Mareeba
SHIRE COUNCIL

MINUTES

Wednesday, 18 November 2026

Ordinary Council Meeting

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

1 MEMBERS IN ATTENDANCE

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

2 APOLOGIES/LEAVE OF ABSENCE/ABSENCE ON COUNCIL BUSINESS

Nil

3 BEREAVEMENTS/CONDOLENCES

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

4 DECLARATION OF CONFLICTS OF INTEREST

Nil

5 CONFIRMATION OF MINUTES

RESOLUTION 2026/166

Moved: Cr Amy Braes
Seconded: Cr Mary Graham

That the minutes of Ordinary Council Meeting held on 28 October 2026 be confirmed.

CARRIED

6 BUSINESS ARISING OUT OF MINUTES OF PREVIOUS MEETING

Nil

7 DEPUTATIONS AND DELEGATIONS

Nil

8 CORPORATE AND COMMUNITY SERVICES

8.1 PIONEER NORTH QUEENSLAND PTY LTD - MATERIAL CHANGE OF USE - EXTRACTIVE INDUSTRY - LOT 99 ON HG91 - 101 BULLABURRAH CREEK ROAD, DIMBULAH - MCU/26/0011

RESOLUTION 2026/167

Moved: Cr Lenore Wyatt
Seconded: Cr Ross Cardillo

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	Pioneer North Queensland Pty Ltd	**ADDRESS**	101 Bullaburrah Creek Road, Dimbulah
DATE LODGED	1 July 2026	**RPD**	Lot 99 on HG91
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use – Extractive Industry		

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), referral agency conditions in (E), relevant period in (F), further permits in (G), and further approvals from Council listed in (H);

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 – Extractive Industry

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
406005-4e	PNQ Bilic Sand Proposed Extraction Area & Site Layout	RPS AAP Consulting Pty Ltd	23/09/2026

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

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

   2.2 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.

   2.3 Approval Lapse Date

   In accordance with section 65(2) of the Act, this development permit will cease to have effect **30 months from date of the commencement of the use.** All extraction operations on the subject land (including rehabilitation works) must cease within this timeframe.

3. General

   3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure 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 commencement of the use and at the rate applicable at the time of payment.

   3.4 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.

   3.5 Hours of Operation

   All operations pursuant to the extractive industry, or in any way connected with the extractive industry will, for site operations and for removal of material, be limited to the hours between 7.00 am and 6.00 pm Mondays to Friday and 7:00am to 12:00 noon Saturdays (except Public Holidays), PROVIDED ALWAYS that the Council will have the right at any time, and from time to time, to fix other hours of operation, and upon the fixing of

any such other hours of operation pursuant to the permit, or in any way connected therewith, the extractive industry will be limited to such other hours. The Applicant will not be allowed to conduct nor permit nor suffer to be conducted, any extractive industry operation nor run nor start any motors, machinery, or the like, nor remove any materials from the said land on any Sunday or Public Holiday, or at any time outside the hours mentioned or such other hours as will be fixed by Council.

3.6 The Site Based Management Plan (SBMP) submitted with the application must be amended to reflect the Conditions of this development permit. The SBMP must also be amended to include appropriate provisions for dust suppression on Wolfram Road during the haul out of any material from the site to ensure minimal dust impacts on adjoining uses. The amended SBMP must be submitted to Council for approval prior to the commencement of the use.

All operations pursuant to the extractive industry use must be carried out in accordance with the approved amended Site Based Management Plan, at all times.

3.7 The applicant/operator will be required to take every precaution to avoid material spillage from trucks and any spillage which occurs on any public road shall be removed at the end of each working day or within four (4) hours of any verbal requirement by Council's delegated officer.

3.8 Scale and Intensity

The extraction volume must not exceed 65,000 tonnes per annum. Records of extraction volumes must be kept and provided to Council on a monthly basis.

3.9 The 'screening' of material extracted is not permitted on-site, at any time.

3.10 Extractive industry operations must achieve the setbacks nominated on the approved plans at all times.

3.11 Material must not be transported from the site during hours in which school buses use Wolfram Road.

3.12 All trucks and heavy vehicles associated with the approved use must use Wolfram Road only and are not permitted to use Bullaburrah Creek Road, with the exception of the Bullaburrah Creek Road crossing required by Condition 4.1.2.

3.13 Rehabilitation

A Site Rehabilitation Management Plan (SRMP) is to be prepared by a suitably qualified and experienced person detailing the timing/staging of vegetation removal, method of removal and the sequence of operations and rehabilitation works. **The SRMP must consider the shortened 30 month extraction period authorised under this development permit.**

Site rehabilitation works must be provided in a progressive manner in accordance with extraction sequences and staging. The method of rehabilitation needs to be detailed with appropriate revegetation strategies indicated including the species list to be used including plant

source. The plan is to be submitted to Council for review and approval prior the commencement of the use.

