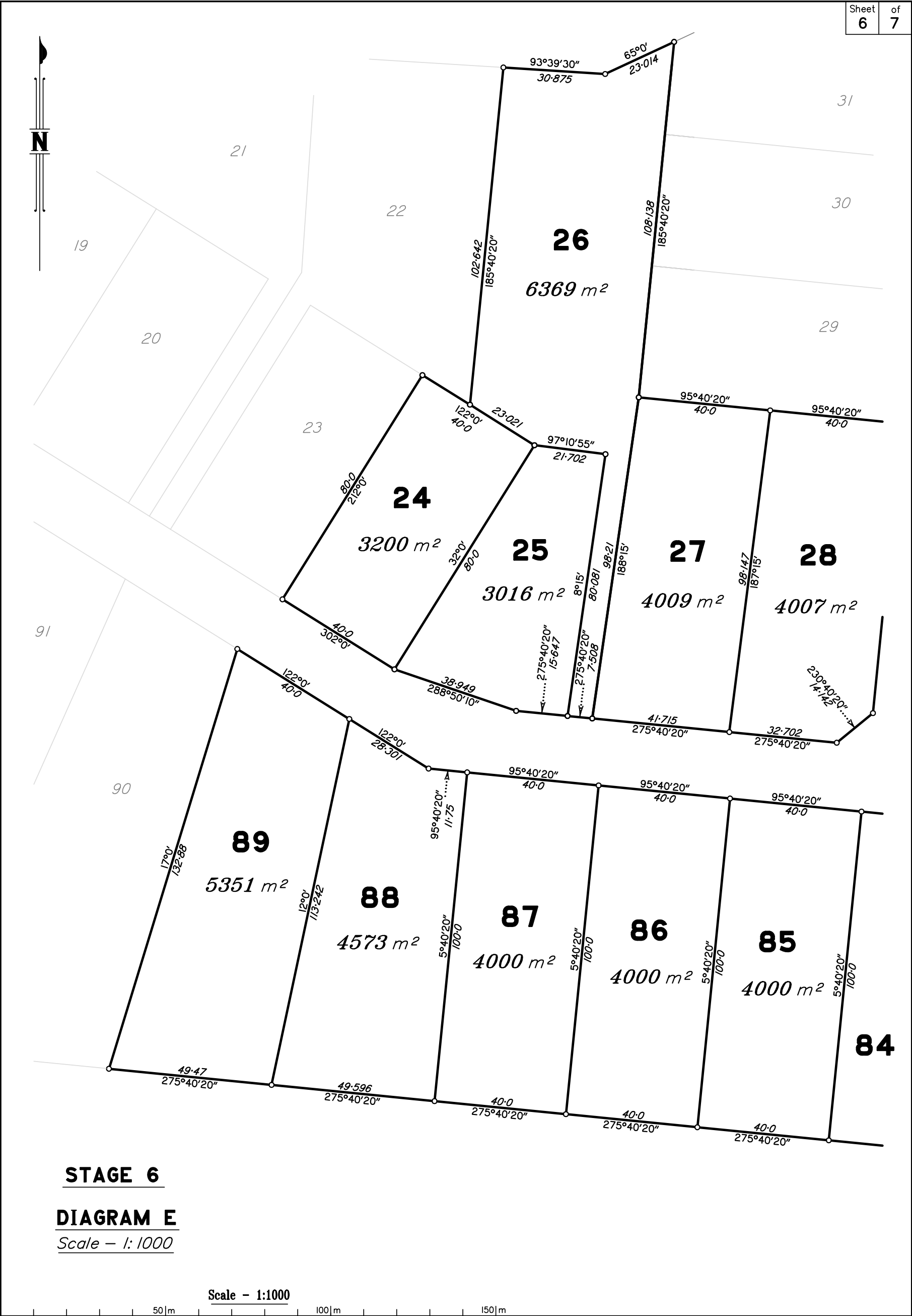














8.6 EXTENSION TO CURRENCY PERIOD - S J JONES - RECONFIGURING A LOT - SUBDIVISION (1 INTO 5 LOTS) - LOT 2 ON SP126546 - 20 WARRIL DRIVE, KURANDA - RAL/22/0009

Date Prepared: 3 September 2026

Author: Supervisor Planning & Building

Attachments: 1. Decision Notice Approval dated 17 August 2022 [↓](#)
2. Request for Extension to Currency Period [↓](#)

APPLICATION		PREMISES	
APPLICANT	S J Jones	ADDRESS	20 Warril Drive, Kuranda
DATE REQUEST FOR EXTENSION OF RELEVANT PERIOD LODGED	17 August 2026	RPD	Lot 2 on SP126546
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot – Subdivision (1 into 5 Lots)		
FILE NO	RAL/22/0009	AREA	2.281 ha
LODGED BY	Urban Sync Pty Ltd	OWNER	S J Jones
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Rural Residential Zone		
LEVEL OF ASSESSMENT	Code Assessment		
SUBMISSIONS	n/a		

EXECUTIVE SUMMARY

Council approved a development application described in the above application details by delegated authority on 17 August 2022, subject to conditions. The Decision Notice was issued on the same day. The application was code assessable and was therefore not required to undergo public notification.

The applicant has subsequently lodged an application to extend the relevant period for a further five (5) years. This is the first extension request lodged for this approval, having only run through its initial four (4) year currency period.

Although the current approval remains consistent with the zoning intent of the land under the current Planning Scheme, it is likely that Council will commence a review of both the Planning Scheme and Local Government Infrastructure Plan (LGIP) in 2027 or earlier, with particular attention being paid to future residential growth corridors and Priority Infrastructure Area boundaries. For this reason, Council officers consider it prudent that the appropriateness of existing development permits be reviewed on a more regular basis so as to not impact on future strategic planning and infrastructure decision-making.

Notwithstanding the above, given the extension request is the first for this approval, it is recommended that an extension to the currency period of this approval be granted for a period of two (2) years only, from 17 August 2026 to 17 August 2028.

OFFICER'S RECOMMENDATION

1. That in relation to the application to extend the relevant period for the following development approval:

APPLICATION		PREMISES	
APPLICANT	S J Jones	ADDRESS	20 Warril Drive, Kuranda
DATE REQUEST FOR EXTENSION OF RELEVANT PERIOD LODGED	17 August 2026	RPD	Lot 2 on SP126546
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot – Subdivision (1 into 5 Lots)		

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

- (a) The relevant period be extended for 2 year only, from 17 August 2026 to 17 August 2028.
2. A Notice of Council's decision be issued to the applicant advising of Council's decision.

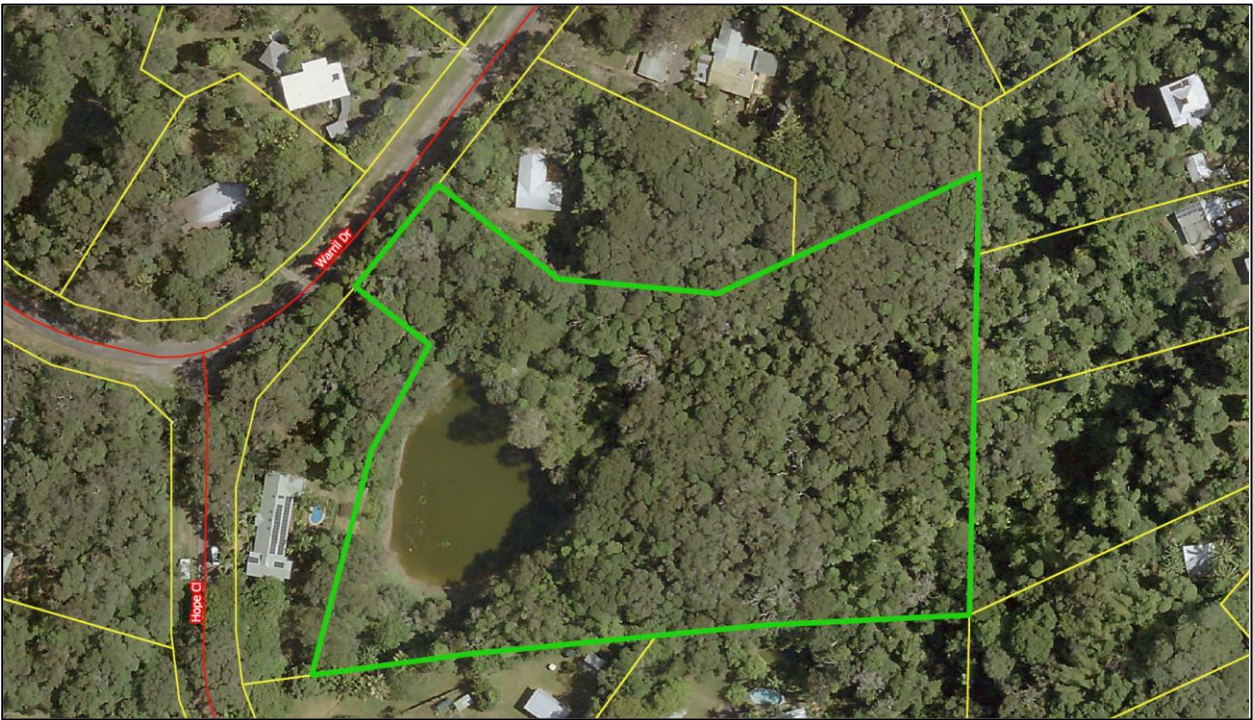
THE SITE

The subject site is situated at 20 Warril Drive, Kuranda, and is more particularly described as Lot 2 on SP126546. The site is irregular in shape with an area of 2.281 hectares and is zoned Rural Residential (Precinct A - 4,000m²) under the Mareeba Shire Council Planning Scheme 2016.

The site contains 40 metres of frontage to Warril Drive which is constructed to a bitumen sealed standard. Access is gained from Warril Drive in the northern corner of the frontage via an unsealed crossover. The site is currently unimproved and densely vegetated. The vegetation is predominately regrowth with the site having been fully cleared circa 1970 (historical imagery sourced) with the exception of the seasonal watercourse that runs in a north-south direction through the eastern third of the property. A large former farm dam exists in the south-west corner of the site. The site contains an undulating topography however generally drains to the east into the watercourse.

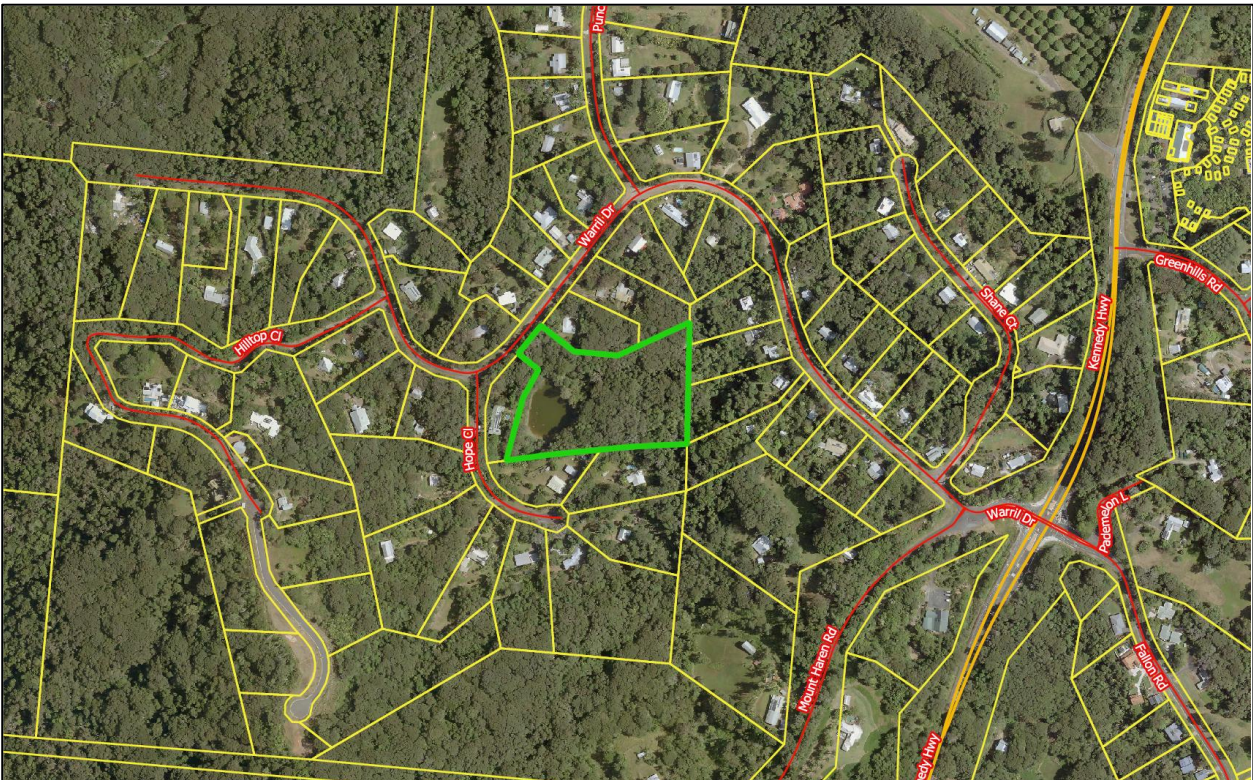
The site is connected to most urban services with the exception of reticulated sewerage infrastructure, which does not service the Warril Drive area.

All surrounding lots are zoned Rural residential and contain established dwellings.



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.



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BACKGROUND AND CONTEXT

Council approved a development application described in the above application details by delegated authority on 17 August 2022, subject to conditions. The Decision Notice was issued on the same day (**Attachment**). The application was code assessable and was therefore not required to undergo public notification.

The applicant has subsequently lodged an application to extend the relevant period for a further five (5) years (**Attachment**). This is the first extension request lodged for this approval, having only run through its initial four (4) year currency period.

To date, no development works have commenced.

ASSESSMENT AND DECISION REQUIREMENTS

Section 87 (1) of the *Planning Act 2016* states that Council, when assessing an extension application may consider any matter that the assessment manager considered relevant, even if the matter was not relevant to assessing the development application.

Matters that the assessment manager (Council) deem necessary are summarised as follows:

- ***The consistency of the approval, including its conditions, with the current laws and policies applying to similar development at the time of lodging the extension request.***

- *Mareeba Shire Council Planning Scheme 2016*

If the approval was allowed to lapse, a fresh application for the same development would be assessed against the Mareeba Shire Council Planning Scheme 2016 and would generally be consistent with the 2016 Planning Scheme which places the subject land in the Rural residential zone.

- *Far North Queensland Regional Plan and Infrastructure Plan*

The Far North Queensland Regional Plan and Infrastructure Plan came into effect in May 2026 and is not adequately reflected within the current Planning Scheme, so a fresh application would be required to be assessed against this instrument.

The subject land is within the mapped Priority Living Area and Rural Living Area land use category. The development of the land into rural residential allotments is consistent with the intent of the land under the new Regional Plan and Infrastructure Plan.

- *State Planning Policy*

The State Planning Policy is adequately reflected within the Mareeba Shire Council Planning Scheme 2016. If a fresh application was lodged, separate assessment against the SPP would not be required.

- *Applicable Infrastructure Charges*

Development approval RAL/22/0009 was not subject to fixed headworks.

- ***Planning Scheme amendment/replacement and LGIP (Priority Infrastructure Area) review***

Comment

The current Mareeba Shire Council Planning Scheme 2016 has surpassed its originally anticipated 10 year lifespan (July 2016 – July 2026). Council's Local Government Infrastructure Plan (LGIP) also underwent its last major review in 2018.

Although the current approval remains consistent with the zoning intent of the land under the current Planning Scheme, it is likely that Council will commence a review of both the Planning Scheme and LGIP in 2027 or earlier, with particular attention being paid to future residential growth corridors and Priority Infrastructure Area boundaries.

For this reason, Council officers consider it prudent that the appropriateness of existing Development Permits be reviewed on a more regular basis so as to not impact on future strategic planning and infrastructure decision-making. Approval of the full five (5) year requested extension timeframe is therefore not supported by Council officers.

Notwithstanding the above, given the extension request is the first for this approval, it is recommended that an extension to the currency period of this approval be granted for a period of two (2) years only.

- ***The community's awareness of the development approval***

Comment

The original development application was Code Assessable and was therefore not subject to public notification.

- ***Whether, if the request were refused –***

(i) further rights to make a submission may be available for a further development application; and

(ii) the likely extent to which those rights may be exercised;

Comment

A fresh development application would remain code assessable.

- ***The views of any referral agency for the development approval.***

Comment

The original application did not trigger referral to any concurrence/referral agencies.

65 Rankin Street
PO Box 154 MAREEBA QLD 4880

P: 1300 308 461
F: 07 4092 3323

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

17 August 2022

Planning Officer: Carl Ewin
Direct Phone: 4086 4656
Our Reference: RAL/22/0009
Your Reference: 21-753

Express Build Contract Construction
C/- Urban Sync Pty Ltd
PO Box 2970
CAIRNS QLD 4870

Dear Applicants,

Decision Notice

Planning Act 2016

I refer to your application and advise that on 15 August 2022 under delegated authority, Council decided to approve the application in full subject to conditions.

Details of the decision are as follows:

APPLICATION DETAILS

Application No:	RAL/22/0009
Street Address:	20 Warril Drive, Kuranda
Real Property Description:	Lot 2 on SP126546
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

DECISION DETAILS

Type of Decision:	Approval
Type of Approval:	Development Permit for Reconfiguration of a Lot - Subdivision (1 into 5 Lots)
Date of Decision:	15 August 2022

CURRENCY PERIOD OF APPROVAL

The currency period for this development approval is four (4) years starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)

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

Document Set ID: 4135195
Version: 2, Version Date: 18/08/2022

INFRASTRUCTURE

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

ASSESSMENT MANAGER CONDITIONS

(A) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out substantially in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, 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 for the development, except where specified otherwise in these conditions of approval.

3. General

- 3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure or the payment of infrastructure charges within the conditions of approval.
 - 3.2 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
 - 3.3 All payments 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.
 - 3.4 The developer must relocate (in accordance with FNQROC standards) any services such as water, sewer, drainage, telecommunications and electricity that are not wholly located within the lots that are being created/serviced where required by the relevant authority, unless approved by Council's delegated officer.

Mareeba Shire Council

Document Set ID: 4135195
Version: 2, Version Date: 18/08/2022

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

3.6 Where approved existing buildings and structures are to be retained, setbacks to any new property boundaries are to be in accordance with Planning Scheme requirements for the relevant structure and/or Queensland Development Code.

3.7 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.

3.8 Charges

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

3.9 Slope Stability

For any future clearing, earthworks or building work proposed within the building envelope areas on land with a slope of 15% or greater, the applicant/developer/landowner must provide Council with a site specific geotechnical report prepared by a suitably qualified Registered Professional Engineer of Queensland (RPEQ) that certifies:

- the long-term stability of the development site; and
- that the development site will not be adversely affected by land slide/slip activity originating on sloping land above the development site.

3.10 Building Envelopes

(a) The applicant/developer must submit an amended building envelope plan for review and approval alongside any subsequent application for operational works. The amended building envelope plan should consider the following:

- The environmental Covenants required to be established to satisfy Condition 3.11 Environment Covenants (building envelope areas can extend to the edge of covenant areas where applicable);
- The reduction in the building envelope areas of Lots 21 and 23 as recommended by the geotechnical assessment submitted with the application to provide stability protection and buffering to on-site drainage features;
- As a result of the reduction in building envelope areas of Lots 21 and 23, the building envelope areas can extend right to the shared boundaries with Lot 22 (buffering must be maintained on Lot 22).

DECISION NOTICE

RAL/22/0009
Page 4

- (b) Prior to the endorsement of the survey plan the approved building envelope areas must be defined by markers set at each corner, to the satisfaction of Council's delegated officer.
- (c) All future buildings including associated on-site effluent disposal systems must be located within the approved building envelopes.
- (d) No vegetation shall be cleared outside the approved building envelopes.

3.11 Environmental Covenants

The applicant/developer shall be responsible for the preparation and registration of statutory covenants with Council pursuant to S97A of the Land Title Act for the purposes of native vegetation and habitat preservation including the preservation, protection and maintenance of native vegetation and a mapped ecological corridor.

The covenants will be of a form that is acceptable to the Registrar of Titles and will generally cover the area of the site as shown on the "*Plan of Covenant Area A & B on Lots 20 - 24*" dated 28/07/2022 prepared by Mareeba Shire Council (included in the approved plans). All other parts of the site including the building envelopes and the shared driveway are excluded from the covenant areas. The final covenant locations and the covenant document provisions will be to the satisfaction of Council's delegated officer.

The covenant agreement shall be signed by the registered owner prior to endorsement of the survey plan by Council and the signed covenant shall be jointly lodged for registration with the survey plan with the Department of Resources.

The covenant must stipulate that the covenant area must be protected, preserved and conserved, including by strictly adhering to the following non-exhaustive conditions (which may be varied by written agreement between the parties):

- (a) no existing living vegetation or hereafter existing in the covenant area, may be cut down, damaged or destroyed;
- (b) no fences permitted within the covenant area;
- (c) no construction to take place within the covenant areas unless such construction is required for the maintenance of stormwater channels or infrastructure located within the covenant areas and where prior consent is sought from Council (the covenantee).
- (d) to prohibit the construction of any new dams or other structures or undertaking of any activities which may interrupt the natural hydrology, on any part of the site at any time.

Mareeba Shire Council

Document Set ID: 4135195
Version: 2, Version Date: 18/08/2022

DECISION NOTICE

RAL/22/0009
Page 5

- (e) no native animals within the covenant area shall be killed or interfered with;
- (f) no domestic dogs or domestic cats are to be kept within the covenant area at any time;
- (g) The future dwellings on Lots 20 and 21 are able to maintain a domestic water supply from the dam via a single pipeline if required and any routine maintenance of this connection is authorised within the covenant area, provided all measure are taken to minimise environmental damage to the covenant area when carrying out the works.
- (h) no other acts may be carried out on or in respect of the covenant area which, in the opinion of the Council, acting reasonably may have a detrimental environmental impact on the covenant area;

Notwithstanding clauses (a) to (h), if any native or indigenous animal on the covenant area poses a risk to human safety the native or indigenous animal may be removed with the prior written consent of the Council and any other approvals which might be required by law.

Notwithstanding Clauses (a) to (h), routine maintenance of dam edges is authorised to ensure they are kept in good working/safe order. Dam edges are permitted to be mowed and vegetation kept to a reasonable standard on the edges of the dam wall and inward batters as the dam water height fluctuates.

The covenant document shall be to the satisfaction of Council's delegated officer, and the applicant shall be responsible for the cost of preparation and registration of the covenant.

3.12 Vegetation Clearing

- (a) Any vegetation clearing proposed to be carried out on the site as part of any subsequent operational works must be carried out strictly in accordance with the recommendations included in *Part 5 - Environmental Management - Recommendations of the Ecological Assessment prepared by Natura Pacific dated 8 April 2022* submitted with the application.

A clearing plan demonstrating compliance with these recommendations must be submitted as part of any application for operational works, to the satisfaction of Council's delegated officer.

- (b) Any future vegetation clearing proposed to be carried out within the approved building envelope areas must be carried out strictly in accordance with the recommendations included in *Part 5 - Environmental Management - Recommendations of the Ecological*

Mareeba Shire Council

Document Set ID: 4135195
Version: 2, Version Date: 18/08/2022

Assessment prepared by Natura Pacific dated 8 April 2022 submitted with the application.

A clearing plan demonstrating compliance with these recommendations must be submitted to Council prior to any clearing being carried out, to the satisfaction of Council's delegated officer.

4. Infrastructure Services and Standards

4.1 Access

- (a) An industrial/commercial grade access crossover must be constructed (from the edge of Warril Drive to the commencement of the shared driveway required by 4.1 (b) below) in accordance with FNQROC Development Manual standards, to the satisfaction of Council's delegated officer.

At the time of dwelling construction on each allotment, an access crossover must be provided/constructed from the shared access driveways required by 4.1 (b) below) to the boundary of the allotment) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

- (b) A concrete sealed driveway, including kerb and channel (generally deemed necessary for stormwater dispersal) shall be provided for the full length of the access handle of Lot 22 (covered by the shared access easement), to the satisfaction of Council's delegated officer. The driveway will:
 - have a minimum formation width of 5 metres;
 - be constructed in a location within the access handle that allows sufficient room for accompanying service infrastructure and where ensuring the long term stability of the dam wall.
 - be formed to cater for stormwater drainage such that any stormwater runoff is discharged to the dam or another approved legal point of discharge;
 - service and utility conduits, including water supply pipes are to be provided for the full length of each driveway to service the benefited allotments.
- (c) Any operational works on or within proximity to the existing dam wall should include certification from an RPEQ confirming that the operational works carried out will not impact on the structural integrity of the dam wall.
- (d) A formed concrete wheelie bin set-down area capable of accommodating 5 wheelie bins must be constructed facing Warril Drive adjacent the access crossover required by 4.1 (a) above.

Mareeba Shire Council

Document Set ID: 4135195
Version: 2, Version Date: 18/08/2022

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- (e) A reciprocal "access and services" easement must be established over the full length of the access handle of Lot 22 which benefit Lots 20, 21, 23 and 24. Easement documents must be made available to Council for review prior to endorsement of a plan of survey creating any lot.

Prior to works commencing, plans for the abovementioned works must be approved as part of a subsequent application for Operational Works.

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) As part of a subsequent application for operational works, 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.

The Stormwater management plan should also identify and manage dam spillway flow paths and their interaction with the shared driveway and ensure building envelope areas are located outside any stormwater channels.

- (c) Prior to works commencing the applicant must submit a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline to the satisfaction of Council's delegated officer.
- (d) The Stormwater Quality Management Plan must include an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia) to the satisfaction of Council's delegated officer.
- (e) The applicant/developer must construct the stormwater drainage infrastructure in accordance with the approved Stormwater Management Plan and/or Stormwater Quality Management Plan and Report.
- (f) Temporary drainage is to be provided and maintained during the construction phase of the development, discharged to a lawful point and not onto the construction site.
- (g) All stormwater channels through private property must be registered, with the easement for drainage purposes in favour of Council. All

Mareeba Shire Council

Document Set ID: 4135195
Version: 2, Version Date: 18/08/2022

documentation leading to the registration of the easement must be completed at no cost to Council.

- (h) All stormwater drainage collected from the site must be discharged to an approved legal point of discharge.
- (i) For any underground stormwater infrastructure installed, the applicant (at their cost) must video these stormwater lines and submit the video for inspection by Council's delegated officer prior to the development being taken "off maintenance" to ensure that no defects have occurred during the 12 month maintenance period.

4.3 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 each proposed lot in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.
- (c) All future water meters (required to be installed at time of dwelling construction or when water is required at the building envelope area) must be located at the commencement of the shared driveway with individual water lines extended along the driveway to service each allotment. Council will not accept an arrangement whereby water meters are located at each allotment along the shared driveway.

4.4 Wastewater Disposal

Wastewater disposal for each future dwelling must occur entirely within the bounds of the building envelopes for each allotment and must be achieved via an advanced secondary treatment system, unless otherwise determined by a subsequent site and soil evaluation.

At time of dwelling construction on each allotment, associated on-site effluent disposal systems must be constructed in compliance with the latest version On-Site Domestic Wastewater Management Standard (ASNZ1547) to the satisfaction of the Council's delegated officer.

4.5 Electricity provision/supply

The applicant/developer must ensure that an appropriate level of electricity supply is provided to each allotment in accordance with FNQROC Development

Manual standards (as amended) to the satisfaction of Council's delegated officer.

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

4.6 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 (to be included for the full length of the shared driveway required by 4.1 (b) above).

REFERRAL AGENCIES

Not Applicable.

APPROVED PLANS

The following plans are Approved plans for the development:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
PR151054-3	Proposal Plan - Plan of Lots 20-24	RPS Australia East Pty Ltd	23/02/22
-	Plan of Covenant Area A & B on Lots 20 - 24	Mareeba Shire Council	28/07/2022

ADVISORY NOTES

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

(A) 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.

Mareeba Shire Council

DECISION NOTICE

RAL/22/0009
Page 10

(c) Water Meters/Water Service Connection

Prior to the water service connection works commencing, a Water Quotation, Connection, Disconnection Request must be lodged with Council. The cost of the required water connection will be determined based upon the assessment of the Water Quotation Request. The Water Quotation Request must be lodged and the required connection fee paid prior to the signing of the survey plan.

(d) Easement/Covenant Documents

Please contact your solicitor for more information regarding the drafting of easement documents for Council easements.

(e) 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.

(f) 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.

(g) Notation on Rates Record

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

- A registered covenant
- An approved building envelope plan
- A registered easement over the subject site (Lot 22 Only)
- Any future clearing, earthworks or building work on land within the building envelope areas that has a slope exceeding 15% will require a site-specific geotechnical assessment (see Condition 3.9)
- On-site wastewater disposal must occur within the bounds of the building envelope areas and via an advanced secondary treatment system only, unless otherwise determined by a subsequent site and soil evaluation (see Condition 4.4)
- Any proposed clearing within the approved building envelope areas must be carried out in accordance with the recommendations included in Ecological Assessment submitted with the subdivision application (see Condition 3.12).

Mareeba Shire Council

Document Set ID: 4135195
Version: 2, Version Date: 18/08/2022

(h) Transportation of Soil

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

(i) 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

(j) 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

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Operational Work

SUBMISSIONS

Not Applicable.

RIGHTS OF APPEAL

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

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

DECISION NOTICE

RAL/22/0009
Page 12

OTHER DETAILS

If you wish to obtain more information about Council's decision, electronic copies are available on line at www.msc.qld.gov.au, or at Council Offices.

