



Ordinary Meeting

Council Chambers
Date: 17 August 2016
Time: 9:00am

AGENDA

THE ORDINARY MEETING OF THE MAREEBA SHIRE COUNCIL WILL BE HELD AT COUNCIL CHAMBERS, ON **WEDNESDAY, 17 AUGUST 2016** AND THE ATTENDANCE OF EACH COUNCILLOR IS REQUESTED.

PETER FRANKS
CHIEF EXECUTIVE OFFICER

ORDER OF BUSINESS

MEMBERS IN ATTENDANCE

APOLOGIES/LEAVE OF ABSENCE/ABSENCE ON COUNCIL BUSINESS

BEREAVEMENTS/CONDOLENCES

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CORPORATE AND COMMUNITY SERVICES

REGIONAL LAND USE PLANNING

ITEM-1 **BTM & S STANKOVICH PTY LTD - RECONFIGURING A LOT - SUBDIVISION (1 INTO 23 LOTS & DRAINAGE/BALANCE AREA) LOT 200 SP284130 - JANNALI COURT & KAROBEAN DRIVE, MAREEBA - DA/16/0048**

MEETING: Ordinary

MEETING DATE: 17 August 2016

REPORT OFFICER'S TITLE: Planning Officer

DEPARTMENT: Corporate and Community Services

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	BTM & S Stankovich Pty Ltd	ADDRESS	Jannali Court & Karobean Drive, Mareeba
DATE LODGED	27 July 2016	RPD	Lot 200 on SP284130
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Subdivision (1 into 23 lots and drainage/balance area)		

FILE NO	DA/16/0048	AREA	12.47 hectares
LODGED BY	Freshwater Planning Pty Ltd	OWNER	BTM & S Stankovich Pty Ltd
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Low Density Residential		
LEVEL OF ASSESSMENT	Code Assessment		
SUBMISSIONS	n/a		

ATTACHMENTS: 1. Proposal Plan/s

EXECUTIVE SUMMARY

Council is in receipt of a code assessable development application described in the above application details. Being code assessable, the application was not required to undergo public notification.

The application proposes the continued development of Amaroo Park Estate, being Stage 8 of the Estate which includes 23 new residential lots as well as a drainage lot and larger balance lot (to be developed in future stages).

The application and supporting material has been assessed against the Mareeba Shire Council Planning Scheme 2016 (including codes and policies) and is not in conflict with any aspect of the planning scheme. The FNQ Regional Plan and State Planning Policy are adequately reflected in the new planning scheme; therefore a separate assessment of the application against these instruments is not required.

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

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

OFFICER'S RECOMMENDATION

"1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	BTM & S Stankovich Pty Ltd	ADDRESS	Jannali Court & Karobean Drive, Mareeba
DATE LODGED	27 July 2016	RPD	Lot 200 on SP284130
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Subdivision (1 into 23 lots and drainage/balance area)		

and in accordance with the Sustainable Planning Act 2009, the applicant be notified that the application for a development permit for the development specified in (A) is:

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

And

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

(A) **APPROVED DEVELOPMENT:** Development Permit for Reconfiguring a Lot - Subdivision (1 into 23 lots and drainage/balance area)

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
7691 - LL1 (Sheet 1 of 2)	Proposed Development Of Lot 200 on SP284130	Twine Surveys Pty Ltd	18/04/2016
7691 - LL1 (Sheet 2 of 2)	Proposed Development of Lot 200 on SP284130	Twine Surveys Pty Ltd	18/04/2016

(C) 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.

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 (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 roll-over kerb along the frontage of each allotment will satisfy this condition.

Prior to the issue of a certificate of classification for any future dwelling on Lot 12, a bitumen/asphalt sealed or reinforced concrete driveway shall be provided within the access handle of the lot. 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);
- 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.

Note:A notation will be placed on the rates record for Lot 12 with regards to the access driveway requirement mentioned above.

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) The proposed drainage area shall be dedicated for public use land/drainage purposes. All documentation leading to the dedication of this land 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 12 month maintenance period.

4.3 Roadworks - Internal

- (a) Karobean Drive is to be extended to service Lots 100 - 105 and is to be constructed to Collector Road standard (of the same width as the existing section of Karobean Drive) in accordance with the FNQROC Development Manual (as amended) to the satisfaction of Council's delegated officer.
 - (b) Jannali Court is to be constructed to service Lots 2 - 18 and is to be constructed to Access Street standard in accordance with the FNQROC Development Manual (as amended) to the satisfaction of Council's delegated officer.
 - (c) Temporary turnaround areas, with a 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.
 - (d) The existing concrete footpath is to be extended along the eastern side of the proposed Karobean Drive extension in accordance with the FNQROC Development Manual.
-

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).

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.

(D) ASSESSMENT MANAGER'S ADVICE

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

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

(c) Easement Documents

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

(d) Endorsement Fees

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

(e) Compliance with applicable codes/policies

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

(f) Notation on Rates Record

A notation will be placed on Council's Rate record with respect to lots 5 - 10 regarding the following conditions:

- a registered easement over the subject site

(g) Transportation of Soil

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

(h) Environmental Protection and Biodiversity Conservation Act 1999

The applicant is advised that referral may be required under the *Environmental Protection and Biodiversity Conservation Act 1999* if the proposed activities are likely to have a significant impact on a matter of national environmental

significance. Further information on these matters can be obtained from www.environment.gov.au

(i) Cultural Heritage

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

(F) RELEVANT PERIOD

When approval lapses if development not started (s.341)

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

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

- Development Permit for Operational Works

(H) OTHER APPROVALS REQUIRED FROM COUNCIL

- NIL

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

Development Type	Rate	Measure	Charge	Credit Detail	Balance
	\$ per Lot	Lots		Lots	
Residential	\$17,700.00	23	\$407,100.00	Nil	\$407,100.00
TOTAL CURRENT AMOUNT OF CHARGE					\$407,100.00

THE SITE

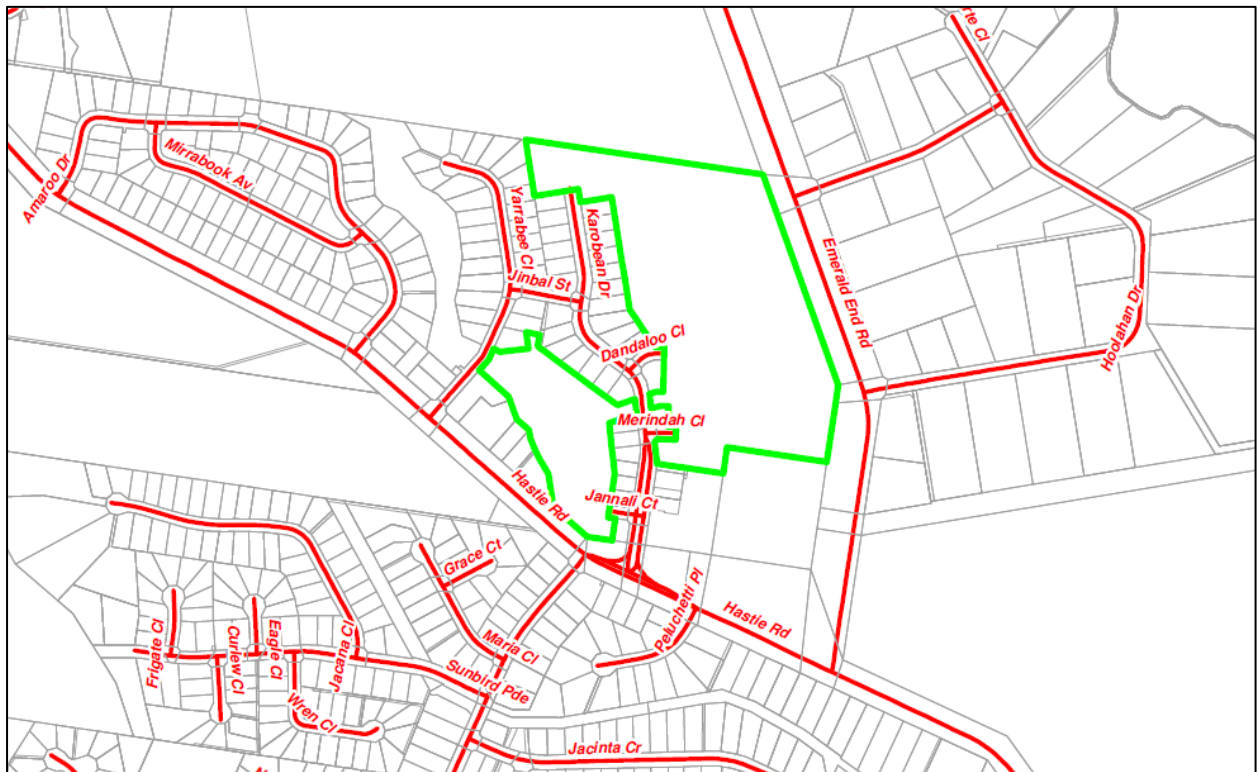
The site forms part of the balance land of the incomplete Amaroo Park Estate situated at Karoeban Drive, Jannali Court, Merindah Close, Dandaloo Close, Hastie Road and Emerald End Road, Mareeba and is described as Lot 200 on SP284130. The site is split into two (2) parcels or severances by Karoeban Drive with a total area of 12.47 hectares and is zoned *Low Density Residential* under the Mareeba Shire Council Planning Scheme 2016.

The site contains 407 metres of frontage to Emerald End Road and 60 metres of frontage to Hastie Road which are both constructed to bitumen sealed standards. The sites frontages to Karoeban Drive, Jannali Court, Merindah Close and Dandaloo Close are limited to stub

section of each road yet to be completed. All four of these roads are constructed to bitumen/asphalt standard including layback kerbing.

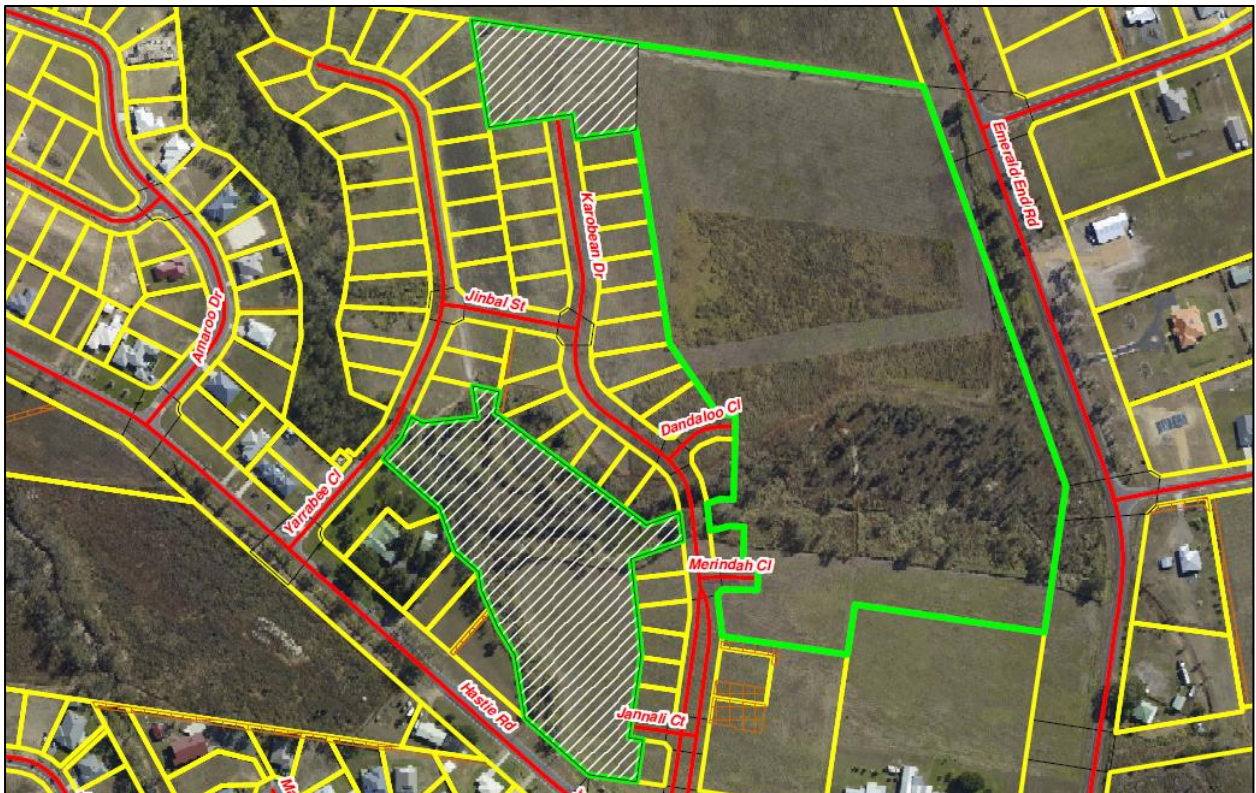
Being a balance lot for an incomplete estate, the site is unimproved with the majority of the land being cleared and grassed. Two seasonal watercourses/gullies traverse the site and are currently used to drain some of the completed earlier stages of Amaroo Park Estate. The site is able to be connected to town water, sewer, telecommunications and underground electricity supply.

All surrounding allotments are zoned *Low Density Residential* and support residential uses with the exception of Lot 1 and 2 on SP273691 which adjoin the site to the south-east and are zoned Business (Hastie Road Business Zone). Lot 1 contains the Amaroo Medical centre while Lot 2 is a balance lot, set aside for future business/commercial development to service the Estate (convenience store, café, specialty shops). Those parts of the site proposed to be developed are shown in white shading on the below map.



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

On 11 February 2009, Council approved application REC/08/0012 made by Tableland Earthmoving and Raw Materials Pty Ltd (TERM) for preliminary approval for material change of use to vary the effect of the planning scheme and development permit for reconfiguring a lot - 1 lot into 1 business lot and 135 residential lots of land described as Lot 11 on SP211136, situated on Hastie Road and Emerald End Road, Mareeba, subject to conditions.

Several permissible changes have been made to this approval with the most recent changes being permitted by Council at its 5 December 2013 ordinary meeting. The approval now provides for the creation of 140 allotments consisting of a one (1) hectare business zoned allotment and 139 traditional residential allotments.

The purpose of this approval was essentially to rezone the land to allow for its development in accordance with the residential zone code of the now superseded Mareeba Shire Planning Scheme 2004. Development approval REC/08/0012 has been acted upon with 32 of the 139 residential lots having been created along Karobean Drive as well as the business lot situated on the corner of Karobean Drive and Hastie Road (currently contains the Amaroo Medical Centre).

Under the new Mareeba Shire Council Planning Scheme 2016, the balance land for Amaroo Park Estate (Lot 200 on SP284130) is now zoned *Low density residential*. Given the site's current zoning now supports the creation of residential allotments, the applicant has chosen to reapply under the provisions of the new planning scheme as they believe the new scheme

offers them improved development outcomes. Specifically, the new development does not require referral of the application to the Department of Transport and Main Roads.

The application proposes the logical and progressive expansion of Amaroo Park Estate (Stage 8) through the creation of 23 additional residential lots, a drainage lot (future reserve) and the remaining balance lot (to be developed in future).

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Reconfiguring a Lot - Subdivision (1 into 23 lots and drainage/balance area) in accordance with the plans shown in **Attachment 1**.

The application proposes the continued development of Amaroo Park Estate, proposing Stage 8 of the Estate which includes 23 new residential lots as well as a drainage lot and larger balance lot (to be developed in future stages).

The applicant proposed the creation of six (6) additional lots at the northern end of Karoeban Drive (Karoeban Drive to be extended) and 17 lots in the western severance of the site fronting Jannali Court (Jannali Court to be completed). The proposed Lots are as follows:

- Proposed Lot 2 - area of 600m², frontage of 20m to Jannali Court and 20m to Hastie Road (no access via Hastie Road);
- Proposed Lot 3 - area of 662m², frontage of 11.24m to Jannali Court and 30.14m to Hastie Road (no access via Hastie Road);
- Proposed Lot 4 - area of 650m², frontage of 16.86m to Jannali Court and 23m to Hastie Road (no access via Hastie Road);
- Proposed Lot 5 - area of 748m², frontage of 10.6m to Jannali Court and 21.22m to Hastie Road (no access via Hastie Road);
- Proposed Lot 6 - area of 815m², frontage of 20m to Jannali Court;
- Proposed Lot 7 - area of 813m², frontage of 24m to Jannali Court;
- Proposed Lot 8 - area of 855m², frontage of 21.4m to Jannali Court;
- Proposed Lot 9 - area of 1,002m², frontage of 24m to Jannali Court;
- Proposed Lot 10 - area of 1,172m², frontage of 23.9m to Jannali Court;
- Proposed Lot 11 - area of 1,041m², frontage of 11.7m to Jannali Court;
- Proposed Lot 12 - area of 1,919m², frontage of 5m to Jannali Court (rear access lot);
- Proposed Lot 13 - area of 889m², frontage of 25.7m to Jannali Court;
- Proposed Lot 14 - area of 989m², frontage of 24.5m to Jannali Court;
- Proposed Lot 15 - area of 1,018m², frontage of 17m to Jannali Court;
- Proposed Lot 16 - area of 776m², frontage of 22.5m to Jannali Court;
- Proposed Lot 17 - area of 716m², frontage of 22m to Jannali Court;
- Proposed Lot 18 - area of 819m², frontage of 47m to Jannali Court;
- Proposed Lot 100 - area of 1,028m², frontage of 27.61m to Karoeban Drive;
- Proposed Lot 101 - area of 1,026m², frontage of 24m to Karoeban Drive;
- Proposed Lot 102 - area of 1,027m², frontage of 22m to Karoeban Drive;
- Proposed Lot 103 - area of 1,346m², frontage of 16m to Karoeban Drive;
- Proposed Lot 104 - area of 1,077m², frontage of 23m to Karoeban Drive;
- Proposed Lot 105 - area of 929m², frontage of 22.8m to Karoeban Drive;
- Balance Lot 200 - area of 9.11 hectares; and
- Drainage area - 7,437m²

Proposed Lots 2-18 and 100-105 will be connected to all urban services. Jannali Court and Karobean Drive will be constructed/extended to service each and will be of bitumen/asphalt standard including layback kerbing.

The proposed drainage lot will be created as a reserve for drainage purposes and surrendered to Council.

REGIONAL PLAN DESIGNATION

The subject site is included within the Urban Footprint land use category in the Far North Queensland Regional Plan 2009-2031. Mareeba is identified as a Major Regional Activity Centre in the Regional Plan.

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	Residential area
Zone:	Low density residential
Overlays:	Airport environs overlay

RELEVANT PLANNING INSTRUMENTS

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

(a) Far North Queensland Regional Plan 2009-2031

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

(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 - July 2016

Relevant Development Codes

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

- 6.2.6 Low density residential zone code
- 8.2.2 Airport environs overlay code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.4 Reconfiguring a lot code

9.4.5 Works, services and infrastructure code

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

Relevant Codes	Comments
Low density residential zone Code	The application can be conditioned to comply with the relevant acceptable/probable solutions contained within the code.
Airport environs overlay code	The application can be conditioned to comply with the relevant acceptable/probable solutions contained within the code.
Landscaping code	The application can be conditioned to comply with the relevant acceptable/probable solutions contained within the code.
Parking and access code	The application can be conditioned to comply with the relevant acceptable/probable solutions contained within the code.
Reconfiguring a lot code	The application can be conditioned to comply with the relevant acceptable/probable solutions contained within the code.
Works, services and infrastructure code	The application can be conditioned to comply with the relevant acceptable/probable solutions contained within the code.

(e) Planning Scheme Policies

The following planning scheme policies are relevant to the application:

No. 4 - FNQROC Regional Development Manual

All development works will be conditioned to be designed and constructed in accordance with the FNQROC Development Manual.

(f) Adopted Infrastructure Charges Notice

In accordance with Council's Adopted Infrastructure Charges Resolution (No. 1) 2016, a charge of \$17,700.00 will apply to each additional residential allotment created.

The \$17,700.00 charge was derived from a \$4,425.00 infrastructure charge for the following four (4) trunk infrastructure networks:

- Transport network (roads);
- Public parks and land for community facilities network;
- Water supply network; and
- Sewerage network

The application proposes the creation of 23 additional residential lots (not including the drainage lot and balance lot).

\$17,700.00 x 23 (lots) = **\$407,100.00**

REFERRALS**Concurrence**

This application did not trigger a referral to a Concurrence Agency.

Advice

This application did not trigger a referral to an Advice Agency.

Internal Consultation

Technical Services

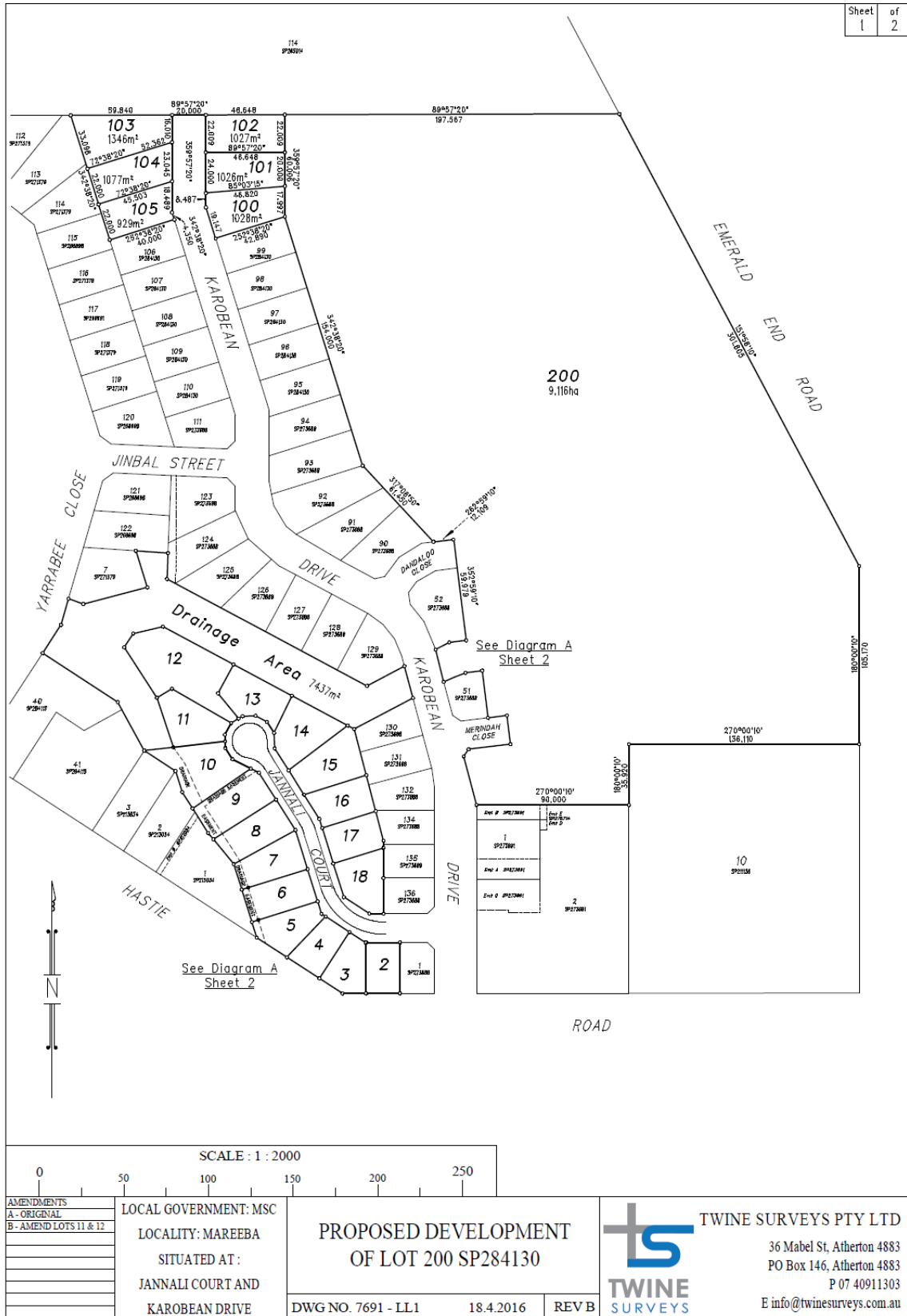
PLANNING DISCUSSION

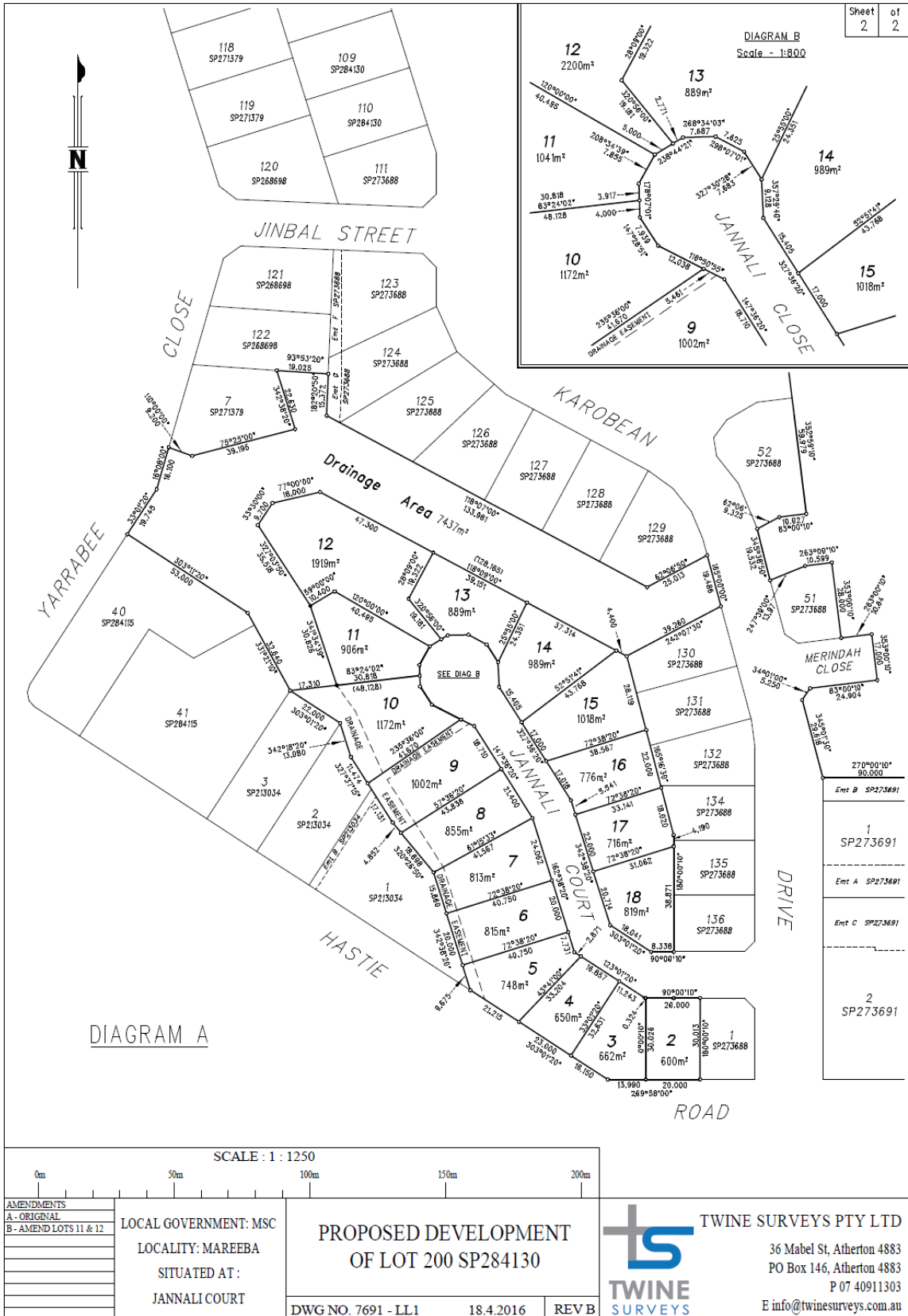
Nil

Date Prepared: *8 August 2016*

ATTACHMENT 1

APPROVED PLANS (ECM VS 3824436)





Sheet 2 of 2

DIAGRAM B
Scale - 1:800

DIAGRAM A

SCALE : 1 : 1250

<p>AMENDMENTS</p> <p>A - ORIGINAL</p> <p>B - AMEND LOTS 11 & 12</p>		<p>LOCAL GOVERNMENT: MSC</p> <p>LOCALITY: MAREEBA</p> <p>SITUATED AT:</p> <p>JANNALI COURT</p>	<p>PROPOSED DEVELOPMENT</p> <p>OF LOT 200 SP284130</p>	<p>DWG NO. 7691 - LL1</p> <p>18.4.2016</p> <p>REV B</p>
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TWINE SURVEYS PTY LTD

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E info@twinesurveys.com.au

ITEM-2 **H SELITA - RECONFIGURING A LOT - SUBDIVISION (1 INTO 2 LOTS) - LOT 99 SP173505 - 679 SPRINGMOUNT ROAD, DIMBULAH - DA/16/0046**

MEETING: Ordinary

MEETING DATE: 17 August 2016

REPORT OFFICER'S TITLE: Senior Planner

DEPARTMENT: Corporate and Community Services

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	H Selita	ADDRESS	679 Springmount Road, Dimbulah
DATE LODGED	15 July 2016	RPD	Lot 99 on SP173505
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Subdivision (1 into 2 lots)		

FILE NO	DA/16/0046	AREA	47.47 hectares
LODGED BY	Brazier Motti Pty Ltd	OWNER	H & M Selita
PLANNING SCHEME	Mareeba Shire Council Planning Scheme - July 2016		
ZONE	Rural zone		
LEVEL OF ASSESSMENT	Code Assessment		
SUBMISSIONS	n/a		

ATTACHMENTS: 1. Proposal Plan/s
 2. Ergon Energy advice agency response dated 2 August 2016

EXECUTIVE SUMMARY

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

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

It has been assessed against the Mareeba Shire Council Planning Scheme and is in conflict with Performance Outcome PO6 of the Agricultural Land Overlay Code and Performance Outcome PO1 and Acceptable Outcome AO1 of the Reconfiguring a Lot Code.

Both proposed allotments are smaller than the desired minimum reconfigured lot size of 60 hectares for land within the Rural zone.

The intent of the planning scheme for the rural zone is to discourage the creation of additional small rural lots. The proposed development, which essentially proposes the creation of an addition small rural lifestyle allotment, is in conflict with this intent.

It is recommended that the application be refused.

OFFICER'S RECOMMENDATION

"1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	H Selita	ADDRESS	679 Springmount Road, Dimbulah
DATE LODGED	15 July 2016	RPD	Lot 99 on SP173505
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Subdivision (1 into 2 lots)		

and in accordance with the Sustainable Planning Act 2009, the applicant be notified that the application for a development permit for the development specified in (A) is:

Refused by Council for reasons set out in (B).