All site rehabilitation is to occur in accordance with the approved Site Rehabilitation Management Plan.

4. Infrastructure Services and Standards

4.1 Access

4.1.1 The access crossover servicing the northern extraction area from Wolfram Road must be upgraded/constructed (from the edge of Wolfram Road to the property boundary) in accordance with FNQROC Development Manual standards, to the satisfaction of Council's delegated officer.

4.1.2 Prior to the extraction of any material from the southern extraction area (south of Bullaburrah Creek Road), inclusive of vegetation and topsoil removal, The Bullaburrah Creek road crossing (linking the northern and southern extraction areas) must be upgraded/constructed.

The Bullaburrah Creek Road crossing must include the following works designed in accordance with FNQROC Development Manual standards:

- Access crossovers to be directly opposing each other.
- Crossovers to be constructed in accordance with FNQROC Standard Drawing S1105G (or as amended).
- Widen and strengthen that section of Bullaburrah Creek Road between the two crossovers for the full width of the road formation, to a sealed standard.
- Signage plans to be provided and include advisory signage notifying road users of trucks crossing the road at this location.

RPEQ certified plans for the road crossing mentioned above must be submitted to Council for approval as part of a subsequent application for operational works.

4.2 External Works & Maintenance – Wolfram Road/Bullaburrah Creek Road

4.2.1 The Wolfram Road/Bullaburrah Creek Road intersection (Wolfram Leg only) is to be upgraded to a sealed standard, being FNQROC rural Road 100 – 999 vpd and/or suitable to retain the turning movements of the design transport vehicle servicing the approved use (assumed 19m Semi trailer) to the sealed surface.

RPEQ certified plans for the intersection work mentioned above must be submitted to Council for approval as part of a subsequent application for operational works.

4.2.2 The formed pavement of Wolfram Road, between the access crossover required by Condition 4.1.1 and up to and including the intersection of Wolfram Road and Bullaburrah Creek Road must be maintained, by the operator of the approved use, at a pre-

development standard, to the satisfaction of Council's delegated officer, for the life of this development permit.

To ensure compliance with this condition of approval, at the written request of Council's delegated officer, the operator may be required to undertake periodic grading and/or watering of this section of road, including the importation of suitable road base/gravel and/or any repairs to the existing bitumen seal at the road intersection, to the satisfaction of Council's delegated officer.

To ensure compliance with this condition, a suite of date stamped photographs and videos of this section of Wolfram Road must be provided by the applicant/developer/operator prior to the commencement of the use.

In addition to the above, a maintenance bond of 150% of the cost of carrying out a maintenance grade of this section of road, inclusive of importation of road base/gravel, as agreed to by the operator and Council's delegated officer, must be paid to Council. This bond will be returned upon cessation of the use and final compliance with Condition 4.2.2.

4.3 Wolfram Road Advisory Signage

Prior to the commencement of the use, advisory signage must be installed along Wolfram Road warning road users that large quarry trucks will be using the road. Signage locations and installation must be to the satisfaction of Council's delegated officer.

4.4 Prior to the commencement of the use the community be informed to the satisfaction of Council's delegated officer.

5. Additional Payment Condition – Note: The applicant's obligations under this condition are waived whilst Council continues to levy the special charge for extractive industries in accordance with Council's adopted annual budget.

5.1 The additional payment condition has been imposed as the development will create additional demand on trunk infrastructure which will create additional trunk infrastructure costs for council.

5.2 The developer must pay $97,384.98 for each 2,167 haul truck movements from the site towards trunk transport infrastructure, with the amount of the contribution increased on 1 July each year in accordance with the increase for the PPI index for the period starting on the day the development approval takes effect, adjusted by reference to the 3-yearly PPI index average to the date of payment.

5.3 The trunk infrastructure for which the payment is required is:

- The trunk transport infrastructure servicing the land - specifically the upgrading of Wolfram Road to rural road (8 metres wide) bitumen sealed standard.

5.4 The developer may elect to provide part of the trunk infrastructure instead of making the payment.

5.5 If the developer elects to provide part of the trunk infrastructure the developer must:

- Discuss with Council's delegated officer the part of the works to be undertaken;
- Obtain the necessary approvals for the part of the works;
- Indemnify the Council in relation to any actions, suits or demands relating to or arising from the works;
- Take out joint insurance in the name of the Council and the developer in the sum of $20,000,000 in relation to the undertaking of the works;
- Comply with the reasonable direction of Council officers in relation to the completion of the works;
- Complete the works to the standards required by the Council; and
- Complete the works prior to the commencement of the use.