Yours faithfully

BRIAN MILLARD
SENIOR PLANNER

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

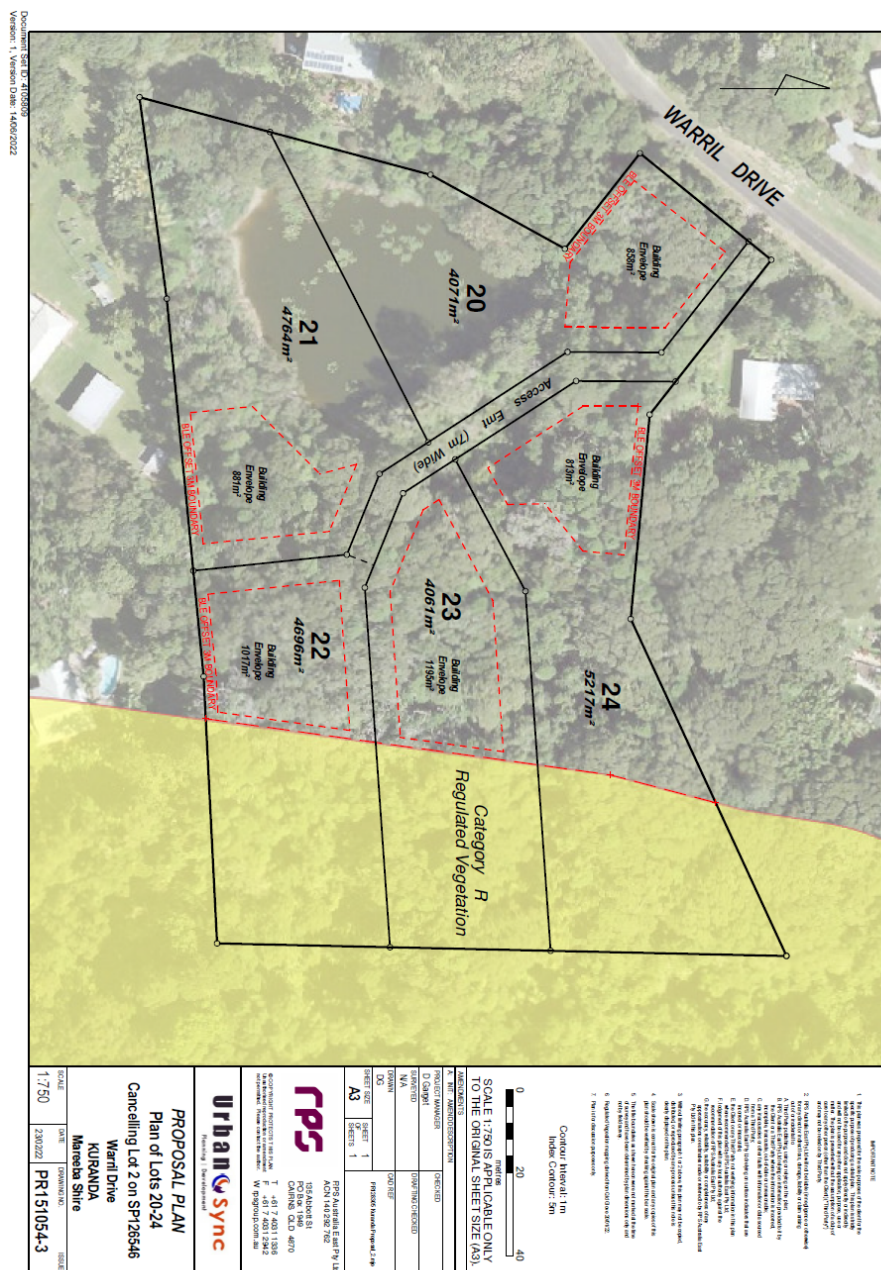
Mareeba Shire Council

Document Set ID: 4135195
Version: 2, Version Date: 18/08/2022

DECISION NOTICE

RAL/22/0009
Page 13

Approved Plans/Documents

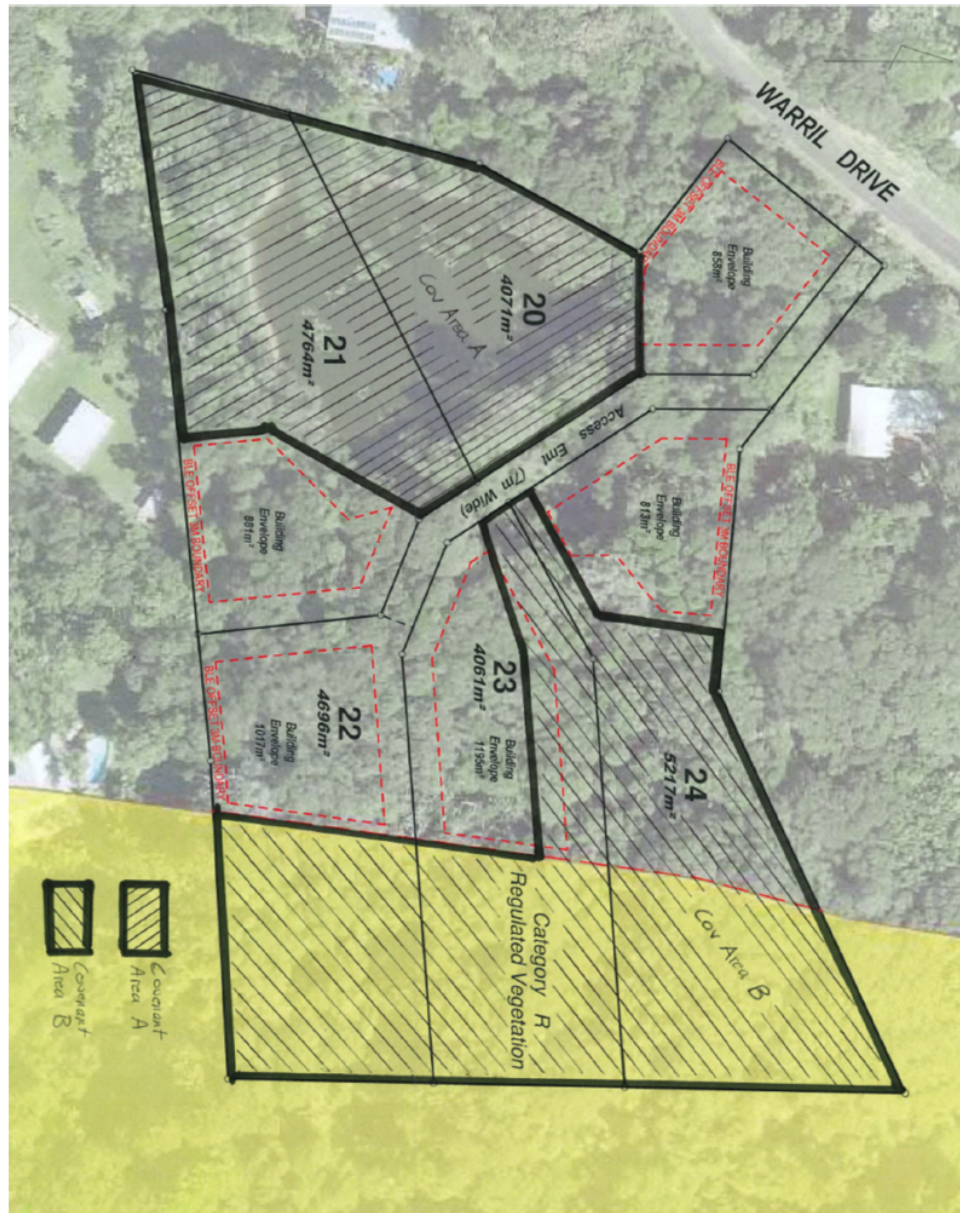


Mareeba Shire Council

Document Set ID: 4135195
Version: 2, Version Date: 18/08/2022

DECISION NOTICE

RAL/22/0009
Page 14



Plan of Covenant Area A & B on Lots 20 - 24

Date: 28/07/2022

Mareeba Shire Council

Document Set ID: 4135195
Version: 2, Version Date: 18/08/2022

DECISION NOTICE

RAL/22/0009
Page 15

Appeal Rights

PLANNING ACT 2016 & THE PLANNING REGULATION 2017

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

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

(Refer to Schedule 1 of the Planning Act 2016)

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

Note –

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

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

Mareeba Shire Council

Document Set ID: 4135195
Version: 2, Version Date: 18/08/2022

DECISION NOTICE

RAL/22/0009
Page 16

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

230 Notice of appeal

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

231 Other appeals

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

Mareeba Shire Council

Document Set ID: 4135195
Version: 2, Version Date: 18/08/2022

DECISION NOTICE

RAL/22/0009
Page 17

decision includes-

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

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

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

232 Rules of the P&E Court

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

Mareeba Shire Council

Document Set ID: 4135195
Version: 2, Version Date: 18/08/2022



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

17 August 2026

Our Ref: 21-753
Your Ref: RAL/22/0009

Chief Executive Officer

Mareeba Shire Council
PO BOX 154
MAREEBA QLD 4880

Attention: Carl Ewin – Supervisor Planning & Building (carle@msc.qld.gov.au)

Dear Carl,

RE: REQUEST FOR AN EXTENSION TO THE CURRENCY PERIOD UNDER S86 OF THE PLANNING ACT 2016 FOR A DEVELOPMENT PERMIT FOR RECONFIGURING A LOT OVER LAND LOCATED AT 20 WARRIL DRIVE, KURANDA, MORE FORMALLY DESCRIBED AS LOT 2 ON SPI26546.

We refer to the above-described matter and advise that Urban Sync Pty Ltd (Urban Sync) has been commissioned by Shan Jacob Jones (the Applicant and landowner) to lodge this statutory 'extension application' requesting an extension to the currency period under s86 of the *Planning Act 2016* ('PA') to a Development Permit for Reconfiguring a Lot received from Mareeba Shire Council (Council) on 17 August 2022. In support of this request, we **enclose** the following to assist with Council's assessment:

- DA Form as **Attachment 1**; and
- A copy of the relevant approval as **Attachment 2**;

In accordance with s86(2)(b)(i) of the PA and Council's Schedule of Fees 2026/27 Financial Year, Councils' application fee in the amount of **\$603.00 No GST** will be paid upon lodgement. Per s86(2)(b)(ii), as the Applicant is the owner of the land, landowners' consent is **not** required to accompany this application.

We trust this application can now be progressed for assessment. Should you require any further information or clarification on any matters regarding this application, please do not hesitate to contact me using the below details.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Matt Ingram'.

Matt Ingram
Partner & Planning Manager
E matt@urbansync.com.au | T 07 4051 6946 | M 0488 200 229

www.urbansync.com.au

Document Set ID: 4690460
Version: 1, Version Date: 17/08/2026

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Limitation: This report has been prepared on behalf of Urban Sync Pty Ltd for our client, Shan Jacob Jones and considers the instructions and requirements of Shan Jacob Jones with regards to the development being proposed. This report should not be relied upon by any third party and Urban Sync Pty Ltd accepts no liability or responsibility for the reliance on this report, or data contained within the report, by any third party.

Reference	Revision	Date	Prepared by	Checked by	Authorised by
21-753	1.0	17/08/2026	STY	MDI	MDI

17/08/2026

FINAL Version 1.0

Urban Sync Pty Ltd

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Document Set ID: 4690460
Version: 1, Version Date: 17/08/2026

I BACKGROUND AND PROPOSAL

Urban Sync, on behalf of Shan Jacob Jones, submitted a development application for Reconfiguring a Lot that was approved by Council on 15 August 2022. However, we note that, per the letterhead of the attached Decision Notice, that the approval was actually received on 17 August 2022. In accordance with Section 71 (1) of the *Planning Act 2016*, "a development approval **starts to have effect when the approval is given**, or taken to have been given to the applicant" (**emphasis added**). As such, the initial currency period of the development approval, being four (4) years, is due to lapse on **17 August 2026**.

The Applicant is now seeking a further **five (5) year extension** to the development approval, which will result in a revised currency period for the development ceasing on **17 August 2031**. While the Applicant has sought to undertake some works towards completing the conditions of approval, due to recent changes in market conditions, increased building and development costs, worker availability, and current construction delays experienced across all sectors, unforeseen extended timeframes have impacted the applicant's opportunity to complete works within the initial currency period. Accordingly, this extension is being sought to allow sufficient time to coordinate the outstanding approvals and works required to finalise the development.

2 STATUTORY ELEMENTS - DECIDING THE REQUEST

According to Section 87(1) of the *Planning Act 2016*, "when assessing an extension application, the assessment manager may consider **any matter that the assessment manager considers relevant**, even if the matter was not relevant to assessing the development application."

In this instance, this extension application will address and confirm the consistency of the 'matters' that are considered relevant to the approved development. These 'matters' include:

- The *Planning Act 2016* (PA);
- *State Planning Policy (July 2017)* (SPP);
- *Far North Queensland Regional Plan and Infrastructure Plan 2026* (FNQRPIP);
- State Development Assessment Provisions (SDAP);
- *Mareeba Shire Council Planning Scheme 2016* (Major Amendment No.1 of 2023) (Planning Scheme);
- FNQROC Development Manual (Version 9 2023); and
- Any other relevant matter.

3 CONSISTENCY OF THE APPROVAL WITH THE RELEVANT PLANNING FRAMEWORKS

3.1 State Government Frameworks

3.1.1 Planning Act 2016

The PA was in effect at the time the originating application was lodged and approved and as a result, would have been considered by Council in its original assessment. While the current version of the PA is different from that which was in effect when the approval was issued, the changes to the PA made during this time have been minor and accordingly, there are no inconsistencies present that would warrant a refusal of this request.

3.1.2 State Planning Policy 2017

The current State Planning Policy (SPP) came into effect in July 2017 which is before the originating application was approved. Where the 2017 SPP is not integrated into a Planning Scheme, it is required to be considered during assessment. As a result, while the 2017 SPP is not integrated into the Planning Scheme, it would have been considered by Council in its original assessment. There have been no tangible changes made to the 2017 SPP since



the approval was issued and accordingly, the approved development does not present any inconsistencies with the 2017 SPP that would warrant a refusal of this request.

3.1.3 Far North Queensland Regional Plan and Infrastructure Plan 2026

The site was located within the 'Regional Landscape and Rural Production Area' Regional Land Use Category under the now repealed *Far North Queensland Regional Plan 2009–2031* (FNQRP 2009–2031). Although the FNQRP 2009–2031 is no longer in effect, the Minister previously identified that the Planning Scheme, particularly the Strategic Framework, appropriately advanced the outcomes of the FNQRP 2009–2031.

The *Far North Queensland Regional Plan and Infrastructure Plan 2026* (FNQRPI 2026) is now in effect but has not yet been integrated into the Planning Scheme. Notwithstanding this, the site is now identified to be located with the 'Rural Living Area' (RLA) Regional Land Use Category under the FNQRPI 2026. The RLA designation comprises locations that are currently used, or planned to be used for rural residential development, as is the intent of the subject development approval. As such, while the Regional Land Use category of the site has been changed since the time of the approval, the revised land use category now better reflects the intent of the development site and therefore is considered to continue advancing the strategic intent of the FNQRPI 2026.

In accordance with Chapter 5 of the FNQRPI 2026 and the *Planning Regulation 2017*, local governments are to consider the following aspects of the FNQRPI in development assessment:

- Chapter 3: Regional growth pattern and areas of regional interest;
- Chapter 4: Policy outcomes and strategies; and
- Appendix 1: Far North Queensland Infrastructure Plan.

Having regard to the nature of the approval, the development supports the regional planning focus of consolidating rural residential development in suitable locations and providing housing and lifestyle options while limiting impacts of inefficient uses of other land (i.e. key rural production areas). It also supports the establishment of new development in rural towns and villages, particularly to ensure access to more housing within the RLA, being consistent with Chapter 4, Theme 1, Policy Outcome 2 of the FNQRPI 2026. On this basis and having regard to the site's consistency with the updated regional land use category, the proposed development is considered consistent with the intent of the FNQRPI 2026.

As a result, there are no inconsistencies with the FNQRPI 2026 that would warrant a refusal of this request.

3.1.4 State Development Assessment Provisions (SDAP)

The originating application did not trigger any referrals and as such, was not required to be assessed against any State Development Assessment Provisions (SDAP). There are no referral triggers which apply to the site/approved development today that would warrant any new assessment against the SDAP and accordingly, there are no inconsistencies present that would warrant a refusal of this request.

3.2 Local Frameworks

3.2.1 Mareeba Shire Council Planning Scheme 2016 (Major Amendment No.1 of 2023)

The application was assessed against the relevant Planning Scheme at the time, being the Mareeba Shire Council Planning Scheme 2016 (Major Amendment No.1 of 2020). This Planning Scheme has since been superseded by the Mareeba Shire Council Planning Scheme 2016 (Major Amendment No.1 of 2023), which was adopted on 28 November 2023, and which is in effect today. While this amendment informed changes that were only relevant to subdivisions in the Rural Zone, for completeness, **Table 1** below highlights the Planning Scheme matters applicable to the site under both Planning Schemes.



Table 1: Planning Scheme Comparison

Scheme Particulars	Mareeba Shire Council Planning Scheme 2016 (Major Amendment No.1 of 2020)	Mareeba Shire Council Planning Scheme 2016 (Major Amendment No.1 of 2023)
Zone:	Rural Residential Zone	Rural Residential Zone
Zone Precinct:	Rural Residential A- 4,000m ² Precinct	Rural Residential A- 4,000m ² Precinct
Local Plan:	N/A	N/A
Level of Assessment:	Code Assessment	Code Assessment
Applicable Overlays & Overlay Codes:	- Environmental Significance (Regulated Vegetation; MSES – Waterway Buffer; MSES- Waterway); - Hill and Slope (Hill and Slope); and - Transport Infrastructure (Road Hierarchy – Access)	- Environmental Significance (Regulated Vegetation; MSES – Waterway Buffer; MSES- Waterway); - Hill and Slope (Hill and Slope); and - Transport Infrastructure (Road Hierarchy – Access)
Applicable Development Codes	- Rural Residential Zone Code; - Reconfiguring a Lot Code; - Landscaping Code; - Parking and Access Code; and - Works, Services and Infrastructure Code.	- Rural Residential Zone Code; - Reconfiguring a Lot Code; - Landscaping Code; - Parking and Access Code; and - Works, Services and Infrastructure Code.

As is evidenced by **Table 1** above, the overlay and development codes that were considered as part of the assessment of the original application remain the same. It is highlighted that the Major Amendment No.1 of 2023 only informed changes that are relevant to subdivisions in the Rural Zone, therefore not being applicable to the approved development.

As the originating application was approved, Council must have been satisfied that the approved development showed a suitable level of compliance with the Planning Scheme in effect at the time and any development impacts were able to be suitably addressed. As there have been no wholesale changes to any of the original assessment benchmarks, the original reasons for approving the originating application, despite there being some non-compliances with the applicable benchmarks, remains relevant. As a result, the approved development does not present any conflicts/non-compliance with the current version of the Planning Scheme that have not already been suitably considered and addressed.

3.2.2 FNQROC Development Manual

The development approval was issued while Version 8 (2019) of the FNQROC Development Manual was in effect. The current version of the FNQROC Development Manual is Version 9 (2023) and was adopted by Council in 2024. It is acknowledged that the newer version may include some updates and therefore, inconsistencies between the approval and current engineering standards may be evident. These inconsistencies however, if present, are not expected to be significant enough to warrant refusal of this request, in particular as any such inconsistencies are likely able to be addressed as part of this extension request, through the submission of amended plans prior to construction. This in turn, will ensure compliance with today's relevant engineering requirements/standards.

3.3 Any Other Relevant Matter

There are no 'other' matters that are considered relevant to the assessment of this extension application.



4 CONCLUSION

Urban Sync acknowledges that there may be some minor inconsistencies between the approval and current laws and policies, although any such inconsistencies are minor in nature and are able to be addressed as required prior to the completion of the approved development. The fundamental constraints affecting the approved development were and continue to be addressed through the proposal material and in the development conditions. Accordingly, we consider that these inconsistencies are not substantial enough to warrant a refusal of the request in this instance, in particular when any new application would be unlikely to produce a substantially different suite of conditions from that contained in the current approval. With this in mind, the applicant requests Council's support for an extension to the currency period for **five (5) years**. This would result in the revised currency period for the development being **17 August 2031**.

We trust this information is sufficient for your purposes. Should you require any additional information or wish to discuss this request in further detail, please do not hesitate to contact me.



8.7	DIMBULAH PONDS PTY LTD - MATERIAL CHANGE OF USE - TOURIST PARK (UP TO 74 PERSONS) - LOT 482 ON SP163443 - 198 CARBONATE CREEK ROAD, DIMBULAH - MCU/26/0009
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Date Prepared: 31 August 2026

Author: Coordinator Planning & Building

Attachments: 1. Proposal Plan [↓](#)

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	Dimbulah Ponds Pty Ltd	ADDRESS	198 Carbonate Creek Road, Dimbulah
DATE LODGED	10 July 2026	RPD	Lot 482 on SP163443
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use – Tourist Park (up to 74 persons)		
FILE NO	MCU/26/0009	AREA	187.6 hectares
LODGED BY	U&i Town Plan	OWNER	Dimbulah Ponds Pty Ltd
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Rural 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.

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	Dimbulah Ponds Pty Ltd	ADDRESS	198 Carbonate Creek Road, Dimbulah
DATE LODGED	10 July 2026	RPD	Lot 482 on SP163443
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use – Tourist Park (up to 74 persons)		

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 Material Change of Use – Tourist Park (up to 74 persons)

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
Plan#1	Proposed Tourist Park – General Camping Area	U&i Town Plan	02/06/26

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

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

- 2.2 Prior to the commencement of use, the applicant must notify Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.

3. General

- 3.1 The applicant 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 commencement of the use and at the rate applicable at the time of payment.
- 3.3 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.

3.4 Waste Management

The applicant shall ensure there is no on-site disposal of refuse associated with the approved use unless such refuse is disposed of in refuse bins provided in accordance with the following:

- (i) No refuse is to be stored on site outside the refuse bins at any time.
- (ii) An on-site refuse storage area for all refuse bins must be provided and be screened from view from adjoining properties and road reserve by a 1 metre wide landscaped screening buffer, 1.8m high solid fence or building.

Lids or coverings must be installed on all refuse storage bins when not in use to prevent wildlife scavenging.

3.5 Emissions

Emissions associated with the development must not cause an 'environmental nuisance' within the meaning of the *Environmental Protection Act (1994)* to any sensitive receptor.

Tourist Park guests are not permitted to play amplified music of any kind.

3.6 Bushfire Management

- 3.6.1 A Bushfire Management Plan, incorporating evacuation procedures, campfire guidelines and fire break/trail maintenance for the tourist park must be prepared to the satisfaction of Council's delegated officer. The approved use must comply with the requirements of the Management Plan at all times.

- 3.6.2 The applicant must ensure any open fires are appropriately managed and contained.
- 3.7 A site manager/s must be present on-site at all times to ensure compliance with these conditions of approval.
- 3.8 Signage
 - 3.8.1 No more than 1 advertising sign for the approved development is permitted on the subject site.
 - 3.8.2 The sign must not exceed a maximum sign face area of 6m² and must not move, revolve, strobe or flash.
 - 3.8.3 The sign must be kept clean, in good order and safe repair for the life of the approval.
 - 3.8.4 The sign must be removed when no longer required.
 - 3.8.5 The erection and use of the advertisement must comply with the Building Act and all other relevant Acts, Regulations and these approval conditions.
- 3.9 The tourist park shall not accommodate more than 74 persons at any time.

Upon request, booking records must be made available to Council demonstrating compliance with this condition.
- 3.10 The maximum length of stay for any self-contained campers must not exceed seven (7) consecutive days.
- 3.11 The tourist park must only accommodate self-contained motor homes/caravans and campers. Self-contained motor homes/caravans and campers must have an onboard toilet and shower, onboard water supply and wastewater holding tanks.
- 4. Infrastructure Services and Standards
 - 4.1 Stormwater Drainage/Water Quality
 - 4.1.1 The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land as a consequence of the development.
 - 4.1.2 All stormwater drainage must be discharged to an approved legal point of discharge.
 - 4.2 Car Parking/Internal Driveways
 - 4.2.1 The applicant/developer must ensure that the development is provided with sufficient on-site car parking. No parking of vehicles

associated with the development is permitted to occur outside the property boundary or within road reserve.

4.2.2 All car parking spaces, and trafficable areas must be surface treated with gravel or maintained with an intact grass cover so as to minimise erosion and must be appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.

4.2.3 All parking spaces and trafficable areas must be maintained in good order and safe repair for the life of the development, to the satisfaction of Council's delegated officer.

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

4.3 Non-Reticulated Water Supply

All non-potable water supplied to tourist park visitors must be clearly labelled at each tap - Non Potable Water - not safe for Human Consumption.

In the event that the tourist park is provided with a potable water supply, it must be treated so as to be potable (safe for drinking in accordance with National Health Medical Research Guidelines).

4.4 On-Site Wastewater Management

4.4.1 No black or grey water from any campground guest is to be discharged on site.

4.4.2 Any accidental discharge of black or grey water on site must be reported to Council immediately.

4.4.3 All on site wastewater disposal associated with the approved use must be in compliance with the latest version of On-Site Domestic Wastewater Management Standard (ASNZ1547) to the satisfaction of the Council's delegated officer.

4.4.4 Any on-site wastewater treatment system with a total daily peak design capacity of at least 21 equivalent persons (EP) is an Environmentally Relevant Activity (ERA 63 - Sewerage Treatment) and an Environmental Authority is required.

4.5 Lighting

Lighting associated with the development must be set up to minimise light spillage and not cause nuisance to any neighbouring property. Where permanent outdoor lighting is proposed, the developer shall locate, design and install lighting in order to prevent the potential for light spillage to

cause nuisance to neighbours and must be provided in accordance with Australian Standard 1158.1 – Lighting for Roads and Public Spaces.

Illumination resulting from direct, reflected or other incidental light emanating from the subject land does not exceed eight (8) lux when measured at any point 1.5m outside the property boundary of the subject site. The lighting fixtures installed on site must meet appropriate lux levels as documented within Australian Standard 4282 – Control of the Obtrusive Effects of Outdoor Lighting.

(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.dwatsipm.qld.gov.au.

(g) Motor Home Park/Caravan Park/Camping Ground

The applicant is advised that an application to Council for approval to operate under Council *Local Law No 1 (Administration) 2018* is required prior to the commencement of the motor home park/caravan park/camping ground.

(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)

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

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

- Nil

(G) OTHER APPROVALS REQUIRED FROM COUNCIL

- Approval to Operate Campground/Caravan Park (Please contact Councils Local Laws Department to obtain application form and applicable fee)

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

Development Type	Rate	Measure	Charge	Credit Detail	Balance
	per 10 vpd	vpd			
Tourist Park	\$5,813.00	1.27	\$7,382.50	Nil	\$7,382.50
TOTAL CURRENT AMOUNT OF CHARGE					\$7,382.50

THE SITE

The site is located at 198 Carbonate Creek Road, Dimbulah and is more particularly described as Lot 482 on SP163443. The site is irregular in shape with a total area of 187.6 hectares and is zoned Rural under the Mareeba Shire Council Planning Scheme 2016.

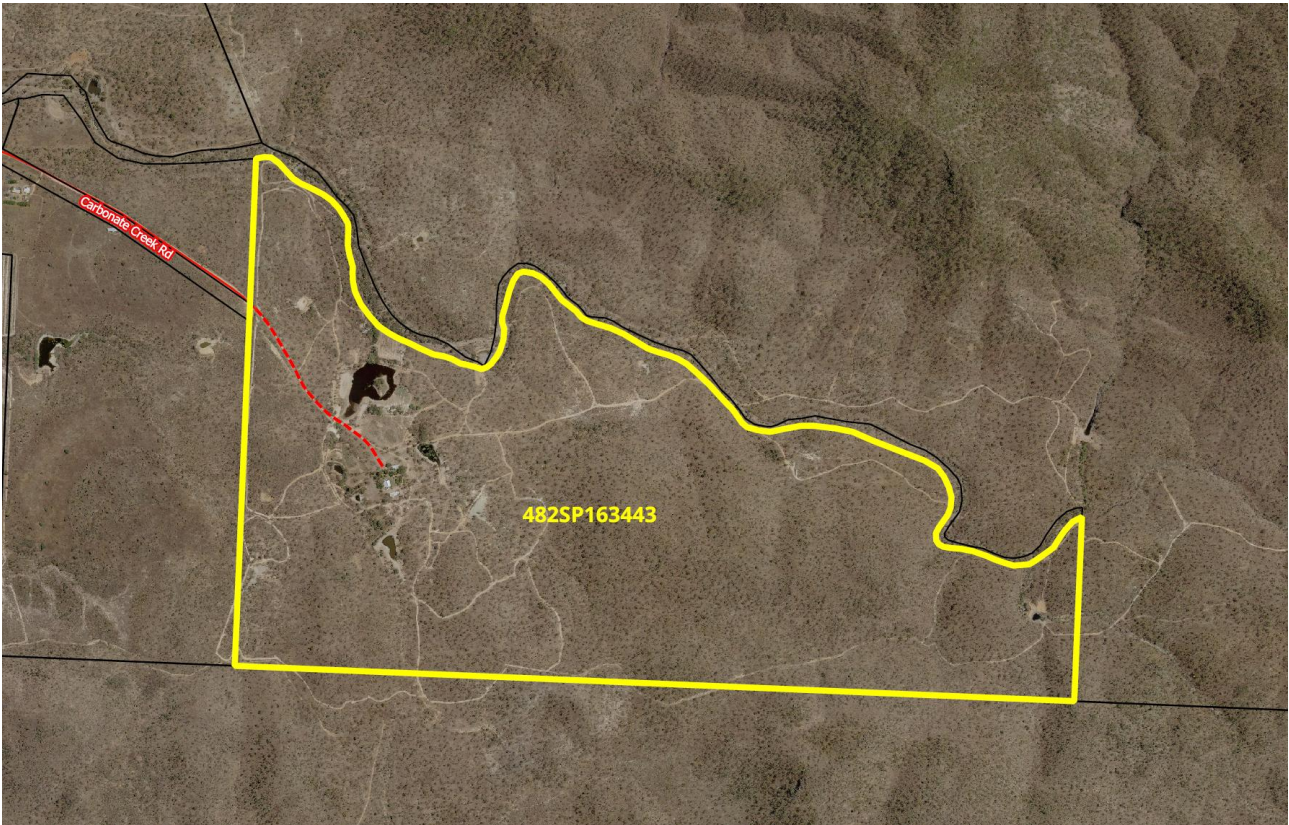
Carbonate Creek Road provides access to the site from Boonmoo Road, with the Carbonate Creek Road reserve ending at the site's western boundary, with a road frontage of approximately 47 metres. Carbonate Creek Road is predominantly formed to a rural road (gravel standard) apart from a 50 metre sealed section adjoining Boonmoo Road and a further 120 metre sealed section adjoining the dwelling house on neighbouring 126 Carbonate Creek Road.

The site is characterized by a rugged, undulating hilly terrain. The landscape features natural drainage depressions, gullies, and a seasonal creek network interspersed across the property. Carbonate Creek forms the northern boundary of the site.

The site is improved by a dwelling house, multiple farm sheds, approximately nine (9) farm dams and extensive grazing infrastructure. Most built infrastructure is clustered within a seven (7) hectare cleared area surrounded by the largest of the farm dams.

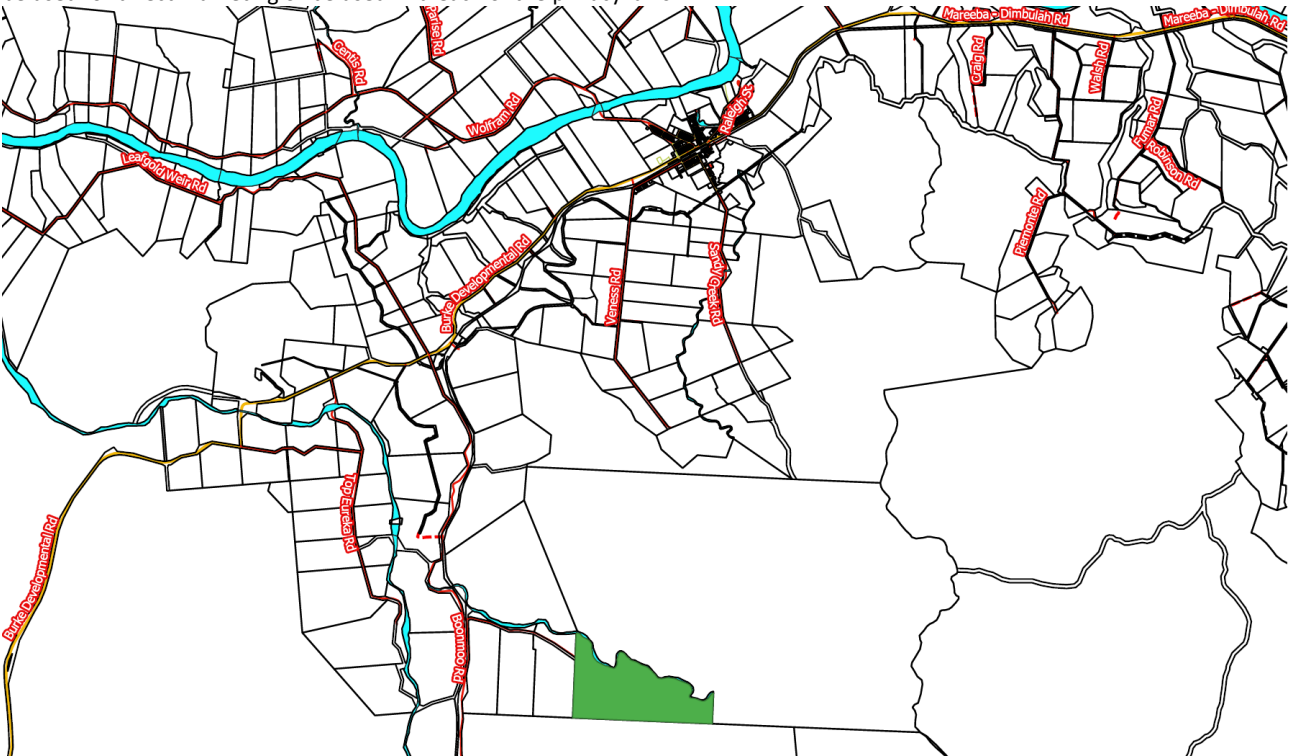
The majority of the site remains covered by remnant vegetation consisting of dry sclerophyll open woodland.

All adjoining lots are zoned Rural and are used for rural 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.



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BACKGROUND AND CONTEXT

Nil

PREVIOUS APPLICATIONS & APPROVALS

Nil

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Material Change of Use – Tourist Park (up to 74 persons) in accordance with the plans shown in **Attachment**.

The applicant describes the proposed development as follows:

“This development application is seeking a development permit for a Material Change of Use under the Planning Act 2016 at 198 Carbonate Creek Road, Dimbulah to establish a Tourist Park operation on the property for up to 74 people. The subject site is formally described as Lot 482 on SP163443 and is located 6.4km from the Burke Development Road. As such, the proposed campground facility is suitably located within proximity to the Highway and provides a great outback camping experience for the self-contained travellers to stay when visiting the region.

It is proposed to utilize the cleared areas located within the designated areas provided to accommodate motor homes and caravans alike too for short-term stays. The proposed location is in positioned within a picturesque country outback setting looking over the surrounding mountains, in a unique and stunning campground location.

The proposed tourist park is proposed to cater for up to 74 people and is proposed to operate all year round with the peak season being from 1st of May through to the 31st of September weather permitting corresponding with the peak drive tourism season. It is expected that the tourist park would typically operate at 55% of its maximum capacity, based on the national average for occupancy rates for caravan parks.

The facility is proposed in response to the increasing demand from self-sufficient travelers, and the increasing demand from domestic tourism as a consequence of the covid 19 pandemic. Both of which are looking for alternative parking at cheaper rates than you traditionally find in a caravan park. The cheaper fees are achievable as a consequence of the tourist park not requiring costly amenities, due to the self-sufficient nature of the vehicles that will utilise the park.

The Tourist Park will be operated in line with the ‘Leave no Trace’ principles which encourages users to leave the site in the same or better condition than when arriving, leaving no evidence that they had ever been there.

Access will be via the existing property access point off Carbonate Creek Road, and once on the property an all-weather internal driveway that will provide a clear point of access into the site, where they can then go and find a camp spot wherever they please within the designated area. No formal parking arrangement will be provided, instead allowing users to choose their own preferred camp location.

Overnight park fees will be collected on-site by the park manager every afternoon at 5pm. Each visitor will have to register as part of their stay and provide details on the number of guests and vehicle registration to ensure a log is recorded. This will assist in monitoring and controlling the number of guests on-site to ensure that the number of visitors never exceeds

74 people at any one time. The system may evolve to an online registration and payment system (similar to covid registration systems) which keeps a tally of numbers and doesn't allow bookings to be processed over 74 people."

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	Regional Landscape and Rural Production Area
Strategic Environmental Area	No
Wet Tropics WHA	No

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	Land Use Categories Rural Other
Zone:	Rural zone
Overlays:	Agricultural Land Overlay Bushfire Hazard Overlay Environmental Significance Overlay Hill and Slope Overlay Transport 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
Tourist park	Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short term holiday purposes. The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, or the provision of recreation facilities for the use of occupants of the tourist park and their visitors, and accommodation for staff.	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short term accommodation, non-resident workforce accommodation

RELEVANT PLANNING INSTRUMENTS

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

(A) 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 2 – Thriving economy

Policy Outcome 4 – Rural economies

Support emerging industries and technologies, directly associated with rural and agricultural lands, that enhance rural prosperity.