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

(B) ASSESSMENT MANAGER'S REASONS FOR REFUSAL:

1. The proposed development is in conflict with Performance Outcome PO6 of the Agricultural Land Overlay Code:

PO6

*Any Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the **Agricultural land overlay maps (OM-001a-n)**, including boundary realignments, only occurs where it:*

- (a) improves agricultural efficiency;*
 - (b) facilitates agricultural activity; or*
 - (d) facilitates conservation outcomes; or*
 - (d) resolves boundary issues where a structure is built over the boundary line of two lots.*
2. The proposed development is in conflict with Performance Outcome PO1 and Acceptable Outcome AO1 of the Reconfiguring a Lot Code:

PO1

Lots include an area and frontage that:

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

AO1.1

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

3. That there are not sufficient grounds to justify approval, despite the identified conflicts."

THE SITE

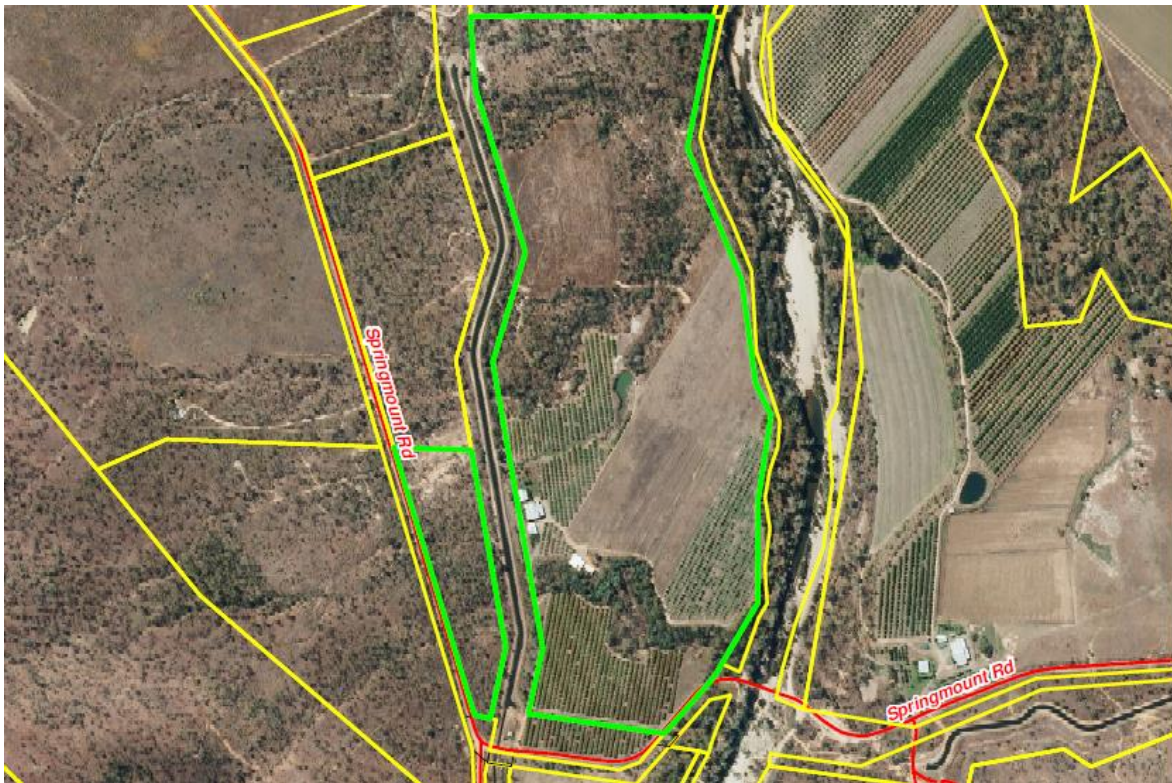
The subject land is described as Lot 99 on SP173505, Parish of Masterton, County of Hodgkinson, situated at 679 Springmount Road, Dimbulah.

The land is irregular in shape, having an area of 47.47 hectares with a total frontage of approximately 640 metres to Springmount Road. Springmount Road is formed to bitumen sealed standard for the entire frontage of the subject land.

The land is severed into two (2) portions by the SunWater South Walsh Main Channel which bisects the land in a north-south direction.

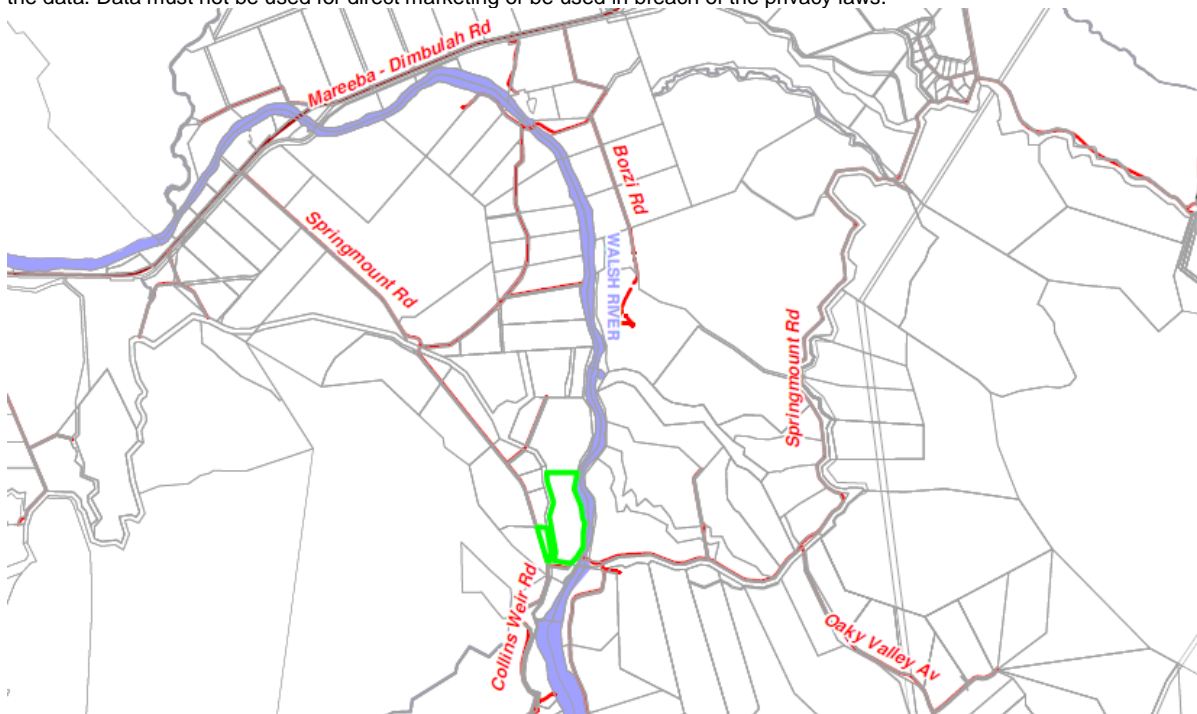
The larger of the two (2) portions (proposed Lot) is developed for horticulture and agriculture. A dwelling house and multiple farm sheds are established within this area. The smaller portion is undeveloped and retains a large coverage of remnant vegetation. The Walsh River is located immediately to the east of the subject land.

Most surrounding allotments are zoned Rural under the Planning Scheme and are used primarily for rural purposes. A future Ergon substation site is located immediately to the west of the subject land on the opposite side of Springmount Road.



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 Reconfiguring a Lot - Subdivision (1 into 2 lots) in accordance with the plans shown in **Attachment 1**.

The details of the proposed allotments are as follows:

- Lot 1 - 43.355 hectares, 150 metres frontage to Springmount Road;
- Lot 2 - 4.115 hectares, 480.911 metres frontage to Springmount Road.

Proposed Lot 1 will contain the established farm dwelling house, sheds and associated onsite effluent disposal system. All developed farming activities will be retained within the confines of proposed Lot 1.

Proposed Lot 2 will be created vacant and will likely accommodate a new dwelling house at some time in the future.

Access to each allotment will be obtained directly from Springmount Road. It is expected that the existing farm access will regard upgrading to meet the current FNQROC development manual standard.

The applicant submits the following in support of the application:

"The proposal is considered to fulfil the Planning Scheme's intent for the site and will make effective use of what is currently considered as limited use Rural land over a small portion of the site. The following conclusions can be drawn from the above-referenced planning aspects of the proposal:

- *The proposed development is permissible within the Rural Zone, with the proposed allotments having appropriate areas and dimensions to accommodate the existing and future land uses;*
- *The proposal generally complies with the intent of the rural zoning without compromising the character of the area;*
- *The intention of the proposed subdivision is to allow the current landowners to rationalise their current land tenure holdings and provide for the disposal of a portion of unused land contained within the western extent of the site for future rural lifestyle development purposes;*

- *The proposed development does not intend to modify existing land contours, therefore ensuring that overland flow paths do not directly or indirectly cause nuisance to a downstream or adjoining property;*
- *The proposed subdivision adequately addresses the elements of the Reconfiguring a Lot Code, Rural Zone Code, Landscaping Code, Parking and Access Code, Works, Services and Infrastructure Code along with the relevant Overlay Codes including each of the relevant overall outcomes, performance outcomes and/or acceptable outcomes;*
- *The proposed development is responsive to all environmental constraints and is expected to have minimal impact on the landscape character and visual amenity;*
- *The proposal will not have a detrimental impact on the function of the existing and future street and traffic network; and*
- *The proposed use is of a scale and nature that contributes to the proper and orderly development of the locality."*

REGIONAL PLAN DESIGNATION

The subject site is included within the Regional Landscape and Rural Production Area.

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	Rural Agricultural Area Rural Other Major Electrical Infrastructure
Zone:	Rural zone
Overlays:	Agricultural land overlay Bushfire hazard overlay Environmental significance overlay Flood hazard overlay Regional infrastructure corridors and substations overlay

RELEVANT PLANNING INSTRUMENTS

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

(a) Far North Queensland Regional Plan 2009-2031

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

(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 - July 2016**Relevant Development 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
- 8.2.6 Flood hazard overlay code
- 8.2.9 Regional infrastructure corridors and substations overlay code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.4 Reconfiguring a lot code
- 9.4.5 Works, services and infrastructure code

The application included a planning report and assessment against the planning scheme. An officer assessment has found that the application would conflict with the identified sections of the Agricultural Land Overlay Code and Reconfiguring a Lot Code.

Relevant Codes	Comments
Rural zone code	The application complies with applicable acceptable/probable solutions/performance criteria.
Agricultural land overlay code	The application complies with applicable acceptable/probable solutions/performance criteria apart from the following: <ul style="list-style-type: none"> ▪ PO6 Refer to planning discussion section of this report.
Bushfire hazard overlay code	The application complies with applicable acceptable/probable solutions/performance criteria.
Environmental significance overlay code	The application complies with applicable acceptable/probable solutions/performance criteria.
Flood hazard overlay code	The application complies with applicable acceptable/probable solutions/performance criteria.
Regional infrastructure corridors and substations overlay code	The application complies with applicable acceptable/probable solutions/performance criteria.
Landscaping code	The application complies with applicable acceptable/probable solutions/performance criteria.
Parking and access code	The application complies with applicable acceptable/probable solutions/performance criteria.
Reconfiguring a lot code	The application complies with applicable acceptable/probable solutions/performance criteria apart from the following: <ul style="list-style-type: none"> ▪ PO1 and AO1 Refer to planning discussion section of this report.
Works, services and infrastructure code	The application complies with applicable acceptable/probable solutions/performance criteria.

(e) Planning Scheme Policies

The following planning scheme policies are relevant to the application:

No. 4 - FNQROC Regional Development Manual

All development works will be conditioned to be designed and constructed in accordance with the FNQROC Development Manual.

(f) Additional Trunk Infrastructure Condition (Section 650 of SPA)

The subject land is located outside the identified Priority Infrastructure Area (PIA).

Section 650 of SPA allows Council to condition additional trunk infrastructure outside the PIA if the development is deemed to create additional demand on trunk infrastructure which therefore results in additional trunk infrastructure costs for Council.

The development, creating an additional allotment, is predicted to place additional demand on Council's trunk transport infrastructure (roads).

the developer must pay a one off payment of \$4,425.00 (per additional lot) as a contribution toward trunk 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.

The trunk infrastructure for which the payment is required is:

- The trunk transport infrastructure servicing the land (\$4,425.00)

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

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 endorsement of the plan of subdivision

REFERRALS

Concurrence

This application did not trigger a referral to a Concurrence Agency.

Advice

The application triggered a referral to Ergon Energy as an Advice Agency, due to a transmission line traversing the subject land.

Ergon Energy advised in an email dated 2 August 2016, that they have no objection to the proposed development (**Attachment 2**).

Internal Consultation

Technical Services

PLANNING DISCUSSION

Noncompliance with the Performance Outcomes and Acceptable Outcomes of the Agricultural Land Overlay Code and the Reconfiguring a Lot Code are summarised as follows:

Conflicts with the Agricultural Land Overlay Code

PO6

*Any Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the **Agricultural land overlay maps (OM-001a-n)**, including boundary realignments, only occurs where it:*

- (a) improves agricultural efficiency;*
- (b) facilitates agricultural activity; or*
- (c) facilitates conservation outcomes; or*
- (d) resolves boundary issues where a structure is built over the boundary line of two lots.*

AO6

No acceptable outcome is provided.

Comment

The reconfiguration does not improve agricultural efficiency; does not facilitate agricultural activity; does not facilitate a conservation outcome; and does not resolve a boundary issue where a structure is built over the boundary.

The proposed development is in conflict with PO6.

Conflicts with the Reconfiguring a Lot Code

PO1

Lots include an area and frontage that:

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

AO1.1

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

Comment

Existing Lot 99 on SP173505 has an area of 47.47 hectares which is below the 60 hectares minimum area nominated in Table 9.4.4.3B.

Proposed Lots 1 and 2 will have areas of 43.35 hectares and 4.115 hectares respectively.

The area of proposed Lot 1 is consistent with the design of lots in the surrounding area and it is considered that proposed Lot 1 complies with PO1.

The area of proposed Lot 2 is not consistent with the typical design of lots in the surrounding area (acknowledging that two lots with areas less than 7 hectares are established within 500 metres).

The proposed reconfiguration conflicts with PO1.

The intent of the planning scheme for the rural zone is to discourage the creation of additional small rural lots. The proposed development, which essentially proposes the creation of an additional small rural lifestyle allotment, is in conflict with this intent. Furthermore, there are not sufficient grounds to justify approval despite the identified conflicts.

It is recommended the application be refused.

Date Prepared: 8 August 2016

ATTACHMENT 1

APPROVED PLANS (ECM VS 3822099)

PROPOSED RECONFIGURATION
Lots 1 & 2
Cancelling Lot 99 on SP173505
Parish of Masterton
County of Hodgkinson
Mareeba Shire Council



Date: 1st June 2016
Scale: 1:5,000 @ A3
Plan No. 99_001A.dwg



Document Set ID: 3184448
Version: 1, Version Date: 18/07/2016
All areas, dimensions and land uses are preliminary, subject to investigation, survey, engineering, and Local Authority and Agency approvals.

ATTACHMENT 2

From: TURTON Ian (ERGON) on behalf of Town Planning
Sent: 2 Aug 2016 04:20:12 +0000
To: Info (Shared)
Cc: charltonbest@hotmail.com
Subject: Ergon Energy submit Advice Agency Response (no objection) - DA/16/0046

(amended version – please disregard earlier advice)

Attention: Brian Millard, MSC
Cc: Charlie Best, Brazier Motti

Ref: DA/16/0046
Our ref: EE16/061692

Dear Brian

I wish to advise that Ergon Energy (in our capacity as an advice agency) has no objection to the proposed reconfiguration. The proposal does not impact on the viability of the future substation site.

I don't intend issuing this response in writing, however I am happy to prepare a letter if its required for Council's file.

Kind Regards,

Ian

Ian Turton

Principal Town Planner
Ergon Energy

825 Ann Street, Fortitude Valley QLD 4006
PO Box 264, Fortitude Valley QLD 4006
P 07 3851 6530 M 0418 980 790 F 07 3851 6335
E ian.turton@ergon.com.au

ergon.com.au



From: Town Planning
Sent: Thursday, 28 July 2016 10:14 PM
To: TURTON Ian (ERGON)
Subject: HPRM: FW: Ergon Energy Referral - 1 into 2 lot subdivision

GOVERNANCE AND COMPLIANCE

ITEM-3 DTMR SUBLEASE OF RAILWAY CORRIDOR AND RAILWAY AVENUE

MEETING: Ordinary

MEETING DATE: 17 August 2016

REPORT OFFICER'S TITLE: Governance and Compliance Advisor

DEPARTMENT: Corporate and Community Services

EXECUTIVE SUMMARY

Department of Transport and Main Roads (DTMR) approached the Council to consider a sublease for two (2) separate sections of the Freight Rail Corridor. Firstly from Basalt Street Mareeba to the Aerodrome and secondly the lots behind the current post office building. In return, DTMR will provide \$20,000 for maintenance, \$5,388 for a lease established with Telstra, and forgo the \$5,000 lease arrangement the Mareeba Benefitted Area leases for a portion of land behind the post office.

OFFICER'S RECOMMENDATION

"That Council delegate authority for the Chief Executive Officer to finalise arrangements for the Council to enter into a sublease with the Department of Transport and Main Roads regarding two sections of Rail Corridor in Mareeba. The delegated authority is subject to the sublease meeting all other conditions and requirements that may be necessary for such arrangements."

BACKGROUND

Department of Transport and Main Roads (DTMR) approached the Council to consider a sublease for two (2) separate sections of the Freight Rail Corridor. Firstly from Basalt Street Mareeba to the Aerodrome and secondly the lots behind the current post office building. In return, DTMR will provide \$20,000 excluding GST for maintenance, \$5,388 for a lease established with Telstra, and forgo the \$5,000 lease arrangement the Mareeba Benefitted Area leases for a portion of land behind the post office.

On the 30 June 2016, DTMR sent a proposed sublease for the arrangements to begin. It's noted that the Lot details and land details to be subleased are still to be confirmed from DTMR. Therefore, it's suggested that for the convenience of administering the sublease, delegating authority to the CEO to execute the lease once the lot and land titles are confirmed. The delegated authority is subject to the sublease meeting all other conditions and requirements that may be necessary for such arrangements.

As part of the arrangement, the \$20,000 for maintenance is to be quarantined and used for maintenance for the rail corridor from Basalt Street to the Aerodrome. In discussions with the Works Department, \$26,000 will allow for at maximum five full corridor services in a year which will keep the rail corridor in an acceptable condition.

LINK TO CORPORATE PLAN

ECON 2: In partnership with local business, industry groups and economic and regional development organisations, continue to develop strategies to assist, strengthen, develop and promote existing and new businesses and industries.

CONSULTATION

Internal

Land & Lease Section

Works Section

External

Department of Transport & Main Roads

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL, AND RISKS)

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Capital

Nil

Operating

The amount of annual rent to be paid to Council is to be acquitted each year against maintenance expenditure.

Is the expenditure noted above included in the 2015/2016 budget?

The expenditure will be matched to revenue and with no effect to the council bottom line.

If not you must recommend how the budget can be amended to accommodate the expenditure

Recommend an adjustment of the budget when reviewed.

IMPLEMENTATION/COMMUNICATION

Nil

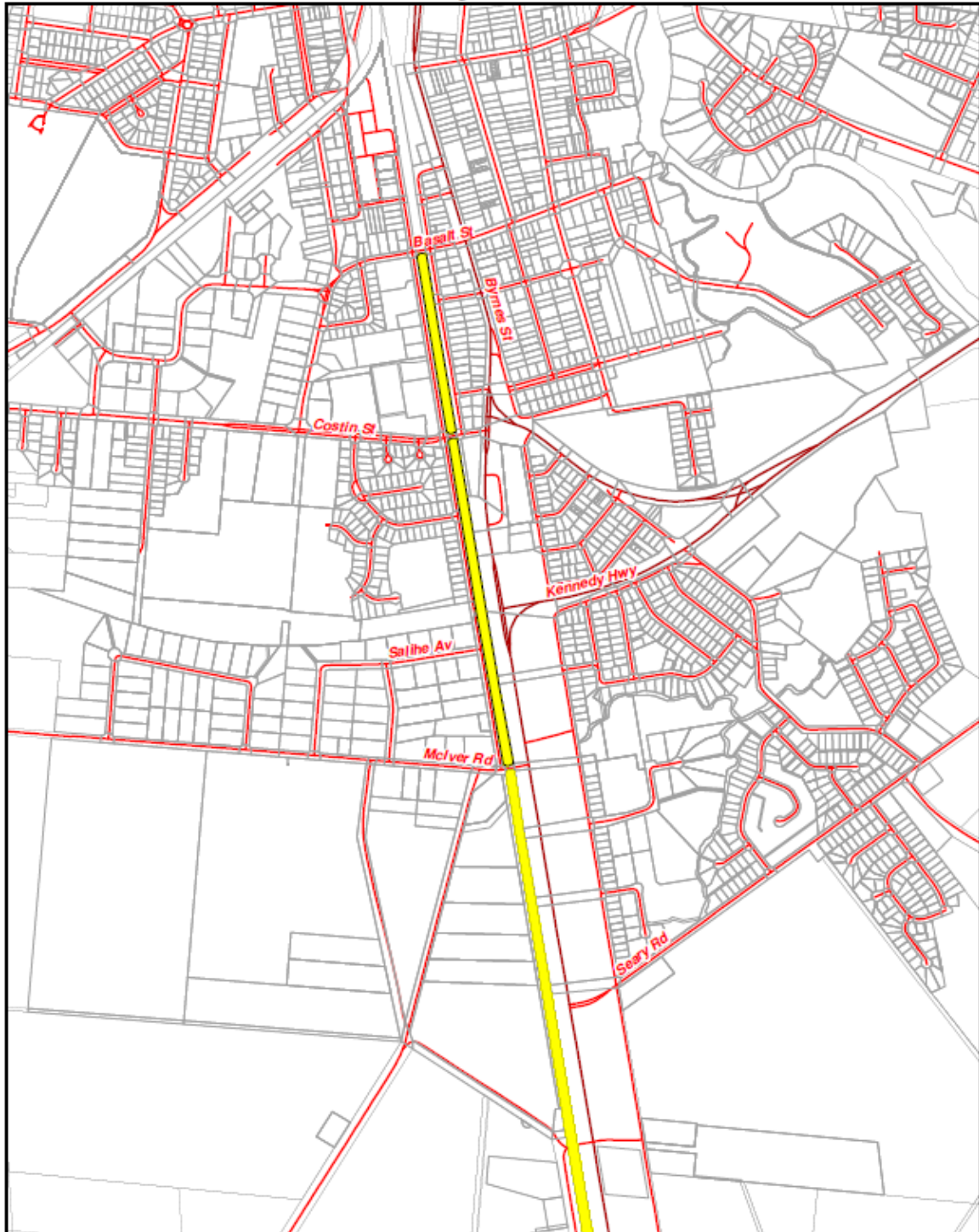
ATTACHMENTS

1. Railway Corridor (Basalt Street to Aerodrome)
2. Railway Avenue (Behind current post office)

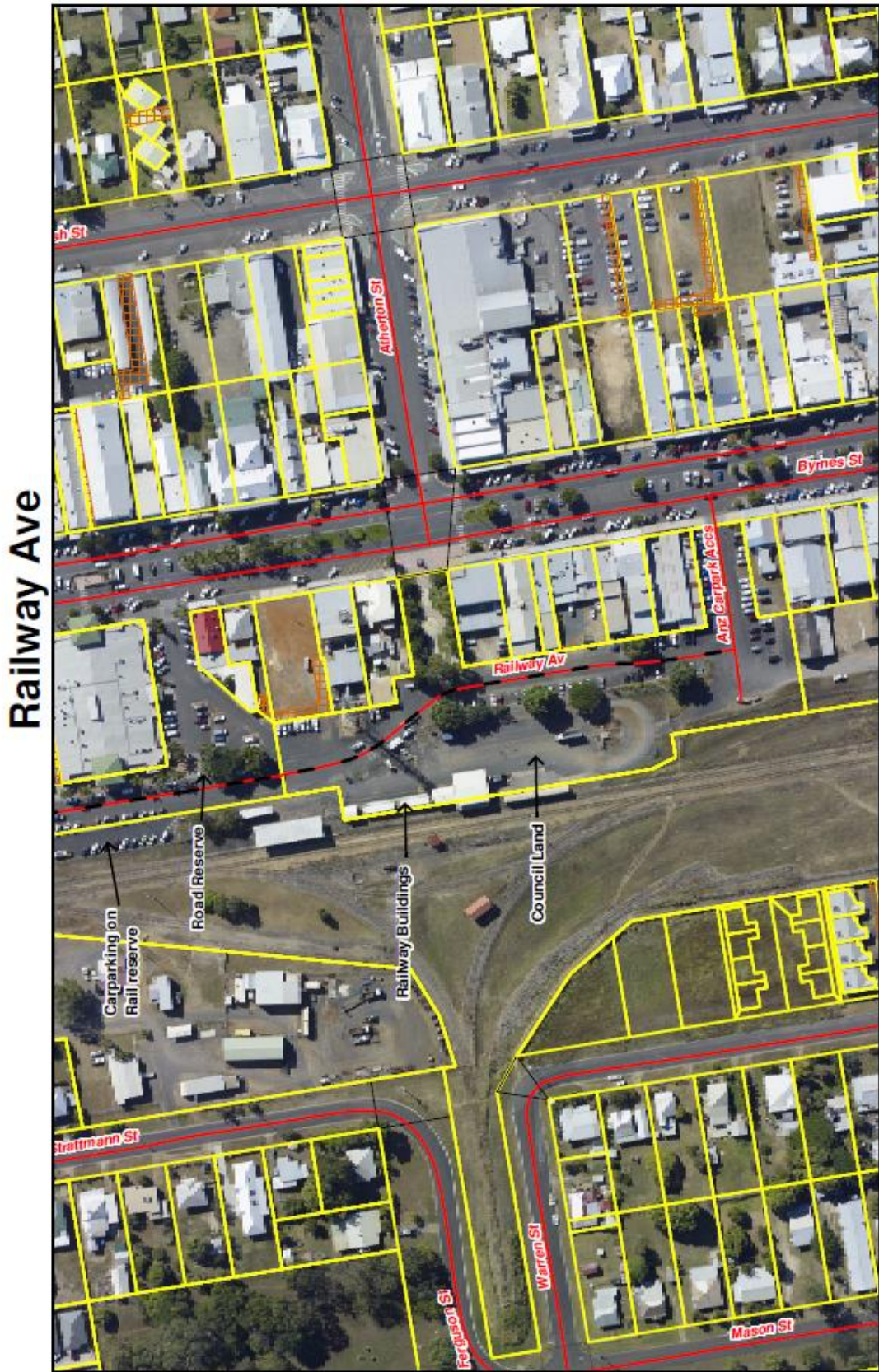
Date Prepared: *08 August 2016*

ATTACHMENT 1

Railway Corridor



ATTACHMENT 2



Scale 1:2000 at A4
Map Grid of Australia Zone 55 (GDA94)

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Under the terms of the lease, the lessee (Cox) cannot assign, transfer or dispose of the lease without the consent in writing of the Lessor (Council) first had and obtained. Council will therefore need to formally consent to the transfer of the lease to the Aero Club.

The Club has also requested Council's consideration of extending the current lease out to 50 years from the date of transfer.

The current lease to Cox commenced on 01/10/2012 and has an initial term of 20 years expiring on 30/09/2032, with a further two (2) 10 year options to renew after that, giving a total lease term of 40 years. The initial term has 16 years still to run and with the two (2) 10 year options, the Aero Club would have a 36 year term if they were to transfer the lease as is.

The standard term for the more recent leases at the aerodrome is 20 years with two 10 year options, however, Council can vary the term of the leases if it wishes. The maximum lease term that Council has entered into to date is 40 years. To achieve a 50 year term, the existing lease could be cancelled and a new 50 year lease entered into or the existing lease could be amended by granting a further (third) option to renew of 14 years or simply amending the existing first and second options to 17 years each instead of 10 years.

However, it is considered that Council should not vary the current standard lease term and it is therefore recommended that on transfer of the existing lease, Council offer to cancel that lease and issue the Aero Club a new lease based on the standard lease term of 40 years.

The Club should also meet any costs incurred by Council in transferring and cancelling the existing lease and issuing a new 40 year lease.

LINK TO CORPORATE PLAN

ECON 2: In partnership with local business, industry groups and economic and regional development organisations, continue to develop strategies to assist, strengthen, develop and promote existing and new businesses and industries. (*The Shire's airports, particularly the Mareeba airport, continue to be developed, encouraging aviation related industry and spillover from Cairns airport.*)

CONSULTATION

Internal
Mayor
Chief Executive Officer

External
North Queensland Aero Club

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Extending the lease out to 50 years will put it at variance with the standard lease term for aerodrome leases.

FINANCIAL & RESOURCE IMPLICATIONS*Capital*

Nil

Operating

The North Queensland Aero Club will be responsible for reimbursing Council for any costs incurred in the transfer and amendment of the lease.

IMPLEMENTATION/COMMUNICATION

The North Queensland Aero Club will be formally advised of Council's decision following the meeting.

ATTACHMENTS

1. Email from Scott Brady of the NQ Aero Club regarding the purchase of the hangar on Lease H and requesting Council give consideration to extending the lease term out to 50 years.

Date Prepared: 09 August 2016

ATTACHMENT 1

From: Scott Brady [mailto:scott.brady83@bigpond.com]
Sent: Monday, 1 August 2016 9:11 PM
To: Cr. Tom Gilmore
Cc: 'Ray Fry'
Subject: FW: Rates on Lease H at Aerodrome

Hi Tom

We are in the application stage for finance to purchase the hangar we currently lease on the Mareeba aerodrome. We are wanting to find out what our options are with extending the lease out to 50 years from the date of transfer. The lender has advised that an extended tenure will be more favourable, and we would like to see what can be done to accommodate this in the interest of gaining approval. Would you mind please forwarding this onto the most appropriate person if you are not the right person to answer this query?

With kind regards,

Scott Brady
President



PO Box 447, Mareeba QLD 4880
Mareeba Airport, 8 Vicary Rd Walkamin QLD 4880
Ph 07 4092 2043 | Mobile 04 38 751 767
scott.brady83@bigpond.com | www.nqac.com.au

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From: Alan Lambert [mailto:AlanL@msc.qd.gov.au]
Sent: Tuesday, 22 March 2016 4:02 PM

To: Scott Brady (scott.brady83@bigpond.com)
Subject: FW: Rates on Lease H at Aerodrome

Scott,

Please see below for info on rates payable for the current half year. The annual lease fee for the period 1.10.15 to 30.9.16 is \$3,045.94 incl GST.