(D) ASSESSMENT MANAGER'S ADVICE

(a) A number of other charges or payments may be payable as conditions of approval. The applicable fee is set out in the condition/s or in Council's Fees & Charges Schedule for each respective financial year.

(b) 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.

(c) 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.

(d) 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.

(e) 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.

(f) 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.

(E) REFFERAL AGENCY CONDITIONS

Department of State Development, Infrastructure and Planning conditions dated 25 August 2026 (**Attachment 4**).

(F) CURRENCY PERIOD

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

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

When approval lapses once the development commences (s.65(2))

- This development permit will cease to have effect **30 months from the date of the commencement of the use.**

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

- Development Permit for Operational Works

(H) OTHER APPROVALS REQUIRED FROM COUNCIL

- Nil

CARRIED

8.2 COUNCIL POLICY REVIEW

RESOLUTION 2026/168

Moved: Cr Nipper Brown
Seconded: Cr Mary Graham

That Council:

1. Repeals the:

   Community Partnerships Program Policy – adopted 16 November 2022

   Metered Standpipe Water Access Policy – adopted 16 November 2022

   Related Party Disclosure Policy – adopted 2 December 2022

2. Adopts the:

   Community Partnerships Program Policy

   Metered Standpipe Water Access Policy

   Related Party Disclosure Policy

CARRIED

8.3 FINANCIAL STATEMENTS PERIOD ENDING 31 OCTOBER 2026

RESOLUTION 2026/169

Moved: Cr Amy Braes
Seconded: Cr Mladen Bosnic

That Council:

1. receives the Financial Report for the period ending 31 October 2026; and
2. empanels one (1) sole supplier to be added to the Sole Supplier Register.

CARRIED

8.4 T-MSC2026-05 PROVISION OF DEBT MANAGEMENT SERVICES

RESOLUTION 2026/170

Moved: Cr Mary Graham
Seconded: Cr Nipper Brown

That Council awards Tender T-MSC2026-05 Provision of Debt Management Services to Recoveries & Reconstruction (Aust) Pty Ltd for a period of three (3) years from December 2026 to December 2029, with an option to extend for up to two (2) additional one (1) year periods, subject to satisfactory performance and agreement between the parties.

CARRIED

9 INFRASTRUCTURE SERVICES

9.1 INFRASTRUCTURE SERVICES, CAPITAL WORKS MONTHLY REPORT - OCTOBER 2026

RESOLUTION 2026/171

Moved: Cr Ross Cardillo
Seconded: Cr Amy Braes

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

CARRIED

9.2 INFRASTRUCTURE SERVICES, TECHNICAL SERVICES OPERATIONS REPORT - OCTOBER 2026

RESOLUTION 2026/172

Moved: Cr Mladen Bosnic
Seconded: Cr Mary Graham

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

CARRIED

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

RESOLUTION 2026/173

Moved: Cr Mary Graham
Seconded: Cr Lenore Wyatt

That Council:

1. receives the Infrastructure Services, Water and Waste Operations Report for October 2026; and
2. notes the discount green waste days scheduled for December 2026 as noted in this report.

CARRIED

9.4 PDQ-MSC2026-15 2026/27 MANHOLE REFURBISHMENT PROGRAM

RESOLUTION 2026/174

Moved: Cr Amy Braes
Seconded: Cr Ross Cardillo

That Council endorses the awarding of the contract for PDQ-MSC2026-15 2026/27 Manhole Refurbishment Program to NQ Wastetrans Pty Ltd for the amount of $472,827 (excl. GST).

CARRIED

9.5 INFRASTRUCTURE SERVICES, WORKS SECTION ACTIVITY REPORT - OCTOBER 2026

RESOLUTION 2026/175

Moved: Cr Mladen Bosnic
Seconded: Cr Lenore Wyatt

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

CARRIED

9.6 INFRASTRUCTURE SERVICES, DISASTER RECOVERY OPERATIONS REPORT - OCTOBER 2026

RESOLUTION 2026/176

Moved: Cr Nipper Brown
Seconded: Cr Mladen Bosnic

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

CARRIED

10 OFFICE OF THE CEO

10.1 LOCAL DISASTER MANAGEMENT GROUP - ADOPTION OF SUB PLANS

RESOLUTION 2026/177

Moved: Cr Ross Cardillo
Seconded: Cr Nipper Brown

That Council adopts the following Sub Plans of the Mareeba Local Disaster Management Plan:

1. H5 High Pathogenicity Avian Influenza (HPAI) Sub Plan; and
2. Recovery Sub Plan.

CARRIED

11 CONFIDENTIAL REPORTS

Nil

12 BUSINESS WITHOUT NOTICE

13 NEXT MEETING OF COUNCIL

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

There being no further business, the meeting closed at 9:34am.