Strategies

- 4.4 *Support rural economic diversification by enabling land use outcomes that accommodate diverse economic activities (such as agribusiness, agritourism, critical minerals, ecotourism, ecosystem services, outdoor recreation and rural industries) where these activities maintain a direct connection to the rural, natural or resource value of the surrounding area.*

Comment

The proposed development achieves rural economic diversification and will not compromise the site's existing and future rural potential. The tourist park has a direct connection to the site's natural values and the multiple manmade dams/ponds.

The proposed development will satisfy Strategy 4.4.

Policy Outcome 3 – Regional landscapes and biodiversity

The environmental, cultural, social and economic features that comprise the region's unique tropical and rural landscapes are identified and supported through land use outcomes that:

- *Promote long-term land management; and*
- *Maintain landscape character, while planning across the region is informed by regional biodiversity to:*
- *Improve ecological functioning; and*
- *Reflect the intrinsic environmental values that underpin the region's social and economic assets.*

Strategies

3.3 Enable opportunities for primary production, renewable energy, ecosystem services, outdoor recreation and tourism in the RLRPA that are appropriately located and compatible with long-term sustainable land management practices.

Comment

The proposed development achieves rural economic diversification and will not compromise the site's existing and future rural potential. The tourist park has a direct connection to the site's natural values and the multiple manmade dams/ponds.

The development does not require additional works within the site, nor will there be a need to clear vegetation. The development is compatible with the long-term sustainable management of the site.

The site and adjoining lots have areas well in excess of 60 hectares allowing for the tourist park to achieve substantial setbacks (over 700 metres) to the few sensitive land uses in the locality.

The proposed development will satisfy Strategy 3.3.

(B) 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.

(C) Mareeba Shire Council Planning Scheme 2016

Strategic Framework

3.3 Settlement pattern and built environment

3.3.1 Strategic outcomes

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

Comment

In recent years, Mareeba Shire has experienced an increase in demand for self-contained campgrounds which serve to provide "no frills" budget locations for travelling tourists to stay for short periods of time.

The rural zone is considered the logical location for such facilities due to the significant natural appeal and very low density.

The size of the subject site and the separation distances to adjoining sensitive land uses mean that surrounding primary industries will not be constrained by the proposed development.

The proposed tourist park is collocated with the farms established built improvements and dams, avoiding further constraints to the onsite farming operation.

The proposed development is located at the end of Carbonate Creek Road and will be substantially screened from view and the character of the locality will be maintained.

The development complies with Strategic outcome five (5).

- (8) Risks to infrastructure, buildings and the community posed by bushfires, cyclones, flooding, landslides and other extreme events are minimised. Development is considerate of the potential increased incidence of these hazards induced by climate change.

Comment

The tourist park is within a bushfire hazard area under the Bushfire Hazard Overlay. A bushfire hazard management plan will be conditioned to mitigate this risk.

The subject site is outside the Region C cyclonic zone.

The development complies with Strategic outcome 8.

3.3.11 Element—Rural areas

3.3.11.1 Specific outcomes

- (1) *Rural areas* include rural activities and land uses of varying scale, consistent with surrounding land use, character and site conditions.

Comment

The size of the subject site and the separation distances to adjoining sensitive land uses mean that surrounding primary industries will not be constrained by the proposed development.

The proposed development will be largely screened from view by distance and vegetation. The character of the locality will be maintained.

- (3) Tourism, rural industry, intensive animal industries and outdoor recreation facilities are developed in the *rural area* in a way which:
- (a) does not impede or conflict with agricultural activities and production; and
 - (b) does not compromise rural character and scenic qualities; and
 - (c) does not adversely impact on ecological and biodiversity values.

Comment

The size of the subject site and the separation distances to adjoining sensitive land uses mean that surrounding primary industries will not be constrained by the proposed development.

The proposed development will be largely screened from view by distance and vegetation. The character of the locality will be maintained.

The proposed development is appropriately setback from Carbonate Creek.

- (5) Rural lifestyle, tourism, outdoor recreation, horticultural activities and natural bushland uses may be considered in *other rural areas* where appropriately located, serviced and otherwise consistent with the Strategic Framework.

Comment

The subject site and proposed development comply. The site has convenient access to the services/facilities in Dimbulah.

- (6) *Agricultural areas* will be retained in viable holdings and not fragmented or compromised by unsuitable development. Uses and development within this precinct will not cause land use conflicts with primary production or will ensure these conflicts are mitigated.

Comment

The size of the subject site and the separation distances to adjoining sensitive land uses mean that surrounding primary industries will not be constrained by the proposed development.

- (7) *Rural areas* preserve lands for future uses beyond the life of the planning scheme.

Comment

No new buildings are proposed, and the subject site will continue to be available for rural use should the proposed development cease.

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.

Comment

The tourist park is within a bushfire hazard area under the Bushfire Hazard Overlay. A bushfire hazard management plan will be conditioned to mitigate this risk.

The subject site is outside the Region C cyclonic zone.

3.4 Natural resources and environment**3.4.1 Strategic outcomes**

- (1) Mareeba Shire's outstanding natural environment, ecological processes and biodiversity values, including those within *conservation areas* and *biodiversity areas*, are conserved, enhanced and restored. Minimal loss of native vegetation is achieved in the shire through limited clearing of *biodiversity areas*, strategically located rehabilitation areas and the replanting of native vegetation. The impacts of pests and weeds on the natural environment is minimised and managed.

Comment

No further clearing is required to accommodate the development.

3.4.3 Element—Pest and weed management**3.4.3.1 Specific outcomes**

- (1) Development within, adjoining or surrounding *conservation areas*, *biodiversity areas*, wetlands or watercourses avoids the incursion of weeds and pests through best practice management practices, sensitive design, landscaping and appropriate setback and buffer distances.

Comment

The applicant will continue to meet their landholder obligation to manage weeds and pests.

3.4.6 Element—Watercourses and wetlands**3.4.6.1 Specific outcomes**

- (1) Hydrological flows, riparian ecology and ecosystem services of watercourses and wetlands are maintained, protected and enhanced.
- (2) Wetlands of ecological significance are protected from sediment and run off, vegetation clearing, weed invasion and pollution through designated setbacks and buffers. These include the following:
 - (a) Wetlands in the Great Barrier Reef Catchment; and
 - (b) Wetlands of High Ecological Significance as identified through the *Aquatic Biodiversity Assessment and Mapping Method (AquaBAMM)*.
- (3) The water quality of rivers and creeks, which ultimately flow to the Great Barrier Reef and the Gulf of Carpentaria, is not compromised or polluted through sediment, gross pollutants or chemical run off from new or existing development.

- (5) Where development occurs on land including and adjoining watercourses and wetlands it provides appropriate setbacks and buffers and enhances these areas through revegetation.

Comment

The proposed development will achieve the required setback from Carbonate Creek.

3.4.8 Element—Air and noise quality

3.4.8.1 Specific outcomes

- (1) The health, well-being, amenity and safety of the community and the environment is protected from the impacts of air emissions, noise and odour through appropriate management and adequate separation distances.

Comment

The development will be conditioned to ensure that it is operated in such a way as to not cause an 'environmental nuisance' as defined by the Environmental Protection Act 1994 with regards to emissions (noise, light, dust etc.).

3.6 Transport and infrastructure

3.6.1 Strategic outcomes

- (1) *Local collector road* and *state controlled road* networks support the identified hierarchy of *activity centres* and the rural economy of Mareeba Shire. The location, density and scale of development supports the efficient and convenient movement of goods, services and people. Roads are progressively upgraded (including construction of *future state roads* and *future local connections*) and maintained to a high standard to support higher urban densities, rural production, tourism, commerce, industry and major trip generators.

3.6.2 Element—Road network

3.6.2.1 Specific outcomes

- (1) The shire's road network is upgraded and extended to provide for the safe, efficient movement of vehicles and to cater for new development.
- (4) Development provides off-street parking, loading and manoeuvring areas where possible and practicable.
- (5) Development of new roads and upgrades to existing roads are designed and constructed in accordance with the FNQROC Regional Development Manual as amended.

Comment

Carbonate Creek Road is predominantly formed to a good rural road (gravel standard) apart from a 50 metre sealed section adjoining Boonmoo Road and a further 120 metre sealed section adjoining the dwelling house on neighbouring 126 Carbonate Creek Road.

Traffic on Carbonate Creek Road will be limited to local farm traffic and the proposed tourist park.

Boonmoo Road is a bitumen sealed single lane road with decent gravel/grassed shoulders from the Burke Development Road to Carbonate Creek Road (approximately 5 kilometres). All existing traffic is required to use the shoulders when passing oncoming vehicles, as is evidenced by the tyre wear marks along this section of Boonmoo Road.

The proposed tourist park will not significantly alter the existing Boonmoo Road traffic conditions; however, it is reasonable that the developer be charged the standard road infrastructure contribution for the additional traffic resulting from the development.

3.7 Economic development

3.7.1 Strategic outcomes

- (1) The rural economy that underpins the settlement pattern of Mareeba Shire prospers and diversifies, with traditional and emerging primary industries continuing to provide the economic base of the shire. Increasing opportunities for value-adding and processing primary product are realised on-farm and within surrounding towns. *Agricultural areas* and rural industries are protected from development which may compromise its ongoing viability. Infrastructure which supports agriculture and primary industry is maintained and protected.
- (2) The *rural area* includes a range of uses which compliment dominant primary industry activities and enhance the shire's economy. Activities including rural industries, intensive agricultural uses, intensive animal industries and expanded forestry and permanent plantations are supported in appropriate locations where impacts on the environment and surrounding land uses are limited and manageable.
- (4) The natural environment, rural and scenic landscapes of Mareeba Shire provide a basis for the development of sustainable tourism enterprises. Mareeba Shire's geographic proximity to Cairns International Airport provides opportunities for increasing visitation and exposure to the shire. Large scale tourist accommodation facilities are developed in key sites across the shire and meet the needs of a range of users. The character and appeal of key *activity centres*, landscape features and *scenic routes* which attract tourists to Mareeba Shire will be maintained and enhanced. The western dry land savannah of the shire accommodates further nature and rural based tourism development.

Comment

The size of the subject site and the separation distances to adjoining sensitive land uses mean that surrounding primary industries will not be constrained by the proposed development.

The proposed development will be largely screened from view by distance and vegetation. The character of the locality will be maintained.

The proposed development is appropriately setback from Carbonate Creek.

3.7.2 Element—Rural and Agricultural land

3.7.2.1 Specific outcomes

- (1) *Agricultural areas* are preserved for the purpose of primary production and are protected from fragmentation, alienation and incompatible development.

- (2) *Other rural areas* are maintained in economically viable holdings and continue to develop and expand their rural infrastructure and operations.
- (5) Development ensures rural activities in all *rural areas* are not compromised by incompatible development and fragmentation.

Comment

The size of the subject site and the separation distances to adjoining sensitive land uses mean that surrounding primary industries will not be constrained by the proposed development.

The proposed development will be largely screened from view by distance and vegetation. The character of the locality will be maintained.

The proposed development is appropriately setback from Carbonate Creek.

No new buildings are proposed, and the subject site will continue to be available for rural use should the proposed development cease.

3.7.7 Element—Tourism

3.7.7.1 Specific outcomes

- (3) Tourist parks in key locations provide sites to accommodate caravans and recreational vehicles across the shire. Facilities to accommodate caravans and recreational vehicles are developed in a variety of urban and, at a limited scale, rural locations, to encourage extended visitations within the shire. Tourist facilities are designed to ensure they provide a high quality of infrastructure and services to visitors.
- (4) The outstanding scenic qualities of the regional landscape and the character and heritage values of the shire's *activity centres* are recognised and protected for their role in promoting and attracting visitors to the shire. Development in scenic and highly visible locations will minimise its impacts on scenic amenity through sensitive location, design, colour and scale.
- (5) A variety of small-scale, low impact tourist facilities are established across the rural landscape, including:
 - (a) tourist attractions and facilities within *activity centres*;
 - (b) cultural interpretive tours;
 - (c) nature based tourism;
 - (d) sports and recreational activities;
 - (e) tourist attractions;
 - (f) adventure tourism;
 - (g) farm based tourism;
 - (h) food based tourism;
 - (i) bed and breakfasts;
 - (j) camping and recreational vehicle facilities;
 - (k) cycle tourism.
- (6) Small scale tourism related development is sensitively designed, scaled and located so as to not compromise the natural landscape values and agricultural values of Mareeba Shire.

Comment

The proposed development is able to be reasonably conditioned and managed to allow it to occur on the subject site.

Relevant Developments Codes

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

- 6.2.9 Rural zone code
- 8.2.1 Agricultural land overlay code
- 8.2.3 Bushfire hazard overlay code
- 8.2.4 Environmental significance overlay code
- 8.2.8 Hill and slope 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 zone code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Agricultural land overlay code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Bushfire hazard overlay code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Environmental significance overlay code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Hill and slope overlay code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Accommodation activities 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.
Landscaping code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.

Parking and access code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Works, services and infrastructure code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.

(D) 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 any development works be designed and constructed in accordance with FNQROC Development Manual standards.

(E) Adopted Infrastructure Charges Notice

The proposed development will be serviced by Council's transport infrastructure network only (roads).

In accordance with Council's 2026/2027 Schedule of Fees & Charges, one (1) single charge of \$5,813.00 is accrued for every material increase in traffic generated of 10 vehicle movements per day (vmpd), or 3,650 vehicle movements per year (vmpy).

Based on similar scale tourist park developments approved in the Shire, the previously applied daily vehicle movements has been 19 vmpd over the expected 8 month (245 day) yearly season. This equates to (19 x 245) 4,655 vmpy in any given year.

The site contains an existing dwelling house; therefore no vacant lot credit is available.

The applicable charge is therefore:

- $4,655/3,650 = 127\%$ of a single charge. $1.27 \times \$5,813.00 = \mathbf{\$7,382.50}$

REFERRAL AGENCY

This application did not trigger referral to a Referral Agency.

Internal Consultation

Carbonate Creek Road is predominantly formed to a good rural road (gravel standard) apart from a 50 metre sealed section adjoining Boonmoo Road and a further 120 metre sealed section adjoining the dwelling house on neighbouring 126 Carbonate Creek Road.

Traffic on Carbonate Creek Road will be limited to local farm traffic and the proposed tourist park.

Boonmoo Road is a bitumen sealed single lane road with decent gravel/grassed shoulders from the Burke Development Road to Carbonate Creek Road (approximately five (5) kilometres). All existing traffic is required to use the shoulders when passing oncoming vehicles, as is evidenced by the tyre wear marks along this section of Boonmoo Road.

The proposed tourist park will not significantly alter the existing Boonmoo Road traffic conditions; however, it is reasonable that the developer be charged the standard road infrastructure contribution for the additional traffic resulting from the development.

PUBLIC NOTIFICATION

The development proposal was placed on public notification from 29 July 2026 to 19 August 2026. The applicant submitted the notice of compliance on 20 August 2026 advising that the public notification requirements were carried out in accordance with the requirements of the Act.

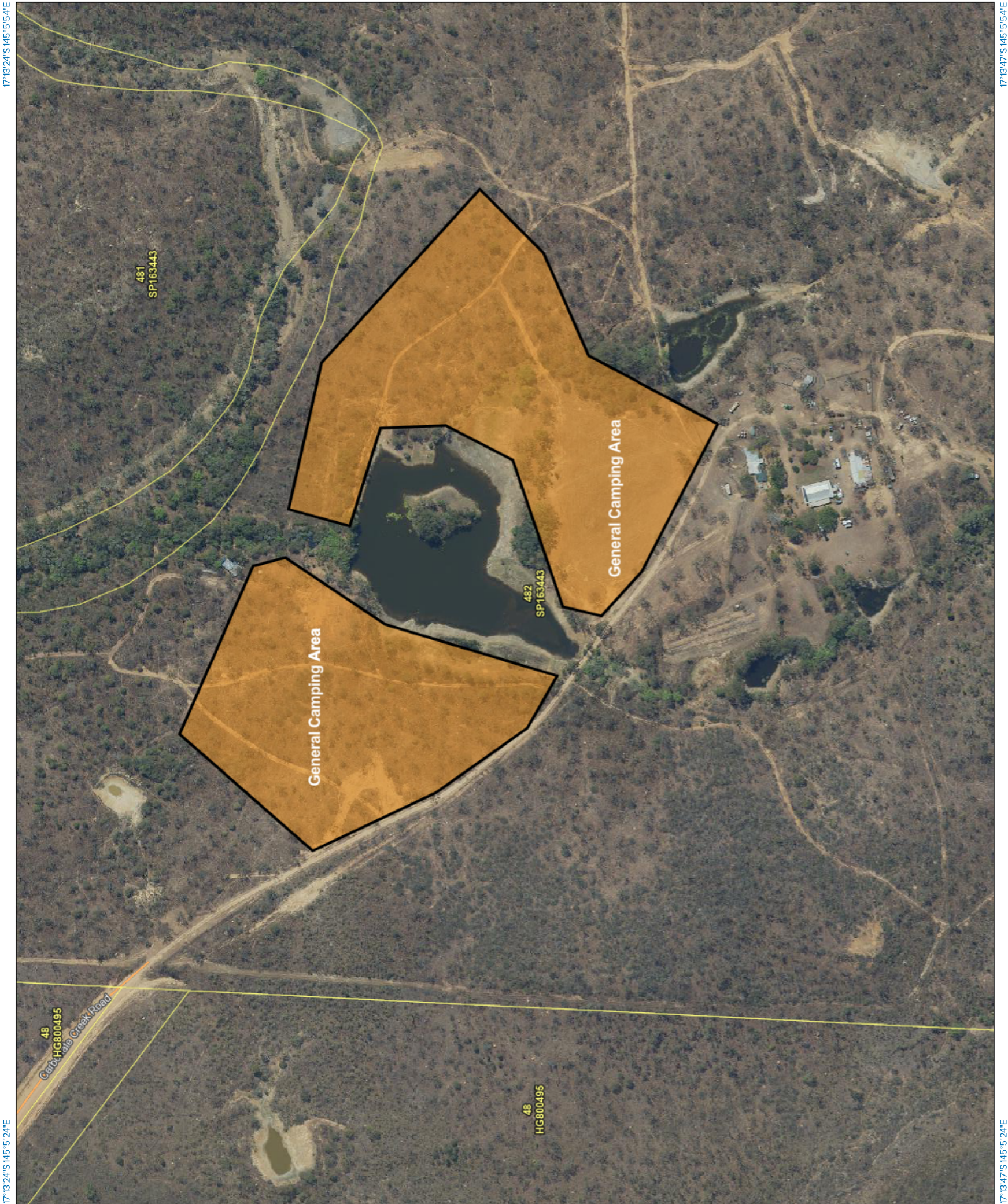
No submissions were received.

PLANNING DISCUSSION

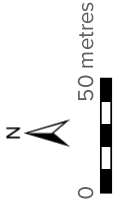
Nil

Proposed Tourist Park - General Camping Area

198 Carbonate Creek Road, Dimbulah (Lot 428 on SP163443) Plan#1, dated 02/06/26, prepared by U&i Town Plan



Legend located on next page



Printed at: A3

Print date: 2/6/2026

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>

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

8.8 COUNCIL POLICY REVIEW**Date Prepared:** 5 August 2026**Author:** Senior Advisor Governance & Compliance

Attachments:

1. Standing Orders Meeting Procedures for Council Meetings [↓](#)
2. Child Safety and Wellbeing Policy [↓](#)
3. Child Safety and Wellbeing Reporting Procedure [↓](#)
4. Child Safe Code of Conduct [↓](#)

EXECUTIVE SUMMARY

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

RECOMMENDATION

That Council:

1. Repeals the:
Standing Orders (Meeting Procedures) for Council Meetings – adopted 16 October 2024
2. Adopts the:
Standing Orders (Meeting Procedures) for Council Meetings
Child Safety and Wellbeing Policy
Child Safety and Wellbeing Reporting Procedure
Child Safe Code of Conduct

BACKGROUND***Standing Orders (Meeting Procedures) for Council Meetings*****Purpose**

To provide written rules for the orderly conduct of Council Meetings in accordance with requirements under the *Local Government Act 2009* (Qld).

Summary of reasons for amendment

The *Local Government (Empowering Councils) and Other Legislation Amendment Act 2026* (Qld) received assent on 11 March 2026 to amend the *Local Government Act 2009* (Qld) (LGA). Section 150F of the LGA prescribes that the State must make model meeting procedures for local government meetings and Section 150G of the LGA prescribes that all councils must adopt the model meeting procedures or incorporate them into their existing standing orders for meeting procedures. Council's standing orders incorporates the mandatory model meeting procedures and the following is drawn from State authored resources to provide a summary of amendments applied to Council's standing orders.

Procedures for the Chairperson (Council standing orders Section 2)

Minor editorial amendments applied.

Procedure for Dealing with Unsuitable Meeting Conduct by a Councillor in a Meeting (Council standing orders section 22)

Restructured to provide further clarity about when an order may be made. Rewording and refining of terminology and wording throughout the section.

Procedure for Dealing with Unsuitable Meeting Conduct by a Chairperson in a Meeting (Council standing orders section 23)

Included context about what constitutes unsuitable meeting conduct. Restructured format for clarity around remedial action that chairperson can take.

Streamlined the process for circumstances where the chairperson does not take remedial action. This includes stating that a procedural motion can be moved, without need for a seconder, and that the chairperson can remain as the chair of the meeting but cannot vote on the motion. It has also been clarified that if the votes are equal, then the motion is taken to be in the negative.

Notes have been inserted to include information about recording any reprimand in the minutes of the meeting.

Procedure for Managing Material Personal Interest (Council standing orders section 9)

This section is new and introduces the procedure for managing material personal interests in meetings.

The former meeting procedures for dealing with a suspected conduct breach including that which has been referred to a local government by the independent assessor have been removed.

Procedure for Managing Conflict of Interest (Council standing orders section 10)

This section is new and introduces the procedure for managing conflict of interests (real or perceived), for a councillor or their related party.

The former section on prescribed conflict of interest has been removed.

Procedure for loss of Quorum (Council standing orders section 11)

Restructure format for clarity and remove processes relating to prescribed conflict of interest and conduct matters.

The former section on declarable conflict of interest and former section on reporting a suspected conflict of interest have been removed.

Addendum

An Addendum has been included to record any minor procedural variations adopted by Council as distinct from the State published best practice standing orders discourse. Any sections of Council's standing orders impacted by variations include a note signal to alert and refer readers to the Addendum.

Child Safety and Wellbeing Policy and associated Child Safety and Wellbeing Reporting Procedure and Child Safe Code of Conduct

Purpose

To provide a framework for Council's commitment to providing child safe services and environments to meet its obligations under the *Child Safe Organisations Act 2024* (Qld).

Summary of reasons for adoption

The *Child Safe Organisations Act 2024* (Qld) (the Act) commenced effect on 1 October 2025 with provisions under the Act phased in gradually up to 1 July 2026. The Act creates an integrated child safe organisations system and local governments are captured as child safe entities under the Act. This carries with it obligations for Council in meeting the objectives of the Act and the child safety and wellbeing policy series presented to Council declares Council's commitment to these objectives.

Financial and Resource Implications:

Capital

Nil

Operating

Nil

LINK TO CORPORATE PLAN

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

IMPLEMENTATION/COMMUNICATION

Upload instruments to Council's internal Policy Library and publish to Council's website in accordance with applicable policy type and audience.



Standing Orders (Meeting Procedures) for Council Meetings

Policy Type	Governance Policy	Version	10
Responsible Officer	Manager Information Systems & Governance	Date Approved	16/09/2026
Review Officer	Director Corporate & Community Services	Review Due	16/08/2030
Author	Senior Advisor Governance & Compliance	Commencement	16/09/2026

1. PURPOSE AND SCOPE

The purpose of the *Standing Orders (Meeting Procedures) for Council Meetings* (Standing Orders) is to provide written rules for the orderly conduct of Council Meetings in accordance with requirements under the *Local Government Act 2009* (Qld) (LGA).¹

These Standing Orders apply to all meetings of the Mareeba Shire Council including standing committee meetings.

A section of these standing orders may be suspended by a vote at any meeting of the local government except those sections that are mandatory under the LGA. A separate vote is required for each suspension and must describe the application and duration of each suspension.

Where a matter arises at the council meeting that is not provided for in these standing orders, the matter will be determined by vote of the council on a motion which may be put to the meeting without notice but otherwise conforming with these standing orders.

It is intended that these Standing Orders will help strengthen public confidence in local government to chair meetings and deal with the conduct of Councillors, conflict of interest of Councillors, loss of quorum and closed meetings. These Standing Orders align with the best practice discourse published by the Queensland Government.

2. PROCEDURE FOR THE CHAIRPERSON

Note: section content is subject to procedural variations – please refer to Addendum.

1. The Mayor is the Chairperson of Council meetings and any committee meetings for which the Mayor has been appointed as Chairperson.
2. If the Mayor is absent from a Council meeting, the meeting will be chaired by Councillor to whom the Mayor has delegated their responsibility to chair the meeting.
3. If the Mayor is absent or unavailable to chair a Council meeting, and has not delegated another Councillor to do so, the Deputy Mayor will be the Chairperson.

¹ See *Local Government Act 2009* (Qld) s 150F.

Standing Orders (Meeting Procedures) for Council Meetings

4. If the office of Mayor becomes vacant the Deputy Mayor acts as Mayor and Chairperson of Council meetings
5. If the Mayor and the Deputy Mayor are both prevented from chairing the meeting because of absence or temporary incapacitation, and no other Councillor has been delegated the responsibility, Council may by resolution appoint one of Councillors present at the meeting to act as Chairperson for the duration of the meeting.
6. The local government may appoint the Chairperson for a standing committee. This Chairperson will preside over meetings of the committee. The Mayor is a member of each standing committee but not necessarily the Chairperson unless the Mayor has been appointed as Chairperson of the committee.
7. If the Chairperson of a committee is absent or unavailable to chair, another Councillor who is chosen by Councillors present, will be Chairperson of the committee meeting.
8. Before proceeding with the business of Council meeting, the Chairperson at the meeting will undertake the acknowledgement and/or greetings deemed appropriate by the local government.

3. ORDER OF BUSINESS

1. The order of business will be determined by resolution of Council from time to time. The order of business may be altered for a particular meeting where Councillors at that meeting pass a procedural motion to that effect. A motion to alter the order of business may be moved without notice.
2. Unless otherwise altered, the order of business will be as follows:
 - attendance
 - apologies and granting of leaves of absence
 - confirmation of previous minutes
 - business arising out of previous meeting reports, financial statements reports
 - officers' reports.

4. AGENDAS

Note: section content is subject to procedural variations – please refer to Addendum.

1. The agenda may contain:
 - notice of meeting
 - proposed corrections to draft minutes of the previous meeting (if relevant)
 - adoption of the minutes of the previous meeting
 - business which the Mayor wishes to have considered at that meeting without notice
 - matters of which notice has been given
 - committees' reports referred to the meeting by Council's Chief Executive Officer (CEO)
 - officers' reports referred to the meeting by the CEO
 - deputations and delegations from the community that are approved to attend
2. Business not on the agenda, or not arising from the agenda, will not be considered at any Council meeting unless permission for that purpose is given by Councillors at the meeting. Business must follow the adopted terms of reference for each committee.

Standing Orders (Meeting Procedures) for Council Meetings

3. The notice of the meeting and the agenda must be given to each Councillor at least two days before the meeting, unless it is impracticable to give the notice before that time.
4. The agenda for Council meetings must be made publicly available by 5pm on the business day after the notice of meeting is given to Councillors. Any related reports, for Council meetings, must also be included and available to the public when the agenda for the meeting is made publicly available, excluding confidential reports. If the related report is made available to Councillors or committee members during the period starting immediately after notice of the meeting is given and ending immediately before the meeting is held, then these reports must be made available to the public as soon as practicable after it is made available to Councillors or committee members.

5. QUORUM

1. A quorum of a local government is a majority of its Councillors. However, if the number of Councillors is an even number, one half of the number is a quorum.
2. If a quorum is not present within 15 minutes after the time set for the meeting to begin, it may be adjourned to a later hour or a later day within 14 days after the day of the adjournment. The meeting may be adjourned by a majority of Councillors present, or if only one Councillor is present, then that Councillor, or if no Councillors are present, then the CEO.

6. PETITIONS

Note: section content is subject to procedural variations – please refer to Addendum.

1. Any petition presented to a meeting of the local government will:
 - be in legible writing or typewritten and contain a minimum of 10 signatures
 - include the name and contact details of the principal petitioner (i.e., the key contact)
 - include the postcode of all petitioners, and
 - have the details of the specific request/matter appear on each page of the petition.
2. Where a Councillor presents a petition to a meeting of the local government, no debate in relation to it will be allowed, and the only motion which may be moved is:
 - that the petition be received, and
 - referred to a committee or officer for consideration and a report to Council, or
 - not be received because it is deemed invalid.
3. Council will respond to the principal petitioner in relation to all petitions deemed valid.

7. DEPUTATIONS

1. A deputation wishing to attend and address a meeting of the local government will apply in writing to the CEO not less than seven (7) business days before the meeting.
2. The CEO, upon receiving an application for a deputation, will notify the Chairperson who will determine whether the deputation may be heard. The CEO will inform the deputation of the determination in writing. Where it has been determined the deputation will be heard, a convenient time will be arranged for that purpose, and an appropriate time period allowed (e.g., 15 minutes).

Standing Orders (Meeting Procedures) for Council Meetings

3. For deputations comprising three or more persons, only three persons shall be at liberty to address the Council meeting unless the Councillors at the meeting determine otherwise by a vote. A deputation will be given adequate opportunity to explain the purpose of the deputation.
4. If a member of the deputation other than the appointed speakers attempts to address the Council meeting, the Chairperson may end the deputation.
5. The Chairperson may end an address by a person in a deputation at any time where:
 - the Chairperson is satisfied that the purpose of the deputation has been sufficiently explained to Councillors at the meeting
 - the time period allowed for a deputation has expired, or
 - the person uses insulting or offensive language or is derogatory towards Councillors or Council staff.
6. Any person who is considered by Council or the Chairperson to be inappropriately presenting may be directed by the Chairperson to immediately withdraw from the meeting. Failure to comply with such a request may be considered an act of disorder.
7. The CEO is responsible for the deputation, including that the appointed speaker/s are notified in writing of developments or future actions as appropriate.

8. PUBLIC PARTICIPATION AT MEETINGS

1. A member of the public may take part in the proceeding of a meeting only when invited to do so by the Chairperson.
2. In each Council meeting, time may be required to permit members of the public to address Council on matters of public interest related to local government. An appropriate time period will be allowed (e.g., 15 minutes) and no more than three speakers shall be permitted to speak at one meeting. The right of any individual to address Council during this period will be at the absolute discretion of the Council meeting Chairperson.
3. If any address or comment is irrelevant, offensive, or unduly long, the Chairperson may require the person to stop making the submission or comment.
4. For any matter arising from such an address, Council may take the following actions:
 - refer the matter to a committee
 - deal with the matter immediately
 - place the matter on notice for discussion at a future meeting
 - note the matter and take no further action.
5. Any person addressing Council will stand, act, and speak and make any remarks in respectful and courteous language.
6. Any person who is considered by Council or the Chairperson to be inappropriately presenting may be directed by the Chairperson to immediately withdraw from the meeting. Failure to comply with such a request may be considered an act of disorder.

9. MATERIAL PERSONAL INTEREST

Standing Orders (Meeting Procedures) for Council Meetings

1. A material personal interest is defined in section 150EE of the LGA.
2. Managing a material personal interest at a meeting — if a matter is to be discussed at a Council meeting in which the Councillor has a material personal interest; the Councillor must—
 - inform the meeting of the Councillor's material personal interest in the matter; and
 - leave the place where the meeting is being held, including any area set aside for the public, and stay away from the place while the matter is discussed and voted on, or
 - ask the Chairperson to defer the matter to allow the Councillor the opportunity to apply to the Minister for local government for approval to participate in deciding the matter.
 - In these circumstances, the matter may be deferred by resolution to a later meeting date.

10. CONFLICT OF INTEREST

1. A conflict of interest is defined in section 150EF of the LGA. When managing a real or perceived conflict of interest, Councillors must do so in a transparent and accountable way.
2. Managing a Councillor's conflict of interest at a meeting — The Councillor must:
 - inform the meeting of the personal interests in the matter, and leave the meeting including any area for the public to view the meeting, or
 - if the Councillor participates in the meeting in relation to the matter, advise the meeting how the Councillor intends to manage the real or perceived conflict.
3. If a quorum at the meeting cannot be formed because the Councillor proposes to exclude themselves from the meeting to manage their conflict of interest, the Councillor does not contravene the above provisions merely by participating and voting in the meeting in relation to the matter, if their attendance is required to form a quorum. However, the Councillor must still advise the meeting how they intend to manage the conflict.
4. If a Councillor has a conflict of interest in a matter, and proposes to exclude themselves from the meeting, the Chairperson may ask a Councillor, if the Councillor has considered another way to manage their conflict of interest.
5. If a Councillor who was proposing to be excluded from the meeting is reconsidering their decision on whether to participate in the meeting, the Councillor may consider the following in determining how they will manage the conflict of interest:
 - how their participation in the meeting may affect the public trust?
 - how close is their relationship to the related party if the conflict arises because of a related party?
 - how will the benefit or loss, the Councillor or the related party stand to receive from the decision compared to others in the community?
 - does the Councillor have skills, knowledge or expertise that might help make the best decision in the public interest?