Copy of head lease is attached.

regards,

Alan

Alan Lambert
Manager Development & Governance



Mareeba
SHIRE COUNCIL

Phone: 1300 308 461 | **Direct:** 07 4086 4663 | **Fax:** 07 4092 3323
Email: alan@msc.qld.gov.au | **Website:** www.msc.qld.gov.au
65 Rankin Street, Mareeba | P O Box 154, Mareeba, Queensland, Australia, 4880

 Go green, keep it on screen - think before you print

From: Christina Durighello
Sent: Tuesday, 22 March 2016 3:32 PM
To: Alan Lambert
Subject: RE: Rates on Lease H at Aerodrome

Hello Alan

Following are the charges levied on Lease H.

Charge Description	Amount	
State Govt Emergency Management Levy - B02	77.90	
General Rate Cat C Non-Residential	528.50	
Waste Management Levy Special Charge	72.50	
Water Access - Non Residential (m)	196.75	875.65
Water Consumption	3.15	


Regards

Christina Durighello
Rates Coordinator / Technical Officer



Mareeba
SHIRE COUNCIL

Phone: 1300 308 461 | **Direct:** 07 4086 4684 | **Fax:** 07 4092 3323
Email: christinad@msc.qld.gov.au | **Website:** www.msc.qld.gov.au
65 Rankin Street, Mareeba | P O Box 154, Mareeba, Queensland, Australia, 4880

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From: Alan Lambert
Sent: Tuesday, 22 March 2016 3:27 PM
To: Christina Durighello
Subject: Rates on Lease H at Aerodrome

Christina,

Can you please advise me what the current rates are on Lease H at the Aerodrome - P & M Cox.

thanks,

Alan

Alan Lambert
Manager Development & Governance



Mareeba
SHIRE COUNCIL

Phone: 1300 308 461 | **Direct:** 07 4086 4663 | **Fax:** 07 4092 3323
Email: alanl@msc.qld.gov.au | **Website:** www.msc.qld.gov.au
65 Rankin Street, Mareeba | P O Box 154, Mareeba, Queensland, Australia, 4880

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ITEM-5 DELEGATIONS

MEETING:	Ordinary
MEETING DATE:	17 August 2016
REPORT OFFICER'S TITLE:	Manager Development and Governance
DEPARTMENT:	Corporate and Community Services

EXECUTIVE SUMMARY

As part of the monthly delegations update service provided by MacDonnells Law, Council is advised of amendments to various pieces of legislation that require amendments to existing delegations or new delegations to be made by Council. The only changes proposed in this report relate to the Biosecurity Act 2014.

OFFICER'S RECOMMENDATION

"That:

1. Council delegates the exercise of the powers contained in the attached Instrument of Delegation to the Chief Executive Officer, with such powers to be exercised subject to any limitations contained in Schedule 1 of the Instrument of Delegation.
2. Any prior delegations of power relating to the same matters contained in the attached Instrument of Delegation are revoked. "

BACKGROUND

At the meeting of Council held on 21 January 2015, Council delegated to the Chief Executive Officer the necessary statutory powers under various pieces of legislation to enable him to perform the requirements of his role effectively and efficiently manage the operations of the Council.

Council subscribes to a monthly delegations update service provided by MacDonnells Law, under which MacDonnells review the myriad pieces of legislation that provide statutory powers to local government and they then advise the subscribing Councils of any changes to legislation that require amendment of existing delegations or new delegations to be made by Council.

The Instruments of Delegation attached to this report set out those pieces of legislation recently reviewed by MacDonnells and the delegations to be made as a result thereof.

The Biosecurity Act 2014 ("BIOA") commenced on 1 July 2016. The Explanatory Notes confirm that the purpose of the BIOA is:

"To provide for a comprehensive biosecurity framework to manage the impacts of animal and plant diseases and pests in a timely and effective way and ensure the safety and quality of animal feed, fertilisers and other agricultural inputs. The [BIOA] will repeal the Agricultural Standards Act 1994, the Apiaries Act 1982, the Diseases in Timber Act 1975, the Exotic Diseases in Animals Act 1981, the Plant Protection Act 1989 and the Stock Act 1915, amend the Chemical Usage (Agricultural and Veterinary) Control Act 1988, the Fisheries Act 1994 and the Land Protection (Pest and Stock Route Management) Act 2002, and make minor and consequential amendments to a number of other Acts".

Limitations to the Exercise of Power

All delegations are made subject to the following limitations:

1. The delegate will not exercise any delegated power in relation to a matter which, to the delegate's knowledge, adversely affects, or is likely to affect adversely, Council's relations with the public at large.
2. The delegate will not exercise any delegated power contrary to a resolution or other decision of Council (including a policy decision relating to the matter).
3. The delegate will not exercise any delegated power in a manner, or which has the foreseeable effect, of being contrary to an adopted Council policy or procedure.

LINK TO CORPORATE PLAN

GOV 5: Conduct a work management systems and procedures review to develop an efficient organisation supported by cost effective work practices and systems.

CONSULTATION

Internal

Director Corporate and Community Services

External

MacDonnells Law

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

There are legal implications for local government if management is not aware of the delegated powers and powers of authorised persons that are required for their sections to operate efficiently.

The statutory powers of employees, whether delegated to their position by the Chief Executive Officer or obtained as a result of an appointment as an authorised person under particular statutes, will be invalid if they cannot be supported by an instrument documenting the particulars.

In the case where Council is challenged on an action taken or a decision made by its employees, there needs to be proof that the employee held the powers required to do so. Such documentation is known as the instrument and is required for delegations, sub-delegations and appointments. Section 260 requires the CEO to establish and maintain a register of delegations and make it available to the public.

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Capital
Nil

Operating
Nil

IMPLEMENTATION/COMMUNICATION

Nil

ATTACHMENTS

1. Instrument of Delegation

Date Prepared: 25 July 2016

ATTACHMENT 1**INSTRUMENT OF DELEGATION****Mareeba Shire Council**
Biosecurity Act 2014

Under section 257 of the *Local Government Act 2009*, **Mareeba Shire Council** resolves to delegate the exercise of the powers contained in Schedule 1 to the Chief Executive Officer.

These powers must be exercised subject to the limitations contained in Schedule 2.

All prior resolutions delegating the same powers to the Chief Executive Officer are repealed.

Schedule 1

Biosecurity Act 2014 ("BIOA")
CHAPTER 3 – MATTERS RELATING TO LOCAL GOVERNMENTS
Part 2 Biosecurity Plans for Local Government Areas

Entity power given to	Section of BIOA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers
Local Government	53(1)	Power to prepare a biosecurity plan.		

Part 3 Land Protection Fund

Entity power given to	Section of BIOA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers
Local Government	59	Power to consult with the Chief Executive about suitability and priority of the activities.		

CHAPTER 4 – INVASIVE ANIMAL BARRIER FENCING
Part 2 Barrier Fences
Division 1 – Identification of the Barrier Fence

Entity power given to	Section of BIOA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers
Building Authority	91(3)(a)	Power to consult with chief executive about barrier fence map.		

Part 2 Barrier Fences
Division 2 – Maintaining Barrier Fences

Entity power given to	Section of BIOA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers
Building Authority	94(2)	Power to: (a) obtain the occupier's consent to the entry; and (b) to give the occupier notice of: (i) the intended entry; and (ii) the purpose of the entry; and (iii) the proposed dates and time of entry.		
Building Authority	94(3)	Power to be satisfied it is impracticable to give the notice under subsection (2)(b) and power to give notice as prescribed in subparagraph (3).		
Building Authority	94(5)	Power to consider it necessary to enter the land because of urgent circumstances and power to give the occupier only the notice that is reasonably practicable in the circumstances.		
Building Authority	95(1)	Power to enter into agreement with another person about making an opening in the fence for a particular purpose and period.		
Building Authority	96(1)	Power to form reasonable belief that a person has unlawfully damaged, or made an opening in the fence.		
Building Authority	96(2)	Power to give notice to the person, requiring the person to restore the fence to its condition before the damage or opened.		

Part 3 Barrier Fence Employees

Entity power given to	Section of BIOA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers
Building Authority	100(1)	Power to appoint barrier fence employee .		
Building Authority	101(2)	Power to give directions to a barrier fence employee .		

CHAPTER 5 – CODES OF PRACTICE AND GUIDELINES
Part 1 Codes of Practice

Entity power given to	Section of BIOA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers
Relevant entity	105(1)	Power to consult with chief executive.		

Part 3 Consultation and Notification

Entity power given to	Section of BIOA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers
CEO	235(1)(c)	Power to form agreement about a program authorisation.	The Power is given directly to the CEO under the legislation and, therefore, does not need to be delegated by Council.	
Local Government	239(2)	Power to consult with: (a) the chief executive; and (b) an invasive animal board – (i) with an operational area in or adjoining the local government's area; and (ii) responsible for the management of an invasive animal that is biosecurity matter to which the program applies.		
Local Government	239(3)	Power to consult with an invasive animal board.		

CHAPTER 10 – APPOINTMENT AND POWERS OF OFFICERS
Part 1 General Matters About Inspectors and Authorised Persons
Division 2 - Appointment of Authorised Person

Entity power given to	Section of BIOA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers
CEO	246(2)	Power to appoint persons the following as authorised persons: (a) an employee of the local government; (b) if another local government consents— an employee of the other local government; (c) another person who has entered into a contract, or is employed by an entity that has entered into a contract, with the local government to perform a function under this Act.	The Power is given directly to the CEO under the legislation and, therefore, does not need to be delegated by Council.	
Local Government	246(2)(b)	Power to consent to an employee of the local government to be appointed as an authorised person.		
CEO	246(3)	Power to appoint an authorised person.	The Power is given directly to the CEO under the legislation and, therefore, does not	

			need to be delegated by Council.	
CEO	246(5)	Power to be satisfied a person is appropriately qualified.	The Power is given directly to the CEO under the legislation and, therefore, does not need to be delegated by Council.	

Part 2 Entry to Places by Authorised Officers

Entity power given to	Section of BIOA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers
Issuing Authority by its employees or agents	263(2)	Power to enter a place to take steps as stated in an order.	Delegation not required as power is exercisable through employees/agents	N/A
Issuing Authority by its employees or agents	264(2)	Power to enter a place to take steps as required under a direction.	Delegation not required as power is exercisable through employees/agents	N/A
Issuing Authority by its employees or agents	271(2)	Power to make reasonable attempts to locate and obtain occupier's consent.	Delegation not required as power is exercisable through employees/agents	N/A
Issuing Authority by its employees or agents	271(3)	Power to enter a place if: (a) the person is unable to locate an occupier after making a reasonable attempt to do so; or (b) the occupier refuses to consent to the entry.	Delegation not required as power is exercisable through employees/agents	N/A
Issuing Authority	271(4)	Power to make reasonable attempts to: (a) either- (i) if the person is an employee or agent of the issuing authority—produce the issuing authority's written authority to enter the place, and sufficient evidence to identify the person as a person who may enter under the authority, for the occupier's inspection; or (ii) if the person is an authorised officer—produce the authorised officer's identity card for the occupier's inspection; and (b) inform the occupier-	Delegation not required as power is exercisable through employees/agents	N/A

		(i) of the reason for entering the place; and (ii) that the person is authorised under this Act to enter the place without the permission of the occupier.		
Issuing Authority	271(5)	Power to leave notice in a conspicuous position and in a reasonably secure way stating the date, time and purpose of the entry.	Delegation not required as power is exercisable through employees/agents	N/A

Part 4 Other Authorised Officers' Powers and Related Matters

Entity power given to	Section of BIOA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers
Administrator for a relevant entity (CEO)	310(1)	In the circumstances in subsection (1) and subject to subsection (2), power to decide a seized thing is forfeited.	The Power is given directly to the CEO as the administrator under the legislation and, therefore, does not need to be delegated by Council.	
Administrator for a relevant entity (CEO)	310(1)(a)	Power to make reasonable enquires to find the owner of a thing seized.	The Power is given directly to the CEO as the administrator under the legislation and, therefore, does not need to be delegated by Council.	
Administrator for a relevant entity (CEO)	310(1)(b)	Power to make reasonable efforts to return a thing seized to the owner.	The Power is given directly to the CEO as the administrator under the legislation and, therefore, does not need to be delegated by Council.	
Administrator for a relevant entity (CEO)	310(1)(c)	Power to: (i) reasonably consider that, because of the thing's inherent nature or condition, the return of the thing is likely to result in a recurrence of the biosecurity risk in relation to which the thing was seized; or (ii) at the end of 6 months, reasonably believes that the return of the thing is likely to result in a recurrence of the biosecurity risk in relation to which the thing was seized.	The Power is given directly to the CEO as the administrator under the legislation and, therefore, does not need to be delegated by Council.	

Administrator for a relevant entity (CEO)	310(1)(d)	Power to form a reasonable belief that it is necessary to keep a thing to prevent it from being used to commit the offence for which it was seized.	The Power is given directly to the CEO as the administrator under the legislation and, therefore, does not need to be delegated by Council.	
Administrator for a relevant entity (CEO)	312(2)	Power to give an information notice.	The Power is given directly to the CEO as administrator under the legislation and, therefore, does not need to be delegated by Council.	

Subdivision 5 - Dealing with Property Forfeited or Transferred to the Relevant Entity or the State

Entity power given to	Section of BIOA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers
Relevant Administrator (CEO)	317(2)	Power to deal with a thing as considered appropriate.	The Power is given directly to the CEO as the relevant administrator under the legislation and, therefore, does not need to be delegated by Council.	
Relevant Administrator (CEO)	317(4)	Power to return proceeds of the sale of a thing forfeited to the owner of the thing.	The Power is given directly to the CEO as the relevant administrator under the legislation and, therefore, does not need to be delegated by Council.	

Part 5 Provisions Relating to Designated Officers

Division 1 – Identity Cards

Entity power given to	Section of BIOA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers
Administering Executive – Local Government	329(1)	Power to issue an identity card.		

CHAPTER 12 – EVIDENCE, LEGAL PROCEEDINGS AND REVIEWS
Part 3 Reviews
Division 1 – Internal Reviews

Entity power given to	Section of BIOA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers
Administering Executive – Local Government	365(1)	Power to conduct an internal review and make a decision.		
Administering Executive – Local Government	366(1)	Power to give a notice of the decision to the applicant.		

CHAPTER 13 – BIOSECURITY ORDERS AND INJUNCTIONS
Part 1 Biosecurity Orders
Division 1 – General Matters About Biosecurity Orders

Entity power given to	Section of BIOA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers
CEO	378(2)	Power to approve a biosecurity order.	The Power is given directly to the CEO under the legislation and, therefore, does not need to be delegated by Council.	
Administering Executive – Local Government	379(1)	Power to keep a register of all biosecurity orders of an authorised officer.		
Administering Executive – Local Government	379(3)	Power to be satisfied about the matters referred to in subsection (3) and power to remove an order.		

Division 2 – Recovery of Costs and Expenses

Entity power given to	Section of BIOA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers
Issuing Authority - Local Government	380(2)	Power to give notice of the amount of the debt.		

Local Government	381(3)	Power to register a charge (for an unpaid amount) over the land.		
Local Government	381(5)(a)	Power to lodge a request to release the charge over the land.		
Local Government	381(5)(b)	Power to lodge a signed certificate stating the unpaid amount has been paid.		

Part 2 Injunctions

CEO	386(1)	Power to apply for an injunction.	The Power is given directly to the CEO under the legislation and, therefore, does not need to be delegated by Council.	
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CHAPTER 16 – AUDITORS AND AUDITING
Part 1 Auditors
Division 1 – Functions and Approval of Auditors
Subdivision 1 – Functions

Entity power given to	Section of BIOA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers
Auditor (Authorised Person) Authorised Persons can be approved as auditors under s445 of the Act	442	Power to undertake the functions of an auditor as set out in paragraphs (a) and (g).		

Part 3 Auditors' Reports and Responsibilities
Division 1 – Compliance Agreement Reports

Entity power given to	Section of BIOA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers
Auditor	471(1)	Power to within 14 days of completing an audit of a business give a report about the audit to the applicant and the chief executive.		
Auditor	471(2)(e)	Power to form an opinion that an applicant has or has not implemented procedures for the applicant's business that provide a way for preventing or managing exposure to all biosecurity risks relating to the biosecurity risk matter for the business.		

Auditor	471(2)(g)	Power to form an opinion that an applicant does or does not have the capacity to comply with the requirements of the compliance agreement.		
Auditor	472(1)	Power to within 14 days of completing a compliance, nonconformance or check audit of the business of the other party to a compliance agreement, give a report about the audit to the other party and the chief executive.		
Auditor	472(2)(e)	Power to form an opinion that a business complies or does not comply with a compliance agreement.		
Auditor	472(2)(h)	Power to form an opinion whether an auditor needs to conduct a nonconformance audit of the business or that the frequency of compliant audits for the business should be changed.		

Division 2 – Accreditation Reports

Auditor	473(1)	Power to within 14 days after completing an audit of the applicant's ICA systems, or proposed ICA systems, give a report about the audit to the applicant and the chief executive.		
Auditor	473(2)(e)	Power to form an opinion that each ICA or proposed ICA system satisfies the requirements of any operational procedure to which the system is directed.		
Auditor	474(1)	Power to within 14 days after completing an compliance, nonconformance or check audit of an accredited certifier's activities give a report about the audit to the accredited certifier and the chief executive.		
Auditor	474(2)(e)	Power to form an opinion that activities comply or do not comply with the accreditation.		
Auditor	474(2)(h)(i)	Power to form an opinion whether each of the accredited certifier's ICA systems satisfy the requirements of any operational procedure to which the system is directed.		
Auditor	474(2)(i)	Power to form an opinion that an auditor needs to conduct a nonconformance audit of activities in relation to any noncompliance or that the frequency of compliance audits should change.		

Division 3 – Responsibilities

Auditor	475(1)	Power to form a reasonable belief that: <ul style="list-style-type: none"> a) a person has contravened or is contravening the fact; and b) the contravention poses an imminent and serious biosecurity risk. 		
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Auditor	475(2)	Power to give details of the facts and circumstances giving rise to the belief to the chief executive.		
Auditor	475(3)	Power to give details to the chief executive as soon as practicable after forming the belief.		
Auditor	475(4)	If the auditor gives the chief executive orally, power to give the chief executive notice of the details.		

CHAPTER 18 – MISCELLANEOUS

Entity power given to	Section of BIOA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers
Administrator (CEO)	494(2)	Power to be satisfied about matters set out in subsection (2).	The Power is given directly to the CEO under the legislation and, therefore, does not need to be delegated by Council.	

Schedule 2

Limitations to the Exercise of Power

1. Where Council in its budget or by resolution allocates an amount for the expenditure of Council funds in relation to a particular matter, in exercising delegated power in relation to that matter, the delegate will only commit Council to reasonably foreseeable expenditure up to the amount allocated.
2. The delegate will not exercise any delegated power in relation to a matter which, to the delegate's knowledge, adversely affects, or is likely to adversely affect, Council's relations with the public at large.
3. The delegate will not exercise any delegated power contrary to a resolution or other decision of Council (including a policy decision relating to the matter).
4. The delegate will not exercise any delegated power in a manner, or which has the foreseeable effect, of being contrary to an adopted Council policy or procedure.
5. The delegate will only exercise a delegated power under this resolution in a manner which complies with the requirements of Council's Planning Scheme, and any exercise of power which involves a departure from or variation of those requirements will only be undertaken by Council.
6. The delegate will not exercise any delegated power which cannot lawfully be the subject of delegation by Council.

[2016 07 01 - BIOA - Delegation Instrument - Mareeba]

lease documents are currently being held in abeyance pending Council's adoption of a Community Leasing Policy which, will most likely impact on the content of the lease documents.

Land Management Plans

- The following Land Management Plans were finalised and registered on the Reserve title during the quarter:
 - Council executed a Management Plan for the Mutchilba Community Hall on 25 May 2016.

Industrial Estates

- Chillagoe Industrial Estate:
 - While the tender process for disposal of Chillagoe Industrial land (originally for a total of 11 lots) was finalised, the actual sale and settlement process had not been completed during the reporting period.
- Mareeba Industrial Park - progressed the following matters:
 - Lot 218 (JC Diesel Pty Ltd), Lot 322 (Mareeba Investments No. 10) and Lot 323 (Lindsay Australia) were sold and settlements finalised during the reporting period.

Complaints Management

Summary of complaints received/processed during the quarter ending 30 June 2016 are displayed in the table below:

Complaints carried over from previous period (January to March 2016)	1
Complaints lodged during reporting period (April to June 2016)	8
Complaints finalised during reporting period (April to June 2016)	1
Complaints still in process (not finalised) during reporting period (April to June 2016)	8

It should be noted that the complaints were received in late June hence the number still in process.

BUILDING AND PLUMBING 2015-2016

Building Approvals

The local construction industry over the 2015/16 financial year had a total of 377 building approvals issued which included 175 Council approvals and 202 Private Certification approvals.

The total value of all building approvals for the 2015/16 financial year was \$58,899,645.97, compared to \$48,094,911.54 in 2014/15 financial year.

While this represents a 22.5% increase in the value of all building works on the previous year's figures, this is due to several large industrial developments at the Mareeba Industrial Park, while the total number of building approvals was actually down (377 as compared to 398) which sees a 16% drop in the number of dwelling approvals from the previous twelve months.

Show Cause Notices

Building Services completed 674 customer requests (585 building, 89 plumbing) in 2015/16 financial year; about 5% of the total customer requests received by the organisation.

Four Show Cause Notices were issued in the period; for building works carried out without approval and for residential occupation of non-habitable buildings (sheds). All of these Show Cause Notices have been satisfactorily addressed.

Two Enforcement Notices were issued- one for a serious breach of the Plumbing & Drainage Act, and one against a property owner who caused demolition works involving a substantial amount of asbestos-containing-material to be carried out without approval. This latter issue has been resolved, but the Kuranda enforcement action remains ongoing.

Construction Industry Summary April to June 2016**Approvals**

The June quarter of 2015/16 financial year saw a total of 94 building approvals issued which included 27 Council approvals and 67 Private Certification approvals.

Dwellings

Dwelling approvals recovered somewhat from a slow third quarter, with 36 dwellings approved in total. This is an increase of 12 units when compared to March quarter figures. 83% of all dwelling approvals for the quarter were located within the Mareeba town extents.

Value of Approvals

The total value of building approvals for the April-June quarter was \$25,667,768.58.

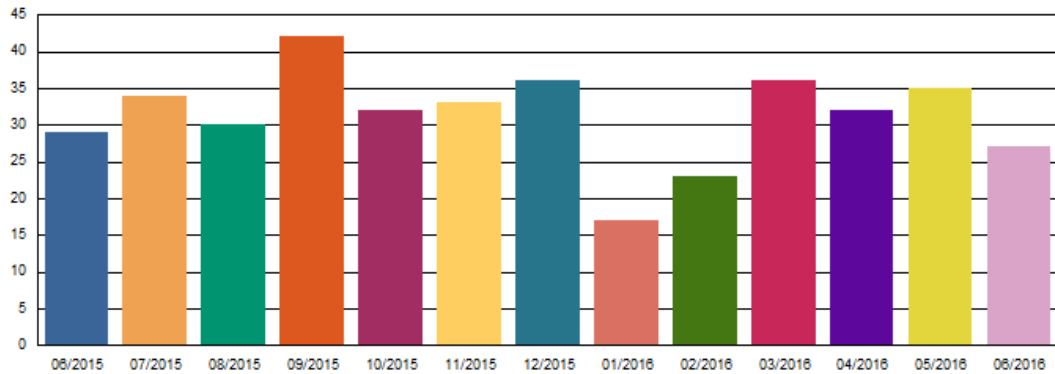


PO Box 154
Mareeba QLD 4880

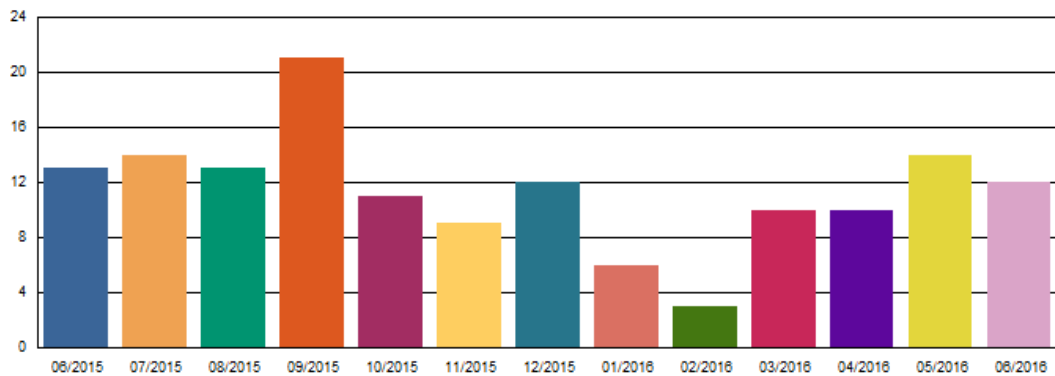
65 Rankin Street
Mareeba QLD 4880

Building Services Statistics
(1/04/2016 to 30/06/2016)

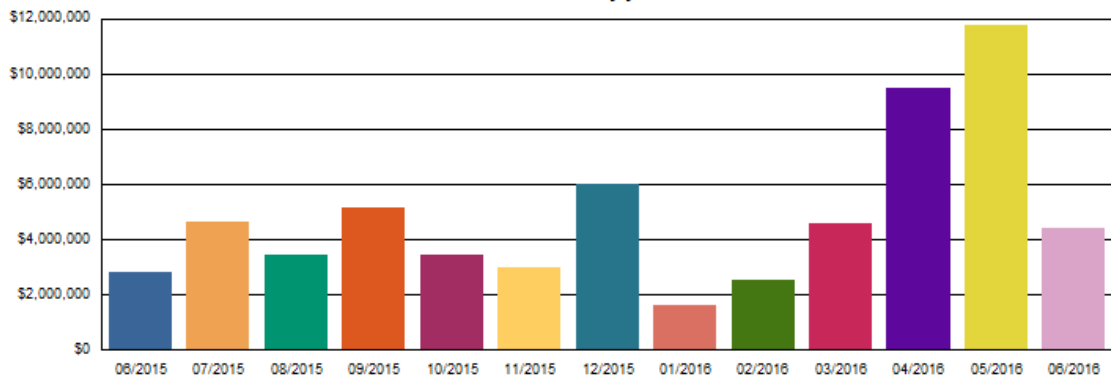
Total Approvals Issued



Number of Dwellings Approved



Total Value of Approvals



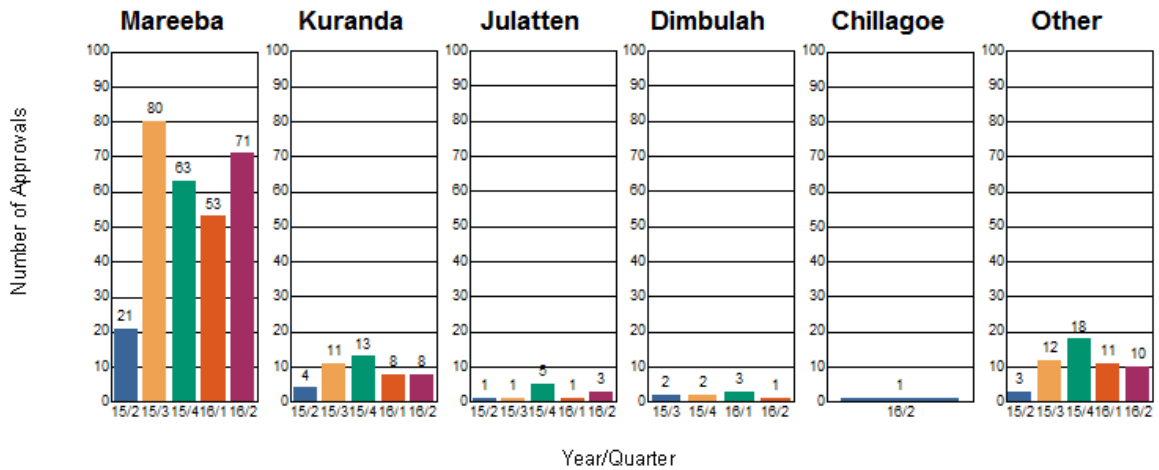


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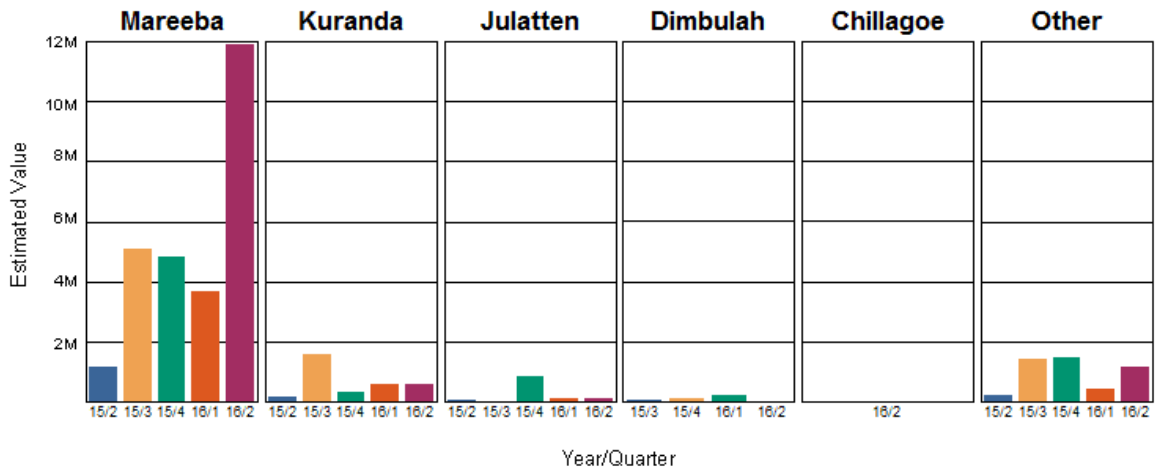
66 Rankin Street
Mareeba QLD 4880

Building Services Statistics
(1/04/2016 to 30/06/2016)

Total Approvals by Locality



Total Value of Approvals by Locality



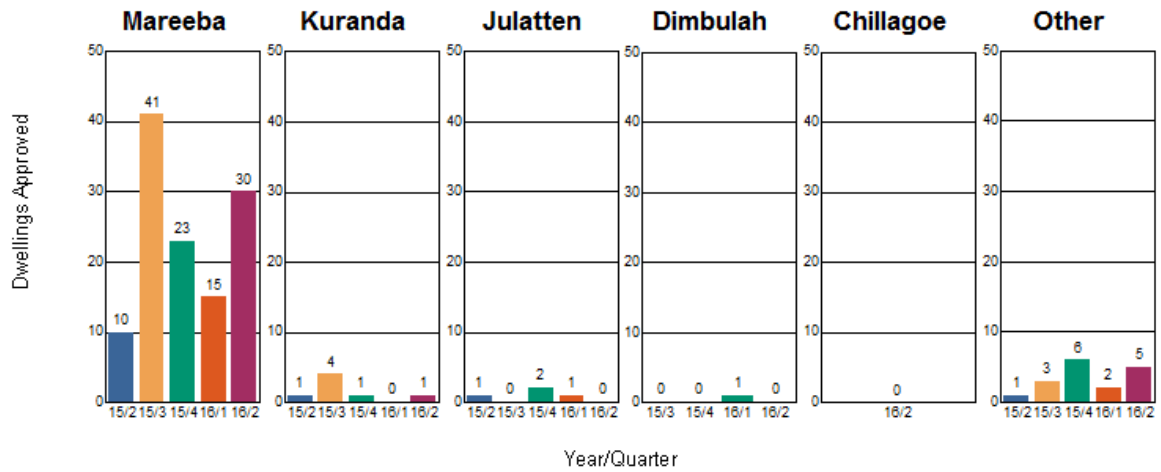


PO Box 154
Mareeba QLD 4880

66 Rankin Street
Mareeba QLD 4880

Building Services Statistics
(1/04/2016 to 30/06/2016)

Number of Dwellings Approved by Locality



REGIONAL LAND USE PLANNING

New Development Applications

Thirty development applications were lodged in the June quarter 2016 compared to 14 lodged in the June quarter 2015. Total applications lodged in 2016 to the end of the June quarter was 47 compared to a total of 34 applications for the same period in 2015.

Development Applications received/approved during quarter:

New Development Applications lodged	30
Decision Notices issued under delegated authority	12
Negotiated Decision Notices issued under delegated authority	1
Decision Notices issued (from Council Minutes)	8
Negotiated Decision Notices issued (from Council Minutes)	2
Extensions to relevant period issued	4
Change to existing Development Approval issued	1
Building Work approvals issued under delegated authority	2
Survey Plans endorsed	9
Notices issued under SPA	Nil
Planning Appeals and other Court proceedings	Nil

The Mareeba Shire Council Planning Scheme was adopted by Council on 15 June 2016 and commenced on 1 July 2016. To date, the transition to the new planning scheme has been without issue

LOCAL LAWS AND ENVIRONMENTAL HEALTH

Environmental Health

The Environmental Health section responded to a total of 112 enquiries, complaints and service requests for the quarter relating to the following matters:

Complaints and Enquiries relating to Environmental Health	112
Nuisances (air, noise, water)	21
Bats or Flying Foxes	8
Food Business Complaint	3
Food Business Enquiry	49
General Service Requests	3
Health Enquiry	11
Illegal Dumping of Waste	7
Public Health Complaints	7
Public Health Enquiry	3
Untidy Property & Accumulation of Items	0

Notices Issued, Inspections Carried Out, Applications Processed

Environmental Health

Notices Issued, Inspections Carried Out, Applications Processed	69
Licensed premises inspected	54
New Food applications	15
Compliance Notice	0

Local Laws

Local Laws Section responded to a total of 679 enquiries and complaints during the quarter relating to the following matters:

Complaints and Enquiries relating to Animals	516
Enquiries, Cruelty, Noise, Restrained for Collection (not Council Trap)	261
Dangerous Aggressive Dogs	49
Missing/Lost/Found Animals	29
Property - Hygiene (animal related)	2
Request for Council Animal Trap	31
Straying Animal	116
Too many Animals	11
Unleashed, Not Restrained Dog & unregistered Animal	17
Complaints and Enquiries relating to all other areas	163
Abandoned vehicles	52
Air & Noise Nuisance - Backyard Burning & Music/Busking	5
Commercial Use of roads & parks enquiries	21
General Service Request	9
Illegal Camping, Parking & Signage	17
Overgrown & Untidy Property	42
Parking	17

Local Laws

Notices Issued, Inspections Carried Out, Applications Processed	210
Penalty Infringement Notices Issued	104
Warning Letters issued	66
Compliance Notices issued	40

Impoundments

A total of 175 animals were impounded:

Cats	55
Dogs	118
Other	2

Cats

25.45% of impounded cats were handed over to FOTA
 3.65% of impounded cats were claimed by their owners
 65.45% of impounded cats were euthanized
 5.45% of impounded cats in process

Dogs

16.10% of impounded dogs were handed over to FOTA
40.68% of impounded dogs were claimed by their owners
40.68% of impounded dogs were euthanized
2.54% of impounded dogs in process

LINK TO CORPORATE PLAN

GOV 5 - Conduct a work management systems and procedures review to develop an efficient organisation supported by cost effective work practices and systems

ENV 2 - Maintain a proactive response to public health and safety matters including incorporating CPTED principles in town centres and commercial developments

ENV 3 - Appropriate consideration is given to planning and development controls, design guidelines, traditional ownership and sustainable development principles when making planning decisions

CONSULTATION*Internal*

Senior Planner
Senior Building & Plumbing Officer
Coordinator Environmental Health & Local Laws
Governance & Compliance Adviser

External

Nil

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS*Capital*

Nil

Operating

Nil

Is the expenditure noted above included in the 2015//2016 budget?

Nil

If not you must recommend how the budget can be amended to accommodate the expenditure

Nil

IMPLEMENTATION/COMMUNICATION

Relevant information to be publicised in media.

ATTACHMENTS

1. Nil

Date Prepared: *05 August 2016*

LOCAL LAWS

ITEM-7 SELECTIVE APPROVED ANIMAL INSPECTION **PROGRAM**

MEETING: Ordinary

MEETING DATE: 17 August 2016

REPORT OFFICER'S
TITLE: Coordinator Environmental Health & Local Laws

DEPARTMENT: Corporate and Community Services

EXECUTIVE SUMMARY

This report is presented to Council to ensure that the actions taken by Councils Local Laws Officers in relation to a 'door knock' to check registration and enclosures relating to the keeping of dogs is conducted lawfully and that officers have the necessary powers of entry as prescribed in both the Local Government Act 2009 and the Animal Management Act 2008.

The Animal Management Act provides the head of power for Local Governments to conduct Approved Inspection Programs (AIP). An AIP under the Animal Management (Cats & Dogs) Act can be either a selective inspection program or a systematic inspection program. Such programs are designed to be carried out on an annual basis to check if animal owners are complying with the requirement to register their dogs.

The Local Government Act also provides for Local Governments to conduct Approved Inspection Programs (AIP) where the provision being checked is a Local Government Act provision. An example is where Council is checking compliance with a provision of Council's Local Laws, such as the requirement to provide a proper enclosure to prevent the animal from wandering.

OFFICER'S RECOMMENDATION

"That Council:

1. Approve a selective Approved Inspection Program (as attached) to be carried out to ensure compliance with the registration and microchipping requirements if the Animal Management (Cats & Dogs) Act 2008; and
2. Approve a selective Approved Inspection Program (as attached) be carried out to ensure compliance with section 14 of Local Law No. 2 Animal Management 2011 - duty to provide proper enclosure and prevent the animal from wandering."

BACKGROUND

Where Council wish to enter properties to check if dogs are registered, the AIP is to be in reference to the Animal Management Act; however where Council wish to enter properties to check if owners have a proper enclosure that prevents their dogs from escaping and wandering at large the AIP is to be in reference to the Local Government Act.

The attached AIP has been drafted to include both statutes to ensure that officers are not limited to enforcing only one requirement. It is understood that on this occasion the program aims to target properties in a particular area. However, it is recommended that the program is approved to include a greater area.

Council staff will do their best not to reduce the current service level. However, with the extent of this program, there will be some reduction in service levels. Where a priority task is received such as a dog attack or livestock on roads officers will not be expected to reach short-term targets for the program.

Under the Animal Management Act 2008:

A **selective inspection program** provides for the selection, in accordance with the resolution, of places in the local government's area, or a particular part of the area, to be entered and inspected. A **systematic inspection program** provides for all places, or all places of a particular type, in the local government's area, or a particular part of the area, to be entered and inspected.

A program under this Act must not be for a period greater than 6 months.

Under the Local Government Act 2009:

A **selective inspection program** allows an authorised person to enter and inspect those properties in the local government area that have been selected in accordance with the objective criteria specified in the resolution. A **systematic inspection program** allows an authorised person to enter and inspect all properties, or all properties of a certain type in the local government area.

A program under the Act must not be for a period greater than 3 months.

LINK TO CORPORATE PLAN

ENV3 - Appropriate consideration is given to planning and development controls, design guidelines, traditional ownership and sustainable development principles when making planning decisions.

CONSULTATION

Internal
Manager Planning & Development

External
Nil

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL, AND RISKS)

In order to ensure that officers' actions can be supported in any subsequent legal challenge, their powers to enter must be carried out in accordance with the provisions of the Local Government Act 2009 and the Animal Management (Cats & Dogs) Act 2008.

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS*Capital*

Nil

Operating

This program is to be carried out by Councils Local Laws Officers, with the door knock to be scheduled between existing duties. Without planning for additional resources, the existing service levels for Local Laws matters will be reduced in other areas.

The schedule for the program has not been defined; however, there will be a target of a minimum of 20 properties to be visited each day when all officers are rostered on. The roster of officers includes approved annual leave and days where there are only 2 officers rostered on.

Where a priority task is received such as a dog attack or livestock on roads officers will not be expected to reach their target for the program.

Is the expenditure noted above included in the 2016/2017 budget?

No

If not you must recommend how the budget can be amended to accommodate the expenditure

Other service levels may need to be reduced during this time.

IMPLEMENTATION/COMMUNICATION

Once Council resolve to conduct an Approved Inspection Program, it must be published in the public notices no sooner than 14 days and no longer than 28 days before the commencement of the program.

ATTACHMENTS

1. Mareeba Shire Council Approved Inspection Program - Registration and Enclosures

Date Prepared: 03 August 2016

ATTACHMENT 1



APPROVED INSPECTION PROGRAM

Animal Management Act 2008 & Local Government Act 2009

Dogs - Registration and Enclosures

Introduction

Mareeba Shire Council resolved on 17 August 2016 that;

1. A selective Approved Inspection Program be carried out to ensure compliance with the registration requirements of the Animal Management (Cats & Dogs) Act 2008; and
2. A selective Approved Inspection Program be carried out to ensure compliance with section 14 of Local Law No. 2 (Animal Management) 2011 - duty to provide a proper enclosure and prevent the animal from wandering.

Purpose of Program

To ensure that the owners of dogs within the Mareeba Shire council area have complied with;

- the registration requirements prescribed by the Animal Management (Cats & Dogs) Act 2008 and
- the duty to provide a proper enclosure to prevent the animal from wandering in Council's Local Law.

Program Times

The selective inspection program will commence on 1 September 2016 and terminate on 1 December 2016. It will be conducted between the hours of 6.30am and 7.00pm Monday to Sunday, with the majority of inspections to be carried out during normal working hours, or at such time depending on the circumstances of the householder.

Properties to be Inspected

Properties that may be inspected include properties in the town of Mareeba and surrounds.

Enforcement

Registration - Where an Authorised Person identifies a dog as not being registered for the current year 2016/2017 an infringement notice (\$243) will be issued.

Enclosure - Where an Authorised Person identifies that a proper enclosure is not provided:

1. A verbal or written warning will be issued encouraging the owner to comply with a proper enclosure within 14 days.
2. Where a proper enclosure has not been provided within 14 days a Compliance Notice will be issued to the responsible person requiring them to comply within 28 days.
3. Where owners subsequently fail to comply with the Compliance Notice, they will be issued an infringement notice (\$609).

FINANCE

ITEM-8 FINANCIAL STATEMENTS FOR PERIOD ENDING 31 JULY 2016.

MEETING: Ordinary

MEETING DATE: 17 August 2016

REPORT OFFICER'S TITLE: Manager Finance

DEPARTMENT: Corporate and Community Services

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with an overview of financial matters for the period 1 July 2016 to 31 July 2016.

OFFICER'S RECOMMENDATION

"That Council note the financial report for the period ending 31 July 2016."

BACKGROUND

Financial Summary

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

For the period ending 31 July 2016, Council shows an operational deficit of \$2,489,764 compared to a budgeted deficit of \$3,301,985. The budget reflects the 2016/17 Budget as adopted by Council at the 15 June 2016 meeting. As only one month has passed, there are no major issues to discuss or areas of concern at this stage. As each month goes past, there will more financial data to analyse and any areas of concerns will be highlighted.

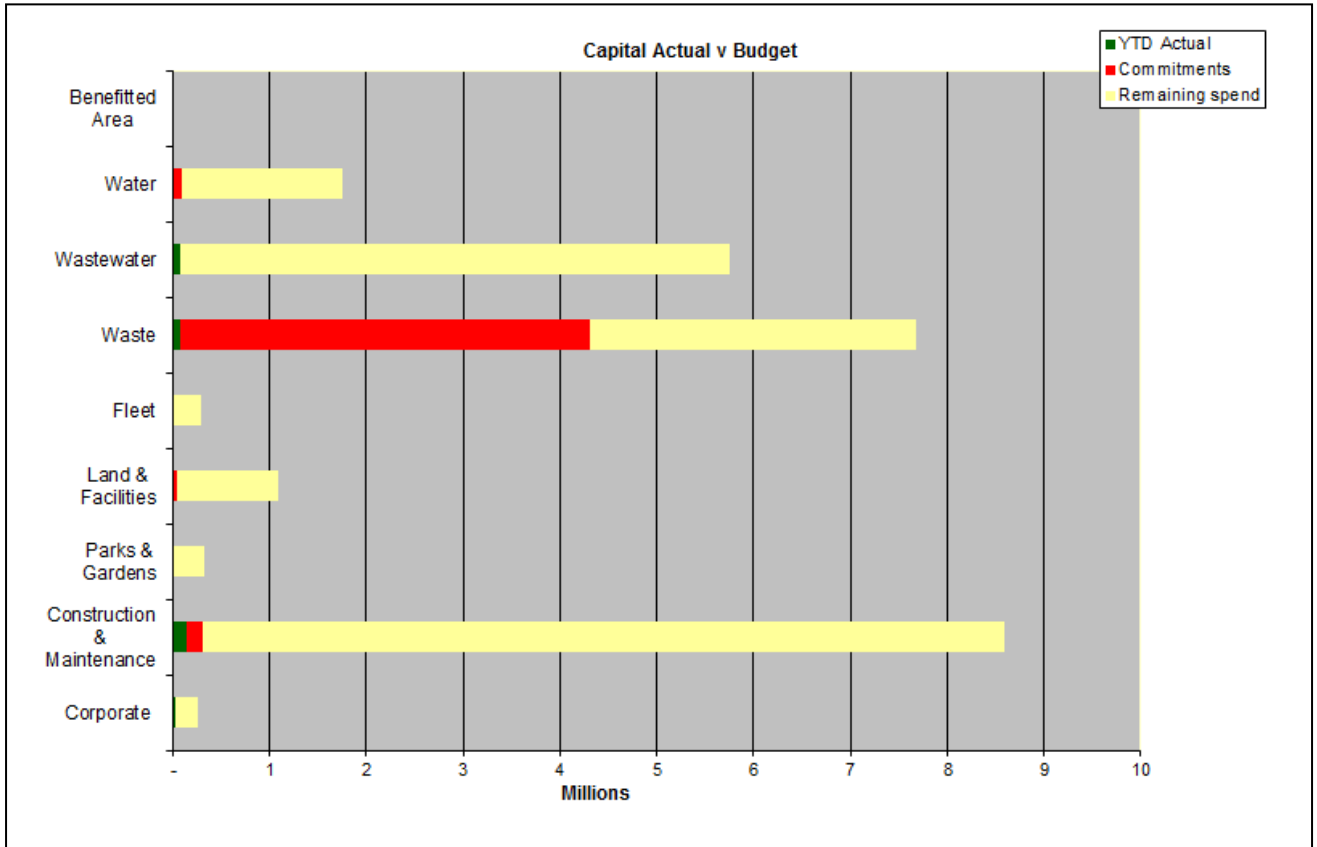
The balance of cash outstanding as a result of the court case with TRC is \$1,728,219.84 plus interest. There is an ongoing dispute regarding NDRRA expenses and court costs which are in the process of negotiation with TRC.

July 2016 - Snapshot

Total Operating Income	\$	515,629
Total Operating Expenditure	\$	3,005,393
Operating Surplus/(Deficit)	\$	(2,489,764)
Total Capital Income - grants, developer contributions	\$	21,287
Net Result - Surplus/(Deficit)	\$	(2,468,477)

Capital Expenditure

Total capital expenditure of \$4,867,449 (including commitments) has been spent for the period ending 31 July 2016 against the annual capital budget of \$25,756,064. A more detailed progress report in respect of capital projects will be provided in due course.

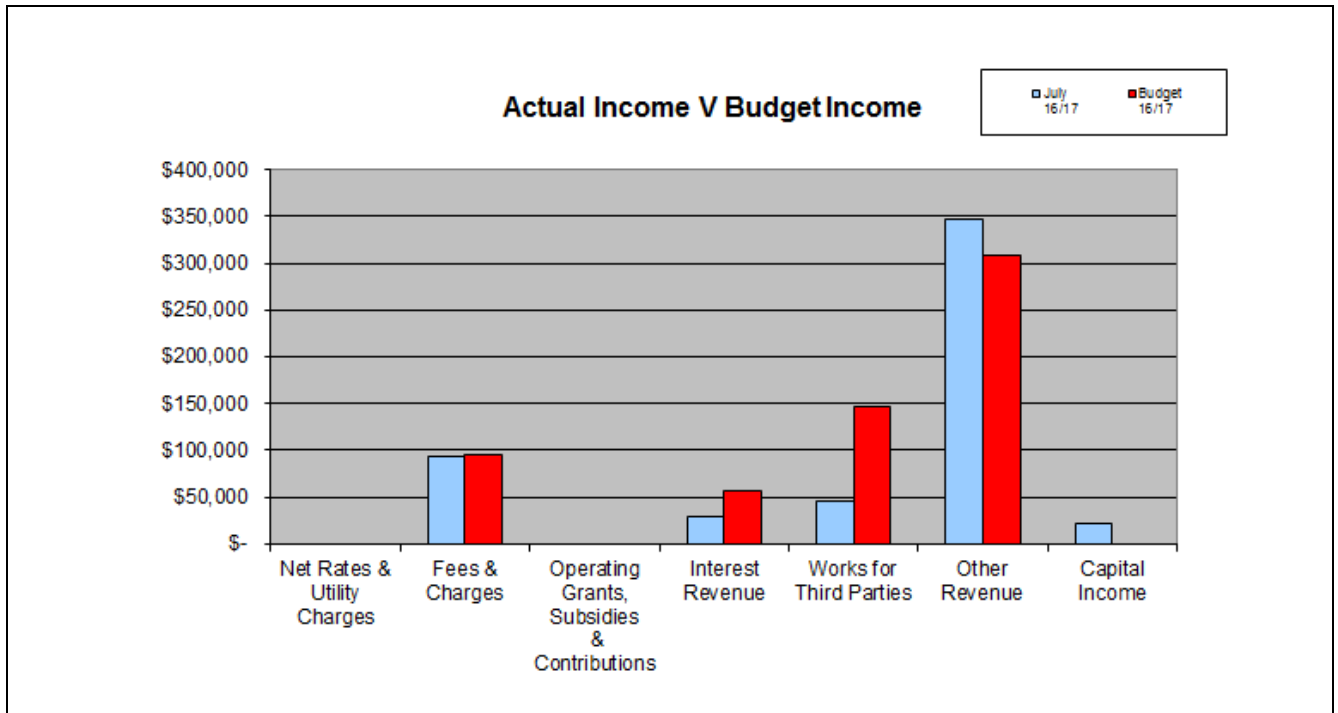


Any 2015/16 capital projects that were not finalised by June 30 2016, will be carried over into the 2016/17 budget. A list of these carry overs will be provided to Council at a three month capital budget review over the coming months.

Income Analysis

Total income (including capital income of \$21,287) for the period ending 31 July 2016 is \$536,916 compared to the YTD budget of \$607,009.

The graph below shows actual income against budget for the period ending 31 July 2016.

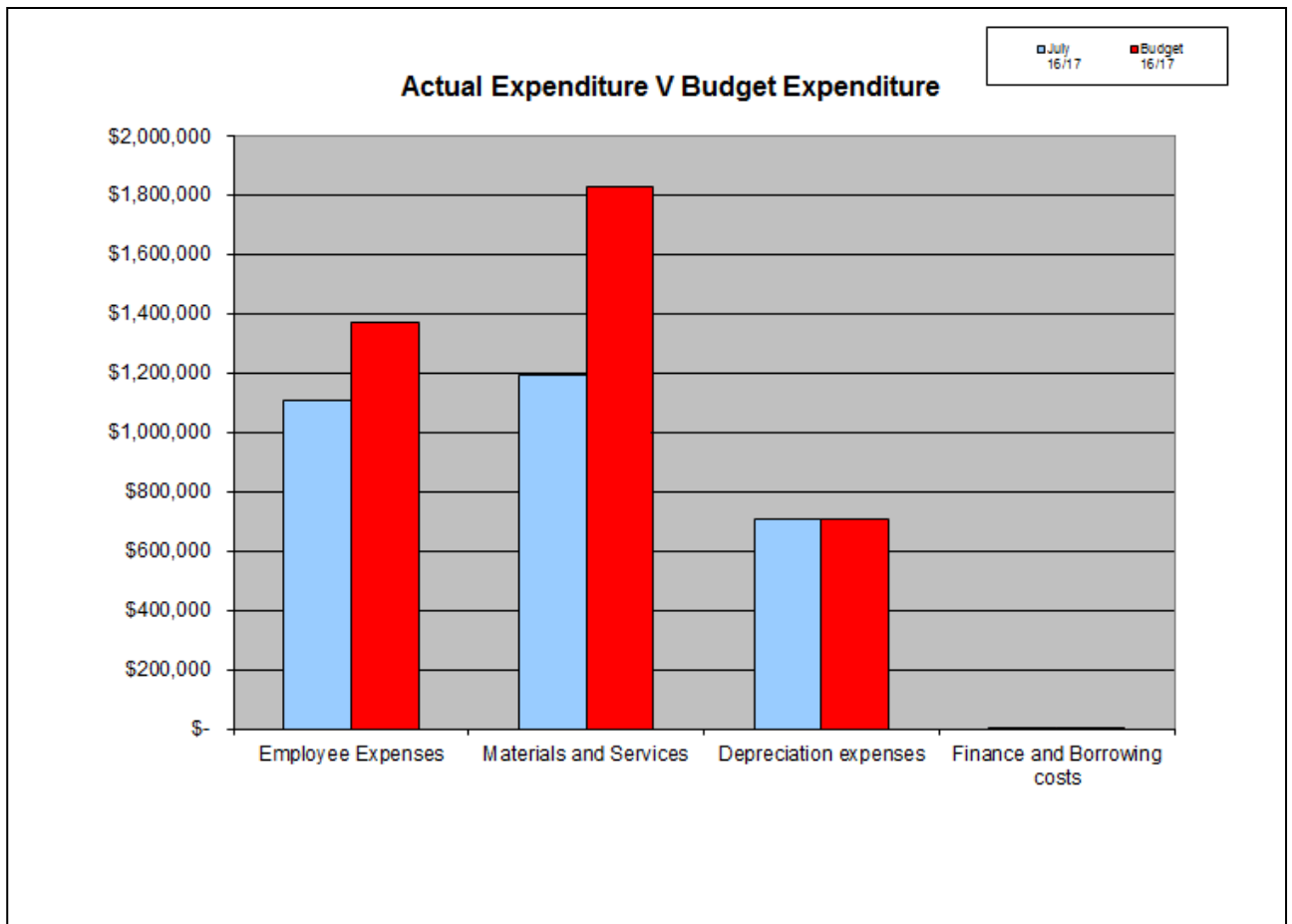


Description	Actual YTD	Budget YTD	Note
Net Rates & Utility Charges	-	-	
Fees & Charges	93,502	95,119	
Operating Grants, Subsidies & Contributions	-	-	
Interest Received	28,900	56,694	
Works for Third Parties	45,834	147,454	
Other Revenue	347,393	307,742	
Capital Income	21,287	-	

Expenditure Analysis

Total expenses for the period ending 31 July 2016 is \$3,005,393 compared to the YTD budget of \$3,908,994.

The graph below shows actual expenditure against budget for the period ending 31 July 2016.



Description	Actual YTD	Budget YTD	Note
Employee expenses	1,106,136	1,371,212	
Materials & Services	1,192,120	1,827,351	
Depreciation expenses	705,431	704,431	
Finance & Borrowing costs	1,706	5,000	

Loan Borrowings

Council's loan balance as at 31 July 2016 is as follows:

QTC Loans \$6,867,172.49

Rates and Sundry Debtors Analysis

Rates and Charges

The total rates and charges payable as at 31 July 2016 is \$1,412,748.

Work has commenced on preparing the rates notices for the next period with an anticipated issue date of 17 August 2016.

Collection House collected \$120,362 for the month of July. The outstanding amount for properties currently with debt collection is \$337,870.

Sundry Debtors

The total outstanding for Sundry Debtors as at 31 July is \$3,416,140 which is made up of the following:

Current	30 days	60 days	90 + days
\$269,788	\$3,134,382	\$11,544	\$426
7.90%	91.75%	0.34%	0.01%

LINK TO CORPORATE PLAN

Nil

CONSULTATION

Internal

Director Corporate & Community Services
 Financial Accountant

External

Nil

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

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.

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Capital

Nil

Operating

Nil

IMPLEMENTATION/COMMUNICATION

Nil

ATTACHMENTS

1. Financial Statements - July 2016

Date Prepared: *05 August 2016*

MAREEBA SHIRE COUNCIL
**Budgeted Income Statement by Fund
 For the period ending 31 July 2016**

	Consolidated		General Fund		Waste Services	
	Actual YTD	Budget 2016/17	Actual YTD	Budget YTD	Actual YTD	Budget 2016/17
Revenue						
Rates and utility charges	-	28,768,652	-	-	-	3,386,909
Less Discounts and Pensioner Remissions	-	(1,727,914)	-	(1,727,914)	-	-
Net Rates and Utility Charges	-	27,040,738	-	14,108,363	-	3,386,909
Fees and Charges	93,502	1,144,627	90,564	92,619	-	-
Operating Grants and Subsidies	-	7,108,793	-	7,108,793	-	-
Operating Contributions	-	734,400	-	-	-	-
Interest Revenue	28,900	680,328	28,900	32,083	-	202,908
Works for Third Parties	45,834	147,454	34,956	144,979	-	-
Other Revenue	347,393	307,742	143,276	118,251	191,489	2,346,900
Total Operating Revenue	515,629	42,493,896	297,696	387,932	191,489	5,936,717
Expenditure						
Employee Expenses	1,106,136	1,371,212	997,542	1,223,680	40,663	504,490
Materials and Services	1,192,120	1,827,351	589,667	1,058,933	192,658	3,937,270
Depreciation expense	705,431	705,431	509,754	509,754	6,375	76,503
Finance and Borrowing costs	1,706	311,300	1,706	5,000	-	-
Total Operating Expenses	3,005,393	3,908,994	2,098,669	2,797,367	239,696	4,518,263
Operating Surplus/(Deficit)	(2,489,764)	(3,301,985)	(1,800,973)	(2,409,435)	(48,207)	1,418,454
Capital Income						
Capital Contributions	21,287	3,600	18,747	-	-	-
Capital Grants and Subsidies	-	7,617,794	-	-	-	-
Profit/(Loss) on Sale of Asset	-	1,165,812	-	-	-	-
Net Result	(2,468,477)	(3,301,985)	(1,782,226)	(2,409,435)	(48,207)	1,418,454

MAREEBA SHIRE COUNCIL
**Budgeted Income Statement by Fund
For the period ending 31 July 2016**

	Sewerage Services		Water Services		Benefited Areas	
	Actual YTD	Budget YTD	Actual YTD	Budget YTD	Actual YTD	Budget YTD
Revenue						
Rates and utility charges	-	4,308,651	-	4,916,317	-	320,498
Less Discounts and Pensioner Remissions	-	-	-	-	-	-
Net Rates and Utility Charges	-	4,308,651	-	4,916,317	-	320,498
Fees and Charges	2,938	30,000	-	0	-	0
Operating Grants and Subsidies	-	-	-	0	-	0
Operating Contributions	-	-	-	0	-	734,400
Interest Revenue	-	-	-	4,785	-	2,917
Works for Third Parties	1,827	-	9,051	29,700	-	0
Other Revenue	-	-	12,628	28,000	-	3,083
Total Operating Revenue	4,765	4,338,651	21,679	5,031,437	-	1,126,898
Expenditure						
Employee Expenses	20,120	37,414	41,935	61,702	5,876	7,073
Materials and Services	79,242	164,551	286,195	212,917	44,358	62,036
Depreciation expense	74,754	74,754	102,760	102,760	11,788	11,788
Finance and Borrowing costs	-	-	-	-	-	-
Total Operating Expenses	174,116	276,719	430,890	377,379	62,022	80,897
Operating Surplus/(Deficit)	(169,351)	(274,219)	(409,211)	(367,786)	(62,022)	(74,897)
Capital Income						
Capital Contributions	1,270	-	1,270	0	-	-
Capital Grants and Subsidies	-	2,500,000	-	0	-	-
Profit/(Loss) on Sale of Asset	-	-	-	-	-	-
Net Result	(168,081)	(274,219)	(407,941)	(367,786)	(62,022)	(74,897)
						690,637

COMMUNITY WELLBEING

ITEM-9 ECONOMIC DEVELOPMENT PRIORITIES

MEETING:	Ordinary
MEETING DATE:	17 August 2016
REPORT OFFICER'S TITLE:	Senior Engagement Officer
DEPARTMENT:	Corporate and Community Services

EXECUTIVE SUMMARY

This report presents Council's economic development role and priorities that orient the organisation to facilitate economic growth. It presents for Council endorsement the priority projects and supporting activities that can be undertaken by Council's strategic partners for economic growth.

OFFICER'S RECOMMENDATION

"That Council endorse the priority projects and roles to orient strategic economic development partners to facilitate economic growth in the shire."

BACKGROUND

This report outlines Council's economic development role and priorities and makes recommendations to orient its strategic partners for economic growth in the shire. This assists Council to focus scarce resources to achieve greater results. The priorities also inform negotiations with strategic partners to take carriage of those that are within their respective remit.

1. Local Government and Economic Development

Many definitions abound, and according to the Local Government Association of Queensland, economic development is:

- A sustainable increase in living standards;
- Delivers higher incomes, better education, health and wellbeing and environmental protection;
- Is about improving the quality of life experienced in communities (LGAQ Economic Development and Investment Attraction Guidelines; 2012).

Economic development has been a focus for local government for many years. It infiltrates many council services and functions and a dedicated focus can magnify the day to day results, including:

- Considerations of the broader socio-economic impacts of a development assessment and timely completion of assessments by the planning team;
- Economic recovery after a disaster event;
- Ensuring that local contractors have an equal playing field when bidding for council contracts;
- Timely maintenance of roads and bridges for good transport connectivity for passengers and freight.