11. LOSS OF QUORUM

1. There are several ways that Councils and Councillors may deal with a potential loss of quorum.

Standing Orders (Meeting Procedures) for Council Meetings

2. If a quorum is lost due to a majority of Councillors present having advised of a conflict of interest or a material personal interest and leaving the place of the meeting, this will be managed as above in clauses 10 and 11.
3. Alternatively, Council may delegate the consideration and decision on the matter, as described in section 257 of the LGA, unless the matter cannot be delegated under subsection 3, because an Act says it must be decided by resolution of Council. If the matter cannot be delegated, Council can:
 - decide by resolution to defer the matter to a later meeting
 - decide by resolution not to decide the matter and take no further action in relation to the matter unless the LGA or another Act provides that Council must decide the matter.
4. Council may by resolution delegate a power under section 257 of the LGA to:
 - the Mayor or CEO
 - a standing committee, or joint committee of the local government
 - the Chairperson of a standing committee or joint standing committee of the local government
 - another local government for a joint government activity
5. Council must not delegate a decision to an entity if the entity, or a majority being at least half of its members, has a material personal interest or conflict of interest in the matter.

12. MOTION TO BE MOVED

Note: section content is subject to procedural variations – please refer to Addendum.

1. A Councillor is required to ‘move’ a motion and then another Councillor is required to ‘second’ the motion.
2. When a motion has been moved and seconded, the Chairperson will decide whether or not to accept the motion and then it will become subject to the control of Council and cannot be withdrawn without the consent of Council.
3. Other Councillors can propose amendments to the motion, which must be voted on before voting on the final motion:
 - a motion brought before a meeting of Council in accordance with the LGA or these standing orders will be received and put to the meeting by the Chairperson.
 - the Chairperson may require a motion or amendment to a motion to be stated in full or be in writing before permitting it to be received.
 - the Chairperson may refuse to accept a motion if it is not within the meeting’s jurisdiction and rule a motion out of order if necessary. Any motion that is vague, proposes an unlawful action, is outside the scope of the meeting, is defamatory, vexatious or is unnecessary, may be ruled out of order.
4. The Chairperson may call the motions in the order in which they appear on the agenda. Where no objection is raised to a motion being taken as a formal motion, and the motion is then seconded, the Chairperson may put the motion to the vote without discussion and the vote can occur.
5. No more than one motion or one proposed amendment to a motion may be put before a meeting of a local government at any one time.

Standing Orders (Meeting Procedures) for Council Meetings

13. ABSENCE OF MOVER OF MOTION

1. Where a Councillor who has given notice of a motion is absent from the meeting of Council at which the motion is to be considered, the motion may be:
 - moved by another Councillor at the meeting or
 - deferred to the next meeting.

14. MOTION TO BE SECONDED

1. A motion or an amendment to a motion will not be debated at a meeting of Council until the motion or the amendment is seconded.
2. If the motion does not receive a seconder, it becomes a failed motion and cannot be debated or voted on.
3. Procedural motions are an exception to this rule and do not need to be seconded.

15. AMENDMENT OF MOTION

1. An amendment to a motion should maintain or further clarify the intent of the original motion and not contradict the motion.
2. Where an amendment to a motion is before a meeting of Council, no other amendment to the motion will be considered until the first amendment has been voted on.
3. Where a motion is amended, the original motion cannot be re-introduced as a subsequent amendment to the first amended motion.

16. SPEAKING TO MOTIONS AND AMENDMENTS

1. The mover of a motion or amendment will read it and state that it is moved and can speak to the motion before it is seconded.
2. The Chairperson will manage the debate by allowing the Councillor who proposed the motion the option of speaking first on the motion. The Chairperson will then call on any other Councillors who wish to speak against the motion and then alternatively for and against the motion as available, until all Councillors who wish to speak have had the opportunity.
3. A Councillor may make a request to the Chairperson for further information before or after the motion or amendment is seconded.
4. The mover of a motion or amendment has the right to reply. Each Councillor will speak no more than once to the same motion or same amendment except as a right of reply. Once the right of reply has been delivered the debate ends.
5. Each speaker will be restricted to not more than five (5) minutes unless the Chairperson rules otherwise.

Standing Orders (Meeting Procedures) for Council Meetings
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6. Where two or more Councillors indicate that they may wish to speak at the same time, the Chairperson will determine who is entitled to priority.
7. In accordance with section 254H of the LGR, if a decision made at the Council meeting is inconsistent with a recommendation or advice given to Council by an advisor, the minutes of the meeting must include a statement of the reasons for not adopting the recommendation or advice.

17. METHOD OF TAKING VOTE

1. The Chairperson will call for all Councillors in favour of the motion to indicate their support. The Chairperson will then call for all Councillors against the motion to indicate their objection.
 - A Councillor abstaining from the vote, will be recorded as voting against the motion.
 - The Chairperson will declare the result of the vote.
2. A Councillor may call for a 'division' to ensure their objection to the motion is recorded in the minutes. If a division is taken, the minutes of the meeting will record the names of Councillors voting in the affirmative and of those voting in the negative. The Chairperson will declare the result of a vote or a division as soon as it has been determined.
3. Councillors have the right to request that their names and how they voted be recorded in the minutes if they request it when voting other than by division.
4. Except upon a motion to repeal or amend it, the resolution will not be discussed after the vote has been declared.

18. WITHDRAWING A MOTION

1. A motion or amendment may be withdrawn by the mover with the consent of Council, which will be without debate, and a Councillor will not speak to the motion or amendment after the mover has been granted permission by Council for its withdrawal.

19. REPEALING OR AMENDING PREVIOUS RESOLUTIONS

1. A resolution of Council may not be amended or repealed unless notice of intention to propose the repeal or amendment of the resolution is given in accordance with the requirements of the legislation (five business days).²
2. Councillors present at the meeting at which a motion to repeal or amend a resolution is moved may defer consideration of that motion. The deferral may not be longer than three months.

20. PROCEDURAL MOTIONS

1. A Councillor at a meeting of Council may, during the debate on a matter at the meeting, move the following motions, as a procedural motion without the need for a seconder:
 - that the question/motion be now put before the meeting

² See *Local Government Regulation 2012* s 262.

Standing Orders (Meeting Procedures) for Council Meetings

- that the motion or amendment now before the meeting be adjourned
 - that the meeting proceeds to the next item of business
 - that the question lie on the table
 - a point of order
 - a motion of dissent against the Chairperson's decision
 - that this report/document be tabled
 - to suspend the rule requiring that [insert requirement]
 - that the meeting stands adjourned.
2. A procedural motion that 'the question be put' may be moved and, where the procedural motion is carried, the Chairperson will immediately 'put the question to the motion' or amendment to that motion under consideration. Where the procedural motion is lost, debate on the motion or amendment to that motion will resume.
 3. A procedural motion that 'the motion or amendment now before the meeting be adjourned', may specify a time or date to which the debate will be adjourned. Where no date or time is specified:
 - a further motion may be moved to specify a time or date; or
 - the matter about which the debate is to be adjourned, will be included in the agenda for the next meeting.
 4. Where a procedural motion that 'the meeting proceed to the next item' is carried, debate on the matter that is the subject of the motion will cease and may be considered again by Council on the giving of notice in accordance with the standing orders.
 5. A procedural motion that 'the question lie on the table' will only be moved where the Chairperson or a Councillor requires additional information on the matter before the meeting (or the result of some other action of Council or person is required) before the matter may be concluded at the meeting. Where such a procedural motion is passed, Council will proceed with the next matter on the agenda.
 6. A motion that 'the matter be taken from the table', may be moved at the meeting at which the procedural motion was carried or at any later meeting.
 7. Any Councillor may ask the Chairperson to decide on a point of order where it is believed that another Councillor:
 - has failed to comply with proper procedures
 - is in contravention of the legislation; or
 - is beyond the jurisdiction of the Council meeting.
 8. Upon the question of order suddenly arising during the process of a debate, a Councillor may raise a point of order, and then the Councillor against whom the point of order is raised, will immediately cease speaking. Notwithstanding anything contained in these standing orders to the contrary, all questions or points of order at any time arising will, until decided, suspend the consideration and decision of every other question.
 9. A Councillor may move a motion of dissent in relation to a ruling of the Chairperson on a point of order. Where such motion is moved, further consideration of any matter will be suspended until after a ruling is made. For example, where a motion of dissent is carried, the matter to which the ruling of the Chairperson was made will proceed as though that ruling had not been made. Where the opposite ruling is made, that the matter was discharged as out of order, it will be restored to the agenda and be dealt with in the normal course of business.

Standing Orders (Meeting Procedures) for Council Meetings

10. The motion that 'a report/document be tabled' may be used by a Councillor to introduce a report or other document to the meeting only if the report or other document is not otherwise protected under confidentiality or information privacy laws. On tabling the document, it ceases to be a confidential document and is available for public scrutiny.
11. A procedural motion 'to suspend the rule requiring that' may be made by any Councillor in order to permit some action that otherwise would be prevented by a procedural rule. A motion to suspend a rule will specify the duration of the suspension.
12. A procedural motion that 'the meeting stands adjourned', may be moved by a Councillor at the conclusion of debate on any matter on the agenda or at the conclusion of a Councillor's time for speaking to the matter, and will be put without debate. Such a procedural motion will specify a time for the resumption of the meeting and on resumption of the meeting, the Council meeting will continue with the business before the meeting at the point where it was discontinued on the adjournment.

21. QUESTIONS

1. At a Council meeting, a Councillor may ask a question for reply by another Councillor or an officer regarding any matter under consideration at the meeting. The question is asked, 'with permission of the Chairperson' or 'a question put through the chair', to the Chairperson who may or may not allow the question.
2. Questions will be asked categorically and without argument and no discussion will be permitted at Council meeting in relation to a reply or a refusal to reply to the question.
3. A Councillor or officer to whom a question is asked without notice may request that the question be taken on notice for the next meeting.
4. A Councillor who asks a question at a meeting, whether or not upon notice, will be deemed not to have spoken to the debate of the motion to which the question relates.

22. PROCESS FOR DEALING WITH UNSUITABLE MEETING CONDUCT

1. The Chairperson must reasonably believe that unsuitable meeting conduct has been engaged in by a Councillor during a meeting. The Chairperson may consider the severity of the conduct and whether the Councillor has been issued with any previous warnings for unsuitable meeting conduct. If the Chairperson decides the conduct is of a serious nature or another warning is unwarranted, the Chairperson can make an order in relation to the conduct under section 23.7 below.
2. If the Chairperson decides unsuitable meeting conduct has occurred, but is of a less serious nature, the Chairperson may request the Councillor take remedial actions such as:
 - ceasing and refraining from exhibiting the conduct
 - apologising for their conduct
 - withdrawing their comments.
3. If the Councillor complies with the Chairperson's request for remedial action, no further action is required.

Standing Orders (Meeting Procedures) for Council Meetings

4. If the Councillor fails to comply with the Chairperson's request for remedial action, the Chairperson may warn the Councillor that failing to comply with the request could result in an order of unsuitable meeting conduct being issued.
5. If the Councillor complies with the Chairperson's warning and request for remedial action, no further action is required.
6. If the Councillor continues to fail to comply with the Chairperson's request for remedial action or the Chairperson decides a warning was not appropriate under 23.2, the Chairperson may make one or more of the orders below:
 - an order reprimanding the Councillor for the conduct
 - an order requiring the Councillor to leave the meeting, including any area set aside for the public and stay out for the duration of the meeting.
7. If the Councillor fails to comply with an order to leave and stay away from the meeting, the Chairperson can issue an order that the Councillor be removed from the meeting.
8. Contravention of an order to leave the meeting is misconduct under section 150L of the LGA and this must be recorded in the meeting minutes.
9. Following the completion of the meeting, the Chairperson must ensure the minutes record the information about unsuitable meeting conduct (see final note below under clause 24).

23. PROCESS FOR DEALING WITH UNSUITABLE MEETING CONDUCT BY A CHAIRPERSON

1. If a Councillor at the meeting reasonably believes that the conduct of the Chairperson during the meeting is unsuitable meeting conduct, the Councillor may raise the matter in the meeting by point of order.
2. The Chairperson may take remedial action such as:
 - ceasing and refraining from exhibiting unsuitable meeting conduct, or
 - apologising for their conduct, or
 - withdrawing their comments.
3. If the Chairperson does not take remedial action, the Councillor may move a procedural motion that the Chairperson has engaged in unsuitable meeting conduct (a seconder for the motion is not required and there will be no debate).
4. Councillors present at the meeting, excluding the Chairperson, must decide by voting on the resolution if the conduct is unsuitable meeting conduct.
5. The Chairperson may remain at the meeting as Chairperson but must not vote on the motion as prescribed in section 150IA the LGA. If the votes are equal, the motion is resolved in the negative.
6. If it is decided that the Chairperson has engaged in unsuitable meeting conduct the Councillors will make an order reprimanding the Chairperson for the unsuitable meeting conduct.
7. Following an order being made the Chairperson returns to the business in the agenda and the meeting continues.

Standing Orders (Meeting Procedures) for Council Meetings

Note: Details of any reprimand order is recorded in the minutes of the meeting. The local government's chief executive officer is responsible to ensure details of any order made is updated in the local government's councillor conduct register including the name of the chairperson engaging in unsuitable meeting conduct.

24. GENERAL CONDUCT DURING MEETINGS

1. After a meeting of the local government has been formally constituted and the business commenced, a Councillor will not enter or leave from the meeting without first notifying the Chairperson.
2. Councillors will speak to each other or about each other during Council meeting by their respective titles ('Mayor' or 'Councillor'), and when speaking of or addressing officers, will call them by their respective official or departmental title and will confine their remarks to the matter under consideration.
3. No Councillor who is speaking will be interrupted except upon a point of order being raised either by the Chairperson or by another Councillor.
4. When the Chairperson speaks during the process of a debate, the Councillor speaking or offering to speak will immediately cease speaking, and each Councillor present will observe strict silence so that the Chairperson may be heard without interruption.

25. DISORDER

1. The Chairperson may adjourn the meeting of Council, where disorder arises at a meeting other than by a Councillor. For example, as a result of behaviour as described in 7.5, 7.6 or 8.6.
2. On resumption of the meeting, the Chairperson will move a motion, to be put without debate, to determine whether the meeting will proceed. Where the motion is lost, the Chairperson shall declare the meeting closed, and any outstanding matters will be deferred to a future meeting.

26. ATTENDANCE OF PUBLIC AND THE MEDIA AT A COUNCIL MEETING

1. An area shall be made available at the place where any meeting of the local government is to take place for members of the public and representatives of the media to attend the meeting and as many members of the public as reasonably can be accommodated in that area will be permitted to attend the meeting.
2. When Council is sitting in closed session, the public and representatives of the media will be excluded from the meeting.

27. CLOSED SESSION

1. A Council meeting, standing committee meeting and advisory committee meeting may resolve that a meeting be closed to the public if its Councillors and members consider it necessary to discuss any of the following matters pursuant to section 254J(3) of the LGR:
 - appointment, dismissal, or discipline of the CEO
 - industrial matters affecting employees
 - the local government's budget (which does not include the monthly financial statements)
 - rating concessions

Page 12 of 16

Standing Orders (Meeting Procedures) for Council Meetings

- legal advice obtained by the local government or legal proceedings involving the local government, including for example, legal proceedings that may be taken by or against the local government
 - matters that may directly affect the health and safety of an individual or a group of individuals
 - negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government
 - negotiations relating to the taking of land by the local government under the *Acquisition of Land Act 1967* (Qld)
 - a matter that the local government is required to keep confidential under a law of, or a formal agreement with, the Commonwealth or State
2. The meeting must not be closed if a quorum is lost due to the number of conflicted Councillors who leave the meeting. Council may instead:
 - delegate consideration and decision on the matter, under section 257 of the LGA, unless the matter cannot be delegated
 - decide by resolution to defer the matter to a later meeting when a quorum may be formed
 - decide by resolution not to decide the matter and take no further action in relation to the matter unless the LGA or another Act provides that Council must decide the matter.
 - Councillors who have a personal interest in the matter can vote on the resolution.
 3. None of the above will be considered, discussed, voted on or made during a closed session.
 4. If a closed session includes attendance by teleconference, Councillor/s attending by teleconference must maintain confidentiality by ensuring no other person can hear their conversation while in the closed meeting (a failure to do so could be a contravention of section 171(3) of the LGA).
 5. To take a matter into a closed session Council must abide by the following process:
 - pass a resolution to close the meeting
 - the resolution must state the matter to be discussed, an overview of what is to be discussed and why the meeting should be closed while the matter is considered
 - no resolution can be made while in a closed meeting (other than a procedural resolution).

28. TELECONFERENCING OF MEETINGS

Note: section content is subject to procedural variations – please refer to Addendum.

1. If a Councillor wishes to be absent from a Council meeting place during a meeting, the Councillor must apply to Council to participate by teleconference, at least three business days prior to the meeting or as soon as practicable once the Councillor becomes aware of their intended absence. Council may allow a Councillor to participate in a Council or committee meeting by teleconference.

29. AMENDMENT OF STANDING ORDERS

These Standing Orders are a governance instrument adopted via resolution of Council and can be amended by resolution of Council at any time as may be required.

30. REPORTING

No additional reporting is required.

Standing Orders (Meeting Procedures) for Council Meetings

31. DEFINITIONS

Advisor – holds the meaning declared in section 254(H)(3) of the LGR

Conduct – holds the meaning declared in section 150C of the LGA

Council – means the Mareeba Shire Council

IA – means the Independent Assessor as appointed under section 150CV of the LGA

LGA – means the *Local Government Act 2009* (Qld)

local government (or **Council** meeting) – holds the meaning declared in Schedule 4 of the LGA

LGR – means the *Local Government Regulation 2012* (Qld)

misconduct – holds the meaning declared in section 150L of the LGA

unsuitable meeting conduct – holds the meaning declared in section 150H of the LGA

32. RELATED DOCUMENTS AND REFERENCES

Code of Conduct for Councillors (MSC)

Councillor Conduct Register (MSC)

Department of Local Government, Water and Volunteers, Queensland Government, *Best practice standing orders for Council and standing committee meetings* v12.00 25 July 2026

< https://www.dlgwv.qld.gov.au/__data/assets/pdf_file/0018/2201922/best-practice-example-standing-orders.pdf >.

Local Government Act 2009 (Qld)

Local Government Regulation 2012 (Qld)

33. REVIEW

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

ADDENDUM

The Addendum documents Council's procedural variations to the current State published *Best practice standing orders for Council and standing committee meetings* (the State Standing Orders).

Each section and sub-section reference in the Addendum aligns with the corresponding section number presented within the State Standing Orders and text presented in each numbered sub-section and any associated bullet point of the Addendum represents any Council procedural addition to or variation of the State Standing Orders.

Section 2 Procedure for the Chairperson

1. The Mayor will preside at a meeting of Council.
2. If the Mayor is absent or unavailable to preside, the deputy Mayor will preside.
3. If both the Mayor and the deputy Mayor are absent or unavailable to preside, a Councillor chosen by the Councillors present at the meeting will preside at the meeting.
4. In specified circumstances the Mayor is delegated to give leave to a Councillor under section 162(1) of the LGA.
5. The Mayor may give approval for attendance via teleconferencing for Councillors in certain circumstances.
6. Council may appoint the Chairperson for a committee. This Chairperson will preside over meetings of the committee. The Mayor is a member of each standing committee but not necessarily a member of every advisory committee. The Mayor is not necessarily the Chairperson of committee meetings.
7. If the Chairperson of a committee is absent or unavailable to chair, another Councillor who is chosen by the Councillors present, will be Chairperson of the committee meeting.
8. Before proceeding with the business of the meeting, the Chairperson at the meeting will undertake the acknowledgement and/or greetings deemed appropriate.

Section 4 Agendas

5. The Mayor may move that a matter be introduced to the agenda for consideration at a meeting. This motion does not require to be seconded but requires a majority vote.

Section 6 Petitions

1. Any petition presented to a meeting of the local government will:
 - Be forwarded or handed to the CEO, who shall take reasonable steps to check the validity of the petition and include it on the agenda for the next ordinary meeting of Council. Noting that the agenda closes seven (7) days prior to a meeting.

Section 12 Motion to be moved

6. Where a Councillor wishes to propose a specific motion, this must be submitted to the CEO for inclusion in the agenda seven (7) days prior to the meeting.

Section 28 Teleconferencing of meetings

Page 1 of 16

Standing Orders (Meeting Procedures) for Council Meetings

1. If a Councillor wishes to be absent from a council meeting place during a meeting, the Councillor must apply to the Chairperson to participate by teleconference, at least three business days prior to the meeting or as soon as practicable once the Councillor becomes aware of their intended absence. The Chairperson may allow a Councillor to participate in a council meeting, standing or advisory committee meeting by teleconference.
2. A Councillor taking part by teleconference is taken to be present at the meeting if the Councillor was simultaneously in audio contact with each other person at the meeting. The attendance of the Councillor must be recorded in the minutes as present at the meeting.



Child Safety and Wellbeing Policy

Policy Type	Governance Policy	Version:	1.0
Responsible Officer	Manager Information Systems & Governance	Date Approved:	16/09/2026
Review Officer:	Director Corporate & Community Services	Review Due:	16/08/2028
Author:	Senior Advisor Governance & Compliance	Commencement:	16/09/2026

1. PURPOSE

To demonstrate Council's commitment to providing child safe services and environments to meet its obligations pursuant to the *Child Safe Organisations Act 2024* (Qld) (the Act).¹

2. SCOPE

This policy applies to all Workers (see Definitions).

3. POLICY STATEMENT

Council has zero tolerance for child abuse and is committed to promoting the safety, wellbeing and cultural safety of children.

Council will implement and uphold the Child Safe Standards and the Universal Principle pursuant to the Act and will take reasonable steps to prevent, identify and respond to risks of harm to children.

In carrying out its functions and activities, Council will:

- embed child safety and wellbeing in Council's leadership, governance and organisational culture;
- remain mindful of child safety and wellbeing;
- promote the participation, rights and wellbeing of children;
- respect diversity and uphold the cultural safety of Aboriginal and Torres Strait Islander children;
- ensure workers are suitable, supported and appropriately trained to work with children;
- maintain child-focused processes for responding to concerns, complaints and reportable conduct;
- manage risks to children in Council's physical and online environments;
- monitor, review and continually improve child-safe practices; and
- maintain policies, procedures and a Code of Conduct that support compliance with the Act.

4. REPORTING

Council will comply with all reporting obligations under the Act², including the Reportable Conduct Scheme.

Operational requirements are detailed in the *Child Safety and Wellbeing Reporting Procedure* (MSC).

5. DEFINITIONS

Child/children means persons under the age of 18 years.

Child Safety refers to the preservation and protection of children's safety, wellbeing and cultural safety in its broadest sense.

¹ See *Child Safe Organisations Act 2024* (Qld) s 10(1)(b)(i). See also sch 1(13)(c).

² Ibid s 29(b)(i). See also sch 2(9)(c).

Child Safety and Wellbeing Policy

Universal Principle means making Aboriginal and Torres Strait Islander children feel welcome, safe, valued, included and respected.

Worker means:

- an employee of the entity
- a volunteer
- a contractor, subcontractor or consultant
- an individual supplied by a provider of labour hire services
- an executive officer of the entity, or another person concerned with the entity's management
- a trainee or person undertaking work experience

6. RELATED DOCUMENTS AND REFERENCES

Child Safe Code of Conduct (MSC)

Child Safe Organisations Act 2024 (Qld)

Child Safety and Wellbeing Reporting Procedure (MSC)

Enterprise Risk Management Framework (MSC)

Guidelines for Implementing the Child Safe Standards in Queensland (September 2025) – Queensland Government

7. REVIEW

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



Child Safety and Wellbeing Reporting Procedure

Policy Type	Governance Procedure	Version:	1.0
Responsible Officer	Manager Information Systems & Governance	Date Approved:	16/09/2026
Review Officer:	Director Corporate & Community Services	Review Due:	16/08/2028
Author:	Senior Advisor Governance & Compliance	Commencement:	16/09/2026

1. PURPOSE

This procedure outlines how Council workers identify, report and respond to concerns about the safety and wellbeing of children. It supports Council's obligations under the *Child Safe Organisations Act 2024* (Qld) (the Act). This procedure should be read in conjunction with Council's *Child Safety and Wellbeing Policy*.

2. SCOPE

The Child Safety and Wellbeing Reporting Procedure (the Procedure) applies to all Workers (see Definitions).

3. PROCEDURE STATEMENT

Council adopts a zero-tolerance approach to child abuse and is committed to maintaining a child safe culture.

This means that workers are responsible for:

- recognising concerns about the safety or wellbeing of a child
- reporting concerns immediately
- complying with Council's *Child Safe Code of Conduct* (the Code)
- placing the safety and wellbeing of the child first.

3.1 TYPES OF HARM AND ABUSE¹

Psychological abuse

Includes bullying, threatening and abusive language, intimidation, shaming and name calling, ignoring and isolating a child, and exposure to domestic and family violence.

Physical abuse

Includes physical punishment such as pushing, shoving, punching, slapping and kicking, resulting in injury, burns, choking or bruising.

Sexual abuse

Includes the sexual touching of a child, grooming, and production, distribution or possession of child abuse material (often known as photography).

Grooming

The process where a person manipulates a child or group of children, and sometimes those looking after them, including parents, carers, teachers and leaders. They do this to establish a position of trust so they can then later sexually abuse the child.

¹ See also *Child Protection Act 1999* (Qld) s 9.

Child Safety and Wellbeing Reporting Procedure

Misconduct

Inappropriate behaviour that may not be as severe as abuse, although could indicate that abuse is occurring and would often be in breach of an organisation's *Child Safe Code of Conduct*, including showing a child something inappropriate on a phone, having inappropriate conversations with a child or an adult inappropriately sitting with a child on their lap.

Lack of appropriate care

Includes not providing adequate and proper supervision, nourishment, clothing, shelter, education or medical care.

4. REPORTING

4.1 WHAT TO REPORT

Report immediately if you become aware of:

- Criminal conduct involving a child
- A child at immediate risk of harm
- A disclosure of abuse
- Suspected abuse or neglect
- A breach of the Code
- Reportable conduct involving a Council worker

4.2 WHO CAN REPORT

All persons have the right to make a genuine complaint. This includes children and Council workers. Reporting abuse is mandatory and encouraged, it is never obstructed or prevented.

4.3 WHO TO REPORT TO

Situation	Report to
Child in immediate danger	Triple Zero (000)
Criminal offence	Queensland Police Service - 131 444
Child at risk of significant harm	• Department of Families, Seniors, Disability Services and Child Safety (DFSDESCS) Regional Intake Service - 1300 684 062 or 1800 177 135 (after hours) • Mareeba Child Safety Service Centre (Hub) 228 Byrnes Street, Mareeba, Qld 4880 or PO Box 151, Atherton Qld 4883. Phone (07) 4095 9600 • Foster carer hotline (07) 4095 9610
Breach of the Code	Governance & Compliance
Reportable conduct	Governance & Compliance

Child Safety and Wellbeing Reporting Procedure

4.4 HOW TO REPORT – FIRST RESPONSE ACTIONS AND PROCESS

When receiving a disclosure or concern:

- ensure the child is safe
- remain calm and listen
- reassure the child they have done the right thing
- do not investigate or ask leading questions
- explain what will happen next
- record the facts
- report immediately through the appropriate process.

4.5 CONFIDENTIALITY

Council will adhere with obligations set out under the *Information Privacy Act 2009* (Qld) and the *Child Safe Organisations Act 2024* (Qld). Information will only be shared where authorised or required by law.

4.6 RECORD KEEPING

All reports must be recorded using Council's Child Safe Reporting Form and stored securely in accordance with Council's Records Management Policy.

5. REPORTABLE CONDUCT

Council will comply with all obligations under Part 3 of the Act, including notification, investigation and reporting requirements for reportable allegations and reportable convictions involving Council workers to the Queensland Family and Child Commission (the Commission).

Requirement	Timeframe
Initial Notification	Within 3 business days
Interim or final report	Within 30 business days
Investigation	Commence as soon as practicable
Final report	Following completion of investigation

5.1 TYPES OF REPORTABLE CONDUCT

The following types of reportable conduct are defined by the Commission:²

- A child sexual offence
- Sexual misconduct committed in relation to, or in the presence of, a child
- Ill-treatment of a child
- Significant neglect of a child
- Physical violence committed in relation to, or in the presence of, a child
- Behaviour that causes significant emotional or psychological harm to a child

² Queensland Family and Child Commission, Reportable Conduct Scheme (Web page, 01 July 2026)
< <https://www.qfcc.qld.gov.au/childsafereportable-conduct-scheme> >.

Child Safety and Wellbeing Reporting Procedure

5.2 REPORTABLE CONDUCT – HANDLING

Council is a reporting entity under the Act³ and Council must also report Reportable Conduct (see definitions).

The Act prescribes specific actions to be undertaken relevant to reportable conduct and the following will apply upon Council becoming aware of:

- a) a reportable allegation as defined about a worker of Council;
 - b) a reportable conviction as defined of a worker of Council.
1. Council will formally notify the Commission of the allegation or conviction **no later than 3 business days after becoming aware of the allegation or conviction.**⁴
 2. Council will give the Commission an interim written report or final report about the allegation or conviction **prior to but no later than 30 business days after becoming aware of the allegation or conviction.**⁵
 3. As soon as practicable after any action taken under points 1 above, Council will commence conduct of an investigation into the reportable allegation or reportable conviction. Where appropriate, and having regard to the context of the matter at hand, Council will engage an independent external investigator to undertake the investigation.

Note: in circumstances where Council is not reasonably able to investigate the reportable allegation or reportable conviction, Council must notify the Commission and such notification must include reasons why Council cannot reasonably investigate the matter.⁶

4. As soon as practicable after an action taken at point 3 above, Council will provide written notice to the person the subject of the reportable allegation or reportable conviction that meets the requirements prescribed under subsections 36(3)-(4) of the Act.
5. As soon as practicable after completion of an action taken at point 3 above, Council will provide to the Commission, a final report meeting the prescribed requirements outlined at under subsection 37(2) of the Act.

Note: an action taken under point 5 above may be subject to exemption provisions outlined at subsection 37(3) and section 39 of the Act under instruction from the Commission.

6. FURTHER DEFINITIONS

Child/children means a **person** or persons under the age of 18 years.

Child Safety refers to the preservation and protection of children's safety, wellbeing and cultural safety in its broadest sense.

Reportable allegation means:

- (1) A reportable allegation is an allegation or other information that leads a person to form a reasonable belief that a worker of a reporting entity has committed—
 - (a) reportable conduct; or

³ See *Child Safe Organisations Act 2024* (Qld) s 29(b)(i). See also sch 2(9)(c).

⁴ Ibid s 34(2).

⁵ Ibid s 34(3).

⁶ Ibid s 36(2).

Child Safety and Wellbeing Reporting Procedure

- (b) misconduct that may involve reportable conduct.
- (2) For subsection (1), it is irrelevant whether or not the conduct or misconduct is alleged to have occurred in the course of the worker performing work for the reporting entity.⁷

Reportable conduct

The following conduct is reportable conduct-

- (1) a child sexual offence;
- (2) sexual misconduct committed in relation to, or in the presence of, a child;
- (3) ill-treatment of a child;
- (4) significant neglect of a child;
- (5) physical violence committed in relation to, or in the presence of, a child;
- (6) behaviour that causes significant emotional or psychological harm to a child.⁸

Note: Reportable conduct may be one act or a series of acts or incidents. It does not need to have occurred in the course of the worker's employment, for example, it may occur while the worker is off duty or out of hours.

Reportable conviction

- (1) A reportable conviction, of a worker of a reporting entity, is a conviction for an offence committed by the worker against a law of a State or the Commonwealth that may involve reportable conduct.
- (2) For subsection (1), a conviction includes the following—
 - (a) a finding of guilt, and the acceptance of a plea of guilty, by a court, whether or not a conviction is recorded;
 - (b) a spent conviction, or a conviction that has become spent under a law of another State or the Commonwealth.⁹

Universal Principle means making Aboriginal and Torres Strait Islander children feel welcome, safe, valued, included and respected.¹⁰

Worker means:

- an employee of the entity
- a volunteer
- a contractor, subcontractor or consultant
- an individual supplied by a provider of labour hire services
- an executive officer of the entity, or another person concerned with the entity's management
- a trainee or person undertaking work experience.

Note: Worker for reporting requirements under Part 3 of the Act includes a former worker of the entity, if—

- (a) **for a reportable allegation**—the alleged conduct the subject of the allegation was engaged in during the period when the worker was performing work for the entity; or
- (b) **for a reportable conviction**—the worker was convicted during a period when the worker was performing work for the entity.¹¹

⁷ Ibid 27.

⁸ Ibid s 26.

⁹ Ibid s 28.

¹⁰ Ibid s 11(2).

¹¹ Ibid s 32.