Economic development also impacts the long term sustainability of Council operations. A prosperous and growing economy leads to an increased rates base which in turn leads to increased revenue.

Different local government areas face different economic growth challenges including rapid increase or decrease in population, critical land shortages, impacts of the resources boom and bust, gradual ageing of rural populations, critical skills shortages and so on.

The main challenge for Mareeba Shire is attracting and retaining investment in the rural and remote shire where the economy is driven by primary agricultural production.

A common view within the Mareeba Shire Council is it is not Council's role to tell business people and investors what to do, but to listen and where possible help provide and facilitate the essential infrastructure and support framework conducive for economic growth.

In summary, Council creates an environment conducive to economic growth, particularly jobs growth. This is achieved by providing:

- A support framework that assists investors' decisions;
- Essential infrastructure that is the foundation for economic growth.

This includes the following Council roles and activities:

- Integration and expedition of approvals process
- Access to local economic data
- Marketing and selling Mareeba Industrial Estate blocks
- Promote 'Can do' economic development attitude
- MSC regulatory frameworks, policies and procedures enable appropriate investment
- Develop, upgrade and promote key Council facilities
- Improve the amenity of the shire
- Advocate
- Leverage off strategic and regional opportunities.

These themes are reflected in the Mareeba Shire Council Corporate Plan.

2. Corporate Plan 2014 - 2019

Council's Corporate Plan 2014 - 2019 includes the following economic goal and strategies:

"A growing and vibrant local economy supported by a planning scheme that seeks to balance development with rural sustainability."

Strategy 1: Compile an economic growth strategic plan and orient Council's organisation to facilitate economic growth.

Strategy 2: In partnership with local businesses, industry groups and economic and regional development organisations, continue to develop strategies to assist, strengthen, develop and promote existing and new businesses and industries.

Strategy 3: Undertake the management of Council Assets in accordance with the management plans developed for all infrastructure asset classes to ensure the Shires infrastructure networks are maintained and renewed to maximise their long term benefit to industry and the community.

Strategy 4: Ensure Council's planning scheme and policies promote responsive land use planning for agriculture, residential, commercial and industrial development.

3. Economic Development Priorities

3.1 Orienting Strategic Economic Development Partners for Economic Growth in the Mareeba Shire

It is recommended that Council negotiates with strategic economic development partners to take carriage of the following projects and activities for economic growth in the Mareeba Shire:

Tablelands Futures Corporation Inc.:

1. Project manage the development of online promotional material including a prospectus to showcase natural, physical and other assets of Mareeba Shire to attract investors and skilled families.
2. Assist and support the Mareeba Mountain Goats Mountain Bike Club to further develop and promote mountain bike and walking trails in the Mareeba Shire.

Tablelands Futures Corporation Inc. and Advance Cairns:

3. Strongly advocate for improved transport connectivity.
4. Strongly advocate for Mareeba to be recognised as an industrial and retail hub in FNQ and Northern Australia.

LINK TO CORPORATE PLAN

ECON1: Compile an economic growth strategic plan and orient Council's organisation to facilitate economic growth

CONSULTATION

Internal

Mayor and Councillors

Chief Executive Officer

Director, Corporate and Community Services

Manager, Community Wellbeing

External
LGAQ

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Capital
Nil

Operating

In 2015/16 Council provided a cash donation of \$10,000 to Tablelands Futures Corporation Inc. and a donation for 2016/17 is included in the budget, if required.

IMPLEMENTATION/COMMUNICATION

Council will work closely with the respective economic development strategic partners to drive the best possible return on Council's investment.

ATTACHMENTS

Nil

Date Prepared: 08 August 2016

ITEM-10 GREAT INLAND WAY TOURISM SIGNAGE

MEETING: Ordinary

MEETING DATE: 17 August 2016

REPORT OFFICER'S TITLE: Senior Engagement Officer

DEPARTMENT: Corporate and Community Services

EXECUTIVE SUMMARY

The Queensland Department of Transport and Main Roads is organising new road signage to promote the "Great Inland Way" drive route and invited Council to identify signage to be installed at specific locations in the Mareeba Shire. The purpose of this report is to present signage for Council's consideration and endorsement.

OFFICER'S RECOMMENDATION

"That Council approve the signage recommended in this report for installation by the Department of Transport and Main Roads at nil cost to Council to promote the Great Inland Way drive route."

BACKGROUND**1. Great Inland Way Tourism Signage Promotion Project**

The Queensland Department of Transport and Main Roads (TMR) is organising new road signage to support the promotion of the *Great Inland Way* drive route through parts of Mareeba Shire. The *Great Inland Way* route from Sydney to Cairns is recognised as a key drive tourism route. The road signage is one component of the *Queensland Drive Tourism Strategy*. The signage will be complementary to additional online resources i.e. Tourism Queensland website.

In the Shire the route commences on the southern outskirts of Mareeba and then continues in two (2) directions - to Kuranda and Cooktown. The route between Mareeba and Cooktown will not receive signage at this time.

TMR will be installing signs in townships that have an accredited visitor information centre i.e. Mareeba and Kuranda. The signs will be placed on the route between Atherton and Mareeba and between Mareeba and Kuranda (Kennedy Highway). The sign near Adil Road will also be replaced (Mulligan Highway).

The Great Inland Way signage will comprise two (2) types of signs:

1. Town signs for Mareeba and Kuranda, replacing existing signage i.e. signs with balloon image;
 2. Local natural attractions signs, selected by TMR.
-

Council has been invited to provide the following input:

1. Town signage:

- Selection and supply of two (2) iconic town images of Mareeba and Kuranda;
- Selection of taglines (optional).

2. Natural attraction signage:

- Nomination of two (2) natural attractions and supply of images.

2. Recommended Signage

It is recommended that Council advise Department of Transport and Main Roads of the following preferred signage to promote the Great Inland Way drive route within the shire.

2.1 Mareeba town signs

- The balloon image provided by Council is to be used as the town image (see below)
- No tagline is to be included.



Figure 1: Proposed image for Mareeba town sign.

2.2 Kuranda town signs

- The image of the Barron Falls provided by Council is to be used as the town image.
- The tagline "Village in the Rainforest" is to be included on the sign.



Figure 2: Proposed image for Kuranda town sign.

2.3 Natural attraction sign

- A natural attraction sign is installed at Davies Creek National Park and Mountain Bike Park
- The image below of Davies Creek National Park is proposed for this use.



Figure 3: Proposed image for natural attraction sign

LINK TO CORPORATE PLAN

ECOM 2: In partnership with local business, industry groups and economic and regional development organisations, continue to develop strategies to assist, strengthen, develop and promote existing and new businesses and industries.

CONSULTATION

Internal

Mayor and Councillors
Chief Executive Officer
Director, Corporate and Community Services
Manager, Community Wellbeing
Corporate Communications Officer

External

Tourism Kuranda Advisory Committee
Tablelands Regional Council
Department of Transport and Main Roads
Tropical Tablelands Tourism
Tourism Tropical North Queensland

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Capital

Nil

Operating

Nil

IMPLEMENTATION/COMMUNICATION

The Senior Engagement Officer will liaise with the Department of Transport and Main Roads regarding these decisions and the installation of signage and will inform tourism operators and promotional bodies of the new signage. Media coverage will be organised to inform the public of the new signage prior to installation.

ATTACHMENTS

Nil

Date Prepared: *03 August 2016*

INFRASTRUCTURE SERVICES

TECHNICAL SERVICES

ITEM-11 BUILDING OUR REGIONS PROGRAM - DETAILED APPLICATION STAGE FOR TATE RIVER

MEETING:	Ordinary
MEETING DATE:	17 August 2016
REPORT OFFICER'S TITLE:	Strategic Project Officer
DEPARTMENT:	Infrastructure Services

EXECUTIVE SUMMARY

The Building our Regions Program is a Queensland Government initiative to provide funding for critical infrastructure in regional Queensland that endeavours to meet the specific needs of regional communities and supports economic development, including job creation.

Mareeba Shire Council has been advised that Council's expression of interest for the Tate River has progressed to the detailed application stage for the Building our Regions program. This report seeks Council approval and commitment for its financial contribution to apply for funding for the Tate River Crossing Safety and Accessibility Upgrade project proposal.

OFFICER'S RECOMMENDATION

"That Council endorse the following project proposal for the Queensland State Government Building our Regions Program detailed application stage and commit to funding the management and costs associated with the on-going operation and maintenance of the asset and also commit to funding its capital co-contribution as follows:

1. Tate River Crossing Safety and Accessibility Upgrade. Total Project Cost \$960,000. Building our Regions Funding Application \$336,000. Council's financial contribution commitment: \$240,000. Current funding approved under the Community Resilience Program: \$384,000."

BACKGROUND

The Queensland Government is providing funding for critical infrastructure in regional Queensland that endeavours to meet the specific needs of regional communities and support economic development, including job creation. Mareeba Shire Council has previously been successful in attracting funding for two water reservoirs at Kuranda under this program.

Building our Regions funding is awarded through a competitive two-stage application assessment process—an expressions of interest (EOI) stage and a detailed application stage for shortlisted projects.

The EOI stage considered the eligibility and the strategic merit of proposed projects. The detailed application stage will assess the project in more detail, including confirmation of strategic merit and consideration of local government capacity to deliver the project, project risk identification and mitigation, and financial soundness.

The Tate River Crossing Upgrade has progressed to the Detailed Application Stage.

Project Proposal 3 Tate River Crossing Safety and Accessibility Upgrade

Mareeba Shire Council was successful in attracting a 40% grant from the Queensland Government Community Resilience Program for \$384,000, with a total project cost of \$960,000.

Specifically the project deliverables are:

Construction of a new causeway approximately 1.6 above the existing concrete base slab and widen to 4.5m width for the 252m length of the causeway on the Tate River Crossing, Bolwarra Road (chainage 49.90 to 50.2) including base head walls, piers, deck, delineation and signage.

The upgraded river crossing will improve employment and economic sustainability for beef cattle agribusiness activities by providing access to beef cattle stations carrying some 26,000 head of cattle for up to an extra three (3) months of the year. The current Bolwarra Road Tate River crossing is too low and is cut off for extended periods of time after rain. The crossing is so narrow that a car can only just fit, and at 252 metres in length, visibility is poor and it is too dangerous to reverse if there is an oncoming vehicle. When road trains cross the causeway the crossing is so narrow that the outside wheels are suspended in the air over the edges of the crossing. There is a high risk of a major accident on the crossing should a road train full of cattle fall into the river. The crossing is nearing the end of its useful life and a condition assessment is currently being prepared.

A new, higher and wider crossing will build resilience connecting the vulnerable cattle stations to the Northern Beef Roads of Ootann Road, the Hann Highway and the Gulf Development Road so they can access sale yards and towns all year round. The new causeway will facilitate cattle to be sold when grass is plentiful and the cattle are in their best condition rather than in the dry period when cattle are poor, weigh less and attract a lower price per kilogram. It is estimated that if the transport to sale yards of 6000 of these cattle are delayed past the wet season and are transported in the dry season that it could represent over six (6) million dollars in forgone income for the affected beef cattle properties. The project will also improve flood resilience for the families and employees that work on the affected stations by improving their connectivity with the towns of Chillagoe, Mt Garnett, Ravenshoe, Atherton and Mareeba so that they can access services and supplies all year round. The wider causeway is also necessary to improve safety of road train drivers and reduce the risk of a road train hauling cattle falling into the Tate River.

This project will almost certainly reduce the operational budget over the medium term as the current crossing is likely to require significant maintenance works if it is not replaced under the Community Resilience program. Likely maintenance costs of the current crossing will be clearer after the condition assessment by GHD is complete.

LINK TO CORPORATE PLAN

Should the grant application be successful, the additional funding source will assist Council in upgrading its assets and meeting the following corporate goal:

ECOM 2 In partnership with local business, industry groups and economic and regional development organisations, continue to develop strategies to assist, strengthen, develop and promote existing and new businesses and industries.

CONSULTATION

Internal

Acting Director Infrastructure Services
Manager Water and Waste
Manager Finance
Senior Planner

External

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Capital

Should Council be successful in attracting grant funding for each of the proposed projects, Council will be required to provide matching funding of \$1.1595 million for the Kenneally Road and Hastie Road sewer upgrade project proposals and a further \$240,000 for the Bolwarra Road Tate River Crossing Upgrade. The successful project would be included in the Capital Works Program for 2017/18 as a non-discretionary item.

Operating

Nil

IMPLEMENTATION/COMMUNICATION

An application for funding will be made for the endorsed projects to Round 2 of the Building our Regions Program.

ATTACHMENTS

Letter from Queensland Department of State Development advising of successful progression to the detailed application stage for Building our Regions.

Date Prepared: 10 August 2016



The Hon Dr Anthony Lynham MP
Minister for State Development and
Minister for Natural Resources and Mines

ATTACHMENT 1
7 CPA-BOR-NOR .
17 GRANTS
SV PA 10 May 01 .



Our Ref: MBN16/795

20 JUL 2016

Councillor Tom Gilmore
Mayor
Mareeba Shire Council
PO Box 154
MAREEBA QLD 4880

Email: TomG@msc.qld.gov.au

Level 17 QMEC Building
61 Mary Street Brisbane QLD 4000
PO Box 15216 City East
Queensland 4002 Australia
Telephone +61 7 3199 8215
Email sdnrm@ministerial.qld.gov.au
Website www.dnrm.qld.gov.au

Dear Councillor Gilmore

Thank you for seeking funding through round two of the Queensland Government's Building our Regions program.

The response to this round has been very strong with the Department of State Development (DSD) receiving 97 Expressions of Interest seeking over \$131 million in funding.

Based on DSD's assessment of these Expressions of Interest, I would like to invite Mareeba Shire Council to submit a detailed application for the following as part of the next stage of competitive assessment:

- Tate River Crossing Upgrade

Please note that submitting a detailed application does not guarantee that funding will be awarded.

The requirements for detailed applications are outlined in the program guidelines, which are available at www.statedevelopment.qld.gov.au/buildingourregions.

Detailed applications must be submitted via the online portal by 5pm on 19 August 2016 and I encourage you to work with your regional DSD office. Officers from DSD will contact council staff shortly to offer feedback from the Expression of Interest assessment process.

You will be notified in writing of the outcomes of detailed applications once the assessment process is finalised. I anticipate announcing successful projects by the end of the year.

Separate advice about any other Expressions of Interest submitted by Mareeba Shire Council will be provided by DSD in due course.

If you have any questions about my advice to you, Mr Paul Woodland, Chief of Staff, will be pleased to assist you and can be contacted on 3719 7360.

Yours sincerely



Dr Anthony Lynham MP
Minister for State Development and
Minister for Natural Resources and Mines

ITEM-12 **TENDER EVALUATION TMSC2016-06 LEASE OF OLD KURANDA LIBRARY BUILDING, THOOREE STREET, KURANDA****MEETING:** Ordinary**MEETING DATE:** 17 August 2016**REPORT OFFICER'S TITLE:** Project Manager Building**DEPARTMENT:** Infrastructure Services, Technical Services

EXECUTIVE SUMMARY

Council advertised in the Cairns Post, Mareeba Express, Advertiser and the Kuranda Paper seeking expressions of interest (EOI) from interested persons/parties, businesses or retail operators for the lease of the Council owned former Kuranda Library building located in Thooree Street Kuranda.

The compulsory site meeting at the former Kuranda Library building was attended by representatives of five (5) interest groups with Council receiving submissions by the closing date. Expressions of Interest were received from Ngoonbi Community Services Indigenous Corporation and Hobbit Pty Ltd.

Tender documents were formalised and were presented to the two (2) organisations that submitted expressions of interest documentation.

It is envisaged that the lease will include the building and the immediate landscaped surrounds but not the car parking. However a limited number of short term carparks could be made available adjacent to the building to service any future operations should they be required as part of any new development.

OFFICER'S RECOMMENDATION

"That Council accept a tender from Hobbit Pty Ltd for \$39,600.00 (inclusive of GST) per year plus CPI increase for the next four (4) years for the lease of the former Kuranda Library building for the purpose of relocating the Kuranda Post Office."

BACKGROUND

The building for lease was originally a private residence which was purchased by Mareeba Shire Council and is located at the rear of the public car park, Thooree Street Kuranda. The former residence was converted to accommodate the Kuranda Library which has recently relocated.

The allotment where the building is located is zoned Village under the current planning scheme and Centre (Business) under the draft planning scheme.

Ngoonbi Community Services Indigenous Corporation offers a variety of services to a cross section of the community with diverse cultural backgrounds.

Hobbit Pty Ltd operates the Kuranda Post Office.

Hobbit Pty Ltd provided a basic plan of proposed changes to the former Library building which includes installing an internal partition and an area to the external of the building to accommodate the postal boxes and have expressed an interest for a 10 plus 5 year lease.

Tender Prices were for five years plus five years to be negotiated with Council.

Ngoonbi Community Services

Price submitted is **yearly** to be paid by equal monthly instalments

- 2016 - Year 1 - \$10,560 (inclusive of GST)
- 2017 - Year 2 - \$21,120 (inclusive of GST)
- 2018 - Year 3 - \$23,760 (inclusive of GST)
- 2019 - Year 4 - \$26,400 (inclusive of GST)
- 2020 - Year 5 - \$27,720 (inclusive of GST)

Hobbit Pty Ltd

Price submitted is **yearly** to be paid by equal monthly instalments

- 2016 - Year 1 - \$39,600 (inclusive of GST) plus CPI increase for the remaining four years.

LINK TO CORPORATE PLAN

ECOM 3 - Undertake the management of Council's assets in accordance with the long term asset management plans developed for all infrastructure asset classes to ensure the Shire's infrastructure networks are maintained and renewed to maximise their long term benefit to industry and the community.

CONSULTATION

Internal

Manager Technical Services
Senior Facilities Officer
Planning Officer

External

Ngoonbi Community Services
Hobbit Pty Ltd
Kuranda Arts Co-Op
Kuranda Youth Link
Community Radio K-Town

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Capital
Nil

Operating
Ongoing external building maintenance

IMPLEMENTATION/COMMUNICATION

Nil

ATTACHMENTS

Nil

Date Prepared: *02 August 2016*

ITEM-13 LOADER REPLACEMENT CAPITAL BUDGET 2016-17

MEETING: Ordinary Meeting

MEETING DATE: 17 August 2016

REPORT OFFICER'S TITLE: Coordinator of Fleet and Workshop

DEPARTMENT: Technical Services

EXECUTIVE SUMMARY

Council has invited quotations for the Supply and Delivery of one (1) four wheel drive Loader fitted with a general purpose bucket and now seeks to purchase.

OFFICER'S RECOMMENDATION

"That Council

1. Purchase one (1) Komatsu WA250 PZ-6 4x4 Loader fitted with a general purpose bucket from Komatsu Australia; and
2. Trade-in existing Council Asset 107 Komatsu WA 250 PZ-6 loader."

BACKGROUND

Quotations were submitted through the Local Buy Vender panel, Tender No VP000000021223, on the 24 June 2016 and closed on 20 July 2016.

Five (5) quotations were received and the following four (4) vendors were notified of the quotation request:

- Komatsu Australia
- BT Equipment Pty Ltd
- Hastings Deering (Australia) Ltd
- CJD Machinery Pty Ltd (supplied two submissions)

Quotations were assessed and the following elements were noted:

Komatsu Australia

Komatsu Australia WA 250 PZ-6 Loader was in the medium price range; Komatsu offered the highest valued trade-in and covered all quotation requirements. Komatsu Australia has offered 12 month/unlimited hour warranty backed up by an extra 24 month/6000 hour extended power train warranty. Parts and service are backed up by Komatsu Australia branch in Cairns. Komatsu Australia has the equal shortest delivery time being 3-4 weeks upon receipt of purchase order. After evaluation the Komatsu WA 250 -PZ6 rated the highest taking in whole of life costs, delivery time and Product specifications/tender requirements. Komatsu Australia as part of the quotation will be responsible for all maintenance servicing on sight up to and including the 2000 Hrs scheduled service as part of the quoted price. An

extra \$5800 will be deducted from the pricing as Council will not have to purchase a spare tyre for the new loader as the new and the existing loader run the same tyre and rims.

BT Equipment Pty Ltd

BT Equipment Kawasaki 67Z7 was in the low price range. BT Equipment offered a median range trade-in and covered all quotation requirements. After evaluation the Kawasaki 67Z7 Loader ranked the second highest taking in whole of life costs, delivery time and Product specifications/tender requirements. The Kawasaki 67L7 had the highest yearly operational costs.

Hastings Deering (Australia) Ltd

Hastings Deering (Caterpillar) 924 WHA Loader was the highest quoted price. Hastings Deering offered the lowest trade-in value and met all requirements of the quotation. After evaluation the Caterpillar 924 WHA was rated at position three (3) of five (5) machines evaluated. Hasting Deering has a 26-27 week wait period for delivery of a new machine on receipt of purchase order.

CJD Machinery Pty Ltd

CJD Machinery supplied two (2) quotations,

- LF 60F Loader
- LF 70F Loader

After evaluation the Volvo LF 60F and the LF 70F rated the lowest taking in whole of life costs, delivery time and product specifications/tender requirements. CJD Machinery did not address the main criteria that Council would be retaining the existing forklift, crane jib and 4 in 1 bucket and the supplied loader would have the ability to attach to Councils existing attachments.

A summary of the quoted prices are shown below:

Supplier	Change Over Price Excl GST	Change Over Price Excl GST
Komatsu Australia	\$ 188,000.00	\$ 206,000.00
BT Equipment	\$ 191,000.00	\$ 210,100.00
Hasting Deering	\$ 221,000.00	\$ 243,000.00
CJD Machinery LF60F	\$ 211,000.00	\$ 232,000.00
CJD Machinery LF70F	\$ 220,000.00	\$ 242,000.00

LINK TO CORPORATE PLAN

ECOM 3: Undertake the management of Council's assets in accordance with the long term asset management plans developed for all infrastructure asset classes to ensure the Shire's infrastructure networks are maintained and renewed to maximise their long term benefit to industry and the community.

CONSULTATION

Internal

Mareeba Landfill and Transfer Station Staff

External

Listed suppliers

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS*Capital*

\$300,000 - CP00176

Mareeba Transfer Station, Replace Loader Asset No 107

Operating

Nil

Is the expenditure noted above included in the 2016/2017 budget?

Yes

IMPLEMENTATION/COMMUNICATION

Nil

ATTACHMENTS

Nil

Date Prepared: 04 August 2016

ITEM-14 **SUPPLY & DELIVERY OF ONE (1) ONLY DUAL ENGINE,
DUAL CONTROL 15 TON GVM TRUCK MOUNTED ROAD
SWEEPER****MEETING:** Ordinary Meeting**MEETING DATE:** 17 August 2016**REPORT OFFICER'S
TITLE:** Coordinator Fleet and Workshop**DEPARTMENT:** Infrastructure Services, Technical Services

EXECUTIVE SUMMARY

Council has invited quotations for the supply and delivery of one (1) dual engine, dual control 15 Ton GVM truck mounted road sweeper and now seeks to purchase.

OFFICER'S RECOMMENDATION

"That Council purchase a MacDonald Johnston VT 651 15 Ton GVM Dual Engine, Dual Control Truck Mounted Road Sweeper from Bucher Municipal with a net cost to Council of \$278,000 exclusive of GST."

Quotations were submitted through the Local Buy Vender panel, Tender No VP000000052997, on 24 June 2016 and closed on 22 July 2016.

Three (3) quotations were received from the following two (2) vendors:

- Bucher Municipal (MacDonald Johnston) (one quotation supplied)
- Rosmesh Sales and Service Pty Ltd (two quotation supplied)

Quotations were assessed and the following elements were noted.

Bucher Municipal (MacDonald Johnston)

The MacDonald Johnston VT 651 was the lowest quoted price; Bucher Municipal offered the highest valued trade-in and met and exceeded the tender requirements. Bucher Municipal has offered 3 years/150,000 kms warranty on the truck and 2 years/24 months on the sweeper unit. After evaluation the MacDonald Johnston VT 651 rated the highest taking in whole of life costs, delivery time and product specifications/tender requirements and internal/external feedback.

Council has operated a variant of the MacDonald Johnston VT 651 for the past 30 years and the MacDonald Johnston have performed to expectation over that period; staff is familiar with the MacDonald Johnston sweepers. Council also hold a number of parts in store that can be interchanged with the new sweeper.

Bucher Municipal as part of the quotation will supply the first 12 month free servicing which is inclusive of the quoted price.

Both the current street sweeper operator and the Mareeba Workshop foreman undertook an inspection and operation of a new MacDonald Johnston VT 651 at the Gordonvale Depot of the Cairns Regional Council on 5 August 2016. The feedback from both employees was positive.

Rosmesh Sales and Service Pty Ltd

Rosmech supplied two (2) quotations:

- Scarab Merlin
- Scarab Mistral

The Scarab Merlin quotation supplied did not meet the requirements of the tender, being that the tender called for the supply and delivery of a dual engine unit and Scarab Merlin unit is a single engine unit.

The Scarab Mistral was the highest quoted price; Rosmech Sales and Service offered the lowest trade-in. The Scarab Mistral did meet all the tender requirements. After evaluation the Scarab Mistral rated the lowest, taking in whole of life costs, delivery time and product specifications/tender requirements and internal/external feedback.

A summary of the quoted prices are shown below:

Supplier	Change Over Price Excl GST	Change Over Price Inc GST
Bucher Municipal	\$278,000	\$306,000
Rosmech Sales and Service Pty Ltd	\$310,000	\$341,000

LINK TO CORPORATE PLAN

ECOM 3 - Undertake the management of Council's assets in accordance with the long term asset management plans developed for all infrastructure asset classes to ensure the Shire's infrastructure networks are maintained and renewed to maximise their long term benefit to industry and the community.

CONSULTATION

Internal

Street Sweeper Operator

Mareeba Workshop Supervisor

External

Bundaberg Regional Council

Townsville City Council

Gympie Regional Council

Cairns Regional Council

Gold Coast City Council Street Cleaning Supervisor

Listed suppliers

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Capital

\$365,000 - CP00177

Replacement of Asset No 635 MacDonald Johnston VT650 truck mounted streetsweeper.

Operating

Nil

Is the expenditure noted above included in the 2016/2017 budget?

Yes

IMPLEMENTATION/COMMUNICATION

Nil

ATTACHMENTS

Nil

Date Prepared: *08 August 2016*

ITEM-15 QMSC2015-26 KURANDA AQUATIC CENTRE - POOL HEATING**MEETING:** Ordinary**MEETING DATE:** 17 August 2016**REPORT OFFICER'S TITLE:** Project Manager Building**DEPARTMENT:** Infrastructure Services, Technical Services

EXECUTIVE SUMMARY

Due to the deterioration of the existing heat pumps at the Kuranda Aquatic Centre and the excessive cost to undertake further repairs, Council has called quotations from suitably qualified suppliers to replace the existing heat pumps or provide alternative heating solutions for the two (2) pools at the centre.

OFFICER'S RECOMMENDATION

"That Council award Quotation QMSC2015-26 to H2O Warehouse for the quoted sum of \$56,900 (inclusive of GST) to provide two (2) Accent Air HWP50 heat pumps to service the main pool and 1 (one) Accent Air HWP10 heat pump for the wading pool. Adjustment to the budget will be required at the next budget review."

BACKGROUND

The existing heaters at the Kuranda Aquatic Centre slowly deteriorated over the years and at the commencement of the swimming season last year failed completely.

Advice received following a condition assessment of the existing heat pumps is that they were more suitable for domestic rather than commercial use. Also the existing heater manufacturer Poolrite, is no longer in business and parts to repair the heaters are not available.

The units have various internal faults, the cabinets are badly corroded, the evaporative coils are damaged and the internals of the cabinets and fixing points are mostly mild steel and have rusted off. Also, the units are running an obsolete refrigerant gas and this would need to be replaced.

Given these problems, it was decided to advertise for suitably qualified companies/businesses to supply and replace the existing heat pumps and or provide alternative heating solutions.

Following a request for expressions of interest to provide heating of the pools at the centre, five (5) responses were received and were subsequently posted quotation documents.

A requirement of the quotation document was for interested respondents to attend a site meeting. Three (3) of the five (5) who were sent quotation documents attended the on-site meeting and two (2) of these provided conforming quotes.

- Solarcool
- H2O Warehouse
- Aquafix (non-conforming)

Details of the companies that provided quotations and their responses are provided below.

Solarcool - While Solarcool has been operating in Cairns and Townsville since 2003, the present owners only purchased the company in 2015 and did not supply significant information on past projects undertaken by the company. However they did demonstrate a clear understanding of the work involved, by providing timeframes, method of installation and two possible options for heating of the pools.

Option 1 - Heat Pump Only

Replace the existing four (4) heat pumps with one (1) Evo Heat CS120 unit for the main pool and replace the existing single heat pump for the wading pool with one (1) Evo Heat CS57 unit.

Option 2 -Heat Pump / Solar

Replace the existing four (4) heat pumps with one (1) Evo Heat CS120 unit for the main pool and replace the existing single heat pump for the wading pool with one (1) Evo Heat CS57 unit.

Supply and install 48 x HC50 Helicol solar collectors including framework and fencing.

Solar panels on their own cannot achieve the necessary heating requirements and must be supplemented with electrical heating pumps. While the installation of solar panels does make significant savings in operating costs, the initial installation is approximately double that of the heaters only and therefore negates any savings made in the operation.

However, Council is currently considering the provision of solar power at the Kuranda Aquatic Centre to offset the overall power requirements for operating the pool and this will be dealt with separately.

H2O Warehouse - This company has been operating since 1999 and their core business is the servicing of commercial pools and commercial equipment installations. H2O have contracts with Sheraton Mirage Port Douglas, Pullman Sea Temple Palm Cove and a number of other large resorts to provide plant operations cleaning and maintenance services. They also have service, chemicals and commercial robotic cleaning contracts with most of the Councils from Hinchinbrook to Weipa.

H2O provided only one option for the heating of Kuranda pools and from their experience with many commercial pools in the north, believe this is the best and most cost effective option.

Heat Pump Only

Replace the existing four (4) heat pumps with two (2) Accent Air HWP50 units for the main pool and replace the existing single heat pump for the wading pool with one (1) Accent Air HWP10 unit.

H2O Warehouse is also contracted by the Mareeba Shire Council to service and maintain council's swimming pools.

Aquafix - This is local company which undertakes servicing mainly of domestic pools in Cairns and the Tablelands has been operating for nine (9) years in Cairns and 2.5 years Mareeba.

This company's quotation cannot be considered. The quotation requirements were for sealed quotes to be submitted by a specific day and time and this quote was submitted after that time.

Price Summary

Company	Quote (Including GST)	Project Running Cost per Annum	Comment
Solarcool Option 1 Heat Pump Only	\$61,747.40	\$7,562 - with pool blanket \$13,865 - without pool blanket	<u>Warranty</u> 1 year site labour 2 year on parts 5 years on compressors 15 years on heat exchangers. EVO units manufactured by Phoneiz - China
Solarcool Option 2 Heat Pump / Solar	\$122,156.41	69% saving of the above projected electrical cost	
H2O Warehouse	\$56,900.00	\$5,464 - with pool blanket \$19,491 - without pool blanket	<u>Warranty</u> 1 year parts & labour. 2 years parts. 10 years on heat exchanger. Accent Air units manufactured in Australia (Rheem)

General Comment

It should be noted that the above heating design and subsequent quotations are based on the pool not having a shade cover. This option was not further explored given the fact that the costs of providing a shade sail drastically increased capital and operating costs i.e. an additional \$9,000.00 on the pool heating pumps, an estimated \$50,000.00 for the shade sail and then an increase in the annual electricity costs.

While gas heating was discussed internally as a possible option prior to the calling of quotations, there were no submissions received offering a gas heating solution.

Discussions with the lessee of the Atherton swimming pool revealed that LPG heating was installed a number of years ago to heat their pools, however when running costs became prohibitive (\$60k - \$70k per year depending on weather conditions) they were forced to consider an alternative solution for pool heating.

Atherton have now installed a solar pre-heat system which has reduced their heating (LPG) costs by up to 50%.

Advice also received was that the initial set up costs for LPG, storage, burners and associated infrastructure, was also very high, however no actual estimates were forthcoming at the time of this report. This was due mainly to the lack of any recent installations in the north.

H2O were requested to provide a cost comparison between electricity and LPG, however the only available data was based on piped LPG (not available at this site) which is cheaper per unit than stored LPG.

The advice received indicated that the running cost for piped LPG is double the cost of electricity, therefore it is believed that LPG stored gas would be the most expensive option.

LINK TO CORPORATE PLAN

ECOM 3 - Undertake the management of Council's assets in accordance with the long term asset management plans developed for all infrastructure asset classes to ensure the Shire's infrastructure networks are maintained and renewed to maximise their long term benefit to industry and the community.

CONSULTATION

Internal

Manager Technical Services
Senior Facilities Officer

External

H2O Warehouse
Solarcool
Aquafix
Piping Hot Solar
Pool Physicians
Lessee Atherton Swimming Pool
Lessee Kuranda Swimming Pool

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Capital

The cost to install heating to the Kuranda Pools is \$56,900 (including GST)

Operating

Future operating costs will include scheduled inspections, cleaning costs and ongoing maintenance.

Is the expenditure noted above included in the 2016/2017 budget?

No

If not you must recommend how the budget can be amended to accommodate the expenditure

Council consider allocating funds in the nine month budget review

IMPLEMENTATION/COMMUNICATION

Nil

ATTACHMENTS

Nil

Date Prepared: 09 August 2016

ITEM-16 **APPLICATION FOR THE OPENING OF ROAD RESERVE THROUGH LOT 309 ON HG252 - ALGOMA ROAD, MUTCHILBA**

MEETING: Ordinary

MEETING DATE: 17 August 2016

REPORT OFFICER'S TITLE: Technical Officer Investigations

DEPARTMENT: Infrastructure Services, Investigations

EXECUTIVE SUMMARY

Correspondence has been received from Twine Surveys Pty Ltd, acting on behalf of the owners of Lot 481 on SP257017 and Lot 493 on SP108031 seeking Council's position on an application with the Department of Natural Resources & Mines (DNRM) for the opening of road reserve through Lot 309 on HG252, Mutchilba.

It is understood the application is to formalise legal access to these properties from Algoma Road by opening the road reserve over the existing crossing of the SunWater channel.

OFFICER'S RECOMMENDATION

"That Council advise Twine Surveys Pty Ltd acting on behalf of the owners of Lot 481 on SP257017 and Lot 493 on SP108031 that it has no objection to the opening of road reserve as detailed in their letter dated 25 July 2016, subject to:

1. SunWater having no objection to the opening;
2. Guardrails on crossing installed to Australian Standard AS5100;
3. Signage and line marking in accordance with the Manual of Uniform Traffic Control Devices (MUTCD);
4. Upgrading of the crossing approaches to meet FNQROC standard, (8m formation, 5.5m Type 2.2 gravel, 3.5m two coat hot bitumen seal) and that it be maintained by the applicants for a period of twelve months after practical completion, prior to final acceptance by Council;
5. The applicants are responsible for all costs associated with the opening and upgrade works."

BACKGROUND

DNRM requires applications for road openings to be submitted by the local government authority. Correspondence has been received from Twine Surveys Pty Ltd acting on behalf of the owners of Lot 481 on SP257017 and Lot 493 on SP108301 seeking Council's position on an application to DNRM for the opening of road reserve through Lot 309 on HG252, Mutchilba, extending Algoma Road across the existing SunWater channel crossing to the owners properties (See Attachment 1).

This application is to formalise the existing access which has been in operation since 2002.

Legal access to the properties, Collins Weir Road (gravel formation) is not trafficable during the wet season (See Attachment 2).

The practical and safe access is via the crossing over the SunWater Channel off Algoma Road.

Should the opening of the reserve be granted, the new road would become a Council asset and as such would need to be upgraded to Council requirements.

Upgrading of the existing crossing to FNQROC standard will require the existing approaches to the bridge, both from the existing Algoma Road alignment and the owner's property boundaries to be 8m road formation with 5.5m Type 2.2 gravel (150mm Deep) and 3.5m of two coat hot bitumen seal.

Guardrails on the crossing installed as per Australian Standard AS5100 with signage and line marking in accordance with the MUTCD across the upgrade (See Attachment 3).

A Registered Professional Engineer Queensland (RPEQ) certification for the bridge has been provided by the applicant (See Attachment 4).

Correspondence has also been provided detailing the support of this application from the Queensland Ambulance Service and the Rural Fire Service (See Attachment 5).

LINK TO CORPORATE PLAN

ECOM 3 - Undertake the management of Council's assets in accordance with the long term asset management plans developed for all infrastructure asset classes to ensure the Shire's infrastructure networks are maintained and renewed to maximise their long term benefit to industry and the community.

CONSULTATION

Internal

Subdivision / Assets Officer
Senior Town Planner
Manager Technical Services

External

Nil

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Capital
Nil

Operating
Yearly maintenance required twelve months after practical completion

Is the expenditure noted above included in the 2016/2017 budget?
No

If not you must recommend how the budget can be amended to accommodate the expenditure
Include into the yearly bridge maintenance budget

IMPLEMENTATION/COMMUNICATION

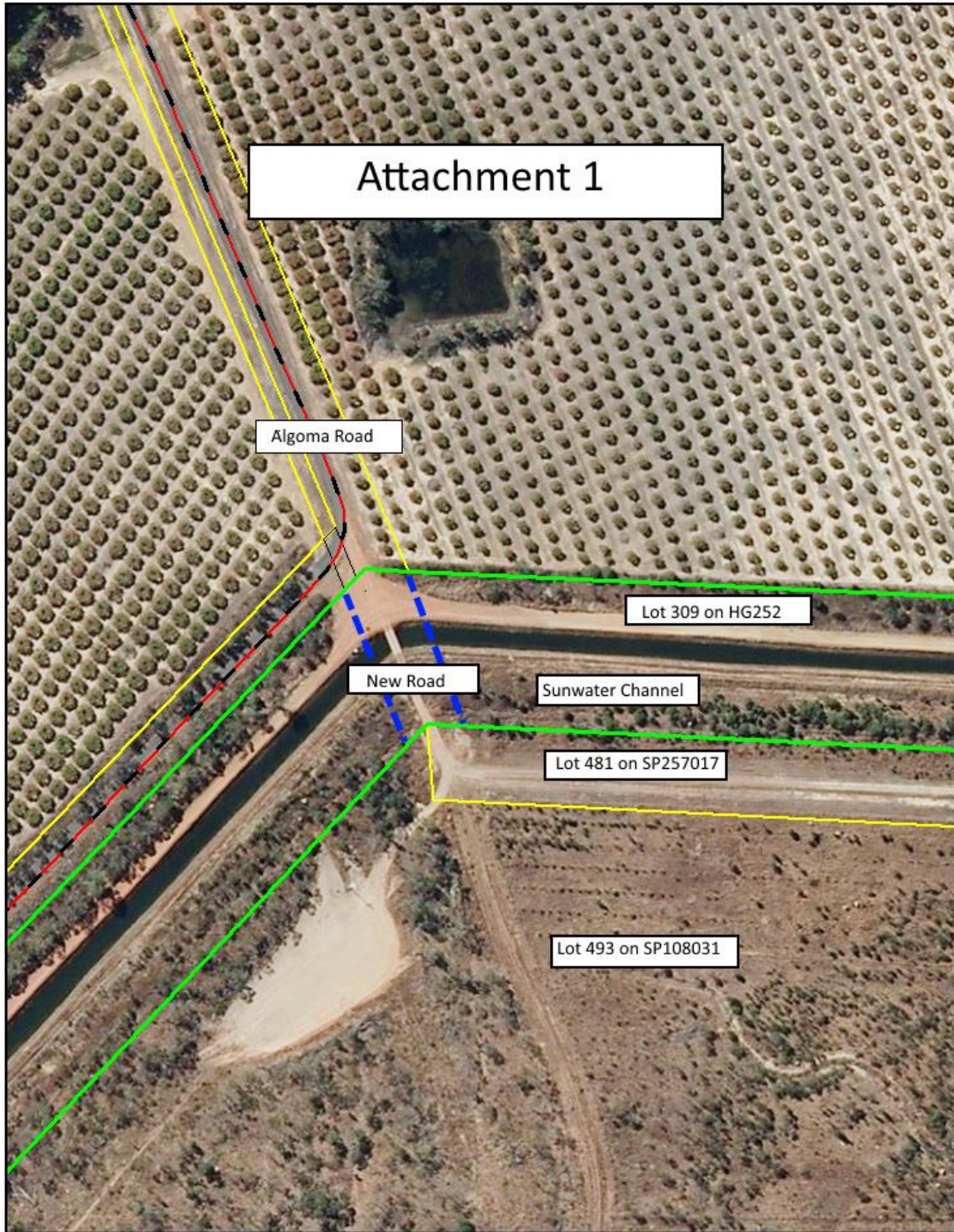
Following publication of Council minutes prepare and send communication to Twine Survey Pty Ltd acting on behalf of the owners of Lot 481 on SP257017 and Lot 493 on SP108031 advising of Council's decision.

ATTACHMENTS

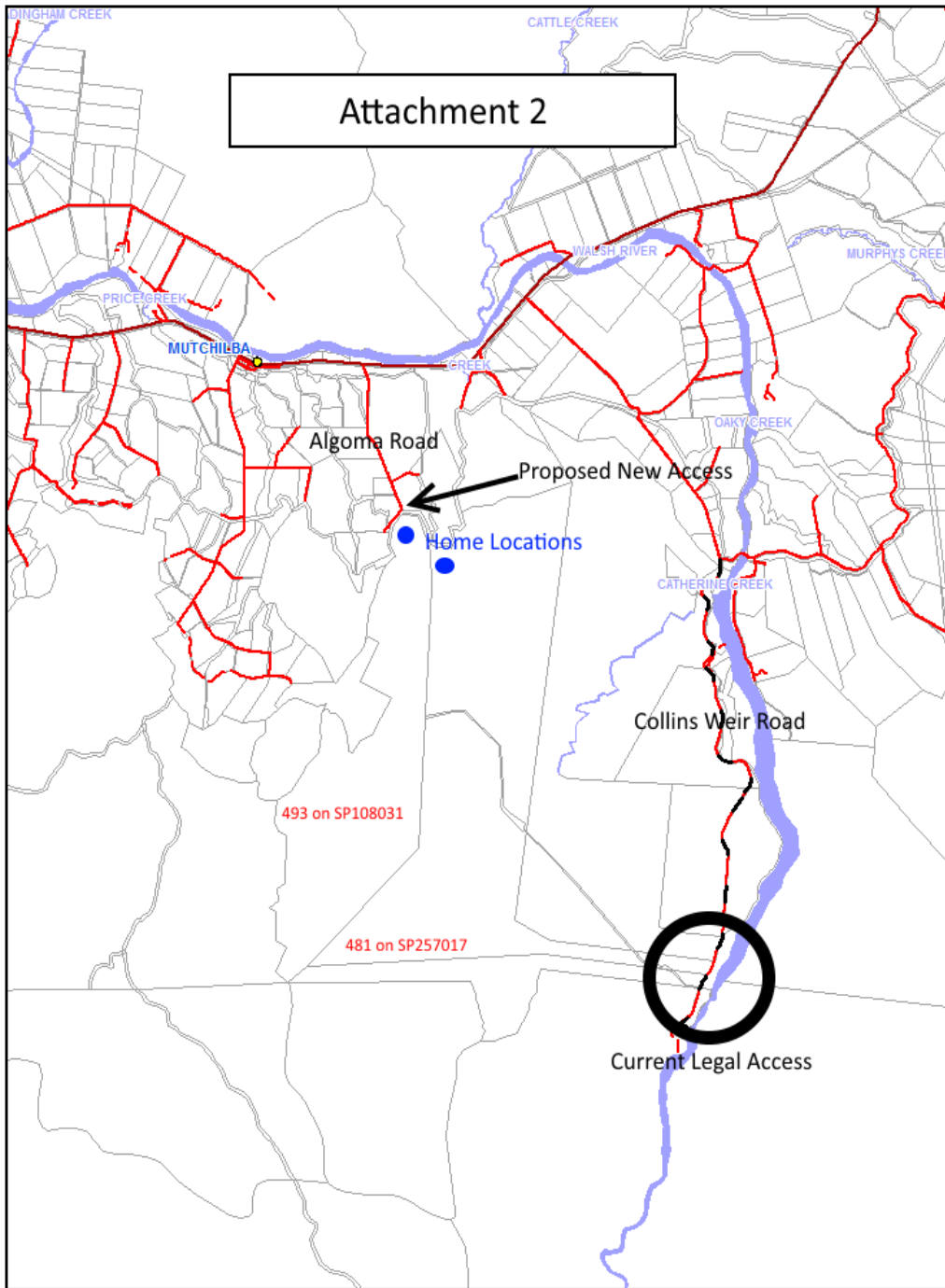
1. Proposed Road Opening in Lot 309 on HG252;
2. Current Legal Access Collins Weir Road;
3. Typical Bridge Upgrade Design;
4. Registered Professional Engineer, Queensland (RPEQ) certification;
5. Cover Letter from Twine Surveys Pty Ltd dated 25 July 2016 attaching application and letters of support from Emergency Services.

Date Prepared: *02 August 2016*

Proposed Road Opening in Lot 309 HG252



Current Legal Access Collins Weir Road



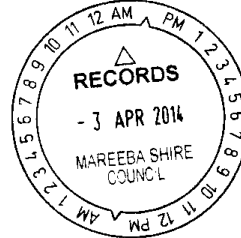
Attachment 3



Attachment 4

20 EOA-MAI-BR1

BS



1/4-2014

To

Mareeba Shire Council

Att : Darren Lierkamp and Italo Armenti

Please find attached structural design certificate for bridge crossing over the channel on Algoma road.

As discussed on the phone the bridge was built by Mark Townsen, and overseen by Dave House who was at the time working as bridge crew for Mareeba Shire Council.

Kind Regards

Michael Gargan
40931078
mvgargan@skymesh.com.au

**EDMISTON & TAYLOR**

Consulting Engineers, Project Managers & Licensed Building Contractors

Our Ref: 02025/MV/ca
SDC0203-02025.001.doc

19 March, 2002

STRUCTURAL DESIGN CERTIFICATE

PROJECT: Irrigation Channel Bridge
CLIENT: G Gargan
PROJECT ADDRESS: Algoma Road

We certify that the specified structural work is designed in accordance with the Building Code of Australia and the relevant Australian Standard Codes, subject to the provisions listed hereunder.

Our certification is limited to the structural design aspects of the structure as detailed on the following sketch prepared by Edmiston & Taylor :

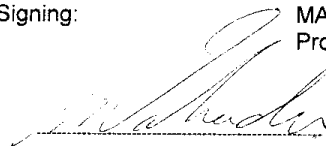
- 02025

The basic design criteria and assumptions used in the design are:

- | | |
|---------------------|---|
| 1. Footing Design: | Class S Site to AS 2870 |
| 2. Structural Beams | AS 4100 - 1990 |
| 3. Pier and Decks | AS 3600 - 1994 |
| 4. Bridge Design | Austrroads Bridge Design Code - T44 Loading |

DETAILS OF PERSON SIGNING:

Name of Person Signing: MARK VALMADRE
Position: Project Engineer

Signature: 

Date: 19/3/02

per EDMISTON & TAYLOR
Registered Professional Engineering Company No. 77



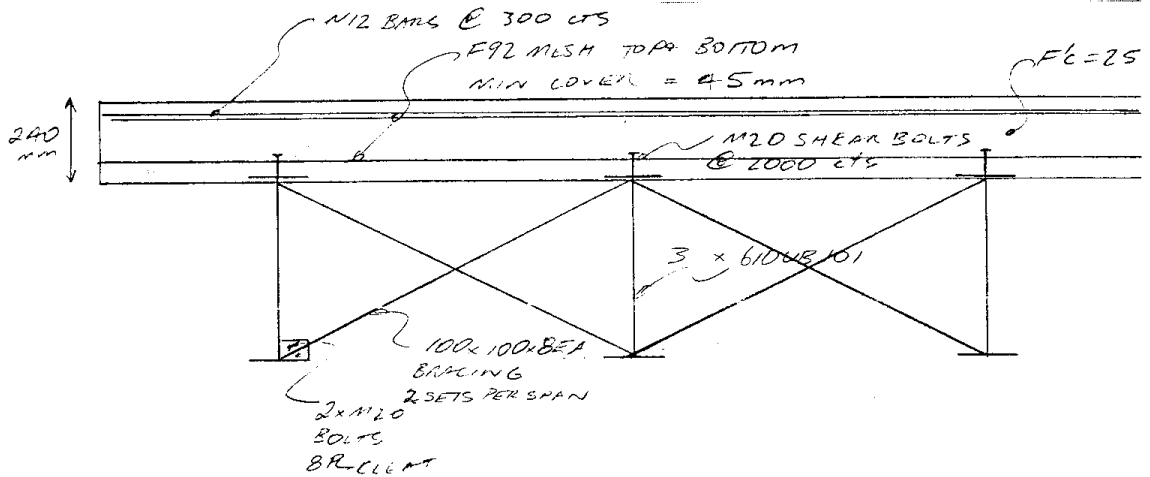
E&T NOMINEES PTY LTD ABN 68 611 550 546 ACN 010 152 495 QBSA Lic No 78834
DIRECTORS: B.W. Taylor, N.M. Taylor ASSOCIATE: VA. Reitano

BRISBANE Engineering House, 447 Upper Edward Street, Brisbane Qld 4000 TEL: (07) 3831 7011 FAX: (07) 3839 0028 E-MAIL: et.bne@bigpond.c
CANNING ENGINEERING HOUSE, 10 Parkside Street, Canning Downs Qld 4870 TEL: (07) 4051 0257 FAX: (07) 4031 7473 E-MAIL: et.cns@bigpond.c

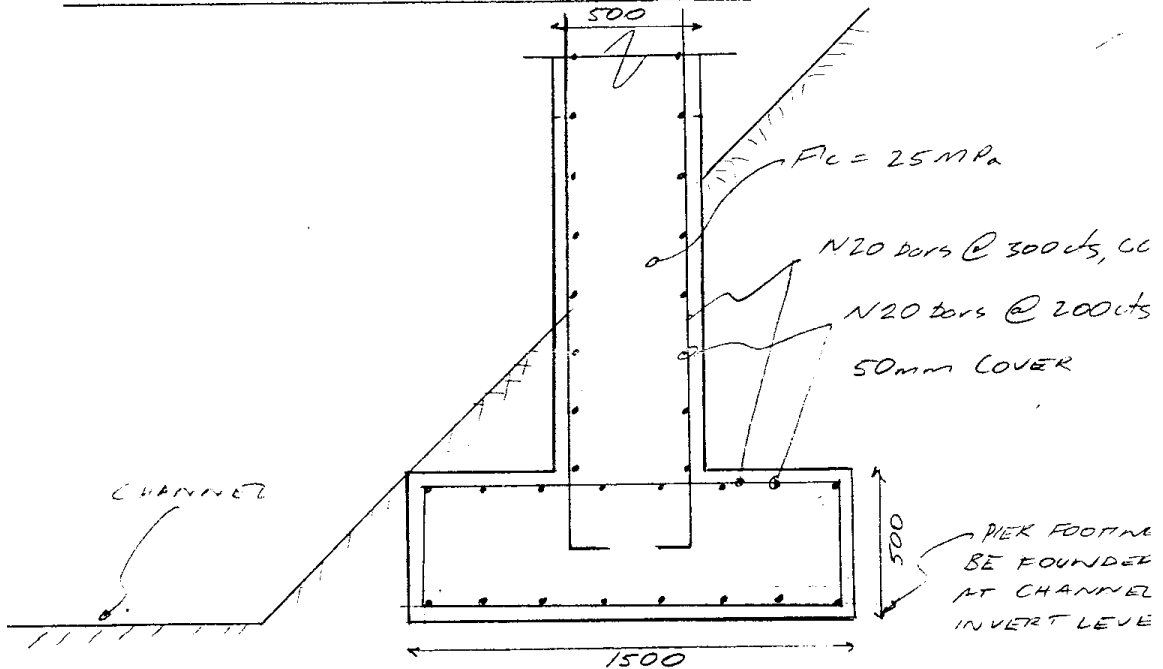
EDMISTON & TAYLOR
Consulting Engineers, Project Managers & Licensed Building Contractors

Sheet No. 1 of 1

Client	G. GARGAN		
Project	IRRIGATION CHANNEL BRIDGE	Designer	MV
Subject	ALGOMA ROAD CROSSING	Verifier	MV
		Date	18/3/02
	<input type="checkbox"/> BRISBANE	<input checked="" type="checkbox"/> CAIRNS	<input type="checkbox"/> SAMFORD



BRIDGE BEAM & DECK CROSS SECTION



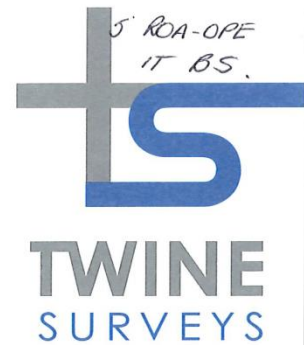
BRIDGE FOOTING & PIER SUPPORT

CLIENT: G. GARGAN

36 Mabel Street
Atherton QLD 4883

P 07 4091 1303
E info@twinesurveys.com.au
W twinesurveys.com.au

ACN 109 476 422



25 July 2016

Chief Executive Office
Mareeba Shire Council
PO Box 154 Mareeba Qld 4882

Attention: Val Shannon – Manager Technical Services

Dear Sir,

RE: Proposed opening of Road Reserve (Application to dedicate state land as road)
Extension of Algoma Road through Lot 309 on HG252

The owners of Lot 481 on SP257017 (M E Gargan) and Lot 493 on SP108031 (K L & G J Gargan) have instructed that we investigate the submission of an application with DNRM for the opening of road reserve through Lot 309 on HG252. Lot 309 is State Land which contains an open channel being the South Walsh Main Channel from Tinaroo Dam. Advice received from DNRM requires the application for road opening to be submitted by the local authority.

A crossing over the Sunwater channel on the extension of Algoma Road has been previously approved by Sunwater, designed to the requirements of Sunwater, constructed and accepted by Sunwater in 2001. The purpose of this crossing was to provide reasonable access within the property to the surrounding amenities via the bitumen road network on Algoma Road. This crossing provides all weather access to the landowners and emergency services. This application for the dedication of state land as road is to formalise legal access to these properties from Algoma Road by opening road reserve over the existing crossing.

Lots 481 and 493 have road frontage to Collins Weir Road however this does not provide practical access to the residences on these properties. This access to Collins Weir Road is very restricted during the wet season with numerous gully crossings and excessive slopes. Collins Weir Road is also a gravel formation which also has limited access during intensive rain with the crossing over Katherine Creek being cut.

The current access from Algoma Road provides practical access to the Mareeba Dimbulah Road network and also forms an integral part of the access to these properties for emergency services. Enclosed is a copy of correspondence from Rural Fire Services and

Queensland Ambulance Service providing support for the formalisation of the legal access to these properties from Algoma Road.

This crossing over the channel is also utilised by Ergon Energy for their maintenance on the overhead main power lines that traverse the property. There are no other access points for approximately 4.5 Km to the east and 5.5 Km to the west over the channel to provide access to this infrastructure. The crossing over the channel provides essential access for Ergon Energy to the main power lines which provide power to the Dimbulah district.

Sunwater has been part of discussions with the Mareeba Shire Council officers and the client and have given their verbal support for this road opening. A letter of support to this application is being requested from Sunwater and will be attached to the application when received.

The owners of the Lots 481 and 493 accept that they will be responsible for any costs and preparation of documentation associated with the lodgement of the application with DNRM.

Any reasonable conditions required by Mareeba Shire Council and Sunwater for the upgrading of the existing crossing is accepted by the owners as their responsibility and to be completed or negotiated prior to the opening of road reserve within Lot 309.

It is requested by the owners of Lot 481 and 493 that Mareeba Shire Council support the lodgement of this application with DNRM and sign the Declaration on Part B of the application and return the forms to our office so the relevant fee can be attached and lodged.

Attached is an application prepared for lodgement with DNRM for your attention. Please advise if you require any alterations. The application has been filled in so that any future correspondence will be sent to Council and our office.

Please contact our office to discuss any items or if any additional information is required.

Yours faithfully



Twine Surveys Pty Ltd
Roger Twine

**DEPARTMENT OF NATURAL RESOURCES AND MINES****Application form
Contact and Land Details
Part A****Application form requirements**

1. **Part A:** Contact and land details will need to be completed.
2. **Part B:** Application specific form will need to be completed.
3. Payment of the prescribed application fee, if relevant. A refund of application fees will not be given. (Details of fees are available on the Department of Natural Resources and Mines (DNRM) website or from a regional DNRM office)
4. All parts of this application form need to be completed accurately, otherwise your application may be returned to you to complete.

Important information

All applications will be processed having regard to the requirements of the *Land Act 1994* and related legislation, approved policies and procedures and the requirements of all other agencies with an interest in the land.

All completed applications can be lodged with DNRM by sending information to the following email or postal addresses or in person at your local DNRM business centre.

Email:

SLAMlodgement@dnrm.qld.gov.au

If lodging an application via email the application form must be signed and details of payment method included in the email along with all relevant supporting documentation.

Post:

Department of Natural Resources and Mines
PO Box 5318
TOWNSVILLE QLD 4810

In terms of the *Right to Information Act 2009* interested parties may seek access to DNRM records and view relevant documents.

Information on this form, and any attachments, is being collected to process and assess your application under the *Land Act 1994*. The consideration of your application may involve consultation and if so details of your application may be disclosed to third parties. They will not be otherwise disclosed outside the department unless required or authorised by law.

Contact details

Lodger Details and Mailing Address		
A lodger is only required when a solicitor, bank, consultant etc lodges the application on behalf of the applicant.		
Full Name(s)		
Title	First name	Surname
Company name(s)		
TWINE SURVEYS PTY LTD		
Postal Address	<div style="border: 1px solid black; padding: 2px;">PO Box 126</div> <div style="border: 1px solid black; padding: 2px;">ATHERTON 4883</div>	
Phone number	07 40 911 303	Mobile phone
Email	info@twinesurveys.com.au	
Fax	—	

Applicant(s) Details and Mailing Address		
<small>If the applicant is a Corporation, either the Australian Company number, Australian Registered Body number or the Australian Business number must be shown.</small>		
Full Name(s)		
Title	First name	Surname
Company name(s)		
MAREEBA SHIRE COUNCIL		
If a Corporation then record <input type="checkbox"/> ACN <input type="checkbox"/> ARBN <input type="checkbox"/> ABN <input style="width: 100px; height: 15px;" type="text"/>		
Postal Address	<input style="width: 100%; height: 20px;" type="text" value="PO Box 15A"/> <input style="width: 100%; height: 20px;" type="text" value="MAREEBA"/> <input style="width: 100%; height: 20px;" type="text"/>	
Phone number	<input style="width: 100%; height: 20px;" type="text" value="07 46 86 46 56"/>	Mobile phone <input style="width: 100%; height: 20px;" type="text"/>
Email	<input style="width: 100%; height: 20px;" type="text" value="info@msc.qld.gov.au"/>	
Fax	<input style="width: 100%; height: 20px;" type="text" value="07 46 86 47 33"/>	
Future correspondence should be sent to <input checked="" type="checkbox"/> Lodger <input checked="" type="checkbox"/> Applicant		

Details of land for which the application is being lodged

1. Select the type of land for which the application is being lodged.

<input type="checkbox"/> Permit	<input checked="" type="checkbox"/> Lease	
<input type="checkbox"/> Licence	<input type="checkbox"/> Unallocated State Land (USL)	go to 2
<input type="checkbox"/> Trust Land Reserve/Deed of Grant in Trust (DOGIT)	<input type="checkbox"/> Road	
<input type="checkbox"/> Other	<input style="width: 150px; height: 15px;" type="text"/>	

2. Enter the description of the land for which the application is being lodged. If this application concerns a road, enter the description of the land adjoining the road.

Schedule 1		
You must enter either the Lot on Plan or Title Reference of the land for which the application is being lodged.		
Lot	Plan	Title Reference
309	HG 252	A003793A

go to 3

The details of the land can be found on a current copy of the Title or on your rates notice. If insufficient space, please add additional description as an attachment.

3. Enter additional details of the land

Dealing number

Tenure type Tenure number

Local Government

Other details of land location (optional)

go to 4

4. Have you participated in a pre-lodgement meeting with the department? Yes **go to 5** No

5. Provide details of pre-lodgement meeting. (optional)
 (If there is insufficient space, please lodge as an attachment)

Departmental Officers contact details and any reference number should be included if known.

THIS FORM MUST BE ACCOMPANIED BY THE RELEVANT PART B APPLICATION FORM.



DEPARTMENT OF NATURAL RESOURCES AND MINES

Application to dedicate state land as road

Part B

Application form requirements

1. This application is to dedicate state land as road.
2. Read the respective *Application to dedicate state land as road* fact sheet that include application restrictions.
3. Payment of the prescribed application fee.
(Details of fees are available on the Department of Natural Resources and Mines (DNRM) website or from a regional DNRM office)
4. Any additional information to support application.
5. **Part A:** Contact and details of land will need to be completed and submitted with your application.
6. Your application will not be considered as having been properly made unless all parts of this application form need to be completed accurately, otherwise your application may be returned to you to complete.