Child Safety and Wellbeing Reporting Procedure
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7. RELATED DOCUMENTS AND REFERENCES

Child Safe Code of Conduct (MSC)

Child Safe Organisations Act 2024 (Qld)

Child Safety and Wellbeing Policy (MSC)

Enterprise Risk Management Framework (MSC)

Guidelines for Implementing the Child Safe Standards in Queensland (September 2025) – Queensland Government

8. REVIEW

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



Child Safe Code of Conduct

Policy Type	Governance Code	Version:	1.0
Responsible Officer	Manager Information Systems & Governance	Date Approved:	16/09/2026
Review Officer:	Director Corporate & Community Services	Review Due:	16/08/2030
Author:	Senior Advisor Governance & Compliance	Commencement:	16/09/2026

1. PURPOSE

To establish the standards of behaviour expected of Council workers when interacting with children and to support Council's obligations under the *Child Safe Organisations Act 2024* (Qld).

2. SCOPE

The Child Safe Code of Conduct (the Code) applies to all Workers (see Definitions). It should be read in conjunction with Council's *Child Safety and Wellbeing Policy* and *Child Safety and Wellbeing Reporting Procedure*.

3. POLICY STATEMENT

Council has zero tolerance for child abuse. We are committed to providing child-safe environments that promote the safety, wellbeing and cultural safety of children.

4. ROLES AND RESPONSIBILITIES

4.1 WORKERS

At all times, workers will act in accordance with the Child Safe Standards by complying with the Code.

Workers must:

- comply with the Code
- treat children with dignity and respect
- maintain professional boundaries
- report concerns about child safety immediately
- when working with children, complete required child safety training
- cooperate with investigations.

4.2 MANAGERS

Managers must:

- model appropriate behaviour
- ensure workers understand the Code
- respond promptly to concerns
- support reporting
- ensure workers complete required training.

Child Safe Code of Conduct

5. STANDARDS OF CONDUCT

Council implements the Child Safe Standards through its policies, procedures and practices. Workers support implementation by complying with the Code and all child safety procedures.

Standard 1: Child safety and wellbeing is embedded in organisational leadership, governance, and culture

Standard 2: Children are informed about their rights, participate in decisions affecting them and are taken seriously

Standard 3: Families and communities are informed and involved in promoting child safety and wellbeing

Standard 4: Equity is upheld, and diverse needs respected in policy and practice

Standard 5: People working with children are suitable and supported to reflect child safety and wellbeing values in practice

Standard 6: Processes for complaints and concerns are child-focused

Standard 7: Workers are equipped with the knowledge, skills and awareness to keep children safe, through ongoing education and training

Standard 8: Physical and online environments promote safety and wellbeing while minimising the opportunity for children to be harmed

Standard 9: Implementation of the Child Safe Standards is regularly reviewed and improved

Standard 10: Policies and procedures document how the organisation is safe for Children

Council also implements the Universal Principle by promoting and upholding the cultural safety of Aboriginal and Torres Strait Islander children.

6. EXPECTED BEHAVIOUR

Workers will:

- always act in the best interests of children
- treat children fairly, respectfully and inclusively
- promote the cultural safety of Aboriginal and Torres Strait Islander children
- respect diversity and individual needs
- maintain appropriate professional boundaries
- avoid being alone with children where practicable
- communicate appropriately, including online
- listen to children and take concerns seriously
- report concerns immediately

7. UNACCEPTABLE BEHAVIOUR

Workers must not:

- abuse, neglect, bully or intimidate a child
- groom or exploit a child
- engage in sexual conduct with a child
- use discriminatory, racist or degrading language
- ignore or fail to report concerns about child safety

Child Safe Code of Conduct

- develop inappropriate personal relationships with children
- communicate with children through personal social media unless authorised
- exchange personal contact details without a legitimate work reason
- use unreasonable physical force
- expose children to inappropriate material.

8. REPORTING

Workers must immediately report any concerns, suspicions, disclosures, allegations or suspected breaches of the Code in accordance with Council's *Child Safety and Wellbeing Reporting Procedure*.

Where there is immediate danger, contact Queensland Police on 000.

9. NON-COMPLIANCE

Failure to comply with the Code may also constitute misconduct and may result in disciplinary action, referral under the Reportable Conduct Scheme or notification to external authorities where required by law.

10. DEFINITIONS

Child/children – means a person or persons under the age of 18 years.

Worker means:

- an employee of the entity
- a volunteer
- a contractor, subcontractor or consultant
- an individual supplied by a provider of labour hire services
- an executive officer of the entity, or another person concerned with the entity's management
- a trainee or person undertaking work experience

11. RELATED DOCUMENTS AND REFERENCES

Child Safe Organisations Act 2024 (Qld)
Child Safety and Wellbeing Policy (MSC)
Child Safety and Wellbeing Reporting Procedure (MSC)
Human Rights Act 2019 (Qld)
Recruitment and Selection Policy (MSC)

12. REVIEW

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

8.9 ACQUISITION OF LOT 322 ON SP118917 - ARARA STREET KURANDA

Date Prepared: 20 August 2026

Author: Manager Information Systems & Governance

Attachments: Nil

EXECUTIVE SUMMARY

This report seeks approval for the acquisition of Lot 322 on SP118917, Arara Street Kuranda from The State of Queensland (represented by Department of Education).

RECOMMENDATION

That Council offer to purchase Lot 322 on SP118917 from The State of Queensland (represented by Department of Education) for \$185,000 (ex GST).

BACKGROUND

The land is currently owned by The State of Queensland (represented by Department of Education).

In June 2026, the land was deemed surplus, approved for divestment at market value and was published on the Government Land Register. Council submitted an expression of interest, in order to trigger a market valuation of the property to inform a Council decision.

In August 2026, the Department of Education provided a market valuation report for the land, with a value of \$185,000 (ex GST). The market valuation establishes the purchase price, should Council wish to proceed.

The land is 8,757m² in size and has an underlying tenure of Estate in Fee Simple, being freehold land.

The land is vacant land and irregularly shaped, with the primary frontage to Arara Street. The land is adjoined to the east by road reserve, the railway line and the Barron River. The rear of the land adjoins Jum Rum Creek. The land is adjoined to the west by Council's Kuranda Sewage Treatment Plant.

The land is generally level on the northern side with approximately 1,500m² cleared of vegetation, and the southern side is uncleared and falls away.

This site is strategically important to both the community and Council, as it provides the only road access for maintaining the Barron River Esplanade and supports future infrastructure needs. It has also been identified through the Kuranda Walking Network Plan and Kuranda Community Precinct development as a potential location to deliver improved access to the Kuranda River Walk. This includes providing a safer, more accessible alternative to the existing steep stair access, particularly for people with disabilities. Given its operational and community value, Council considers this land critical for both current service delivery and future planning.

Offer and acceptance

Should Council carry the resolution, Council can offer and the Department of Education may accept the purchase price of \$185,000 (ex GST) and negotiate the terms of the Contract.

Funding

Council intends to draw the funds from its general reserves to fund this acquisition.

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

The cost to Council of the acquisition is \$185,000.00 (ex GST), conveyance and transfer duty.

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.

IMPLEMENTATION/COMMUNICATION

Correspond with the Department of Education.

8.10 FINANCIAL STATEMENTS PERIOD ENDING 31 AUGUST 2026**Date Prepared:** 2 September 2026**Author:** Manager Finance

Attachments: 1. Financial Statements August 2026 [↓](#)
 2. Capital Works Program 2026-27 with carry overs [↓](#)

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 August 2026.

RECOMMENDATION

That Council:

1. receives the Financial Report for the period ending 31 August 2026;
2. empanels one (1) sole supplier to be added to the Sole Supplier Register; and
3. approves the 2026/27 Capital Works program including carry overs from 2025/26.

BACKGROUND

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

The 2025/26 financial year audit is nearing its final stage of completion, with impact on final end of year figures (if any) yet to be identified. The 2025/26 Financial Statements were presented to the Audit Committee for the annual audit on 11 August 2026.

For the period ending 31 August 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.

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

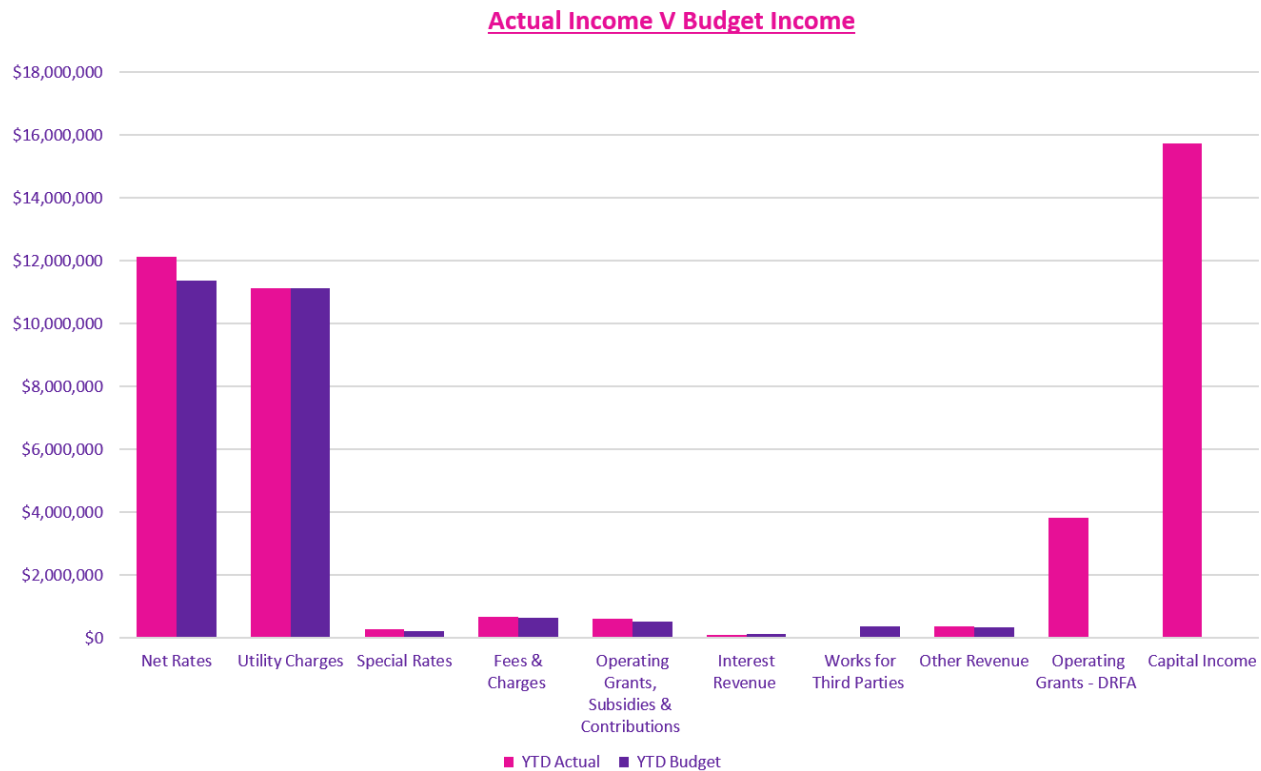
<i>August 2026 – Snapshot</i>	Actuals YTD \$	Budget YTD \$
Council Operating Income	25,350,524	24,766,079
Council Operating Expenditure	12,529,361	11,502,807
Council Operating Surplus/(Deficit)	12,821,163	13,263,272
Disaster Recovery Funding Arrangement (DRFA) - Surplus/(Deficit)	1,681,434	-
Total Operating Surplus/(Deficit)	14,502,597	13,263,272
Total Capital Income	15,726,368	30,000

The surplus shown above is due to the Rates Notices being issued in August 2026, which represents 50% of annual rate levies. The Rate Notices for the half year ending 31 December 2026 were issued on 10 August 2026 with the discount due date being 11 September 2026.

Income Analysis

Council operating income for the period ending 31 August 2026 is **\$25,350,524** (excluding \$15,726,368 in capital income and \$3,824,898 in DRFA income) compared to the year-to-date budget of **\$24,766,079**.

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



<i>Income</i>	Actuals YTD \$	Budget YTD \$	Note
Net Rates	12,129,755	11,378,117	1
Utility Charges	11,120,132	11,129,186	
Special Rates	284,724	219,039	
Fees & Charges	686,501	632,063	
Operating Grants, Subsidies & Contributions	606,322	537,471	
Interest Revenue	109,291	146,666	
Works for Third Parties	53,561	370,833	2
Other Revenue	360,238	352,704	
Total Council Operating Income	25,350,524	24,766,079	
Operating Grants - DRFA	3,824,898	-	3
Capital Income	15,726,368	30,000	4
Total Income	44,901,790	24,796,079	

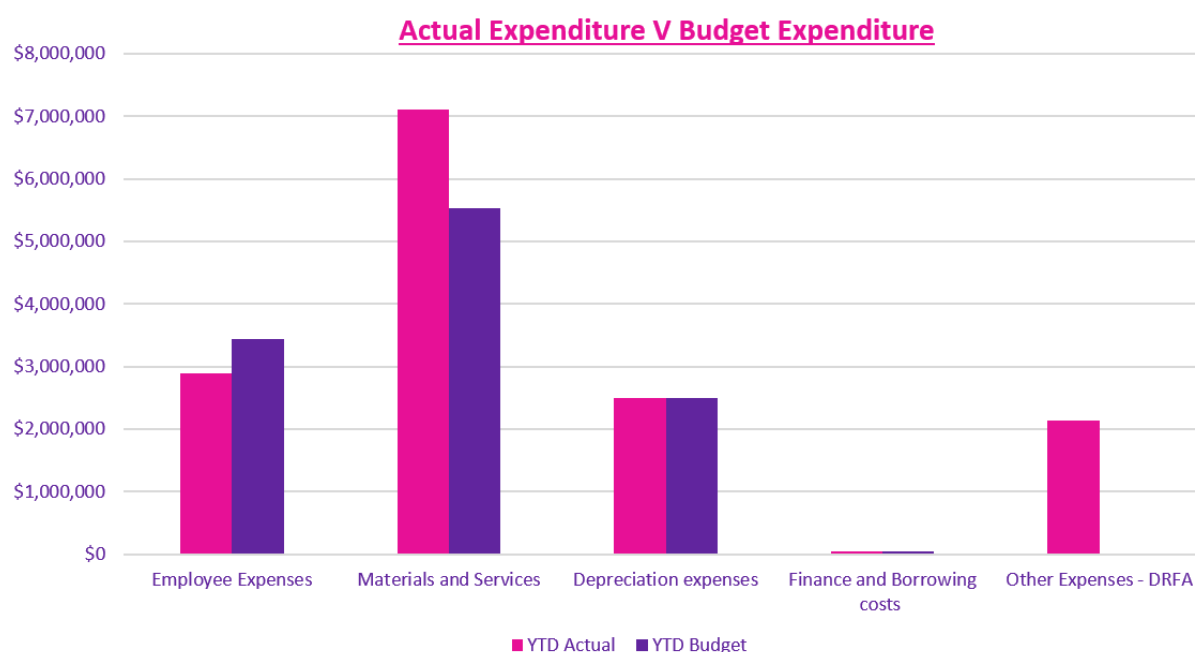
Notes:

1. Rates for the half year ending 31 December 2026 were levied in August. The favourable variance relates to the rates discount, which is only recorded when rate payments are made. As more rate payments are received before discount dates, this variance will reduce. The discount date closes 11 September.
2. Road Maintenance Performance Contract (RMPC) with Department of Main Roads and Transport income is generated up to one (1) month following actual expenditure.
3. Disaster Recovery Funding Arrangements (DRFA) restoration works are not budgeted for and there will be an expenditure offset 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 August 2026 amount to **\$12,529,361** (excluding \$2,143,464 in DRFA expenditure), compared to the year-to-date budget of **\$11,502,807**.

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



<i>Expenses</i>	Actual YTD \$	Budget YTD \$	Note
Employee Expenses	2,897,069	3,437,250	1
Materials and Services	7,101,015	5,537,310	2
Depreciation Expenses	2,491,157	2,491,157	
Finance and Borrowing Costs	40,120	37,090	
Total Council Operating Expenses	12,529,361	11,502,807	
Other Expenses - DRFA	2,143,464	-	3
Total Expenses	14,672,825	11,502,807	

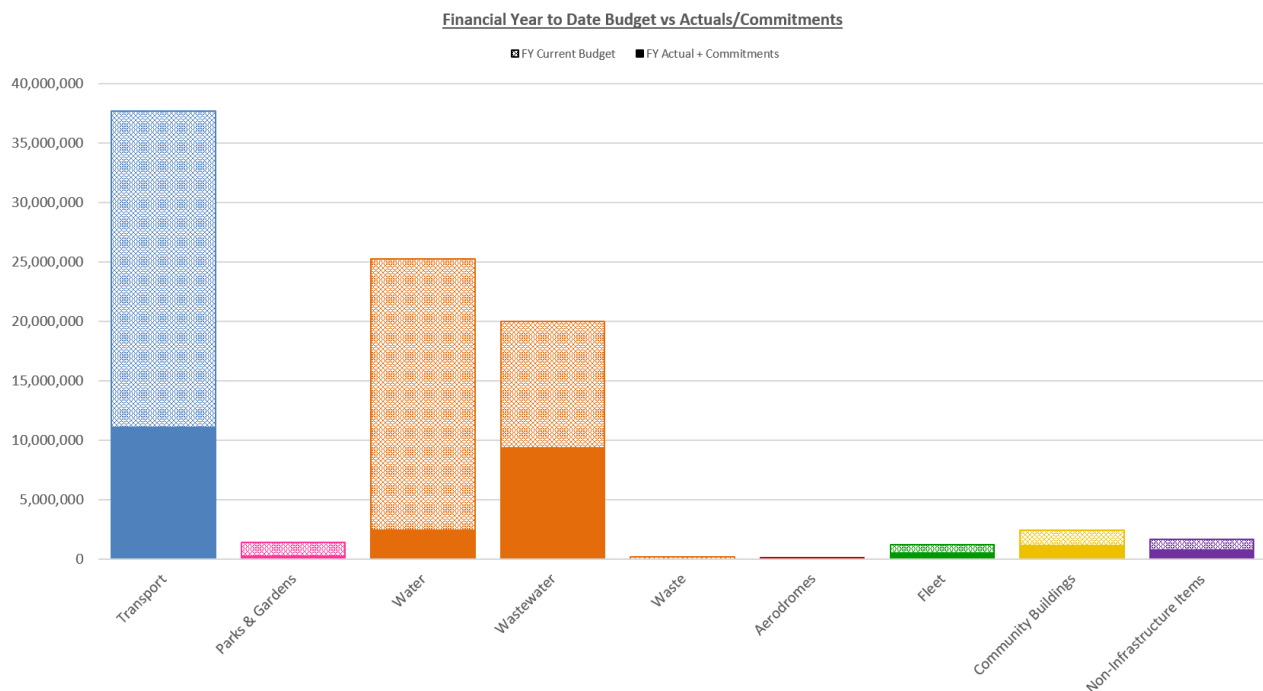
Notes:

1. There are no significant issues to report. The reason for the variance in employee expenses is a timing issue between the fortnightly pay processing and the budget allocation being a set amount per month. Timing differences can occur due to actual-planned staff absences, vacancies, and staff working on capital projects.
2. The variance in Materials and services is due to timing of spending of RMPC work and restoration works that are not budgeted for. There will be future income to offset this expenditure.
3. Expenditure incurred for the DRFA restoration works are not budgeted for. This expenditure will be offset against income.

Capital Expenditure

Carry over capital works from 2025/26 of **\$69,183,779** are proposed to be added to the 2026/27 original capital budget of **\$17,963,313**. This relates to incomplete or multi-year projects which are to be undertaking in 2026/27. In addition to carry overs, additional capital of **\$2,983,417** will be included in the program for 2026/27 to bring the total annual capital budget to **\$90,130,509**.

Total capital expenditure of **\$25,515,253** (including commitments) has been spent for the period ending 31 August 2026 against the 2026/27 annual capital budget of **\$90,130,509**.



Loan Borrowings

Council's loan balance is **\$5,675,788** as at 31 August 2026.

Rates and Charges

The total rates and charges payable as at 31 August 2026 are **\$18,398,789** which is broken down as follows:

Status	31 August 2026		31 August 2025	
	No. of properties	Amount \$	No. of properties	Amount \$
Valueless Land	3	26,188	3	13,689
Payment Arrangement	157	237,998	117	172,653
Collection House	241	1,889,127	259	1,423,725
Exhausted – awaiting sale of land	11	436,429	9	406,072
Exhausted – mining leases	4	76,043	10	953,754
Sale of Land	-	-	1	15,095
Other (includes current rates)*	6,514	15,733,004	6,553	14,967,554
TOTAL	6,930	18,398,789	6,952	17,952,542

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

The rate notices for the half year ending 31 December 2026 were issued on 10 August 2026 with the discount due date being 11 September 2026.

Collection House recorded payments of **\$68,390** for the month of August 2026.

Sundry Debtors

The total outstanding for Sundry Debtors as at 31 August 2026 is **\$1,464,374** which is made up of the following:

Current	30 days	60 days	90 + days
\$547,132	\$888,198	\$21,353	\$7,691
37.36%	60.65%	1.46%	0.53%

Vandalism Expenses

For the period to August, a total of **\$13,672** 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 August 2026.

Council's Procurement Policy prescribes the methods for purchasing goods and services. In accordance with Section 235 of the Local Government Regulation 2021 titled "Other exceptions", Council is able to empanel the contractors that Council deems to be a Sole Supplier if:

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

There are 75 suppliers endorsed by Council as sole suppliers. In addition to these suppliers, it is recommended that Council empanels the following supplier to the Sole Supplier Register:

SUPPLIER NAME	SERVICES RENDERED
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Odour Technologies Pty Ltd	This is the only supplier of the product Neutraliser two (2) which can be used in the Majoy Pump station Dosing Systems.
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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

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Budgeted Income Statement by Fund to August 2026

Consolidated			
	Actual YTD	Budget YTD	2026/27 Budget
Revenue			
Rates and utility charges	24,132,419	24,004,808	48,009,612
Less Discounts and Pensioner Remissions	(597,808)	(1,278,466)	(2,556,932)
Net Rates and Utility Charges	23,534,611	22,726,342	45,452,680
Fees and Charges	686,501	632,063	2,223,430
Operating Grants and Subsidies	606,322	517,471	10,431,096
Operating Grants and Subsidies - DRFA	3,824,898	-	-
Operating Contributions	-	20,000	180,000
Interest Revenue	109,291	146,666	880,000
Works for Third Parties	53,561	370,833	2,225,000
Other Revenue	360,238	352,704	1,083,086
Total Operating Revenue	29,175,422	24,766,079	62,475,292
Expenditure			
Employee Expenses	2,897,069	3,437,250	21,117,968
Materials and Services	7,101,015	5,537,310	20,933,864
Other Expenses - DRFA	2,143,464	-	-
Depreciation expense	2,491,157	2,491,157	14,947,093
Finance and Borrowing costs	40,120	37,090	222,537
Total Operating Expenses	14,672,825	11,502,807	57,221,462
Operating Surplus/(Deficit)	14,502,597	13,263,272	5,253,830
Capital Income			
Capital Contributions	135,592	-	-
Capital Grants and Subsidies	15,313,375	-	2,766,657
Capital Income Other	-	-	-
Interest on Contributions/Reserves	276,674	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	727	30,000	180,000
Total Capital Income	15,726,368	30,000	2,946,657
Net Result	30,228,965	13,293,272	8,200,487

Budgeted Income Statement by Fund to August 2026

General			
	Actual YTD	Budget YTD	2026/27 Budget
Revenue			
Rates and utility charges	12,924,907	12,800,400	25,600,799
Less Discounts and Pensioner Remissions	(597,808)	(1,278,466)	(2,556,932)
Net Rates and Utility Charges	12,327,099	11,521,934	23,043,867
Fees and Charges	540,345	495,208	1,402,305
Operating Grants and Subsidies	605,322	509,471	10,368,096
Operating Contributions	-	-	-
Interest Revenue	44,626	108,333	650,000
Works for Third Parties	48,652	370,833	2,225,000
Other Revenue	338,739	322,371	901,086
Total Operating Revenue	13,904,783	13,328,150	38,590,354
Expenditure			
Employee Expenses	2,553,078	3,025,263	18,592,064
Materials and Services	5,267,859	3,496,684	9,028,026
Depreciation expense	1,769,553	1,769,553	10,617,432
Finance and Borrowing costs	25,413	22,923	137,537
Total Operating Expenses	9,615,903	8,314,423	38,375,059
Operating Surplus/(Deficit)	4,288,880	5,013,727	215,295
Capital Income			
Capital Contributions	135,592	-	-
Capital Grants and Subsidies	4,858,706	-	250,000
Capital Income Other	-	-	-
Interest on Contributions/Reserves	223,214	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	727	30,000	180,000
Total Capital Income	5,218,239	30,000	430,000
Net Result	9,507,119	5,043,727	645,295

Budgeted Income Statement by Fund to August 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	3,824,898	-	-
Operating Contributions	-	-	-
Interest Revenue	-	-	-
Works for Third Parties	-	-	-
Other Revenue	-	-	-
Total Operating Revenue	3,824,898	-	-
Expenditure			
Employee Expenses	35,268	-	-
Materials and Services	2,108,196	-	-
Depreciation expense	-	-	-
Finance and Borrowing costs	-	-	-
Total Operating Expenses	2,143,464	-	-
Operating Surplus/(Deficit)	1,681,434	-	-
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	709,889	-	-
Capital Income Other	-	-	-
Interest on Contributions/Reserves	-	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	709,889	-	-
Net Result	2,391,323	-	-

Budgeted Income Statement by Fund to August 2026

Waste			
	Actual YTD	Budget YTD	2026/27 Budget
Revenue			
Rates and utility charges	2,793,781	2,776,604	5,553,208
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	2,793,781	2,776,604	5,553,208
Fees and Charges	111,788	109,599	657,595
Operating Grants and Subsidies	-	-	-
Operating Contributions	-	-	60,000
Interest Revenue	17,743	13,333	80,000
Works for Third Parties	4,909	-	-
Other Revenue	17,335	24,833	149,000
Total Operating Revenue	2,945,556	2,924,369	6,499,803
Expenditure			
Employee Expenses	26,510	31,056	189,642
Materials and Services	547,430	883,378	6,108,326
Depreciation expense	40,936	40,936	245,615
Finance and Borrowing costs	-	-	-
Total Operating Expenses	614,876	955,370	6,543,583
Operating Surplus/(Deficit)	2,330,680	1,968,999	(43,780)
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	-	-	-
Capital Income Other	-	-	-
Interest on Contributions/Reserves	16,048	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	16,048	-	-
Net Result	2,346,728	1,968,999	(43,780)

Budgeted Income Statement by Fund to August 2026

Wastewater			
	Actual YTD	Budget YTD	2026/27 Budget
Revenue			
Rates and utility charges	3,591,173	3,573,200	7,146,399
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	3,591,173	3,573,200	7,146,399
Fees and Charges	6,108	12,938	77,625
Operating Grants and Subsidies	-	-	-
Operating Contributions	-	-	-
Interest Revenue	18,571	16,667	100,000
Works for Third Parties	-	-	-
Other Revenue	-	-	-
Total Operating Revenue	3,615,852	3,602,805	7,324,024
Expenditure			
Employee Expenses	101,781	125,577	766,937
Materials and Services	364,462	455,041	2,101,791
Depreciation expense	352,169	352,169	2,113,037
Finance and Borrowing costs	14,707	14,167	85,000
Total Operating Expenses	833,119	946,954	5,066,765
Operating Surplus/(Deficit)	2,782,733	2,655,851	2,257,259
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	4,317,116	-	1,536,000
Capital Income Other	-	-	-
Interest on Contributions/Reserves	24,508	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	4,341,624	-	1,536,000
Net Result	7,124,357	2,655,851	3,793,259

Budgeted Income Statement by Fund to August 2026

Water			
	Actual YTD	Budget YTD	2026/27 Budget
Revenue			
Rates and utility charges	4,736,703	4,779,383	9,558,765
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	4,736,703	4,779,383	9,558,765
Fees and Charges	28,260	14,318	85,905
Operating Grants and Subsidies	1,000	8,000	63,000
Operating Contributions	-	-	-
Interest Revenue	19,018	8,333	50,000
Works for Third Parties	-	-	-
Other Revenue	4,164	5,500	33,000
Total Operating Revenue	4,789,145	4,815,534	9,790,670
Expenditure			
Employee Expenses	215,700	255,354	1,569,325
Materials and Services	858,078	653,323	3,602,418
Depreciation expense	316,946	316,946	1,901,691
Finance and Borrowing costs	-	-	-
Total Operating Expenses	1,390,724	1,225,623	7,073,434
Operating Surplus/(Deficit)	3,398,421	3,589,911	2,717,236
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	5,427,664	-	980,657
Capital Income Other	-	-	-
Interest on Contributions/Reserves	10,451	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	5,438,115	-	980,657
Net Result	8,836,536	3,589,911	3,697,893

Budgeted Income Statement by Fund to August 2026

Benefited Area			
	Actual YTD	Budget YTD	2026/27 Budget
Revenue			
Rates and utility charges	85,855	75,221	150,441
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	85,855	75,221	150,441
Fees and Charges	-	-	-
Operating Grants and Subsidies	-	-	-
Operating Contributions	-	20,000	120,000
Interest Revenue	9,333	-	-
Works for Third Parties	-	-	-
Other Revenue	-	-	-
Total Operating Revenue	95,188	95,221	270,441
Expenditure			
Employee Expenses	-	-	-
Materials and Services	63,186	48,884	93,303
Depreciation expense	11,553	11,553	69,318
Finance and Borrowing costs	-	-	-
Total Operating Expenses	74,739	60,437	162,621
Operating Surplus/(Deficit)	20,449	34,784	107,820
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	-	-	-
Capital Income Other	-	-	-
Interest on Contributions/Reserves	2,453	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	2,453	-	-
Net Result	22,902	34,784	107,820

2026-27 Capital Works Program

Project #	Project Description	Budget Type
Transport Renewals		
CP0003915	25/26 Bitumen & Asphalt Reseal Program	Carry Over
CP0003916	25/26 Gravel Resheet Program	Carry Over
CP0006639	26/27 Bitumen & Asphalt Reseal Program	26/27 Budget
CP0006640	26/27 Gravel Resheet Program	26/27 Budget
Roads		
CP00797	TIDS Rankin/Walsh St Roundabout	Carry Over
CP0002040	KDA Barron Falls/Masons Rd/Falls Lookout	Carry Over
CP0002041	KDA Barron Falls Rd Thongon-Mason Roads	Carry Over
CP0002048	KDA Kuranda Heights Rd Intersection	Carry Over
CP0002050	MBA McIver Rd Rehab & Widen	Carry Over
CP0002051	DIM Leadingham Ck Rd - Ch3.598-5.2	Carry Over
CP0002052	TIDS 24-27 DIM Leadingham C/R 8.04-11.48	Carry Over
CP0002056	DIM Leadingham Ck Rd - Ch5.2-6.72	Carry Over
CP0002060	KDA Oak Forest Rd Rehab & Widen	Carry Over
CP0002061	KOAH Koah Rd Widen & Seal to 8m	Carry Over
CP0002063	DIM Leadingham Ck Rd - Ch6.72-8.04	Carry Over
CP0002066	DIM Leafgold Weir Rd Widen Curves	Carry Over
CP0002077	MBA Fassio Rd Widen & Bitumen Seal	Carry Over
CP0002082	Gingerella Ootann Rd Widen & Seal	Carry Over
CP0003932	DRFA Betterment Co-Contribution	Carry Over
CP0006607	DRFA MBA Lockwood Rd Upgrade	Carry Over
CP0006656	MBA Barron River Fire Trail Upgrade, Lloyd St to Herberton St	Carry Over
CP0006683	DRFA 2026 Complementary Co-Contribution	26/27 Budget
CP0006684	DRFA 2026 Betterment Co-Contribution	26/27 Budget
CP0006685	ARR Tyrconnell Rd Renewal 26/27	26/27 Budget
CP0006686	MBA Emerald End Rd Renewal 26/27	26/27 Budget
CP0006687	BIB Bilwon Rd Renewal 26/27	26/27 Budget
CP0006688	MBA Malone Rd Renewal 26/27	26/27 Budget
CP0006689	MUT Mutchilba Rd Renewal 26/27	26/27 Budget
Bridges		
CP0001558	MBA Tinaroo Creek Rd Ada Creek Causeway	Carry Over
CP0003706	KOAH BR-000445 Barron St Bridge Repairs	Carry Over
CP0006592	DRFA KDA Jarawee Rd Bridge Construction	Carry Over
CP0006597	DRFA JUL Bushy Creek Bridge	Carry Over
CP0006680	DRFA Cooktown Crossing - Kondaparinga Rd	Carry Over
CP0003897	KOAH Kanervo Road Bridge Repair Defects	26/27 Budget
CP0003925	MBA Springmount Rd New Bridge Granite Ck (DESIGN component)	26/27 Budget