Important information

When a road is set aside and dedicated as road, the land is open as a road for public use.

You may also be required to pay a purchase price for the dedication of state land as road and provide a plan of survey.

For opening and closing of road simultaneously refer to the 'Application for Simultaneous Road Closure and Opening'.

If you require the dedication of freehold land as road your application should be made with the relevant local government.

Information on this form, and any attachments, is being collected to process and assess your application under the *Land Act 1994*. The consideration of your application may involve consultation, and if so details of your application may be disclosed to third parties. They will not be otherwise disclosed outside the department unless required or authorised by law.



1. The application is for dedication of road over:

<input type="checkbox"/>	State Forest/National Park	go to 3
<input type="checkbox"/>	Reserve	go to 2
<input checked="" type="checkbox"/>	Lease	go to 2
<input type="checkbox"/>	Occupation Licence	go to 2
<input type="checkbox"/>	Unallocated State Land	go to 3
<input type="checkbox"/>	Freehold	An application cannot be considered

If you require the dedication of freehold land as road your application should be made with the relevant local government.

2. Has the consent of the lessee, licensee or trustee been obtained?

Yes go to 3 No go to 3

Consent of the trustee, lessee or licensee must be attached to this application.

3. Has a survey plan or other plan been prepared?

Yes go to 4 No go to 4

Copy of plan must be attached to this application, if already prepared.

4. Provide details of the reason the road dedication is required.
(If there is insufficient space, please lodge as an attachment) go to 5

PROVIDE LEGAL ACCESS VIA THE EXISTING CROSSING OF THE SUNWATER CHANNEL TO LOT 181 ON SP257017 AND LOT 193 ON SP108031 FROM ALSOMA ROAD FOR ACCESS TO THE BITUMEN ROAD NETWORK FOR THE RESIDENTS AND EMERGENCY SERVICES

5. Provide details of any additional information to support the application. (optional)
(If there is insufficient space, please lodge as an attachment) go to 6

LETTERS OF SUPPORT FROM :- QUEENSLAND FIRE AND EMERGENCY SERVICES
:- QUEENSLAND AMBULANCE SERVICE

Attachments

The following will need to be lodged with your application for it to be considered a properly made application. If all this information is not submitted, your application will be returned.

6. Tick the box to confirm the attachments for part of the application.

Application fee

Copy of survey or appropriate plan

Consent of trustee, lessee, licensee

It is recommended that any attached plans, sketches or maps be of A4 or A3-size. Your application will not be considered as having been properly made, unless all parts of this application form are completed accurately. In this instance your application may be returned to you for completion.

Declaration

I certify that I have read the information which forms part of this application and the information I have provided is true and accurate.

Signature of applicant (or their legal representative)

--

Date: / /

If applicant, section 142 of the *Land Act 1994* states a person is eligible to apply for, buy or hold land under the *Land Act 1994* if the person is an adult, that is, 18 years of age or over.
If the legal representative of the applicant is signing as the applicant then the legal representative's full name must be printed immediately below the signature.

Attachment 5



Queensland
Government

Queensland
Ambulance Service

Department of
Health

Mr Brendon Goldsworthy
13 Brickley Street
Dimbulah 4872

Dear DNRM,

I would like to show my support for Mr Gargan's application to formalise existing access to his property which involves utilising the bridge over the channel approved by Sunwater off Algoma Road Mutchilba.

In the event of an emergency time is of the essence and therefore the easiest access to a property is of great importance to us, if having access to this bridge is no longer legal and is fenced off it could potentially lead to a lengthy response time if an alternate route has to be sought putting Mr Gargan and his family at unnecessary risk.

We would hope that you consider Mr Gargan's application and grant him legal access to his land and residence.

Yours sincerely



Brendon Goldsworthy
Officer in Charge Dimbulah Ambulance Station
Cairns and Hinterland Local Ambulance Service Network

Cairns and Hinterland
Local Ambulance Service Network
Level 8 William McCormack Place II
5b Sheridan Street Cairns
PO Box 920 Cairns
Queensland 4870 Australia
Telephone +61 7 4032 8615
Facsimile +61 7 4039 8266
Website www.ambulance.qld.gov.au
ABN 89 519 542 578



Ph:40 325 461

Val Shannon
Mareeba Shire Council



Office of the
**Assistant Commissioner
Rural Fire Service
Queensland**

**Queensland Fire and
Emergency Services**

Dear Mr Shannon

The cooperation of the Mareeba Shire Council, Sunwater and the combined emergency services has always been important to the response to emergencies in and around Sunwater assets such as the Mareeba and Dimbulah irrigation channel system.

The Springmount Rural Fire Brigade responds to wildfires in a 261sq km area around Mount Emerald to Mutchilba.

This brigade is requesting continued access across a bridge at the end of Algoma Road to lot number 493SP108031, for fire prevention and response to wildfires such as the Mount Emerald Fires of 2015.

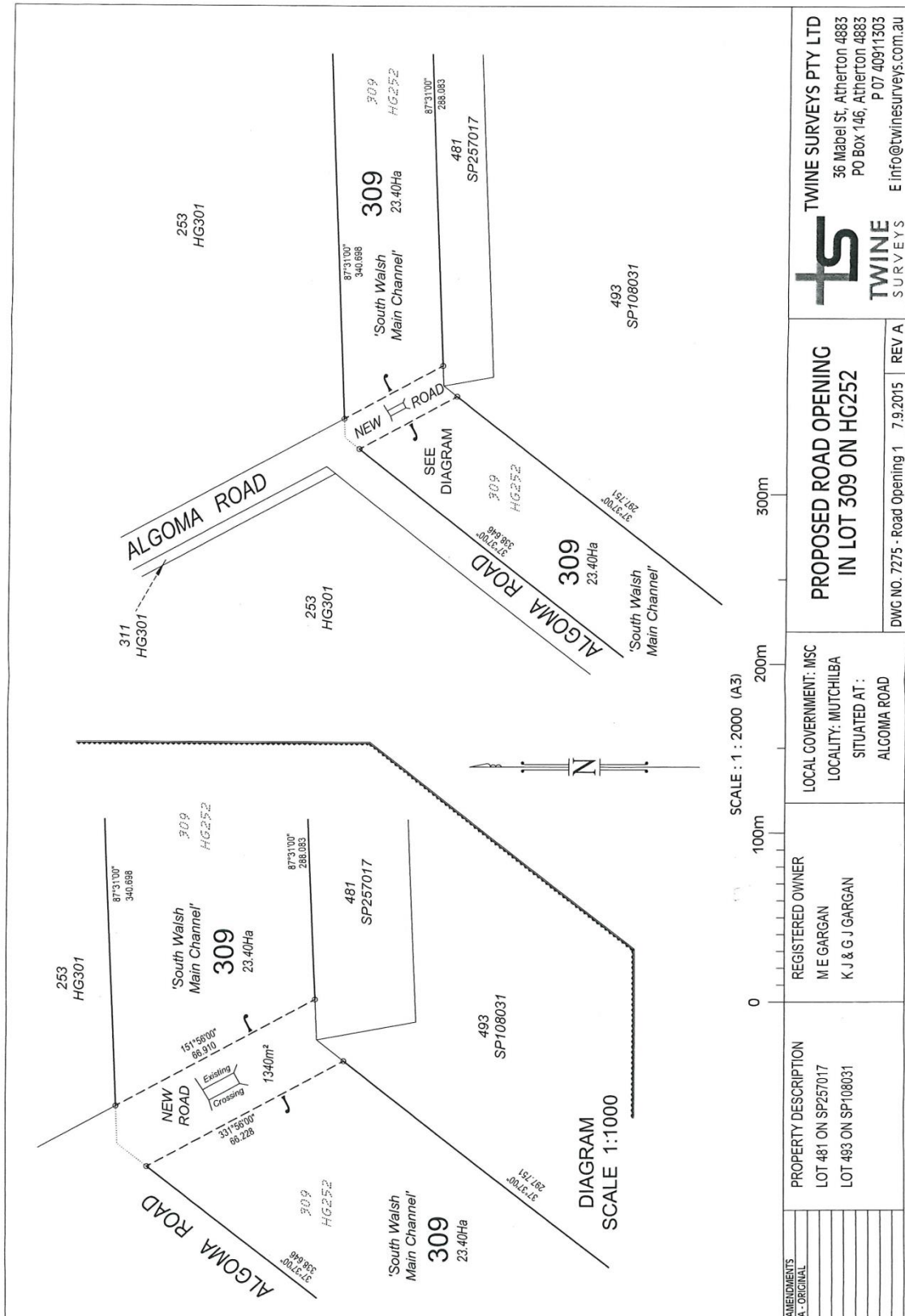
Rural Fire Service Management fully supports this brigade in maintaining access to this area.

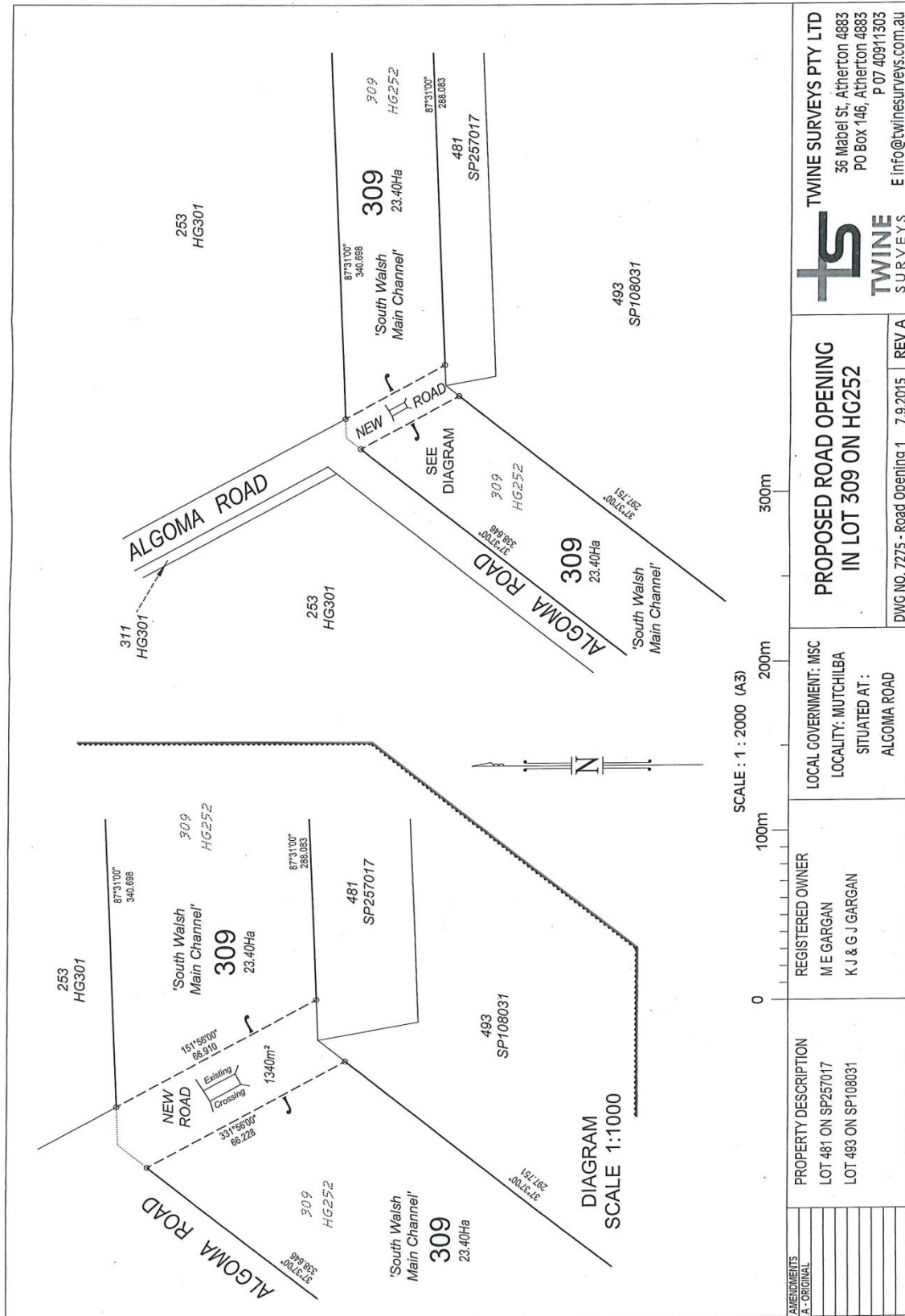
Should you require any further assistance, please contact me on telephone (07) 42 325 465 or email Jason.mather@qfes.qld.gov.au

Yours sincerely

Jason Mather
Area Training & Support Officer
Rural Fire Service Cairns / Peninsula
42 325 465
0407 766 776

Emergency Services Complex
125 Kedron Park Road Kedron
GPO Box 1425 Brisbane
Queensland 4001 Australia
Telephone 13 QGOV
Facsimile +61 3247 4683
Website www.qfes.qld.gov.au
ABN 19 823 962 345





**ITEM-17 MAREEBA AIRPORT UPGRADING - JULY 2016
PROGRESS REPORT****MEETING:** Ordinary**MEETING DATE:** 17 August 2016**REPORT OFFICER'S
TITLE:** Contracts and Project Management Officer**DEPARTMENT:** Infrastructure Services

EXECUTIVE SUMMARY

Council has received grant funding from the State and Commonwealth Governments towards the upgrading of the Mareeba airport.

Design work has commenced on the airport upgrading and this report sets out progress to date.

OFFICER'S RECOMMENDATION

"That Council note the July 2016 progress report on the Mareeba Airport Upgrading."

BACKGROUND

Council has been advised of two (2) grants - \$13M from the Queensland State Government and \$5M from the Australian Government – towards the upgrading of the Mareeba airport. Both these grants are for specific aspects of the proposed upgrading project.

Funding

The final funding agreements with the Australian Government and State Government have been reviewed, signed and executed.

Master Concept Layout

The final draft concept layout for the airport upgrading as presented to Council at its meeting in March has not altered significantly. Consideration is currently being given to the separation of vehicular traffic away from the air-side component of the western lease area. This is being considered for security reasons as well as providing service corridors to service each hangar site. Once this option is firmed up and cost implications assessed it will be reported to Council.

The full extent of the delivery of the master plan will be dependent on the final detailed design and estimates.

Programme

A programme of works has been prepared which reflects the works and commitment made by Council in the funding agreements.

As indicated in the programme, the upgrade water supply services, widening works to Vicary and Ray Roads and the roadways around the existing Vicary Road lease areas were tendered and contractors were appointed to these projects in July 2017. These works are scheduled to commence on-site from mid-August 2016 and are scheduled for completion by the end of October 2016.

By the end of November 2016 the balance of the works will be designed and documented.

Construction of the balance of the upgrading works will occur post wet season 2017.

Western Lease Area

Jacobs has been commissioned to undertake the detailed design and documentation for the western lease area. This incorporates the design of pavements, car parking, services and lighting. Jacobs have completed a concept plan for the western lease area which is currently being reviewed by Council officers.

Runway

Discussions are being held with Jacobs on the criteria for design and documentation of the runway and taxiways to meet the requirements of the funding agreements.

Expenditure

Expenditure until the end of June 2016 was \$2,262,204.

This expenditure comprises survey, design, ground clearing, soil testing and assistance with concept master planning. This amount includes current committals of \$1,906,360 which is primarily made up of the purchase orders raised on Northern Civil Earthworks for Contract TMSC2016-04 Mareeba Airport Redevelopment - Construction of Vicary Road Leased Area Pavements (\$160,565), LDI Constructions for Contract TMSC2016-05 Mareeba Airport Redevelopment - Construction of Vicary Road and Ray Road (\$897,025) and FGF Developments for Contract TMSC2016-07 Mareeba Airport Redevelopment - Water Main Upgrade (\$678,411).

LINK TO CORPORATE PLAN

ECOM 3: Undertake the management of Council's assets in accordance with the long term asset management plans developed for all infrastructure asset classes to ensure the Shire's infrastructure networks are maintained and renewed to maximise their long term benefit to industry and the community.

CONSULTATION

Internal

A/Director Infrastructure Services

External

Commonwealth and State Governments

Jacobs

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

As detailed in the funding agreements Council has signed with the State and Commonwealth Governments, Council is required to meet various milestone and reporting targets.

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Capital

The project is to be funded over the 2016/2017 and 2017/2018 financial years. Funding has been made available from the Commonwealth and State Governments for the project.

Operating

To be included in future budgets.

Is the expenditure noted above included in the 2016/2017 budget?

Yes

IMPLEMENTATION/COMMUNICATION

All communications are required to follow set out protocols within the funding agreements between the Commonwealth and State Governments.

ATTACHMENTS

Nil

Date Prepared: 09 August 2016

WORKS

ITEM-18 MCIVER ROAD, MAREEBA - REQUEST TO EXTEND SEAL

MEETING: Ordinary

MEETING DATE: 17 August 2016

**REPORT OFFICER'S
TITLE:** Manager Technical Services

DEPARTMENT: Infrastructure Services, Technical Services

EXECUTIVE SUMMARY

A petition has been received from residents requesting Council seal a 700m section of McIver Road, Mareeba. This is the second petition received from the residents with the first being received in October 2015.

Council's response to the first petition was to advise that currently there were no funds available to undertake this work, however this project is listed for consideration in future budget deliberations by Council and will continue to be maintained as part of normal maintenance program.

This second petition was presented to the Council Meeting held on July 20 2016, where it was resolved "That Council receive the petition and refer to the CEO for a report".

OFFICER'S RECOMMENDATION

"That Council advise the petitioners that given this projects current ranking on the Project Prioritisation Tool (PPT), this cannot be considered at this time."

BACKGROUND

The first petition received in October 2015 requested the sealing of the remaining 700m section of McIver Road to alleviate a dust problem affecting the residents. Council responded to this request by advising that it does not have the necessary funds, that the sealing of the road is not listed within the current budget but has been listed for consideration in future Capital Works budget deliberations.

The second petition again requests sealing of this section of McIver Road, however suggests that if Council is delaying the seal due to possible future development off this road then why has Cater Road been sealed when there is a possible future development fronting Cater Road.

The main points to note regarding this statement are as follows:

- A contribution from the school of approximately \$31,000 was used with funds from Council to seal Cater Road.
- The bitumen seal on Cater Road is classified as a "dust seal" only which basically involves the sealing of the existing gravel without adding any new gravel pavement. This is a relatively low cost solution compared to a full reconstruction, but usually has a significantly reduced life expectancy.
- The dust seal was necessary at this time due to the construction of a bus set down area in Cater Road which required school busses to start using Cater Road to access the bus set down area. Should this dust seal not have been carried out at the time of the construction of the new set down area, dust would have entered the class rooms and many students would have been affected.
- Should any development take place on Cater Road in the future, it will be necessary to upgrade the standard of Cater Road dust seal to a full depth sealed pavement at that time.

The cost of applying a 4.5m wide single lane dust seal to McIver Road, similar to that of Cater Road, will be between \$80,000 and \$100,000 depending on the amount of existing gravel remaining on this section of road.

Given this projects current ranking on the Project Prioritisation Tool (PPT), this solution is not recommended at this time, as there are many other projects listed which have higher priority.

LINK TO CORPORATE PLAN

ECOM 3 - Undertake the management of Council's assets in accordance with the long term asset management plans developed for all infrastructure asset classes to ensure the Shire's infrastructure networks are maintained and renewed to maximise their long term benefit to industry and the community.

CONSULTATION

Internal
Manager Works

External
Nil

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS*Capital*

Nil

Operating

Nil

IMPLEMENTATION/COMMUNICATION

Residents to be advised of Council decision

ATTACHMENTS

Nil

Date Prepared: *03 August 2016*

**ITEM-19 INFRASTRUCTURE SERVICES - WORKS SECTION
PROGRESS REPORT - JULY 2016**

MEETING: Ordinary Meeting

MEETING DATE: 17 August 2016

**REPORT OFFICER'S
TITLE:** Manager Works

DEPARTMENT: Infrastructure Services, Works Group

EXECUTIVE SUMMARY

This report sets out works undertaken by the Transport Infrastructure, Parks and Gardens and Bridge Sections of Infrastructure Services during the month of July 2016.

OFFICER'S RECOMMENDATION

"That Council receive and note the Infrastructure Services, Transport Infrastructure, Parks and Gardens and Bridge Sections, Progress Report for the month of July 2016."

BACKGROUND**Works Group****Maintenance Activities**

Maintenance activities accruing more than \$1,000 in expenditure were carried out in July at the following locations:

Description	Activity
Crystalbrook Road, Almaden	Grading unsealed roads
Blackdown Road, Arbouin	Grading unsealed roads
Torwood Road, Bolwarra	Grading unsealed roads
Maniopota Road, Chillagoe	Grading unsealed roads
Bolwarra Road, Crystalbrook	Grading unsealed roads, road furniture
Drumduff Road, Highbury	Grading unsealed roads
Clacherty Road, Julatten	Road furniture, road inspections, slashing
Euluma Creek Road, Julatten	Clean inlet/outlets culverts, culvert repairs, customer request, Slashing, grading unsealed roads, road furniture, road inspections
McDougall Road, Julatten	Slashing
Mount Lewis Road, Julatten	Slashing, prep work for reseals, road furniture, road inspections
Black Mountain Road, Julatten	Grading unsealed roads, slashing
Black Mountain Road, Kuranda	Culvert repairs, road inspections, slashing
Boyles Road, Kuranda	Customer request, slashing, road inspections, slashing
Coondoo Street, Kuranda	Road furniture
Jeffrey Road, Kuranda	Slashing
Masons Road, Kuranda	Slashing
Myola Road, Kuranda	Bitumen patching, road inspections, slashing
Oak Forest Road, Kuranda	Bitumen patching, grading unsealed roads, pavement repairs, slashing, tree clearing / vegetation management
Penny Close, Kuranda	Prep work for reseals
Williamson Drive, Kuranda	Prep work for reseals, slashing

Description	Activity
Catherine Close, Mareeba	Prep work for reseals
Catherine Atherton Drive, Mareeba	Grading unsealed roads, road furniture
Bakers Road, Mt Molloy	Clean inlet/outlets culverts, grading unsealed roads
Fraser Road, Mt Molloy	Clean inlet/outlets culverts, grading unsealed roads, road inspections, slashing
Main Street, Mt Molloy	General repairs and maintenance, prep work for reseals, road furniture, slashing
Fassio Road, Paddy's Green	Prep work for reseals

The table below shows the current budget position of road maintenance for Mareeba Shire Council.

Annual Budget	Year to Date Budget	Year to Date Actual
\$3,294,997	\$272,642	\$274,417

Capital Works

\$600,000 Gravel Resheet Program

No resheeting works were carried out in July as the crew concentrated on preparation work for 2016/2017 reseal program that will start August 28, 2016.

Gravel resheeting works will re-commence again mid-August.

Keegan Street, Mareeba Industrial Park

Construction recommenced in early July on Keegan Street at the Mareeba Industrial Park. Once complete, Keegan Street will provide a sealed link road between Gowan Street and Martin Tenni Drive.

Works include underground stormwater drainage, subsoil drainage, extension of Ergon conduit, roadworks and asphalt sealing, road furniture and line marking. The project is programmed to be sealed in late August.



Coronet Drive Drainage Upgrade

Works commenced mid-July on drainage upgrade work at Coronet Drive, Mareeba. The project scope includes the installation of pipe culverts and the formalising of a trapezoidal drain adjacent to Coronet Drive.

The bulk of the works will be completed by mid-August with the pavement bitumen sealing occurring in conjunction with the 2016/2017 Reseal Program.



Mareeba Sports and Recreational Pathway/Bikeway

Stage 1 of the installation of an asphalt pathway/bikeway was completed in July. The pathway is 469m long and varies width from 2.0m to 2.4m. The pathway runs from the pedestrian gate outside the new netball courts on Jasper Street, west along Riordan Street

and ends adjacent to the intersection of Courtney and Cummings Street. Works also included culvert extensions and access ramps.

Stage 2 will be installed in late August and will continue from the pedestrian gate, around Davies Park terminating at the double gate entrance opposite the Dog Off Leash Park in Doyle Street.



Sunbird Park Footpath Extensions

The footpath extensions at Sunbird Park Mareeba will link existing concrete footpaths between Sunbird Parade and the park adjacent to Ceola Drive.

The scope of works includes the installation of 363m of 2m wide concrete footpath, the construction of a 1200mm \emptyset RCP with concrete headwalls and wingwalls and the fitting of 100m of pedestrian hand rails.

Works are programmed to be completed early August.



Grove Creek Bridge Approaches

Work commenced early July on Stage 2 of the bridge approaches at Grove Creek Bridge, Speewah. The project scope includes the widening of Speewah Road to two (2) lanes, asphalt sealing, guard rail installation and line marking. The project was completed late July.



TMR Routine Maintenance Performance Contract (RMPC)

Routine maintenance activities were undertaken during June at the following location:

Primary Location	Activity Name
Kennedy Highway-Cairns-Mareeba	Rest area servicing
	Pothole patching, includes traffic control
	Other roadside work
	Slashing, boom slashing, includes traffic control
Mareeba-Mt Molloy Road	Repair guide signs
	Repair signs (excluding guide signs)
	Other culvert, pipe and pit work
	Roadside litter collection, rural

Primary Location	Activity Name
Mt Molloy-Lakeland Road	Rest area servicing
	Other furniture repairs
	Roadside litter collection, rural
	Rest area servicing
	Other roadside work
	Repair signs (excluding guide signs)
Mossman-Mt Molloy Road	Install new and/or relocate old signs standard B size(800x600) and 1 post
	Other surface drain work
	Roadside litter collection, rural
Herberton-Petford Road	Cleaning signs
	Repair Signs (excluding guide signs)
	Other formation work
Burke Developmental Road	Pothole patching, includes traffic control
	Medium formation grading (western), excludes traffic control

The total claim to DTMR for the works listed above for the month of July was \$311.263.38

Parks and Gardens Section

Maintenance Activities

Parks and Gardens maintenance activities accruing more than \$1,000 in expenditure were carried out in July at the following locations:

Location
Parks and Gardens, Chillagoe
Basalt Gully and Bi-Centennial Lakes, Mareeba
Mary Andrews Gardens, Mareeba
Arnold Park, Mareeba
Centenary Park, Mareeba
Barron Esplanade, Mareeba
Byrnes Street Medians, Mareeba
Council Office and Library, Mareeba
Molloy Road Approaches, Mareeba
Kuranda Parks, Library, CBD and Streets
Anzac Memorial Park, Kuranda
Roscommon Park, Speewah
Wetherby Park, Mt Molloy
Borzi Park, Mareeba
Davies Park, Mareeba
Firth Park, Mareeba
Vains Park, Mt Molloy
Bartley Park, Kuranda
Mareeba Streets
Furniture and Playground Equipment
Pressure Cleaning, CBD Footpaths, Kuranda

The table below shows the current budget position of Parks and Gardens maintenance for Mareeba Shire Council.

Annual Budget	Year to Date Budget	Year to Date Actual
\$1,545,967	\$124,448	\$112,619

Bridge Section

Maintenance Activities

Bridge maintenance activities accruing more than \$1,000 in expenditure were carried out in July at the following locations:

Location
Inspections, various location

Mareeba Shire Council's bridge inspection program has been formalised and is operating under a works order system. 332 bridges and major culverts have been identified as requiring inspection within our local roads network.

To date, 76 inspections have been completed.

Annual Budget	Year to Date Budget	Year to Date Actual
\$514,697	\$42,297	\$13,080

Land Protection Section

Annual Budget	Year to Date Budget	Year to Date Actual
\$394,729	\$30,050	\$38,049

Kosters Curse

This program involves surveillance and control from the core infestation located in Julatten. A team of three (3) contractors are involved in this work full time. This group is supervised by Council's Biosecurity crew. As well as directing the contractors, Council are working in with landowners throughout the affected area. Advice on current best practice control options, prevention of spread and assistance in developing a property pest management plan is also provided. All data collected is mapped on to Council's geographic information system (GIS).

Parthenium Weed

All currently active Parthenium sites were inspected. It is the landowners responsibility to ensure that all plants are removed to prevent flowering and that the plants are disposed of so as not to spread the weed. Council's land protection staff ensure correct disposal, collect mapping details for our GIS and make the adjoining neighbours aware that the plant is present locally, provide them with photos and fact sheets so that they can monitor their boundaries.

Gamba Grass

As a result of Council's awareness programs, landowners are calling in with reports of suspected outbreaks. Land protection officers visit the sites, assist the landowners by demonstrating best methods of removal, prevention of spread, advise them why this plant is undesirable in our area and the problems it will cause to them if not controlled. The weed has been detected on Council roads and lands and has been mapped and removed.

Bellyache Bush, Jatropha Curcas and Rubbervine

Follow up treatment on upstream tributaries of the Upper Walsh River were conducted in July. Council are assisted with this program by affected landowners, Catchment Management Crews and Biosecurity staff.

Tramp Ants

Council's Senior Land Protection Officer attended a Yellow Crazy Ant reference group meeting. Discussed were potential chemical and control technologies along with the possible introduction of pathway protocols that can prevent further spread.

Wild Dog/Dingo Co-ordinated Baiting

Many of the larger pastoral properties are in between rounds of mustering and are taking the time to pull together in a co-ordinated effort to reduce wild dog numbers. Council operators involve properties on a catchment basis to ensure that all the properties in the catchment are treated at the same time.

Feral Pigs

Council are using resources provided by the State Government to construct pig traps in strategic locations. By years end the Land Protection Section plan to have constructed 20

traps throughout the region. This is just one more tool in our integrated program that involves shooting, trapping, baiting and hunting.

LINK TO CORPORATE PLAN

ECOM 3 - Undertake the management of Council's assets in accordance with the long term asset management plans developed for all infrastructure asset classes to ensure the Shire's infrastructure networks are maintained and renewed to maximise their long term benefit to industry and the community.

CONSULTATION

Internal
Infrastructure Services staff

External
Nil

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Capital
Included in 2016/2017 budget

Operating
Included in 2016/2017 budget

Is the expenditure noted above included in the 2016/2017 budget?
Yes

If not you must recommend how the budget can be amended to accommodate the expenditure
Nil

IMPLEMENTATION/COMMUNICATION

Advice is provided to residents and businesses affected by any activities.

ATTACHMENTS

Nil

Date Prepared: 05 August 2016

WATER & WASTE

ITEM-20 CONTRACT TMSC2015-13 MAREEBA WASTEWATER TREATMENT PLANT - DESIGN & CONSTRUCTION - JULY 2016 PROGRESS REPORT

MEETING: Ordinary

MEETING DATE: 17 August 2016

REPORT OFFICER'S TITLE: Contracts and Project Management Officer

DEPARTMENT: Infrastructure Services

EXECUTIVE SUMMARY

Council has accepted an offer from Downer Utilities Australia Pty Ltd for the design and construction of the Mareeba Wastewater Treatment Plant.