Project #	Project Description	Budget Type
Drainage		
CP00844	MBA Amaroo Drainage Upgrades	Carry Over
CP0003689	MBA CBD Drainage Upgrade Stage 1	Carry Over
CP0003690	MBA Ray Rd Culvert Upgrade	Carry Over
CP0003695	Irvinebank Jessie St/Rubina Tce Upgrade	Carry Over
CP0003914	25/26 Renew Minor Culverts & Drainage	Carry Over
CP0006593	DRFA MBA Carman Rd Culvert Construction	Carry Over
CP0006600	DRFA MBA Emerald End Culvert Replacement	Carry Over
CP0006608	DRFA DIM Wolfram Rd Culvert Upgrade	Carry Over
CP0006609	DRFA Jasper Gully Betterment Program	Carry Over
CP0006614	DRFA Unfunded Drainage Upgrades	Carry Over
CP0006622	MBA Ray/George Fabris Rd Intersection Proposed New Cwy (DESIGN Component)	26/27 Budget
CP0006629	MBA Ray Rd Future Drainage Corridor George Fabris Rd to Chinaman Ck (DESIGN Component)	26/27 Budget
CP0006651	MBA Ray Rd Zenel Rd Detention Basin and Downstream Drain (DESIGN Component)	26/27 Budget
CP0006655	2026/27 Renew Minor Culverts & Drainage	26/27 Budget
Footpaths		
CP0001665	Mt Molloy Footpath & Furniture Refurb	Carry Over
CP0001666	KDA Barron Falls Rd Replace Footpath	Carry Over
CP0001721	MBA WNP Constance St Link (Atherton St)	Carry Over
CP0001790	MBA WNP Anzac Avenue Footpath Renewal	Carry Over
CP0001671	MBA Byrnes St Replace Slippery Tiles (GRANT CO-CONTRIBUTION Project subject to receiving grant of \$1.5M)	26/27 Budget
CP0001821	2026/27 Shire wide Footpath Renewal Program	26/27 Budget
Parks and Open Spaces		
CP00809	MBA Bicentennial Lakes (Southern) D&C	Carry Over
CP0001805	MBA Bicentennial Lakes Northern	Carry Over
CP0001803	Julatten Geraghty Pk Refurb Playground	Carry Over
CP0001928	MUT Refurb Community Hall Park	Carry Over
CP0003670	MBA Amaroo Park Shelter & Shade	Carry Over
CP0003818	KDA KIAC KCP Additional Funds	Carry Over
CP0001810	KDA Gregory Terrace Park Minor Refurb	26/27 Budget
CP0001848	MBA Jensen Park Refresh Playground	26/27 Budget
CP0003817	SPW Playground Softfall Replacement	26/27 Budget

Project #	Project Description	Budget Type
Water		
CP0002682	Irvinebank Ibis Dam PS	Carry Over
CP0002684	24/25 - Smart Meters Replacement	Carry Over
CP0002686	25/26 WTP Minor Infrastructure	Carry Over
CP0002688	25/26 Water Main Replacement	Carry Over
CP0002689	25/26 Telemetry/SCADA Upgrades	Carry Over
CP0002691	25/26 Hydrants & Valve Renewal	Carry Over
CP0002698	DIM WTP Raw Water Pump Station	Carry Over
CP0002762	MBA WTP Refurbish Clarifiers	Carry Over
CP0002764	MtM Replace Hunter Ck Weir	Carry Over
CP0003668	CHI Renew Water Line	Carry Over
CP0003820	DRFA KDA WTP Intake Stabilisation	Carry Over
CP0002694	FY26/27 - CHI WTP Arsenic Filters	26/27 Budget
CP0002700	FY26/27 - WTP Minor Infrastructure	26/27 Budget
CP0002701	FY26/27 - Smart Meters Replacement	26/27 Budget
CP0002702	FY26/27 - Water Main Replacement	26/27 Budget
CP0002703	FY26/27 - Telemetry/SCADA Upgrades	26/27 Budget
CP0002705	FY26/27 - Hydrants & Valve Renewal	26/27 Budget
CP0002706	FY26/27 - KDA WTP Filtration System	26/27 Budget
CP0002707	FY26/27 - KDA WTP Filtration Instruments	26/27 Budget
CP0002708	FY26/27 - KDA WTP Sediment Tank Instrumentation	26/27 Budget
CP0002712	FY26/27 - KDA WTP Process Telemetry	26/27 Budget
CP0002714	FY26/27 - KDA SCADA - Additions	26/27 Budget
CP0002716	FY26/27 - MBA Wylandra Diesel Generator	26/27 Budget
CP0002761	FY26/27 - MBA WTP Reservoir Upgrade	26/27 Budget
CP0006657	FY26/27 MBA Wylandra Water Booster Pump Stn	26/27 Budget
CP0006705	Mount Molloy Main St Water Main Replacement	26/27 Budget
	Water Network Isolation Valve Installation Program	New
Wastewater		
CP0001043	Atherton St Pump Station Refurb	Carry Over
CP0002474	FY24/25 - MBA Sewer CCTV & Reline Prog	Carry Over
CP0002476	FY24/25 - WW Reticulation Pumps Renewal	Carry Over
CP0002481	FY24/25 - MBA Constance St Rising Main	Carry Over
CP0002484	25/26 WW Pump Station Ancillary	Carry Over
CP0002487	25/26 Telemetry/SCADA Upgrades	Carry Over
CP0002489	25/26 Manhole Rehab & Replace	Carry Over
CP0002490	MBA WWTP Inline Instruments	Carry Over
CP0002491	KDA WWTP Sludge Conveyor	Carry Over
CP0002492	KDA WWTP Components	Carry Over
CP0003722	KDA WWTP Renew 6x6m Shed	Carry Over
CP0003827	DRFA MBA Lloyd St Sewer Main	Carry Over
CP0002493	FY26/27 - MBA Sewer CCTV & Reline	26/27 Budget
CP0002499	FY26/27 - MBA Kenneally Rd Pump Station	26/27 Budget
CP0002494	FY26/27 - WW Pump Station Ancillary	26/27 Budget
CP0002495	FY26/27 - WW Reticulation Pumps Renewal	26/27 Budget

Project #	Project Description	Budget Type
CP0002500	FY26/27 - MBA Prestige Gdn Pressure Main and Pump Station Pumps	26/27 Budget
CP0002502	FY26/27 - Telemetry/SCADA Upgrades	26/27 Budget
CP0002503	FY26/27 - Manhole Rehab and Replace	26/27 Budget
CP0002505	FY26/27 - MBA WWTP Minor Component	26/27 Budget
CP0002506	FY26/27 - KDA WWTP Liquid Alum Control Panel	26/27 Budget
Waste		
CP0003875	KDA Weigh Bridge Surface Renewal	Carry Over
CP0006698	MBA TS Buy Back Shop Awning Extension	26/27 Budget
CP0006699	Weighbridge Data Recording	26/27 Budget
CP0006701	MBA TS Leachate Pump Annual Program	26/27 Budget
Aerodromes		
CP0003859	CHI Aerodrome Reformation	Carry Over
CP0003899	MBA Aerodrome Drainage Improvements	Carry Over
CP0006588	MBA Airport - Fire Water Tank Replacement	
Fleet		
CP0003930	Asset 6221 Forklift Forks Upgrade	Carry Over
CP0006660	Grader Machine Control Unit	26/27 Budget
CP0006663	New Job Truck To Replace Asset No.1327 Mitsubishi Triton Dual Cab	26/27 Budget
CP0006665	Replace Asset 4057 Kubota Zero Turn Mower	26/27 Budget
CP0006668	Replace Asset 1408 Mazda BT 50 4x4 Ute	26/27 Budget
CP0006669	Repaint Cab Asset 632 Mitsubishi Canter 4x4 Truck With 3 Way Tipping Body	26/27 Budget
CP0006670	Replace Asset 400 Caterpillar 318 Excavator	26/27 Budget
CP0006678	Replace Asset 4062 Kubota Front deck Mower	26/27 Budget
CP0006704	Replace Asset 2064 Toyota Landcruiser 4X4	26/27 Budget
CP0006707	Replace Asset 1278 Diesel Holden Cruze Sedan	New
CP0006708	Replace Asset 624 Fuso Job Truck	New
Depots and Council Offices		
CP0001595	MBA Kowa St Depot Emergency Generator	Carry Over
CP0003724	DIM Depot Upgrade Fuel Bowsers	26/27 Budget

Project #	Project Description	Budget Type
Facilities		
CP00793	MBA Women's Restroom Refurb	Carry Over
CP0001059	Mba/Dim Aquatic Condition Assessment	Carry Over
CP0001816	Shire wide toilet facilities replacement	Carry Over
CP0003718	MBA Davies Park Field 2 Lighting Upgrade	Carry Over
CP0003890	25/26 Annual Minor Building Refurb	Carry Over
CP0003893	DIM Caravan Pk & KDA Pool Painting	Carry Over
CP0003913	MBA Cedric Davies Hub Place of Refuge	Carry Over
CP0003934	Annual Facilities LED Lighting	Carry Over
CP0006602	CHI SES Facility Improvements	Carry Over
CP0006612	DRFA MOL Rifle Ck Rest Area Toilet Refur	Carry Over
CP0006648	KOAH Hall Upgrade	Carry Over
CP0001955	MBA Arnold Park Basketball Court & Park Upgrade (GRANT CO-CONTRIBUTION Project subject to receiving grant of \$150,000)	26/27 Budget
CP0006682	MBA Railway Ave Entrance Precinct (GRANT CO-CONTRIBUTION Project subject to receiving grant of \$400K)	26/27 Budget
Other		
CP00928	MBA Rankin/Kowa St Network Switches	Carry Over
CP00932	MBA MIP Expansion	Carry Over
CP0001085	Mba Cemetery Expansion Planning	Carry Over
CP0003754	MBA CBD Revitalisation	Carry Over
CP0003888	ICT Data Center Replacement (cost tba)	Carry Over
CP0003908	MBA New Cemetery Headstone on Beam	Carry Over
CP0003909	Mba Cemetery New Double Columbarium Wall	Carry Over
CP0006603	Replace Data Centre Storage	Carry Over
CP0006659	MBA Cemetery New Coffin Lowering Device	26/27 Budget
CP0006662	Replace Ricoh 1 Printer MSC Rankin St Office	26/27 Budget
	Acquisition of Lot 322 on SP118917 Arara Street Kda	New

8.11 INFRASTRUCTURE SERVICES, CAPITAL WORKS MONTHLY REPORT - AUGUST 2026

Date Prepared: 4 September 2026

Author: Manager Assets and Projects

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

RECOMMENDATION

That Council receives the Infrastructure Services Capital Works Monthly Report for August 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 August 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 complete. Line marking underway.	Construction
CP0006639	26/27 Bitumen & Asphalt Reseal Program	Evaluation of tenders complete. Recommendation being provided to Council at September meeting.	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. Procurement of gravel underway.	Construction
Program: 03 - Urban Streets			
CP00797	TIDS 22/23 24/25 Rankin/Walsh St R'bout	Stormwater excavation works are complete and kerb and channel reinstatement has commenced. Stormwater pit installation is 70% complete with kerb inlet pits to be installed once the kerb and channel is reinstated. The electrical sub-contractor has commenced 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	Detailed 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 October 2026	Design
CP0002051	DIM Leadingham Ck Rd - Ch3.598-5.2	Road works complete. Signs installed. Line marking remaining.	Construction
CP0002052	TIDS 24-27 DIM Leadingham C/R 8.04-11.48	Road works complete. Signs and lines remain. Side track constructed for 12-Mile Culvert construction. Crossing demolished and base slab preparations underway.	Construction
CP0002056	DIM Leadingham Ck Rd - Ch5.2-6.72	Culvert structures complete. Embankment works underway.	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	Culvert works underway. Embankment to commence following 5.2-6.72	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	Works commenced	Construction
CP0006685	ARR Tyrconnell Rd Renewal 26/27	Being delivered as part of FNQROC contract. Evaluation of tenders complete. Recommendation being provided to Council at September meeting.	Planning

Infrastructure Services Capital Works Summary Report August 2026



Project Code	Project Description	Project Comment	Project Stage
CP0006686	MBA Emerald End Rd Renewal 26/27	Being delivered as part of FNQROC contract. Evaluation of tenders complete. Recommendation being provided to Council at September meeting.	Planning
CP0006687	BIB Bilwon Rd Renewal 26/27	Being delivered as part of FNQROC contract. Evaluation of tenders complete. Recommendation being provided to Council at September meeting.	Planning
CP0006688	MBA Malone Rd Renewal 26/27	Being delivered as part of FNQROC contract. Evaluation of tenders complete. Recommendation being provided to Council at September meeting.	Planning
CP0006689	MUT Mutchilba Rd Renewal 26/27	Being delivered as part of FNQROC contract. Evaluation of tenders complete. Recommendation being provided to Council at September meeting.	Planning
Program: 05 - Bridges			
CP0001558	MBA Tinaroo Creek Rd Ada Creek Causeway	Culverts, aprons and wingwalls are in place and roadwork approaches construction has commenced.	Construction
CP0003897	KOAH Kanervo Road Bridge Repair Defects	Site inspection to be undertaken and decision made whether outsourcing or completing internally.	Planning
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	Advertisement of additional inspector and acting bridge foreman designated to facilitate works. Works to be programmed upon receiving inspection data.	Planning
CP00844	MBA Amaroo Drainage Upgrades	Programmed for dry season 2027	Not Commenced
Program: 08 - Parking			
Program: 09 - Footpaths			
CP0001665	Mt Molloy Footpath & Furniture Refurb	To be programmed after water main installation complete.	Design
CP0001666	KDA Barron Falls Rd Replace Footpath	For Construction Design completed July 2026.	Design
CP0001790	MBA WNP Anzac Avenue Footpath Renewal	Planning for procurement.	Planning
CP0001821	2026/27 Shire wide Footpath Renewal Program	No works currently scheduled. Subject to inspections.	Planning
Program: 10 - Parks and Gardens			

Infrastructure Services Capital Works Summary Report August 2026



Project Code	Project Description	Project Comment	Project Stage
CP0001803	Julatten Geraghty Pk Pump Track	Construction commenced. Expected completion September 2026.	Construction
CP0001805	MBA Bicentennial Lakes Northern	Civil construction complete. Interpretive and wayfinding signage is being finalised ready for installation. Additional tree branch trimming and visibility pruning have been completed.	Construction
CP0001810	KDA Gregory Terrace Park Minor Refurb	Sourcing contractor to replace wood chips with sand soft fall.	Procurement
CP0001848	MBA Jensen Park Refresh Softfall	Sourcing contractor to replace wood chips with sand soft fall.	Procurement
CP0001928	MUT Refurb Community Hall Park	Programmed for 2027	Planning
CP0003817	SPW Playground Softfall Replacement	Programmed for 2027	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
Program: 11 - Water			
CP0002682	FY24/25 - Irvinebank Ibis Dam PS	The works are scheduled , subject to contractor availability.	Construction
CP0002694	FY26/27 - CHI WTP Arsenic Filters	To be programmed	Not Commenced
CP0002698	DIM WTP Raw Water Pump Station	Pump renewal works complete.	Completed
CP0002700	FY26/27 - WTP Minor Infrastructure	Development of design documents underway.	Design
CP0002701	FY26/27 - Smart Meters Replacement	The project scope has been finalised and procurement commenced.	Procurement
CP0002702	FY26/27 - Water Main Replacement	Procurement complete. Construction commenced.	Construction
CP0002703	FY26/27 - Telemetry/SCADA Upgrades	Review of SCADA infrastructure undertaken. Scope of works and system requirements documentation issued to service providers.	Procurement
CP0002705	FY26/27 - Hydrants & Valve Renewal	The scope of works documentation undergoing final review.	Design
CP0002706	FY26/27 - KDA WTP Filtration System	Scheduling meetings with suitable contractor/contractors to carry out site assessments prior to procurement	Planning
CP0002707	FY26/27 - KDA WTP Filtration Instruments	Scheduling meetings with suitable contractor/contractors to carry out site assessments prior to procurement	Planning
CP0002708	FY26/27 - KDA WTP Sediment Tank Instrumentation	Scheduling meetings with suitable contractor/contractors to carry out site assessments prior to procurement	Planning
CP0002712	FY26/27 - KDA WTP Process Telemetry	Scheduling meetings with suitable contractor/contractors to carry out site assessments prior to procurement	Planning
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 awarded	Procurement
Program: 12 - Wastewater			
CP0001043	Atherton St Pump Station Refurb	Wet well relining complete	Construction

Infrastructure Services Capital Works Summary Report August 2026



Project Code	Project Description	Project Comment	Project Stage
CP0002474	FY24 to 27 - MBA Sewer CCTV & Reline Prog	Sewer reline program contract awarded. Works to commence September.	Construction
CP0002481	FY24/25 - MBA Constance St Rising Main	Trenching works for the house connection branches commenced along Constance Street	Construction
CP0002483	25/26 MBA Sewer CCTV & Reline Prog	Tender awarded	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
CP0002485	25/26 WW Reticulation Pumps Renewal	Works complete. Awaiting final invoices.	Completed
CP0002487	25/26 Telemetry/SCADA Upgrades	Data quality, integrity and validity testing underway	Construction
CP0002490	MBA WWTP Inline Instruments	Works complete	Completed
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.	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	Project design, specification and pricing schedule in development ahead of releasing tender.	Planning
CP0002502	FY26/27 - Telemetry/SCADA Upgrades	Review of SCADA infrastructure undertaken. Scope of works and system requirements documentation with suppliers for quoting.	Design
CP0002503	FY26/27 - Manhole Rehab and Replace	Planning for procurement.	Planning
CP0002505	FY26/27 - MBA WWTP Minor Component	Design works commenced and once completed we can then release requests for quotes..	Design
CP0002506	FY26/27 - KDA WWTP Liquid Alum Control Panel	Scheduling meetings with suitable contractor/contractors to carry out site assessments prior to issuing RFQ.	Planning
CP0003722	KDA WWTP Renew 6x6m Shed	Works complete.	Completed
Program: 13 - Waste			
CP0003875	KDA Weigh Bridge Surface Renewal	Works complete	Completed
CP0006698	MBA TS Buy Back Shop Works	Planning the buy back shop works to fit in with available budget.	Planning
CP0006699	MBA Weighbridge Data Recording Upgrade	Working with providers for the most suitable application to get the best outcome.	Planning
CP0006701	MBA TS Leachate Pump Annual Program	Once routine service inspections and reports are finalised we can then identify which pumps to replace.	Not Commenced
Program: 14 - Aerodromes			
CP0006588	MBA Airport - Fire Water Tank	Programmed for 2027	Not Commenced
Program: 15 - Fleet			

4/09/2026

Page 4 of 5

Infrastructure Services Capital Works Summary Report August 2026



Project Code	Project Description	Project Comment	Project Stage
CP0003746	Replace Asset 1279 Toyota Hilux	Vehicle in final stages of fit out	Procurement
CP0003929	Replace Asset 4061 Kubota Mower	Mower in service	Completed
CP0003930	Asset 6221 Forklift Forks Upgrade	Procurement stage	Procurement
CP0006660	Grader Machine Control Unit	Researching available equipment.	Planning
CP0006665	Replace Asset 4057 Kubota Zero Turn Mower	Mower has been delivered from supplier, mower will then have final fit out completed	Construction
CP0006668	Replace Asset 1408 Mazda BT 50 4x4 Ute	Assessment completed, purchase order raised waiting delivery	Procurement
CP0006669	Repaint Cab Asset 632 Mitsubishi Canter 4x4 Truck With 3 Way Tipping Body	Not commenced	Not Commenced
CP0006670	Replace Asset 400 Caterpillar 318 Excavator	Waiting on feedback from work group to complete tender document	Planning
CP0006704	Replace Asset 2064 Toyota Landcruiser 4X4	Vehicle delivered, fit out stage	Construction
CP0006707	Replace Asset 1278 Diesel Holden Cruze Sedan	Process of sourcing fit for purpose vehicle	Procurement
CP0006708	Replace Asset 624 Fuso Job Truck	Vehicle to be picked up this week, vehicle then undergo fit out	Construction
Program: 16 - Depots and Council Offices			
CP0003724	DIM Depot Upgrade Fuel Bowsers	Programmed for 2027	Not Commenced
Program: 17 - Community Buildings			
CP0001059	Mba/Dim Aquatic Condition Assessment	Condition assessments underway	Procurement
CP0001816	25/26 Shire Wide Toilet Facilities	Chillagoe Town Hall Amenities Upgrade in procurement	Procurement
CP0001955	MBA Arnold Park Basketball Court & Park Upgrade	Site preparation works commenced Monday 31 August for construction commencing in September.	Construction
CP0003890	25/26 Annual Minor Building Refurb	Pioneer Cemetery. Construction to commence late September 2026.	Construction
CP0003893	DIM Caravan Pk & KDA Pool Painting	Painting and expansion joints underway	Planning
CP0003913	MBA Cedric Davies Hub Place of Refuge	Generator and housing structure installed. Electrical upgrades for generator commenced. Internal construction works ongoing.	Construction
CP0003934	Annual Facilities LED Lighting	Bartley Park Kuranda. Awaiting funding application results.	Planning
CP0006648	KOAH Hall Upgrade	Construction commenced.	Construction
CP0006682	MBA Railway Ave Entrance Precinct (GRANT CO-CONTRIBUTION Project subject to receiving grant of \$400K)	Procurement completed and construction preparations commenced.	Construction
CP000793	MBA Women's Restroom Refurb	Expression of Interest for the management of the building is waiting approval.	Planning
Program: 18 - Non-Infrastructure Items			
CP0003754	Mareeba CBD Blueprint	Detailed design package has been received and is currently under review.	Design
CP0003909	Mba Cemetery New Double Columbarium Wall	Construction commenced and set for completion late September 2026.	Construction
CP0006659	MBA Cemetery New Coffin Lowering Device	Purchase order has been sent, Invoice has been received Lowering Device is expected in the country mid to late September.	Procurement
CP000932	MBA MIP Expansion	Masterplan Documentation received. Electrical Consultant to finalise package.	Design

Infrastructure Services Capital Works Report Project Highlights – August 2026



Project Name: Geraghty Park Julatten Pump Track

Program: Parks and Gardens

Background

The Geraghty Park Playground in Julatten was identified for renewal and upgrade under Council's Parks and Open Spaces Strategy. The existing playground had reached the end of its useful life and required replacement.

During the project planning process, a community request was received proposing the development of a pump track in place of a traditional playground. In response, Council undertook broader community engagement to seek feedback on the proposed development of a pump track in place of a traditional playground. The feedback process identified an opportunity to provide a more contemporary recreational facility that responds to community interests and provides an activity suitable for children, young people and families. This project is proudly funded by the Queensland Government.

Scope of Works

The scope of works includes:

- A purpose-built asphalt pump track incorporating interconnected rollers, berms and riding features suitable for bicycles, scooters, skateboards and similar wheeled recreational equipment.
- A covered picnic table

Progress Update

Earthworks, drainage and contours for the track have been completed with asphalt and turfing works to be completed over the coming weeks.

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



Earthworks for the berms and rolls



Completed, compacted earthworks for the track - ready for asphalt

Infrastructure Services Capital Works Report Project Highlights – August 2026



Project Name: Koah Hall Upgrades

Program: Facilities

Background

Musumeci Park is a recreational reserve located at Koah. The grounds and facilities on site are managed under a Community Management Agreement with Council by the Koah Sports and Social Club. The facility includes a community hall, basketball/tennis court, children's nature playground, open recreation areas and car parking, providing an important venue for local community, sporting and social activities.

The project will improve the functionality, resilience and longevity of Musumeci Park, ensuring the facility remains a safe and welcoming community asset. The works will support continued recreational and social use of the Reserve and improve its capacity to provide an accessible and resilient community facility during future disaster and emergency events. This project is proudly funded by the Queensland Government.

Scope of Works

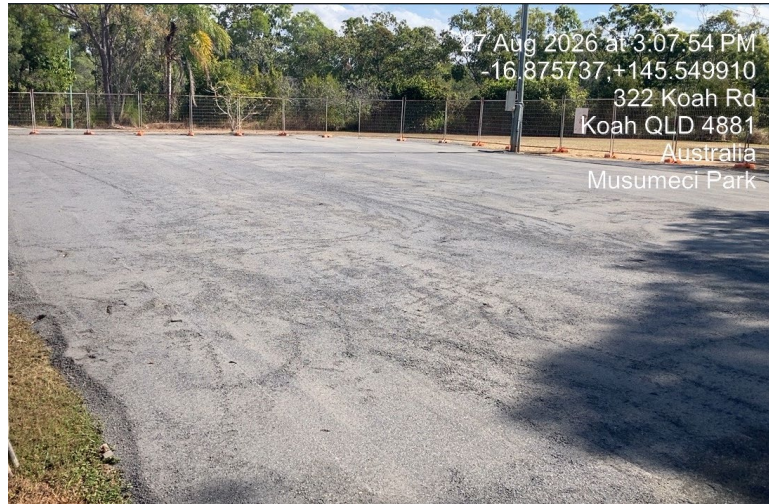
The scope of works comprises:

- Replacement and reconnection of roof guttering and downpipes
- Installation of roof and verandah insulation
- Internal ceiling repairs and painting
- Sealing of the main driveway and improvements to overland drainage.

Progress Update

Construction commenced in August and a sealed driveway and overland drainage including the placement of compacted crusher dust within the market laydown area are now complete. Insulation installation, guttering and downpipe replacement have commenced with internal painting works to commence early September.

Infrastructure Services Capital Works Report Project Highlights – August 2026



Market lay down area



Driveway and crossover – Koah Hall entrance

Infrastructure Services Capital Works Report Project Highlights – August 2026



Project Name: Walsh St Stormwater Traffic & Landscaping Upgrade

Background

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

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

Scope of Work

The scope of works includes:

- Walsh/Rankin Street roundabout demolition and reconfiguration to improve heavy vehicle turning radius's compliant with requirements for heavy vehicles.
- Installation of a centre median pedestrian refuge to minimise vehicle stopping times at the pedestrian crossing between K-Hub and the Coles shopping centre to improve pedestrian safety and reduce congestion at peak times.
- Asphalt repaving 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

Stormwater pipe trenching works and pipe installation are complete across Constance Street, Rankin Street and Walsh Street. Kerb reinstatement and street light installation has commenced and roundabout reconfiguration and asphalt profiling work are planned for September.

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



Kerb Inlet Pit Preparation



Kerb and Channel Installation on the corner of Walsh and Rankin Streets

Infrastructure Services Capital Works Report Project Highlights – August 2026



Project Name: 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:

The culverts, apron and wingwalls are now in place and roadwork approaches construction has commenced.

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



Ada Creek Causeway culverts, wingwalls and apron installed with deck fabrication commenced



Ada Creek Causeway culverts, wingwalls and aprons installed with deck fabrication commenced

Infrastructure Services Capital Works Report Project Highlights – August 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 5.2-6.72

- 1) Bulk earthworks, embankment works
- 2) Importing of subgrade material
- 3) Construction of Culvert Crossings

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



Embankment works



Culvert crossing construction

Infrastructure Services Capital Works Report Project Highlights – August 2026



Chainage 8.04 – 11.48

- 4) Sealing of roadway
- 5) Demolition of 12-Mile Creek Culvert
- 6) Preparation of base for new culvert construction



Demolition of existing crossing



Preparation of culvert base slab subgrade

Infrastructure Services Capital Works Report Project Highlights – August 2026



Project Name: Atherton Street Sewer Pump Station & Sewer Rising Main Upgrade

Program: Wastewater

Background

The Atherton Street Sewer Pump Station upgrade is a critical infrastructure project that will replace ageing, capacity-constrained assets to ensure reliable wastewater services and support future growth in Mareeba Shire. Currently operating in poor condition and at capacity, the existing system services approximately 2,467 Equivalent Persons (798 dwellings). The proposed upgrade will increase capacity to approximately 6,920 Equivalent Persons (2,768 dwellings), enabling an additional 1,970 connections.

This project will modernise the sewer network, improve operational efficiency, reduce infrastructure risk, and directly support increased housing supply by enabling new residential development. This project is funded by the Queensland Government Residential Activation Fund.

Scope of Works

The projects scope of works includes:

- 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;

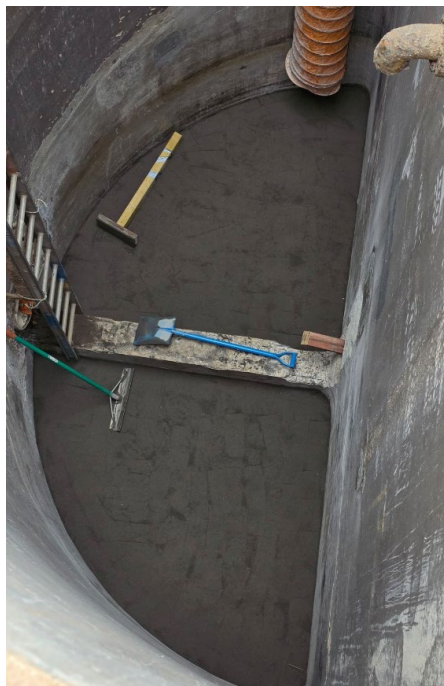
Progress Update

During August, refurbishment works completed 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.

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



Atherton Street Pump Station Wet Well Seal



Atherton Street Pump Station Dry Well Bench

Infrastructure Services Capital Works Report Project Highlights – August 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 August, trenching works for the House Connection Branches (HCB's) commenced along Constance Street, with steady progress achieved throughout the month despite the amount of rock encountered whilst excavating the trenches. 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.

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



Trenching works and rock on Constance Street



Trenching works on Constance Street

9 INFRASTRUCTURE SERVICES

9.1 INFRASTRUCTURE SERVICES, TECHNICAL SERVICES OPERATIONS REPORT - AUGUST 2026

Date Prepared: 2 September 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 August 2026.

RECOMMENDATION

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

BACKGROUND

Technical Services

Design, quality, and investigations:

Investigation activities undertaken in August included:

Activity	New Requests	Closed Requests	Active EOM
Road Infrastructure Review	19	13	77
Drainage Investigations	4	4	9
Parks Investigations	2	2	3
Miscellaneous e.g. Planning; Local Laws	6	10	34

Routine Activities	Investigations Completed
Traffic Count/Surveys	8
As Constructed Plans	6
National Heavy Vehicle Regulator (NHVR) Permits/Investigations	5
Before You Dig Requests	130

Soil Laboratory:

Council's Soil Laboratory provides NATA-accredited soil and material testing for internal and external services. The laboratory delivered 364 tests in August, 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.

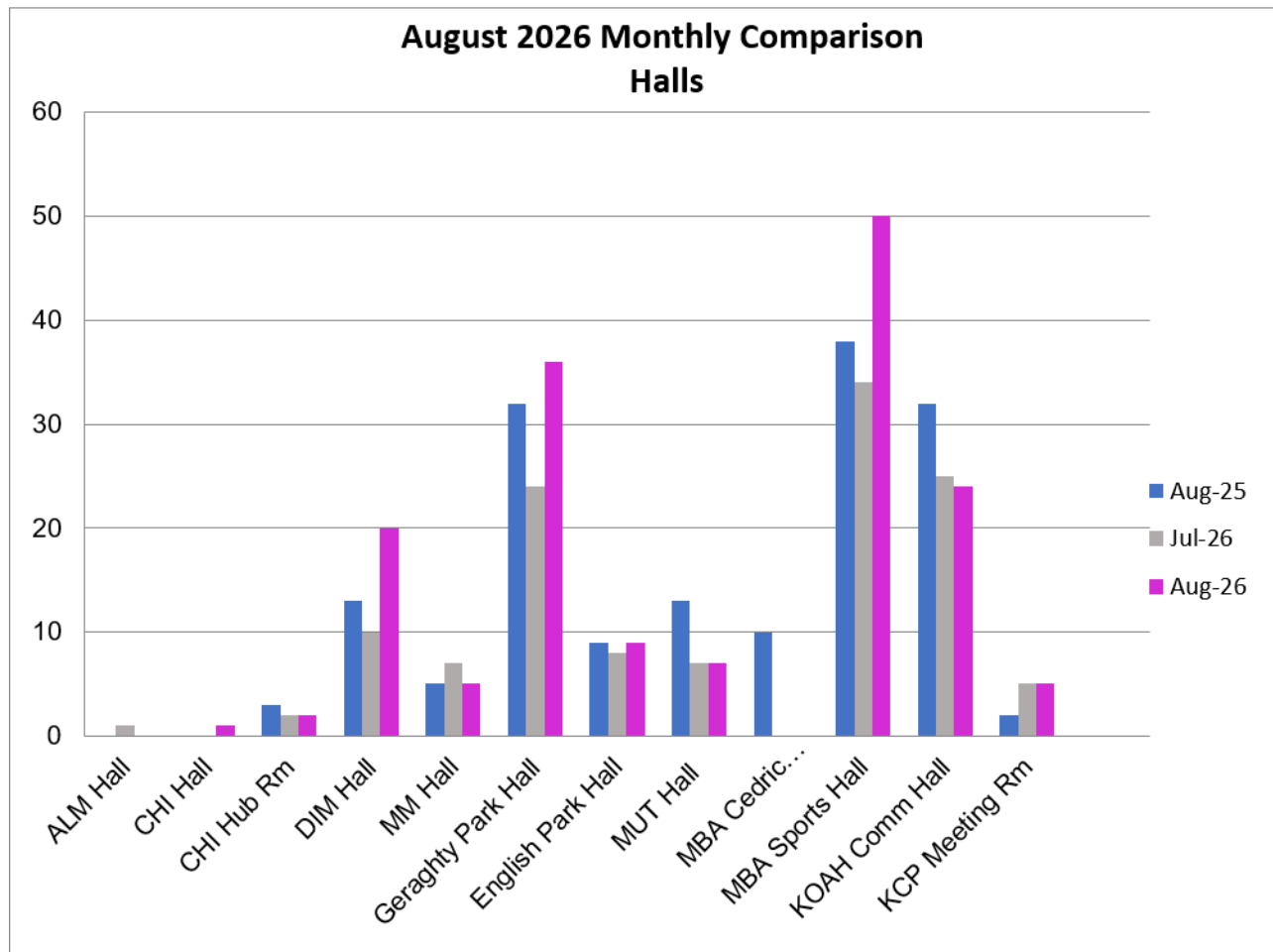
Operational Works and Subdivisions:

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

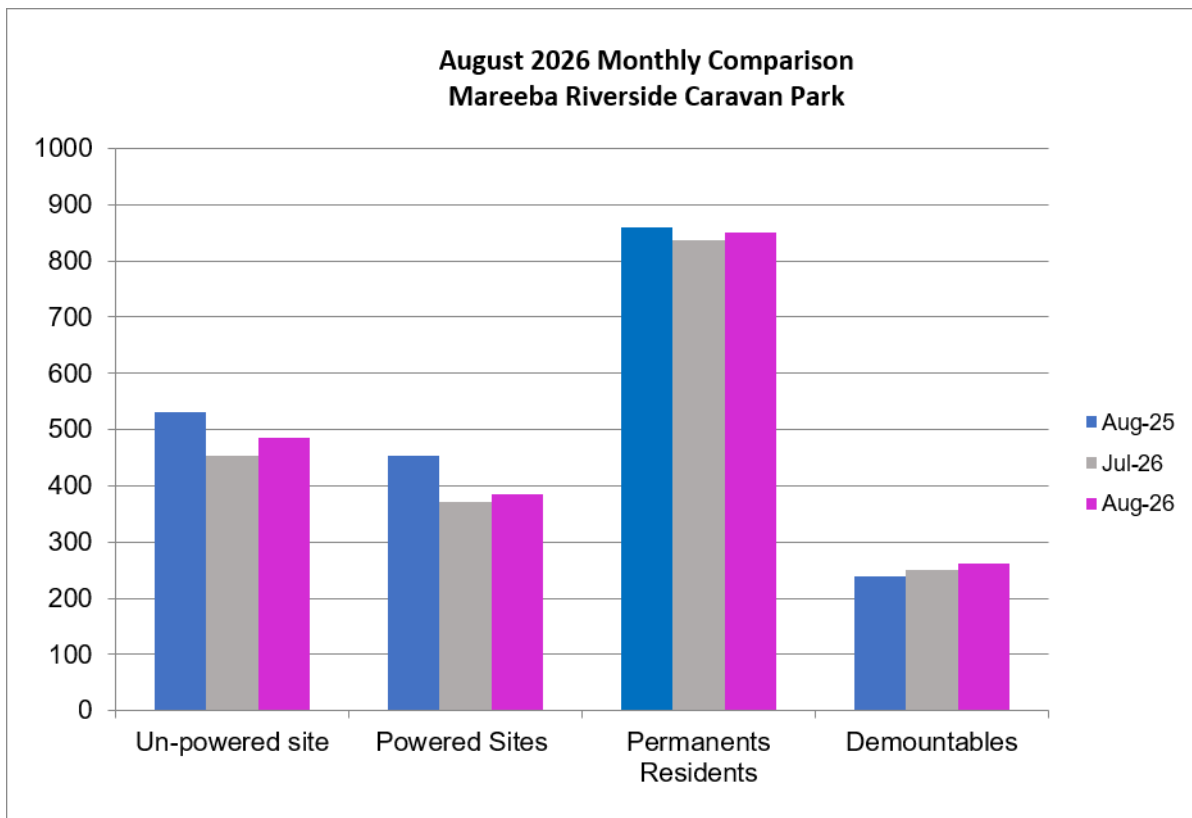
Community Halls:

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. Cedric Davies Function Room remained closed for August as refurbishment works are undertaken.

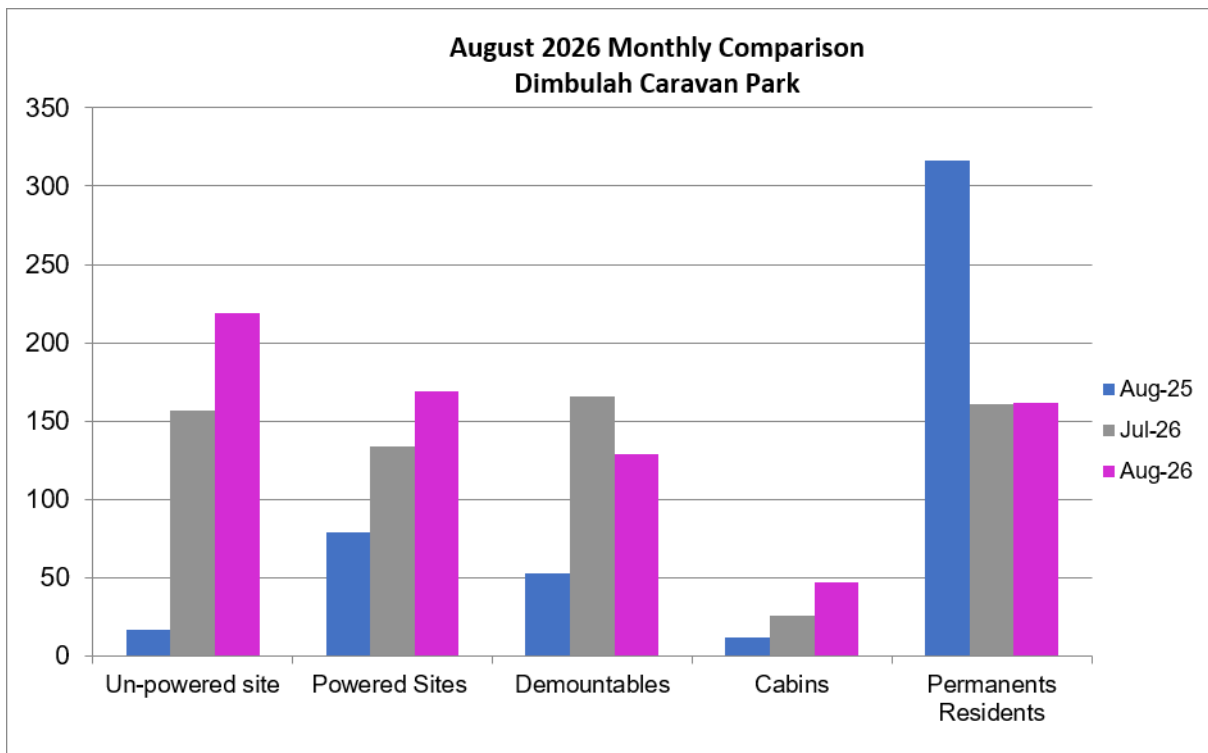


Caravan Parks:

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 remaining strong from previous month. Cabin occupancy doubled from July, and permanent residents remained the same.

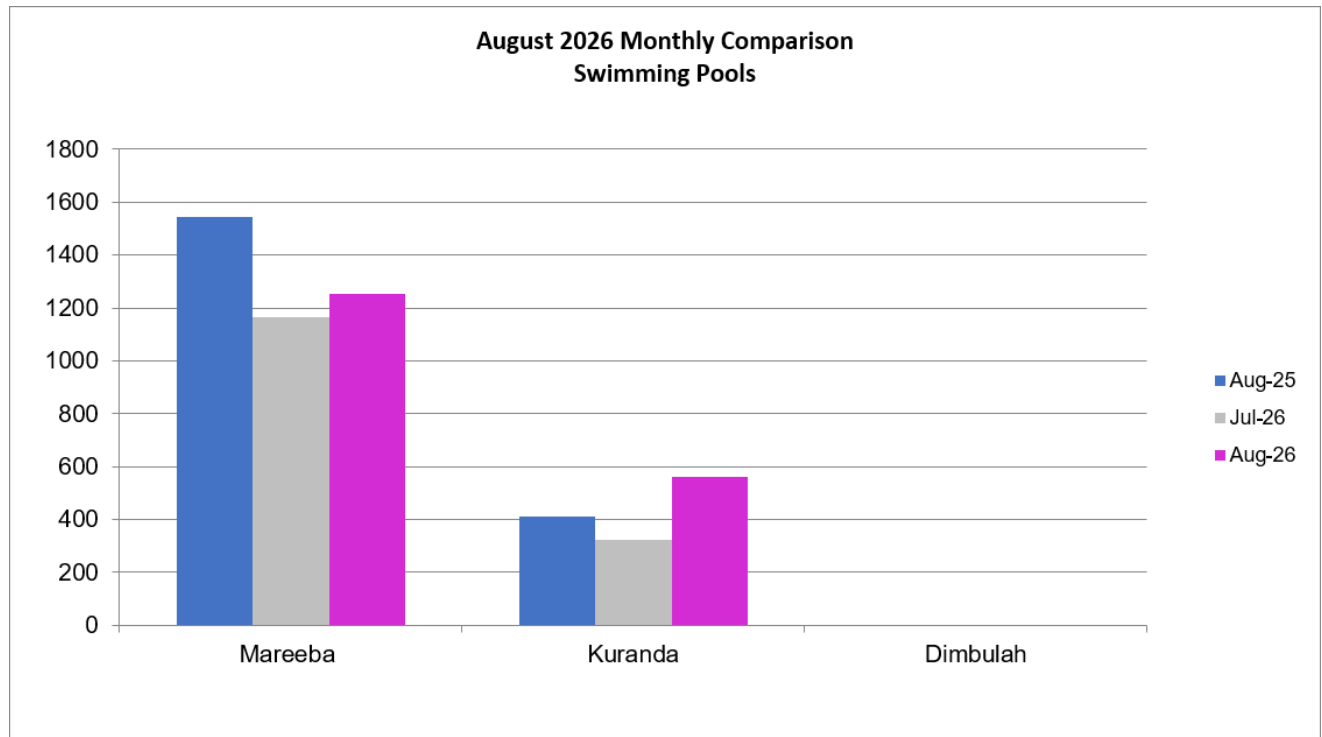


Aquatic Facilities

Attendance at Mareeba remained consistent with previous months and years, likely supported by pool heaters maintaining an average temperature of 29.4 degrees.

The Kuranda Aquatic Facility has newly fitted lane ropes (photo below).

The Dimbulah Aquatic Facility maintenance is progressing well with re-tiling of the of the small pool almost completed. Work on the expansion joints of the 50 meter pool commenced in August and is anticipated for completion mid September with the filling of the pool to start approximately a week later. Anticipated re-opening date for the pool is 5 October 2026.

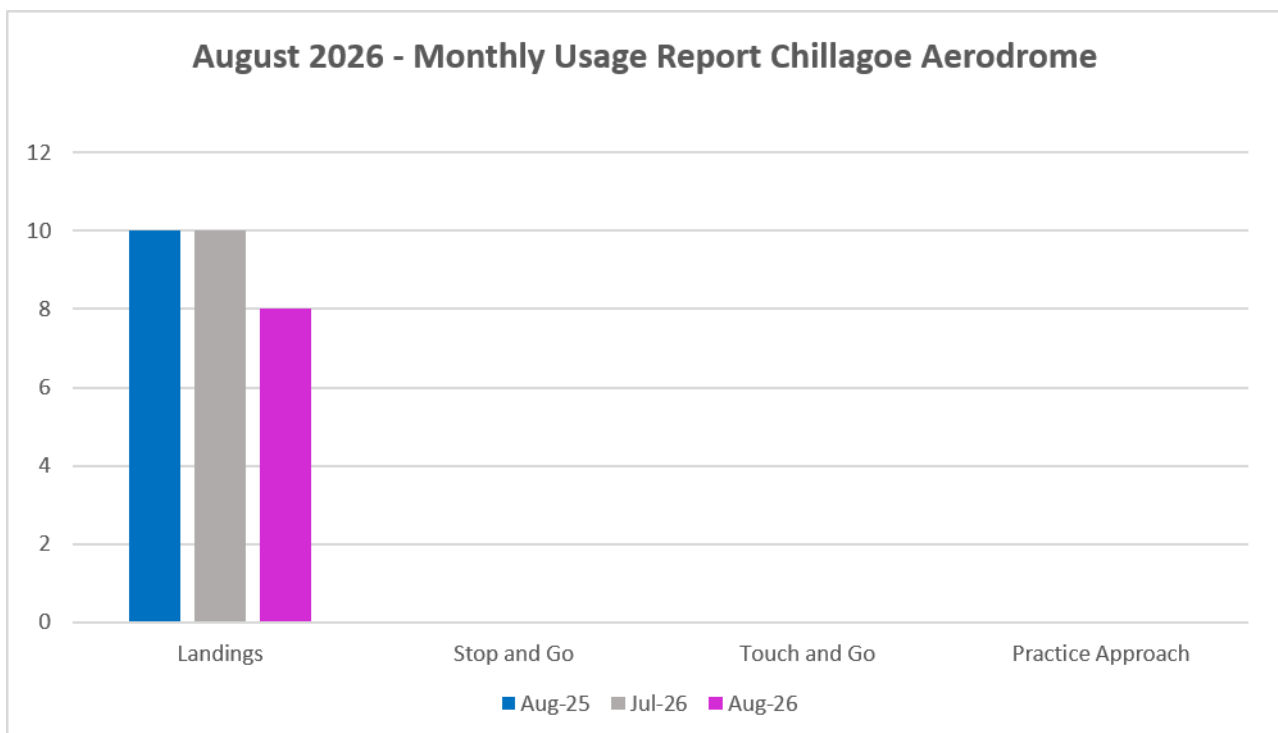
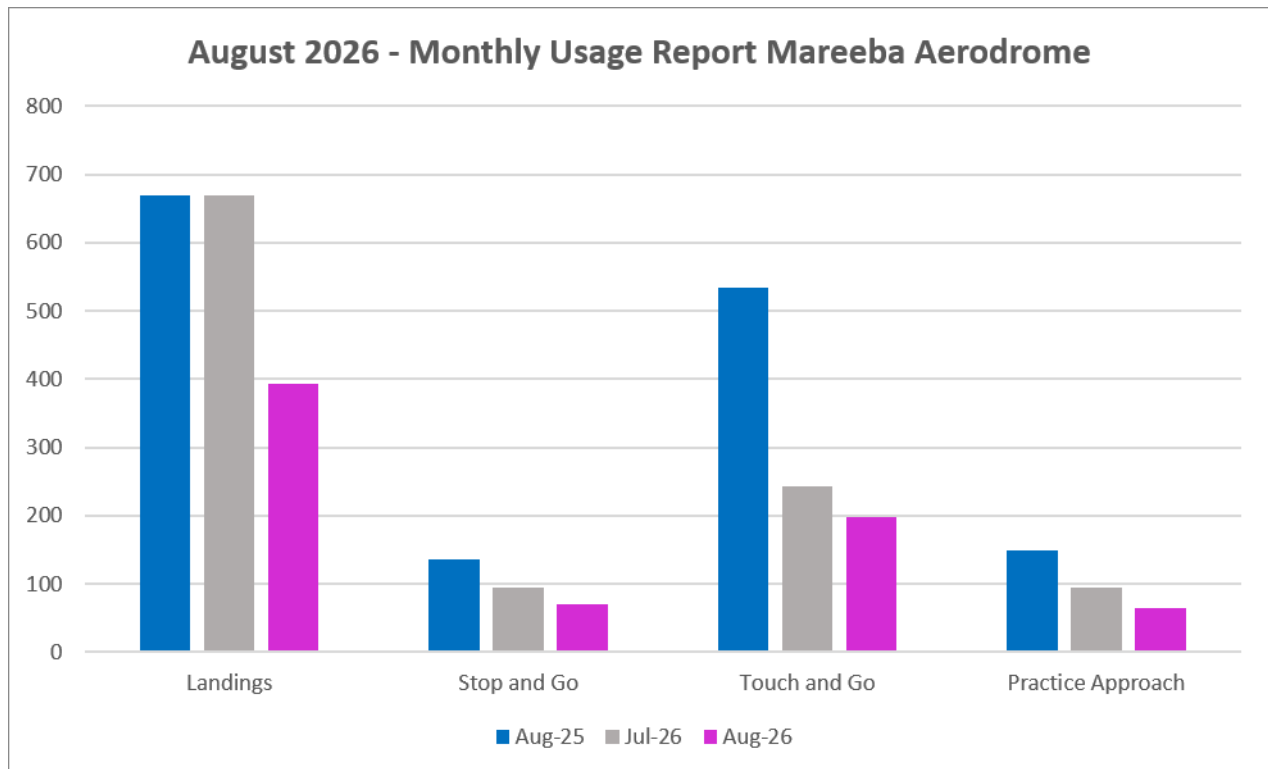


Kuranda Pool lane ropes:



Aerodromes:

The data recorded below is current for the month of August, 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, WATER AND WASTE OPERATIONS REPORT - AUGUST 2026**Date Prepared:** 1 September 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 August 2026.

RECOMMENDATION

That Council receives the Infrastructure Services, Water and Waste Operations Report for August 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)	8,727	691	299	459	193
Number of Connections	4,648	1,146	174	288	125
Average Daily Water Consumption per Connection (L)	1,878	608	1,717	1,594	151

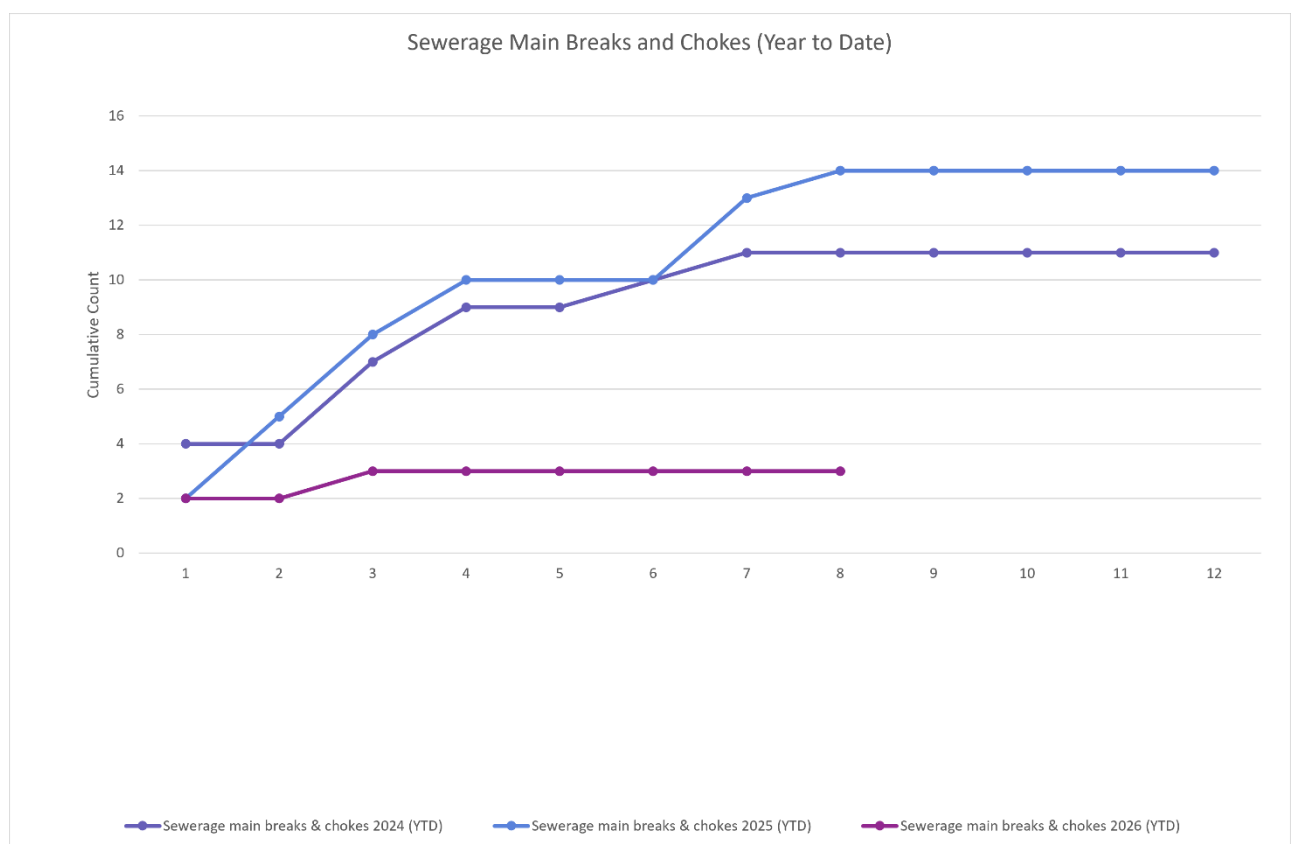
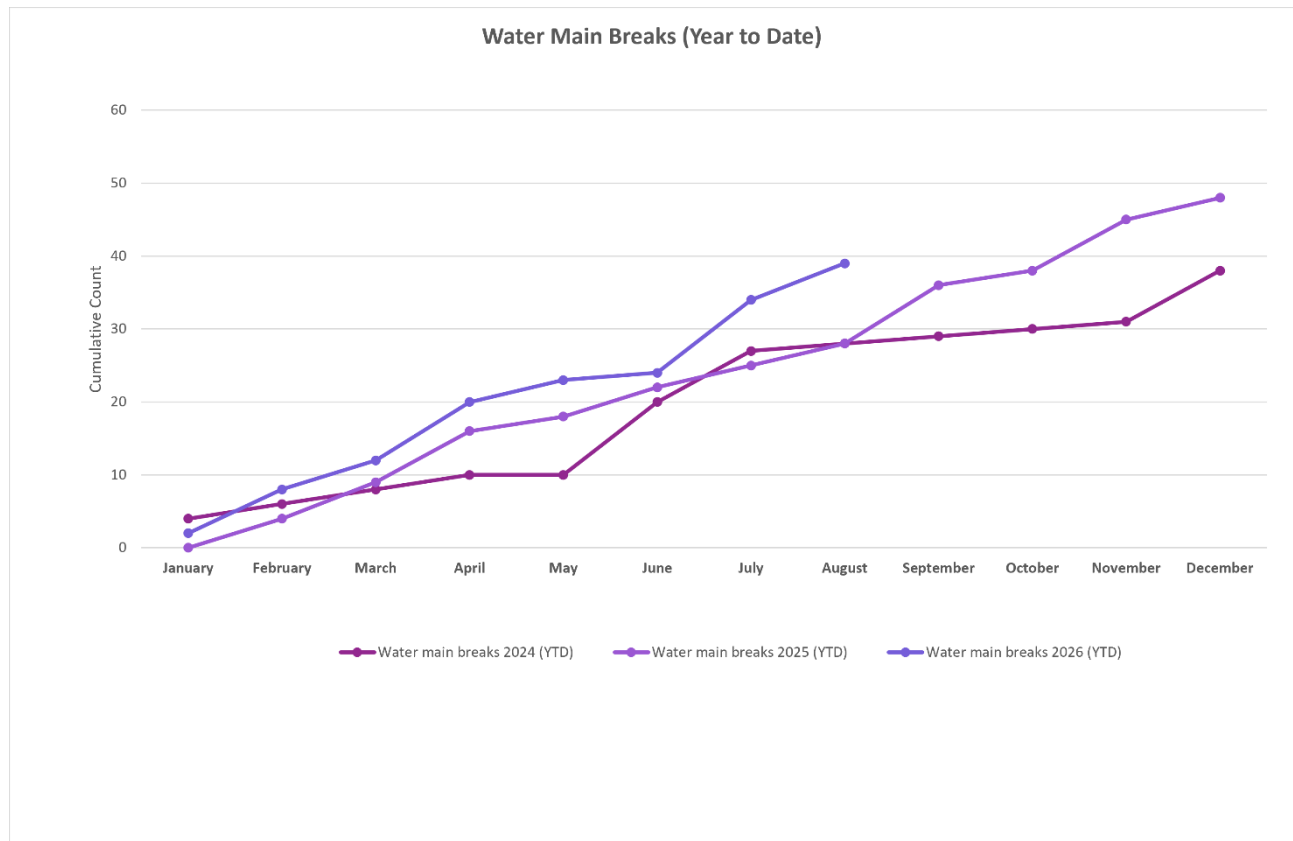
* Mt Molloy is an untreated, non-potable water supply.

Wastewater Treatment	Mareeba	Kuranda
Wastewater Plant Average Daily Treatment (kL)	2,421	165
Number of Connections	4,306	395
Average Daily Inflow per Connection (L)	565	418

Water and Wastewater Reticulation:

Council's water reticulation crew attended four (4) water main breaks in August, 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:

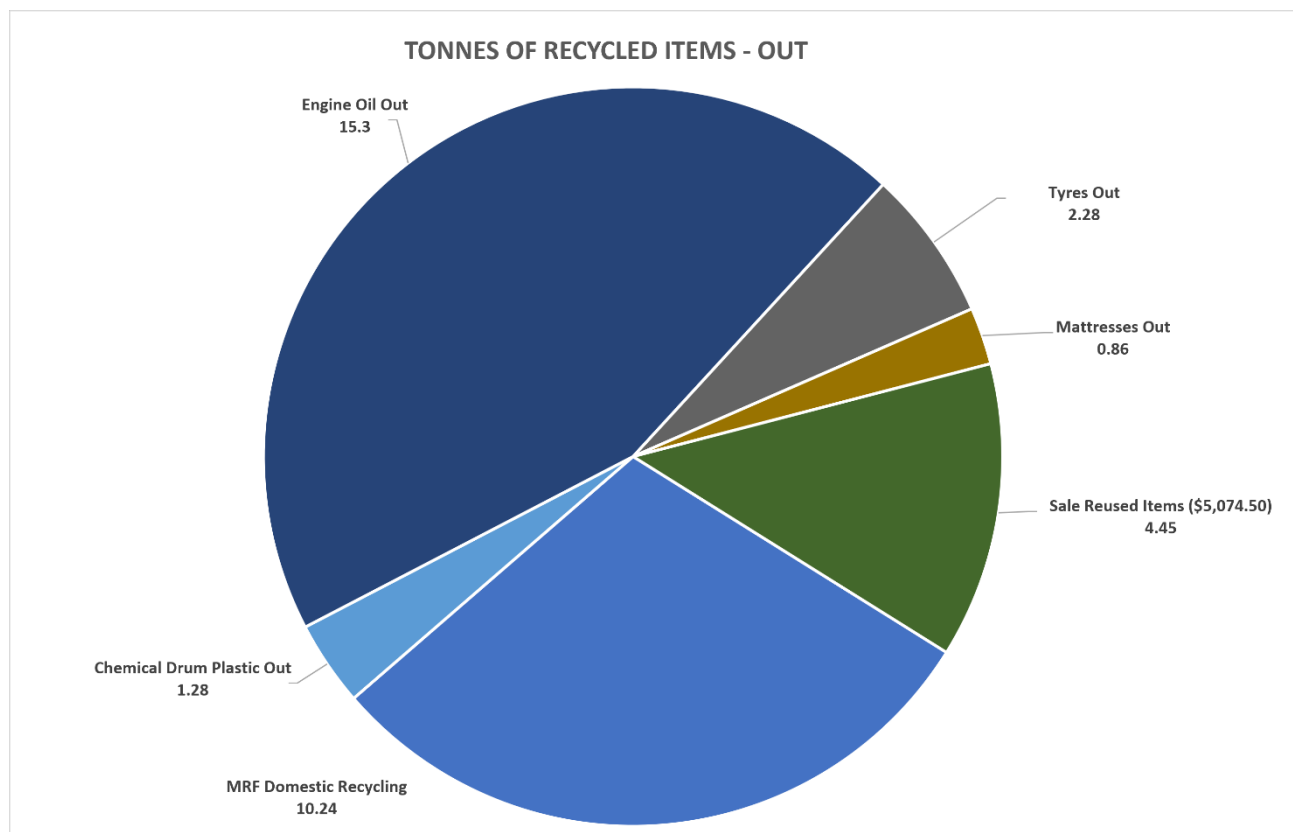


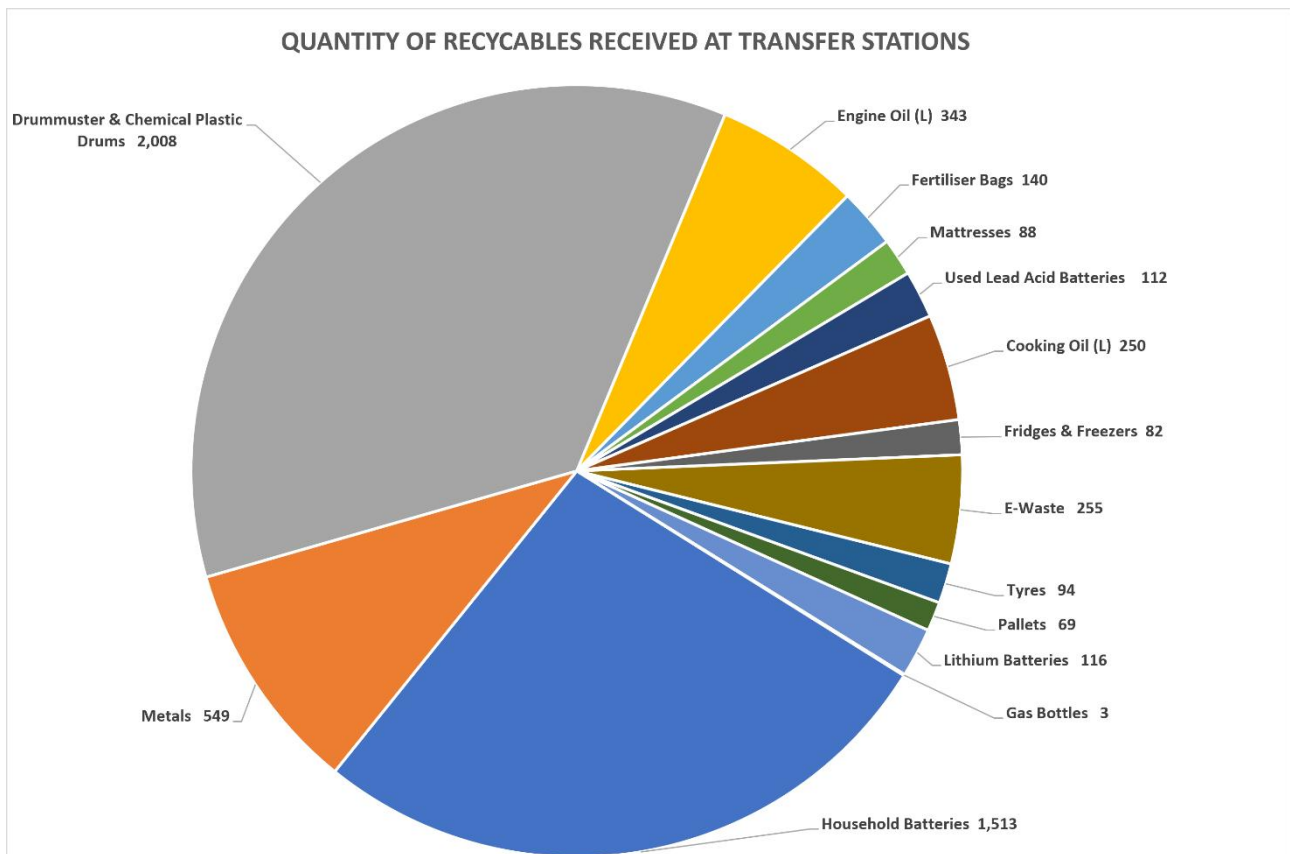
Waste Operations:

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

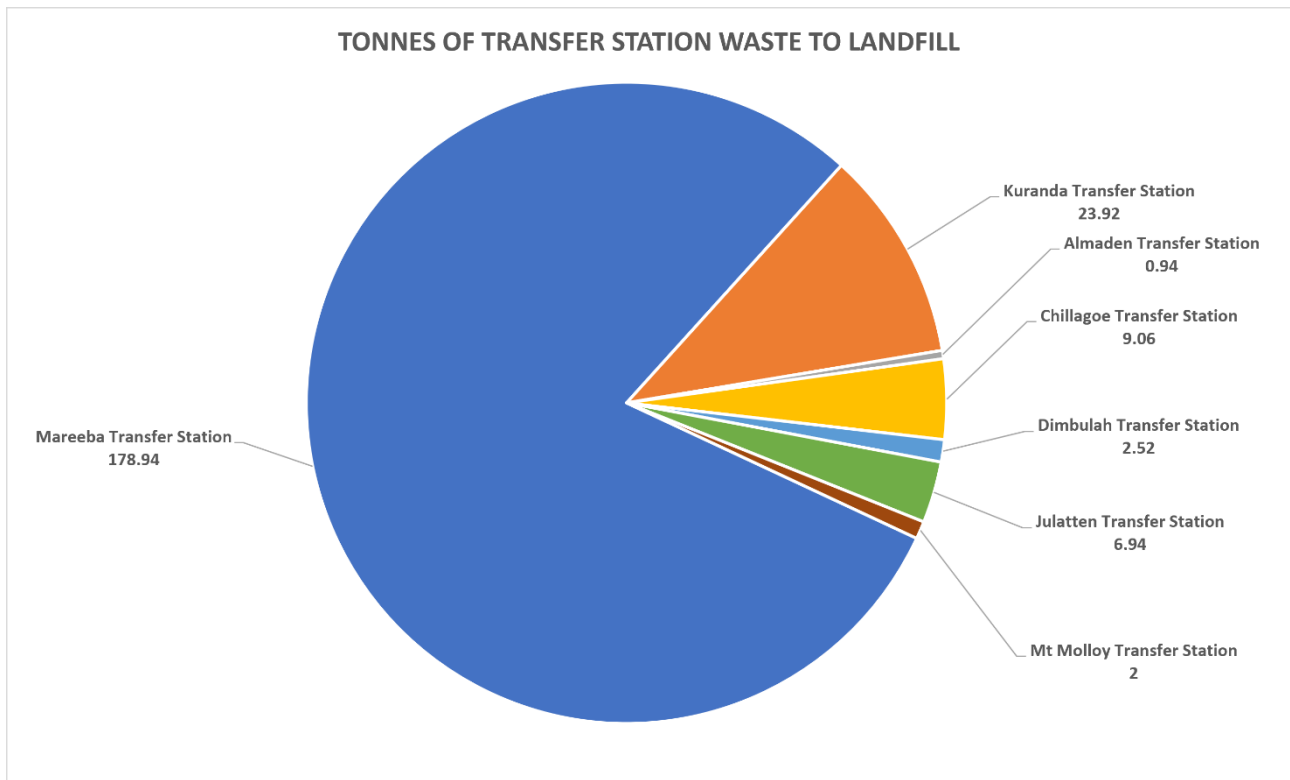
Residents continue to actively recycle at transfer stations. During August, 10.24 tonnes of domestic items were recycled at the Material Recovery Facility (MRF). The highest count of recyclable items received at transfer stations were 2,008 DrumMUSTER & chemical plastic drums, 1,513 household batteries and 549 metal items.





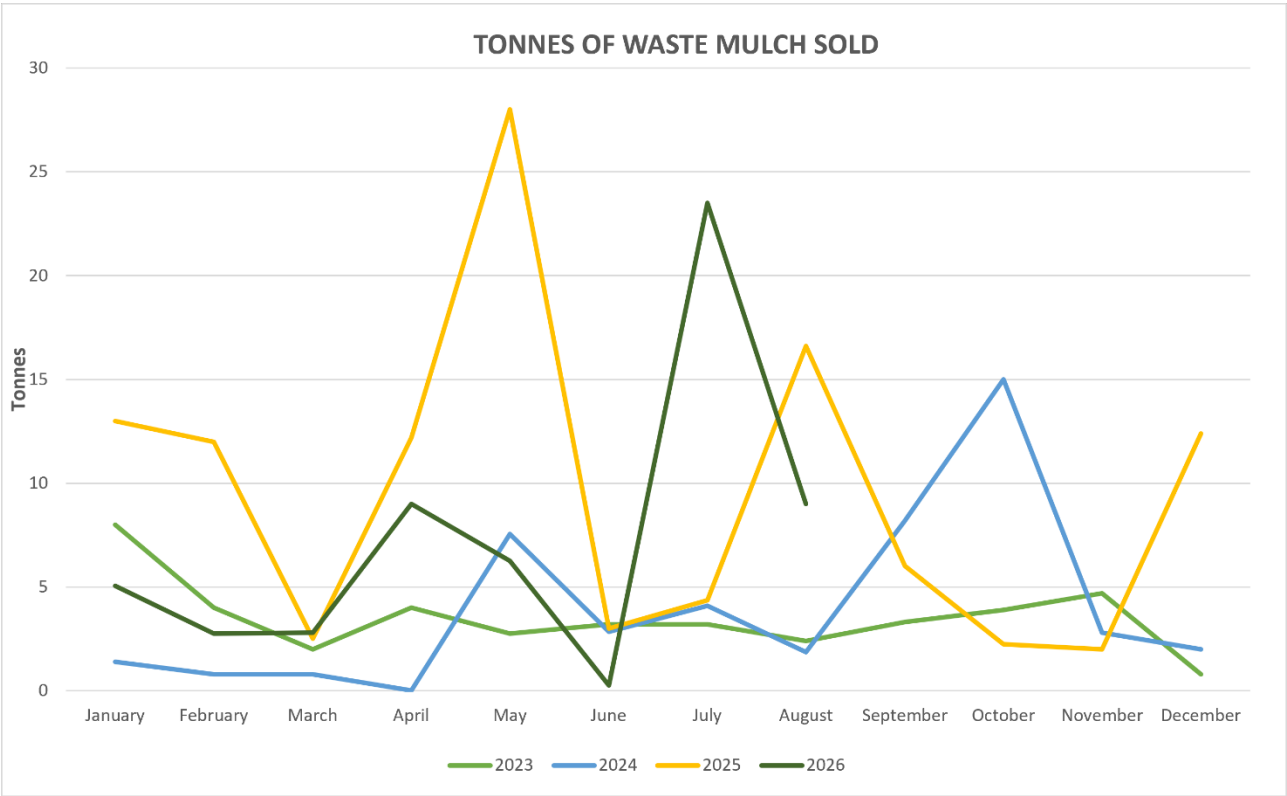
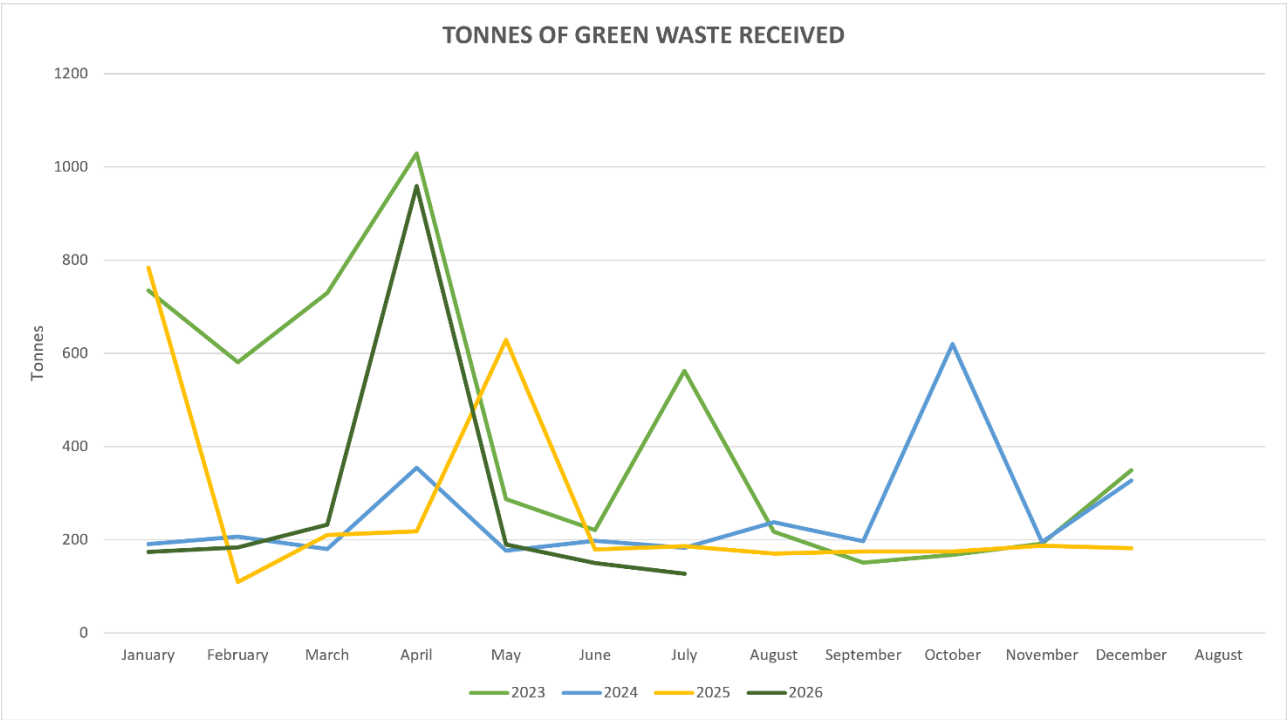
Kerbside Collection Waste and Transfer Station Waste

Kerbside Collection Waste and Transfer Station Waste is transported to the Springmount Waste Facility. During August, 224.32 tonnes of waste from transfer stations and 404.16 tonnes from kerbside collection waste was sent to landfill.



Green Waste:

During August, Council received a total of 185.02 tonnes of green waste, and 8.99 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

9.3 TENDER AWARD T-MSC2026-09 MT MOLLOY WATER MAIN UPGRADE PROJECT

Date Prepared: 3 September 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-MSC2026-09 Mt Molloy Water Main Upgrade Project.

RECOMMENDATION

That Council awards Tender for T-MSC2026-09 Mt Molloy Water Main Upgrade to JR Pipelines Pty Ltd for the amount of \$892,094.75 (excl. GST).

BACKGROUND

Tenders for T-MSC2026-09 Mt Molloy Water Main Upgrade Project closed at 11.00 am, Tuesday 28 July 2026. The scope of works includes replacement of the Asbestos Cement (AC) water main on Main Street/Mulligan Highway between Clacherty Street and Brown Street. The existing water main will be replaced with Ductile Iron, Cement-Lined (DICL) pipe in the road corridor and include a crossing of the Mulligan Highway. Council 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 below;

Tenderer	Tendered Price (excl. GST)
Rylsey Enterprises Pty Ltd	\$738,771.58
A&B Civil Contracting	\$747,815.23
JR Pipelines Pty Ltd	\$892,094.75
NQ Wastetrans Pty Ltd	\$1,067,559.99
Koppen Constructions Pty Ltd	\$1,226,138.00
Northern Civil Earthworks Pty Ltd	\$1,373,884.11
Gulf Civil Pty Ltd	\$1,523,269.47

Tender Assessment

Tenders were assessed in accordance with the evaluation criteria stated in the tender documentation and as provided below:

Criteria	Weighting
Tendered Price	40%
Relevant Skills and Experience	15%
Demonstrated Experience	25%
Key Personal	10%
Local Content	10%
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 was assessed for conformance, compliance and discrepancies, against the requested response schedules.

All tenders were conforming, with all tenderers assessed as 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	Rank
JR Pipelines Pty Ltd	1
A&B Civil Contracting	2
NQ Wastetrans Pty Ltd	3
Rylsey Enterprises Pty Ltd	4
Koppen Constructions Pty Ltd	5
Northern Civil Earthworks Pty Ltd	6
Gulf Civil Pty Ltd	7

Following evaluation against the price and non-price criteria, JR Pipelines Pty Ltd is considered to offer the best overall value for money outcome for Council.

JR Pipelines Pty Ltd demonstrated a strong understanding of the project requirements, and the relevant skills and resources to successfully deliver the works. The proposed methodology was well considered, including appropriate measures to manage potential rock encountered during trenching and consideration of material lead times.

RISK IMPLICATIONS

Infrastructure and Assets

The water infrastructure requires upgrading to ensure continuity of supply to customers.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Yes.

Is the expenditure noted above included in the current budget?

Yes. Council is funding T-MSC2026-09 Mt Molloy Water Main Upgrade Project through the water depreciation reserve.

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.

IMPLEMENTATION/COMMUNICATION

Advise successful tenderer of Council decision and draft contract for signature. Advise all unsuccessful tenderers of Council decision and offer feedback.

The works are generally concentrated in the TMR road corridor of Main Street, Mt Molloy and a road corridor permit is in place with TMR to undertake the work. Traffic management measures will be in place to cater for vehicular and pedestrian traffic where required.

Council's Corporate Communications officer 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. The intention is to ensure that the project is well-communicated to residents, businesses and visitors.

The works are generally concentrated in the TMR road corridor of Main Street, Mt Molloy and a road corridor permit is in place with TMR to undertake the work. Traffic management measures will be in place to cater for vehicular and pedestrian traffic where required.

9.4 TENDER AWARD T-MSC2026-08 KURANDA WTP INTAKE PROJECT

Date Prepared: 3 September 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-MSC2026-08 Kuranda WTP Intake Project.

RECOMMENDATION

That Council awards Tender T-MSC2026-08 Kuranda WTP Intake Project to Bluewater Marine QLD Pty Ltd for the amount of \$767,690.50 (excl. GST).

BACKGROUND

Tenders for T-MSC2026-08 Kuranda Water Treatment Plant Intake Project closed at 11.00 am, Tuesday 28 July 2026. The scope of works includes the replacement of the Kuranda Water Treatment Plant intake pipeline, including the associated river anchorage, to improve the reliability and resilience of the infrastructure.

Tenders Received

Two (2) submissions were received. A summary of the tender prices at opening is provided below;

Tenderer	Tendered Price (excl. GST)
Bluewater Marine QLD Pty Ltd	\$767,690.50
SEE Civil Pty Ltd	\$1,003,629.21

Tender Assessment

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

Criteria	Weighting
Tendered Price	40%
Relevant Skills and Experience	15%
Demonstrated Experience	25%
Key Personal	10%
Local Content	10%
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 as 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	Rank
Bluewater Marine QLD Pty Ltd	1
SEE Civil Pty Ltd	2

Following evaluation against the price and non-price criteria, Bluewater Marine QLD Pty Ltd is considered to offer the best overall value for money for Council. The company demonstrated the required core capabilities, a strong understanding of the project requirements, and the relevant skills, experience and resources necessary to successfully deliver the works.

This project is fully grant funded by the Queensland Government's Queensland Resilience and Risk Reduction Program (QRRRP).

RISK IMPLICATIONS

Infrastructure and Assets

The water infrastructure requires upgrading to ensure continuity of water supply to customers.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Yes.

Is the expenditure noted above included in the current budget?

Yes. This project is fully funded by the Queensland Government's Queensland Resilience and Risk Reduction Program (QRRRP).

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.

IMPLEMENTATION/COMMUNICATION

Advise successful tenderer of Council decision and draft contract for signature. Advise all unsuccessful tenderers of Council decision and offer feedback.

9.5 INFRASTRUCTURE SERVICES, WORKS SECTION ACTIVITY REPORT - AUGUST 2026

Date Prepared: 1 September 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 August 2026.

RECOMMENDATION

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

BACKGROUND

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

TRANSPORT INFRASTRUCTURE

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

Activity	Location
Unsealed Road Grading	Bolwarra Rd, Cane Rd, Ceola Dr, Eastern St, Harrigan Rd, Healy Rd, Martin Ave Con, Martin Rd, McIvor Rd, Paglietta Rd, Plozza Rd, Slape Rd, Springfield Rd, Torrasi Rd, Roos Rd, Kuranda Pre School, Pont Street
Bitumen Patching	Springmount Rd, Chewko Rd, Fallon Rd Return, Fallon Rd Turn, Barang St, Barron Falls Rd, Bilwon Rd, Boyles Rd, Butler Dr, Byrnes St, Cathedral St, Clohesy River Rd, Coondoo St, Davies Ck Rd, Emerald End Rd, Euluma Ck Rd, Fabris Rd, Fallon Rd, Fassio Rd, Highland Dr, James St, Kenneally Rd, Koah Rd, Malone Rd, Market St, Masons Rd, Mason St, McDougall Rd, McIvor Rd, Monaro Cl, Monty St, Mt Lewis Rd, Mt Perseverance, Myola Rd, Oak Forest Rd, Palm Valley Rd, Pickford Rd, Pinnacle Rd, Queen St, Rankin St, Ray Rd, Rob Veivers Dr, Shanty Ck, Sides Rd, Silkwood Ave, Smith St, Speewah Rd, Springs Rd, Thongon St, Tinaroo Ck Rd, Walsh River Rd, Black Mountain, Kuranda Pre School, Kuranda Cemetery
Unsealed Road Maintenance	Armstrong Rd, Boyles Rd, Crothers Rd, Jeffrey Rd, Kanervo Rd, Kauri St, Little Rd, McCorry Rd, McIvor Rd, Mona Mona Rd, Mungana Rd, Paglietta Rd, Plozza Rd, Railway St, Salisbury Dr, Smelter Rd, Toy Ck Rd, Walsh River Rd, Black Mountain, Big Sands Ln, Bradley Rd
Tree Trimming	Austin Rd, Black Mtn Rd, Boyles Rd, Cathedral St, Churchill Ck, Clacherty Rd, Crothers Rd, Eastern St, Euluma Ck Rd, Frew St, Ganyan Dr, Greenforest Rd, Hall Ln, Hay St, Jeffrey Rd, Kelly Rd, Little Rd, McCorry Rd, Meadow Rd, Morrish Rd, Nine Mile Rd, Oak Forest Rd,

Activity	Location
	Pinnacle Rd, Queen St, Salamone Dr, Sanctuary Cl, Scenic Dr, Sides Rd, Smith's Track, Speewah Rd, Stoney Ck, Trinity Cl, Veivers Dr, Wetherby Rd, Weir Rd, Weir Rd, Windsor View Rd, BDR - Reg Parking, Black Mountain, Big Sands Ln, Jim Weir Rd
Slashing	Euluma Ck Rd, Leadingham Ck, McLeans Bridge
Road Furniture – Repair/Replace	Springmount Rd, Coondoo St Turn, Argyle St, Armstrong Rd, Austin Rd, Avolio Dr, Blacks Rd, Bourke St, Brickley St, Byrnes St, Byrnes St, Cadaga Cl, Carroll St, Coondoo St, Dawson Rd, Debel Cl, Dillon St, Eccles St, Emerald Falls Rd, Emslie St, Euluma Ck Rd, Finn St, Ganyan Dr, Glynn St, Hambling St, Horan St, Kauri Cl, Kennedy St, Mahogany Ave, Main St, McGrath Rd, Mt Mulligan Rd, Narcotic Ck, Nychum Rd, Oak Forest Rd, Ootan Rd West, Peterson St, Piemonte Rd, Purcell St, Rosario Rd, Salamone Dr, Schincariol Rd, Stanley St, Thongon St, Tobiano St, Vaughan St, Walnut Cl, Walsh Rd, Walsh St, Ward St, Wilson St, Street Sign Rep, Montagliani Cl, Godwin Dr, Zenel Road
Illegal Dumping	Mas/Fal Rbout, Barron Falls, Black Mtn Rd, Brickley St, Collins St, Crothers Rd, Kanervo Rd, Toy Ck Rd, Dimbulah Lanes

TMR ROUTINE MAINTENANCE PERFORMANCE CONTRACT (RMPC)

The following RMPC works were carried out in August 2026.

Location	Activity
32A - Kennedy Highway (Cairns - Mareeba)	Rest Area Servicing at Edmund Kennedy Bridge.
34A - Mulligan Highway (Mareeba - Mount Molloy)	- Supply Guard Rail Damage Ahead signs. - Supply 2026/27 sign replacement signs. - Rural Slashing Full Cut Width Brady Rd to Mt Molloy. - Remove illegally dumped tyres from truck pad. - Yearly pipe inspections and record co-ordinates.
34B - Mulligan Highway (Mount Molloy - Lakeland)	- Roadside Litter Collection - Rifle Creek and Mt Carbine Truck Stop. - Roadside Litter Collection including dumped tyres. - Rest Area Servicing at Rifle Creek. - Replace toilet roll holders with steel tamper proof units at Rifle Creek. - Rural slashing Spear to Rifle Creek.
653 - Mossman-Mount Molloy Road	Roadside litter collection - Hunter Creek, Environ Park and Lyons Park.

Location	Activity
	- Rest Area Servicing at Hunter Creek. - Re-Instate missing Septic Tank lids Hunter Creek Rest Area. - Pothole patching at various locations. - Supply and Install 26/27 Sign Replacement signage. - Rural slashing Mount Molloy to Mossman. - Yearly pipe inspections record co-ordinates.
89B - Burke Developmental Road (BDR)	- Rest Area Servicing at Eureka Creek. - Road repairs to blow outs along graded sections of road and abrasive material west of Wrotham Park. - Medium Formation Grading from Chillagoe to Elizabeth Creek. - Medium Formation Grading from Elizabeth Creek to Trimble Crossing. - Medium Formation Grading from Trimble to Lynd. - Medium Formation Grading from Lynd to Boundary. - Yearly pipe inspections Dimbulah to Boundary and record co-ordinates.
664 - Mareeba to Dimbulah Road	- Cleaning inlets and outlets of pipes identified in 26/27 inspections. - Roadside Litter Collection and two (2) x Fridge/Freezers dumped at Mutchilba Transfer Station entry. - Yearly pipe inspections and record co-ordinates. - Front deck mow two (2) width wide between Mutchilba double entrances.

PARKS AND OPEN SPACES

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

Description	Comment
Mowing	- Open Space mowing in all towns. - Irrigated areas as per schedule about 14 - 18 days between mows.
Playing fields mowing	- Davies Park once per week at 50mm - Borzi Park and Firth Park once per week at 25mm.
General maintenance	- Weeding and mulching garden beds and medians in Mareeba, Kuranda and Mount Molloy. - Tree skirting all Parks areas all towns.

Description	Comment
Gurney Crew	• Pressure cleaning Mareeba and Kuranda footpaths as per routine • Pressure cleaning Playgrounds as required. • Mount Molloy Centre medians • Kuranda Rec Centre Tennis Courts
Playgrounds	• Replace Flying Fox Seat at Basalt Gully playground • Minor Rubber Softfall repairs at Amaroo and Mary Andrews.
Slashing	• Rail Trail, Shaban Park, Mooraridgi, Eales Parks, Molloy approaches, Barron Esplanade.
Burials	• Mareeba – 1 coffin inground Lawn Section, one (1) coffin in Free Standing Mausoleum. Two (2) Ashes in Lawn Section Graves, one (1) Ashes in Grave in Catholic Section. • Dimbulah – 0. • Kuranda Old Cemetery – one (1) Ashes in Columbarium Wall. • Mount Molloy Cemetery – two (2) coffins in ground in Full Grave Section. • Chillagoe - 0.
LOA	• Mareeba Cemetery and Pioneer Cemetery this month, Loa's have also done Dimbulah Cemetery, around the tennis courts and the main park.
Tree Trimming	• Tree trimming in Kuranda and Mareeba streets for ease of mowing and Street Sweeper access.
Fire Management	• Hazard Reduction Burns completed in Mareeba and Mount Molloy. Firebreak maintenance completed.
Events	• Lions Metrogaine and Village Fete, VP Day, Mareeba Multicultural Festival.
Footpath Maintenance	• Normal Pressure Cleaning only.

LAND PROTECTION

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

Weed/Pest	Activity
Parthenium Weed	• Inspections and hand removal carried out on all sites. All landholders are complying with their bio security obligation.
Amazon Frogbit	• Work on Chinaman and Atherton creeks Mareeba for Amazon Frogbit. Foliar spraying of the creek banks to allow access for hand removal of any frogbit detected at a later date. • Foliar Spray herbicide treatment in Mareeba lakes.
Feral Pigs	• 48 Pig trapped and destroyed in the Mutchilba and Kuranda areas.
Wild Dog & Pig Baiting	• 1080 baiting carried out for pigs/wild dogs on four (4) grazing properties on the Walsh and Mitchell Rivers catchments totalling 947 120Ha.

Weed/Pest	Activity
Hoggone Baiting (Sodium Nitrite)	MSC assisted a landholder in the Julatten area with feral pig management using Hoggone baits, Landholder counted 25 deceased pigs.
Cyclone Jasper Disaster Recovery Funding (Weeds)	- Assist Gulf Savannah drone contractor to aerial spray Salvinia in lake Mitchell. - Survey Flaggy Creek Kuranda for Giant sensitive plant, assisted by Djabugay Rangers.
MSC PMAC Meeting	MSC Land protection held its second PMAC meeting for the year, meeting was well attended with stakeholders and government departments discussing ongoing and emerging pest weed and animal issues.



LPO Foliar Spraying Aquatic Weeds

CUSTOMER REQUESTS

During August, the Works Group received 128 Customer Requests (CRs) with 148 resolved (resolved requests include those received prior to August 2026). The table below shows the number of requests lodged per Works Section for the month.

Month	Roads	Parks and Gardens	Pest Management
August	62	59	7

At the time of reporting, the Works Group had 107 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

9.6 FNQ061 2026/27 REGIONAL BITUMEN RESEAL PROGRAM

Date Prepared: 8 September 2026

Author: Manager Works

Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with an assessment of the tenders received for FNQ061 2026/2027 Regional Bitumen Reseal Program.

RECOMMENDATION

That Council awards Contract FNQ061 2026/27 Regional Bitumen Reseal Program to Koppen Construction Pty Ltd trading as Koppen Bitumen Pty Ltd. Based on the indicative works program and pricing the annual contract value is estimated to be \$2,117,793.48 (excl. GST), with the potential for the scope to be varied to include resealing required during 2027/28 and 2028/29.

BACKGROUND

Council undertakes an annual bitumen reseal program in order to maintain its road network to a suitable standard. This process is required to prevent moisture from penetrating through deteriorated bitumen seals into the underlying pavement which causes damage such as rutting and potholes.

The past 12 reseal programs have been delivered under collective procurement arrangements established by the Far North Queensland Regional Organisation of Councils (FNQROC). The collective arrangements have enabled the participating member Councils to achieve economies of scale in pricing and eliminated the risk of individual Councils competing against each other for limited supplier resources. The collective arrangements also include the provision of performance bonds to ensure the works are completed within the agreed timeframes. Councils also benefit from the appointment of a Program Coordinator to oversee overall delivery of the program.

Following the success of the previous arrangements, FNQROC was tasked with inviting tenders for the 2026/27 regional bitumen reseal program on behalf of the following member Councils:

- Cassowary Coast Regional Council (CCRC)
- Mareeba Shire Council (MSC)
- Tablelands Regional Council (TRC)

The request for tender received three (3) submissions which were evaluated by the Tender Evaluation Committee, made up of representatives from the participating councils.

Tenders received

Three (3) submissions were received and these were evaluated by the Project Steering Committee which included officers from each of the participating Councils.

Submissions were received from the following companies:

- Downer EDI Works Pty Ltd
- FGF Bitumen Pty Ltd
- Koppen Bitumen Pty Ltd

A summary of pricing received for Council's reseal program is provided below:

Contractor Price (excl. GST)		
Fgf Bitumen	Koppens	Downer
\$ 2,468,664.94	\$ 2,117,793.48	\$ 1,887,668.45

TENDER ASSESSMENT

The submissions were evaluated against the following criteria and weightings by the Tender Evaluation Committee:

- Local Business Profile 10%
- Technical Capacity & Experience 15%
- Key Personnel & Equipment 15%
- Program of Works & Work Procedures 20%
- Value for Money 40%

Koppen Bitumen's submission was evaluated against all the selection criteria, and they are the preferred tenderer.

Koppen Bitumen is a well-known local supplier and are generally highly regarded in the region. Koppen Bitumen's submission was evaluated and scored consistently very high across most criteria.

Koppen Bitumen Pty Ltd provided a highly competitive submission, have the required capability, and were highly regarded in their previous dealings/works with a number of participating councils.

Subject to and rise and fall in the price of bitumen, this arrangement offers value for money and significant cost benefits across the participating Councils.

There is the potential for the Scope to be varied to include the resealing required during 2027/28 and 2028/29 at each council's discretion.

RISKS

Identified risks are considered within Councils risk profile and consistent with previous programs.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Tenders were invited in accordance with Council's Procurement Policy.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Works are undertaken as a component of the 2026/27 Bitumen Reseals and Asphalt Programs.

Is the expenditure noted above included in the current budget?

Yes.

Operating

Nil.

LINK TO CORPORATE PLAN

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

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

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

IMPLEMENTATION/COMMUNICATION

Nil

9.7 INFRASTRUCTURE SERVICES, DISASTER RECOVERY OPERATIONS REPORT - AUGUST 2026

Date Prepared: 2 September 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 August 2026.

RECOMMENDATION

That Council receives the Infrastructure Services, Disaster Recovery Operations Report for August 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 commenced 31 August 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 complete in August 2026 – will be removed from next report.

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 completed on Fraser Road, Mona Mona Road and Fantin Road. Works in progress on Hillview Road.
T-MSC2025-25 Wolfram Road Culvert Upgrade	Contract awarded to Gregg Construction Pty Ltd. 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 mid-late 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 2025**Reconstruction 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. Works progressing well.
DRQ-MSC2026-04 - Mid-Western Roads	Contract awarded to MC Group Pty Ltd in July 2026. Works progressing well.

Project Name	Update
DRQ-MSC2026-08 - Sealed Roads	Contract awarded to Stratos Civil Pty Ltd in July 2026. Includes Fallon Road works. Works progressing well.
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 for Geotechnical investigations is scheduled from 12 – 16 October. Resident and community notification in progress.
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.
Hurricane Road Maintenance	Gravel supply awarded to Mt Carbine quarries.

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.

10 CONFIDENTIAL REPORTS

Nil

11 BUSINESS WITHOUT NOTICE

12 NEXT MEETING OF COUNCIL

13 FOR INFORMATION

13.1 SUMMARY OF NEW PLANNING APPLICATIONS & DELEGATED DECISIONS FOR THE MONTH OF AUGUST 2026

Date Prepared: 2 September 2026

Author: Planning & Development Technical Officer

Attachments: Nil

Summary of New Planning Development Applications and Delegated Decisions for August 2026

New Development Applications					
Application	Lodgement Date	Applicant	Site Address & Property Description	Application Type	Status
MCU/26/0015	20/08/2026	Paul J Blundell C/- U&i Town Plan	109 Cobra Road, Mareeba Lot 23 on SP184955	MCU - Extension to Tourist Attraction (Expansion to Vintage Vehicle and Machinery Museum)	Public Notification Stage
MCU/26/0016	28/08/2026	C D Nastasi AG Pty Ltd TTE C/- U&i Town Plan	47 River Road, Mareeba Lot 359 on SP180667	MCU - Tourist Park (up to 74 persons maximum)	Public Notification Stage
RAL/26/0019	11/08/2026	J & K Colless	300 & 471 Wetherby Road, Mt Molloy Lot 63 on SP143045 & Lot 8 on SP223151	ROL - Boundary Realignment – (2 Lots into 2 Lots)	Decision Notice
RAL/26/0020	13/08/2026	T Alifracco, B Alifracco & M Oosen C/- Aspire Town Planning	10 Salihe Avenue, Mareeba Lot 5 on RP736517	ROL - (1 Lot into 3 Lots)	Decision Notice
RAL/26/0021	17/08/2026	Effley Street Holdings Pty Ltd	8 Effley Street, Mareeba Lot 324 on SP297023	ROL - (1 into 4 Lots)	Decision Notice
RAL/26/0022	24/08/2026	FS Developments C/- Brazier Motti Pty Ltd	2-18 Haren Street, Mareeba Lot 1 on SP298397	ROL - (1 into 44 Lots and MCU - 9 x Dual Occupancies)	Application Assessment Stage
RAL/26/0023	27/08/2026	G & T Cardillo C/- Freshwater Planning	326 Springs Road, Mareeba Lot 1 on RP735312 & Lot 2 on DA808468	ROL - Boundary Realignment and Access Easement	Application Stage

Decision Notices issued under Delegated Authority					
Application	Date of Decision Notice	Applicant	Address	Property Description	Application Type
RAL/26/0019	11/08/2026	J & K Colless	300 & 471 Wetherby Road, Mount Molloy	Lot 63 on SP143045 & Lot 8 on SP223151	Development Permit for ROL – Boundary Realignment (2 Lot into 2 Lots)
OPW/26/0003	11/08/2026	BTM & S Stankovich Pty Ltd C/- Neon Consulting	Emerald End Road, Korobean Drive and Pontos Place, Mareeba	Lot 500 on SP352770	Development Permit for Operational Works - Roadworks, Earthworks, Stormwater Drainage and Water and Sewer Reticulation for Development Permit RAL/25/0010 (Amaroo Stage 15)
RAL/26/0021	21/08/2026	Effley Street Holdings Pty Ltd	8 Effley Street, Mareeba	Lot 324 on SP297023	Development Permit for ROL – Subdivision (1 into 4 Lots)
RAL/26/0020	31/08/2026	T Alifracco, B Alifracco & M Oosen	10 Salihe Avenue, Mareeba	Lot 5 on RP736517	Development Permit for ROL – Subdivision (1 into 3 Lots)

August 2026 (Regional Land Use Planning)

		C/- Aspire Town Planning & Project Services			
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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/26/0012	10/08/2026	Lu-Anna Mae Czygan & Christopher-Lee Churchill-Harrison C/- Rapid Building Approvals	39 Summer Street, Mareeba	Lot 84 on SP328215	Referral Agency Response for Building work assessable against the Mareeba Shire Council Planning Scheme 2016 – Class 10a Shed Gross Floor Area (GFA) Dispensation
CAR/26/0013	11/08/2026	Sharon M Northage C/- Freshwater Planning	9 Meeroo Street, Kuranda	Lot 806 on NR7424	Referral Agency Response for Building work assessable against the Mareeba Shire Council Planning Scheme 2016 - Dwelling House (Secondary Dwelling) assessable against the Residential dwelling house and outbuilding overlay code.

Extensions to Relevant Period issued

Application	Date of Decision	Applicant	Address	Property Description	Application Type
Nil					

August 2026 (Regional Land Use Planning)

Survey Plans Endorsed					
Application #	Date	Applicant	Address	Survey Plan Property Description	No of Lots
RAL/25/0015	5/08/2026	Vaughan W Vogel C/- Miller Harris Lawyers	468 Bilwon Road, Biboohra	Plan of Lots 1 – 3 on SP359941 Cancelling Lot 8 on RP731956	3
RAL/21/0020	10/08/2026	The Corporation of The Diocesan Synod of North Queensland C/- Preston Law Att: Mal Skipworth	49-51 & 53 Constance Street, Mareeba	Plan of Lots 11 & 12 on SP334771 and Easements A & B In Lot 11 Cancelling Lot 1 On Rp700517 and Lot 1 on RP734542	2
RAL/25/0031	24/08/2026	John W Jennings & Lucy Jennings C/- MD Land Surveys	64 Slape Road and Slape Road, Mareeba	Plan of Lots 123-126 on SP359919 Cancelling Lots 23-26 on RP708044	4
POS/26/0001	20/07/2026	Mi Haven Homes Pty Ltd C/- MD Land Surveys	120 Mason Street, Mareeba	Approval of Building Format Plan and Community Management Statement for "120 Mason Street Community Titles Scheme" Survey Plan of Lots 1,2 & Common Property on SP359918 Cancelling Lot 1 on RP745860	2
RAL/22/0006	26/08/2026	M & P Wagstaff C/- Apels	24-26 Bilwon Road, Biboohra	Plan of Lots 1 – 3 on SP334765 Cancelling Lot 11 on MPH40232	3

August 2026 (Regional Land Use Planning)