Design work has continued on the plant with the contractor having established to site and commenced construction. This report sets out progress to date.

OFFICER'S RECOMMENDATION

"That Council note the July 2016 progress report on the Mareeba Wastewater Treatment Plant."

BACKGROUND

Council has awarded Contract TMSC2015-13 Mareeba Wastewater Treatment Plant - Design and Construction to Downer Utilities Australia Pty Ltd.

A formal letter of acceptance and purchase order have been issued to the contractor.

The contractor mobilised to site in late May 2016 has provided an updated program which shows the majority of works being complete by December 2016 and commencement of commissioning in February 2016.

During July 2016, Downer completed excavation works for the bioreactor, commenced earthworks for the internal roads and building foundations and installed electrical conduit for the new transformer which will supply power to the new treatment plant. Downer submitted the 100% detailed design documentation to Council in mid-July 2016.

Milestone reporting was provided to the Commonwealth and State Governments as required under the funding agreements. The Commonwealth Government has forwarded \$600,000 to Council as the initial milestone payment.

Primary activities scheduled for August are the commencement of concrete works for the bioreactor, stormwater drainage installation and construction of the site buildings.

Expenditure

Expenditure to date is \$16,093,646.

This amount includes expenditure from 2008 to current. It includes current committals of \$12,979,085 which is primarily made up of the purchase order raised on Downer Utilities Australia (balance committal is \$12,198,539) for Contract TMSC2015-13 Mareeba Wastewater Treatment Plant – Design and Construction and a purchase order on Bilfinger for the Inlet Works for \$732,441. Other minor committals are also included in the total expenditure to date.

LINK TO CORPORATE PLAN

ECOM 3 - Undertake the management of Council's assets in accordance with the long term asset management plans developed for all infrastructure asset classes to ensure the Shire's infrastructure networks are maintained and renewed to maximise their long term benefit to industry and the community.

CONSULTATION

Internal

A/Director Infrastructure Services
Manager Water & Waste

External

Contractors

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Council has an agreed Transitional Environmental; Programme (TEP) with the Department of Environment and Heritage Protection which sets out various milestones for the plant development.

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Capital

The project is to be funded over the 2016/2017 and 2017/2018 financial years. Funding has been made available from the Commonwealth and State Governments for the project.

Operating

To be included in future budgets.

Is the expenditure noted above included in the 2016/2017 budget?

Yes

IMPLEMENTATION/COMMUNICATION

All communications are required to follow set out protocols within the funding agreements between the Commonwealth and State Governments.

ATTACHMENTS

1. Aerial photograph of Mareeba Waste Water Treatment Plant

Date Prepared: 08 August 2016

ATTACHMENT 1



Aerial photograph of Mareeba Waste Water Treatment Plant under construction - 3 August 2016

ITEM-21 **INFRASTRUCTURE SERVICES - WASTE OPERATIONS
REPORT - JULY 2016**

MEETING: Ordinary

MEETING DATE: 17 August 2016

**REPORT OFFICER'S
TITLE:** Manager Water and Waste

DEPARTMENT: Infrastructure Services, Water and Waste Group

EXECUTIVE SUMMARY

This report summarises Council's Waste activities undertaken by the Infrastructure Services Department during the month of July 2016.

OFFICER'S RECOMMENDATION

"That Council receive and note the Infrastructure Services, Waste Operations Progress Report, July 2016."

BACKGROUND

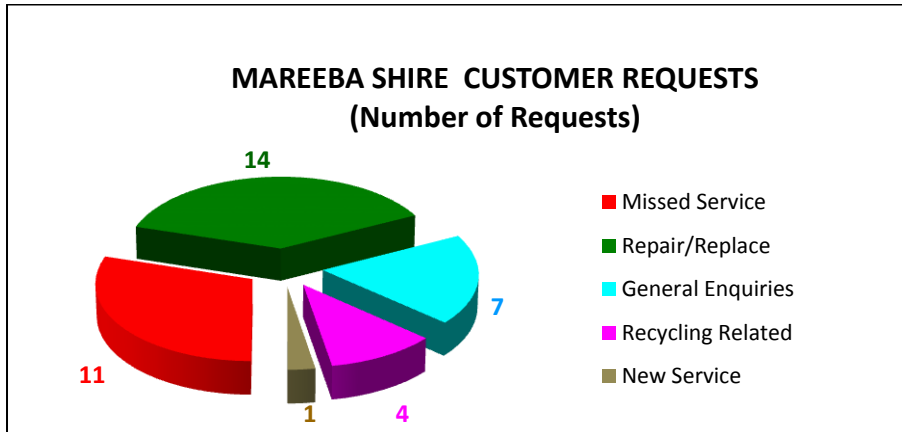
The following is a summary of the waste activities undertaken during the month of July 2016.

1. Waste Operations

- 4,654 vehicles entered Mareeba waste facility (to drop off or pick waste)
- 534 vehicles deposited waste to Mareeba Landfill (total)
- 297 Suez vehicles deposited waste to Mareeba Landfill
- 47 Suez vehicles removed waste from Mareeba WTS to recycling facility in Cairns
- 102 m³ of mulch sold (64 in bulk sales and 38 in small lots less than 3 m³)
- All transfer stations and Mareeba landfill are currently operational.

2. Customer Service Waste Statistics

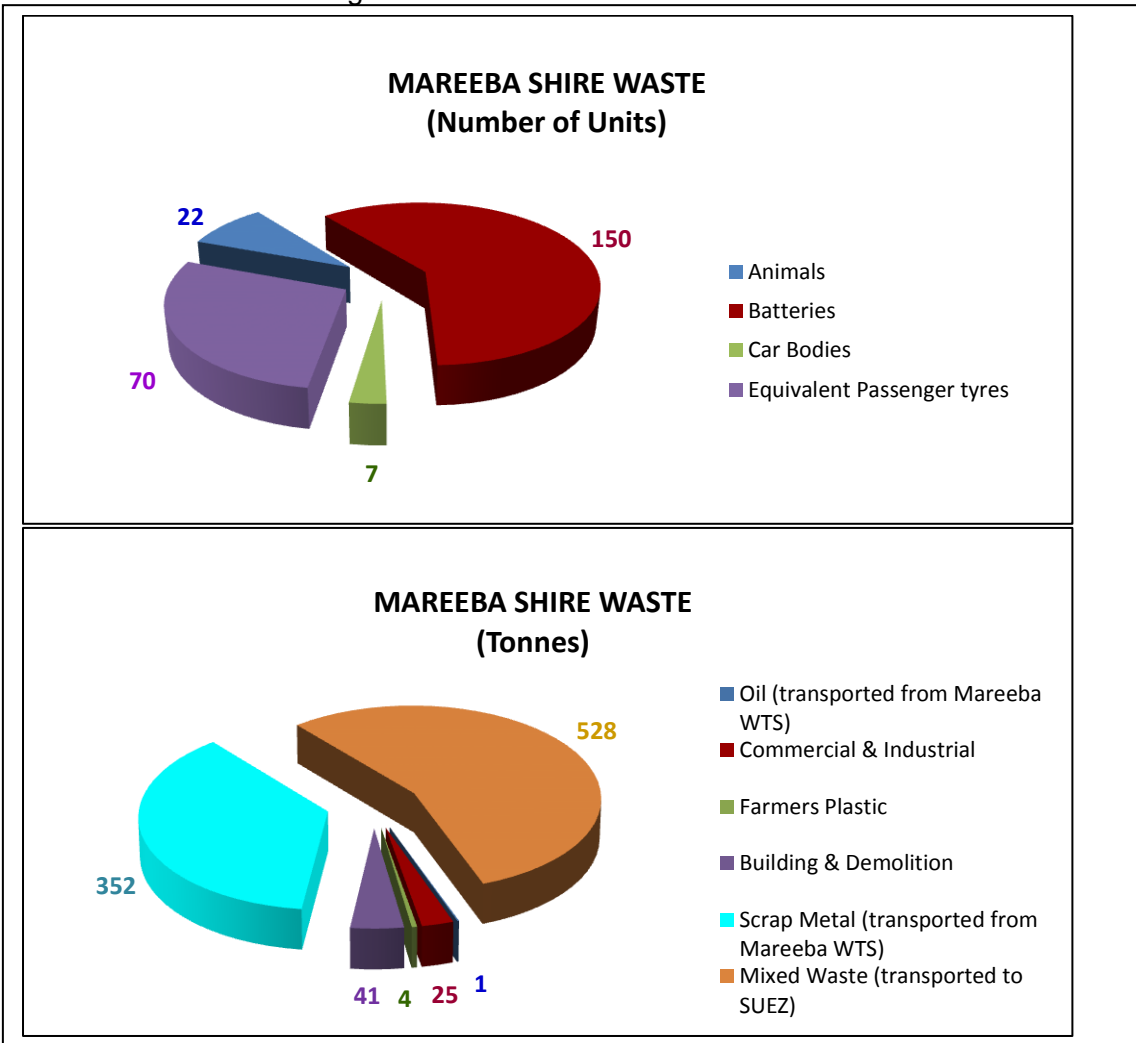
The following graph displays customer requests logged in the Customer Request Management (CRM) system during the month of July 2016.



3. Waste Collected at Each of the Transfer Stations

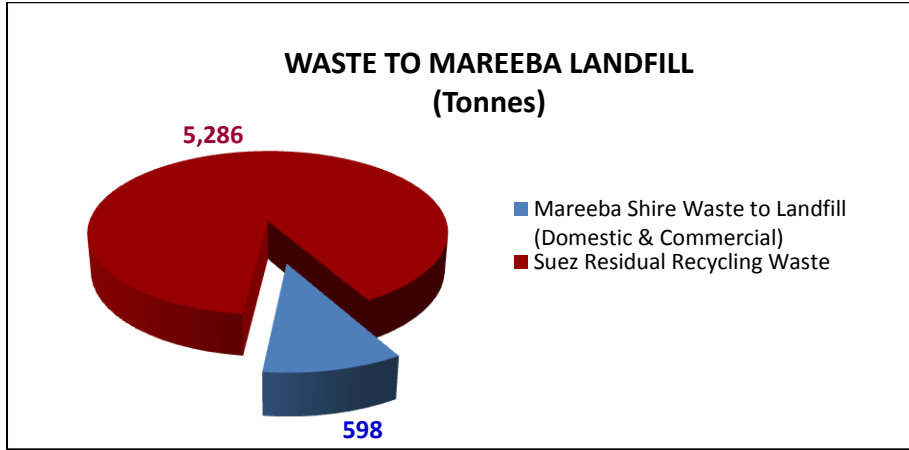
Waste material collected at each of the waste transfer stations is either deposited directly to the Mareeba landfill, recycled or transported to the Suez facility in Cairns for processing.

The following pie charts are separated into waste received as whole units and waste received as accrued tonnage.



4. Waste to Mareeba Landfill

The Mareeba Shire waste shown in the pie chart below is the waste collected at each of the waste transfer stations (Mareeba included), and deposited directly to the Mareeba landfill. The commercial waste shown below is derived from the Suez recycling plant in Cairns and deposited into the Mareeba landfill.



5. Revenue

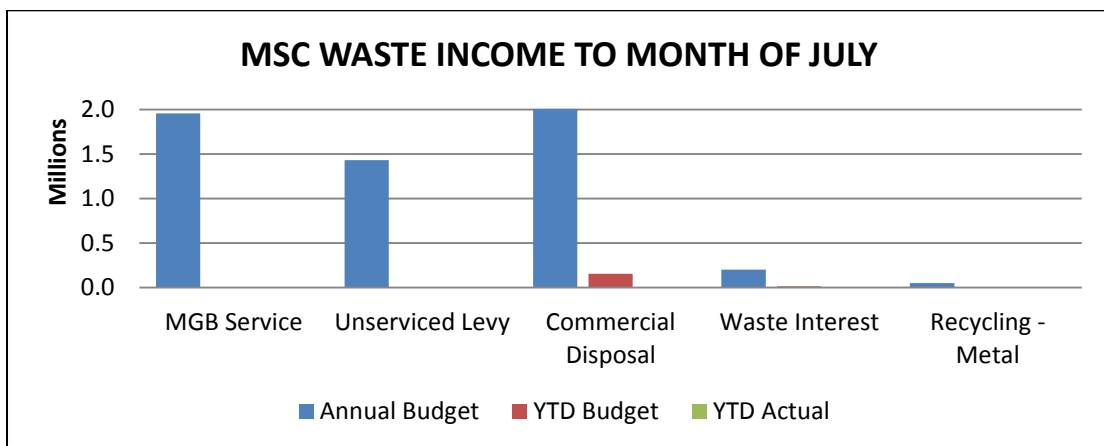
The income is derived from:

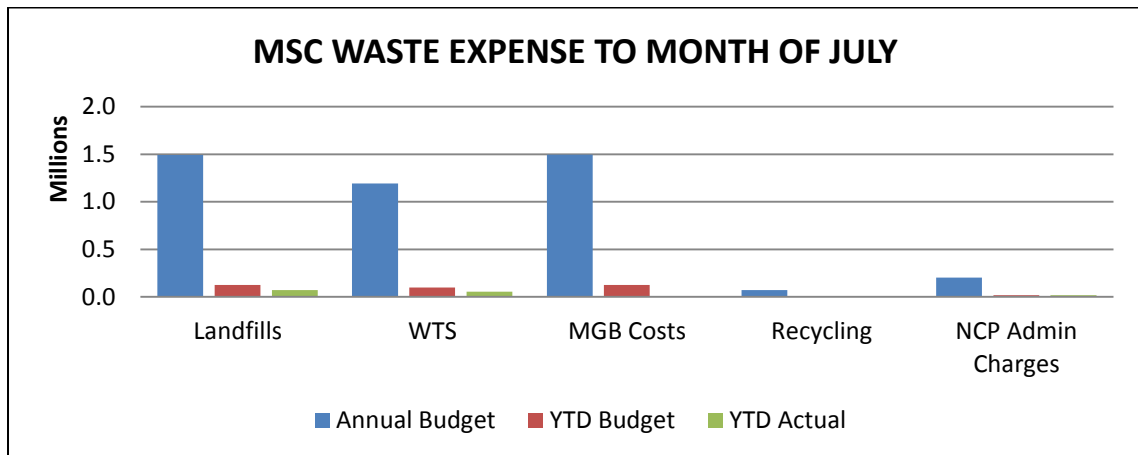
- Commercial disposal (predominantly Suez)
- Interest earned
- Interest on Constrained Works
- Recycling (steel, batteries)
- Rates

The expenditure is derived from:

- Waste administration
- Landfill management
- Transfer station management

6. Financial Operational Budget Information Per Budget Section Overall





LINK TO CORPORATE PLAN

ECOM 3- Undertake the management of Council's assets in accordance with the long term asset management plans developed for all infrastructure asset classes to ensure the Shire's infrastructure networks are maintained and renewed to maximise their long term benefit to industry and the community.

GOV 3- Undertake a whole of council service level review to establish sustainable operational costs across core local government business and consult with communities.

CONSULTATION

Internal

Director Infrastructure Services
 Waste Staff

External

Nil

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Capital

Nil

Operating

Nil

Is the expenditure noted above included in the 2016/2017 budget?

Yes

IMPLEMENTATION/COMMUNICATION

Nil

ATTACHMENTS

Nil

Date Prepared: 02 August 2016

ITEM-22 INFRASTRUCTURE SERVICES - WATER AND WASTEWATER GROUP - MONTHLY OPERATIONS REPORT - JULY 2016**MEETING:** Ordinary**MEETING DATE:** 17 August 2016**REPORT OFFICER'S TITLE:** Manager Water and Waste**DEPARTMENT:** Infrastructure Services, Water and Waste Group

EXECUTIVE SUMMARY

The purpose of this report is to summarise Council's Water and Wastewater activities undertaken by the Infrastructure Services Department during the month of July 2016.

OFFICER'S RECOMMENDATION

"That Council receive and note the July 2016 Monthly Water and Wastewater Report."

LINK TO CORPORATE PLAN

GOV 3 Undertake a whole of Council service level review to establish sustainable operational costs across core local government business and consult with communities.

1. Capital and Maintenance Works Projects

- Mareeba STP Refurbishment Design and Construct Tender awarded to Downer Utilities with project design meetings progressing well between MSC and Downer with design at 80% stage. Downer has excavated the construction site area for the bio reactor (sequence batching reactor - SBR) of the new plant during July.



- Kuranda Sludge Management Project construction works completed by the end of July with commissioning scheduled for 4 August. A number of issues have been identified with this project and a detailed report will be tabled at the next meeting.

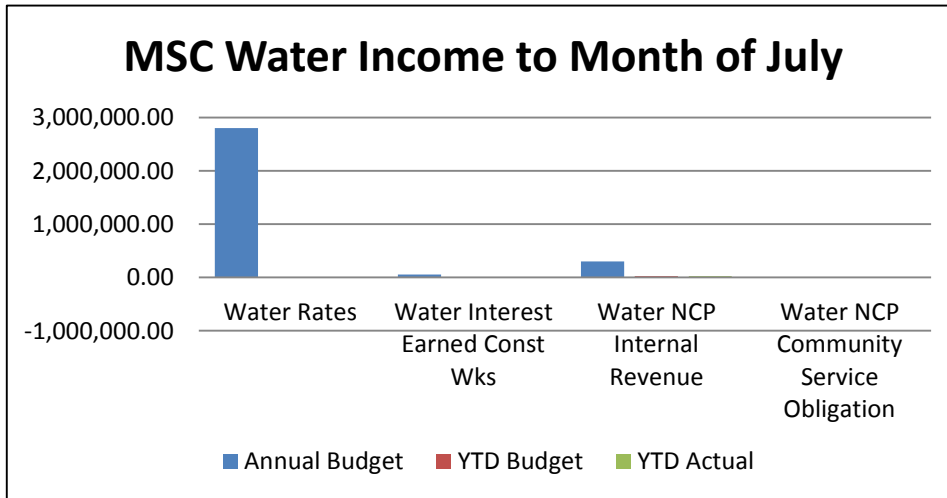


2. Environmental Monitoring - Treatment

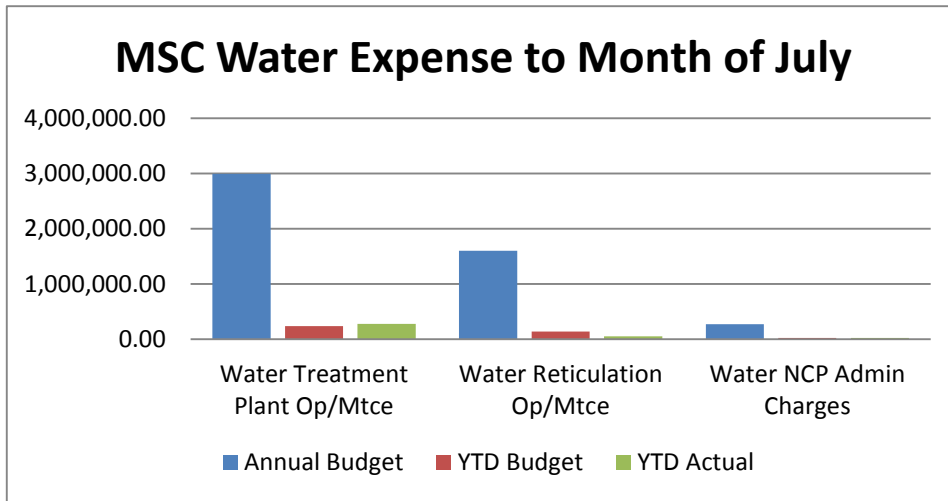
- Mareeba STP compliant, exceedance on Ammonia.
- Kuranda STP remains compliant with licence conditions.

3. Budget - Water

Graphical - Revenue

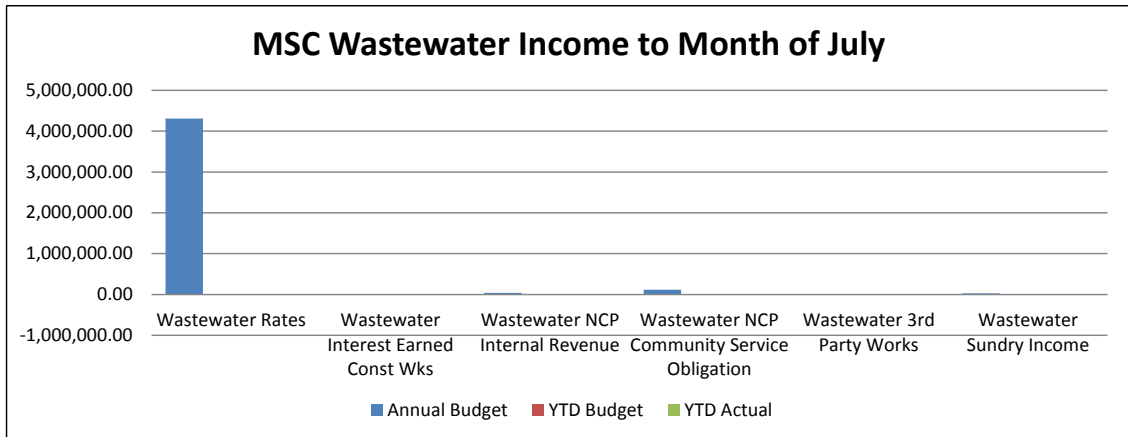


Graphical – Expense

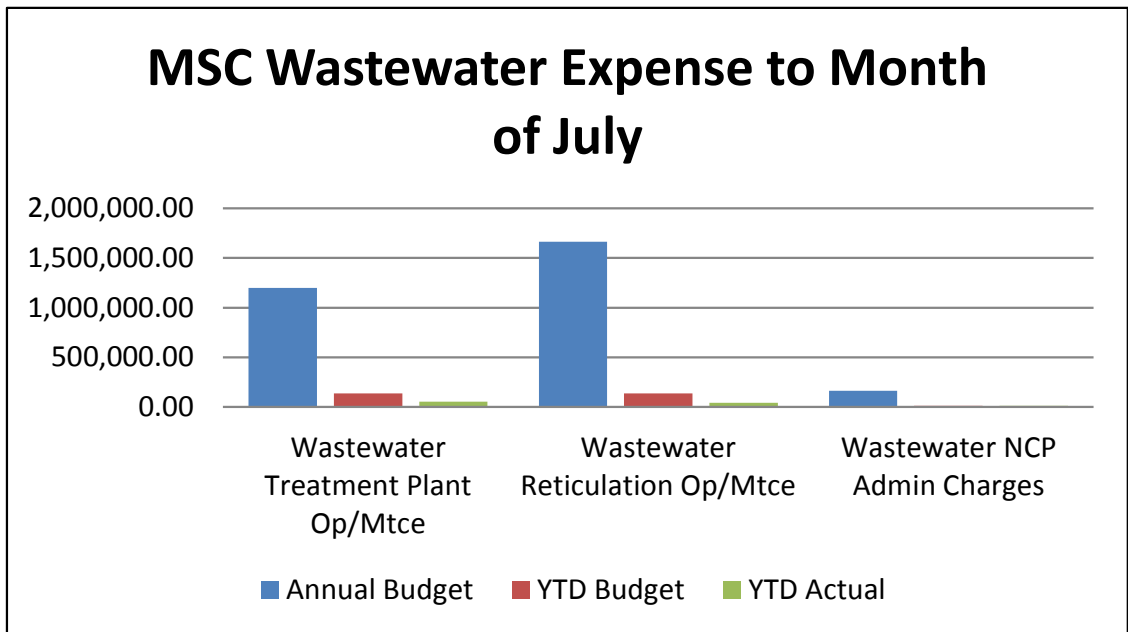


4. Budget - Wastewater

Graphical - Revenue



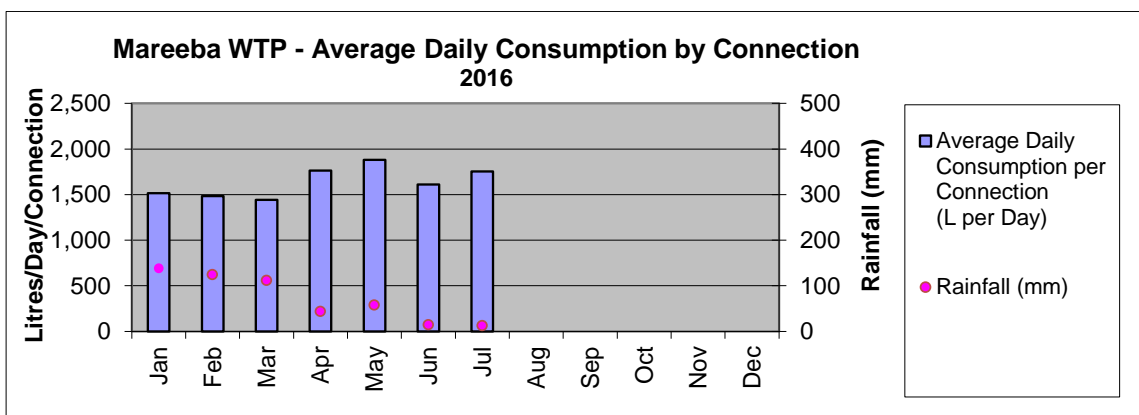
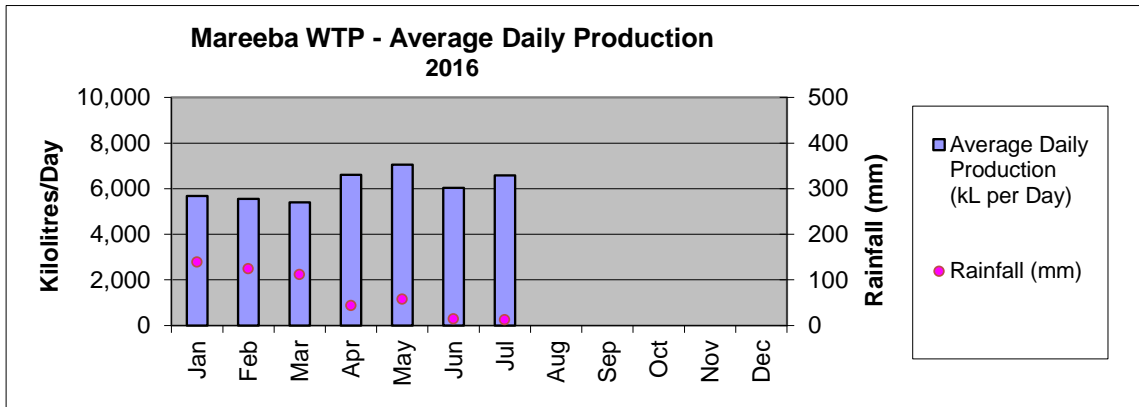
Graphical – Expense



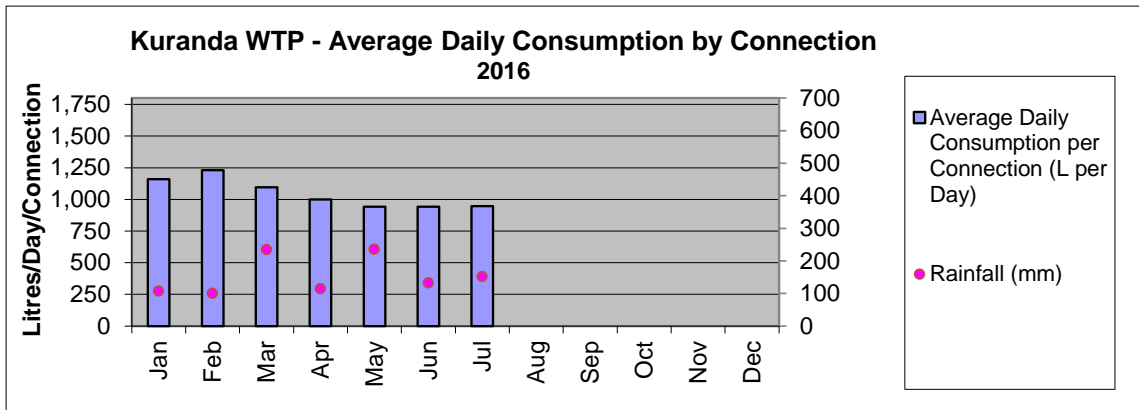
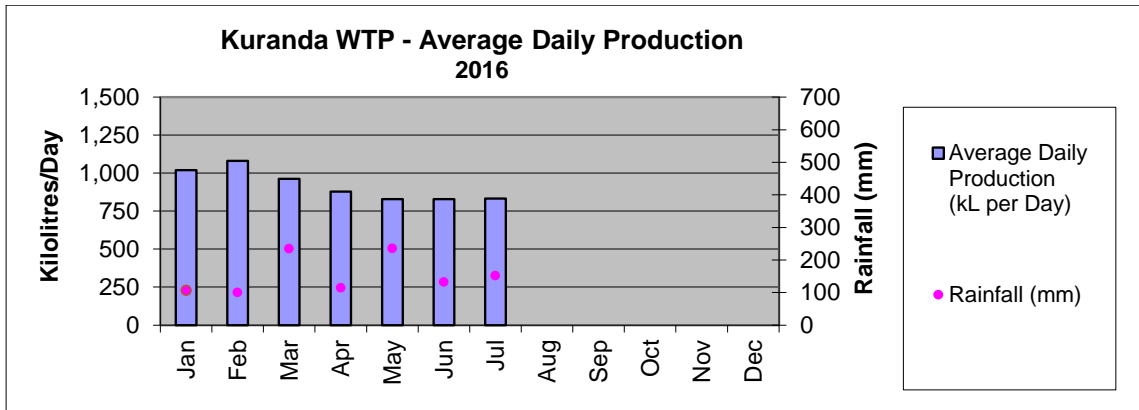
5. Chlorine Residual Readings

July 2016	Chlorine Residual Readings 2016 Australian Drinking Water Guidelines Maximum 5mg/L												
	Fri 1st	Mon 4th	Wed 6th	Fri 8th	Mon 11th	Wed 13th	Fri 15th	Mon 18th	Wed 20th	Fri 22nd	Mon 25th	Wed 27th	Fri 29th
	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)
Mareeba Rankine St	1.30	1.38	1.29	1.27	1.29	1.25	1.18	1.22	1.20	1.15	1.18	1.14	1.34
Wylandra Drive Mareeba	0.68	0.88	0.86	1.12	1.12	1.03	0.87	0.75	0.81	0.78	0.77	0.78	0.72
Gregory Terrace Kuranda	0.73	0.96	1.05	1.07	0.92	1.04	0.96	0.91	0.91	0.54	0.81	0.59	0.56
Mason Rd PS Kuranda	1.08	1.11	1.14	1.13	1.21	1.06	1.10	1.18	0.98	0.88	0.93	0.60	0.48
Chillagoe	1.09	0.94	1.25	1.03	1.09	1.30	1.18	1.07	1.15	1.23	1.09	0.97	1.10
Dimbulah	1.23	1.20	1.24	1.17	1.18	0.98	1.13	0.96	1.07	1.17	1.18	1.29	1.17

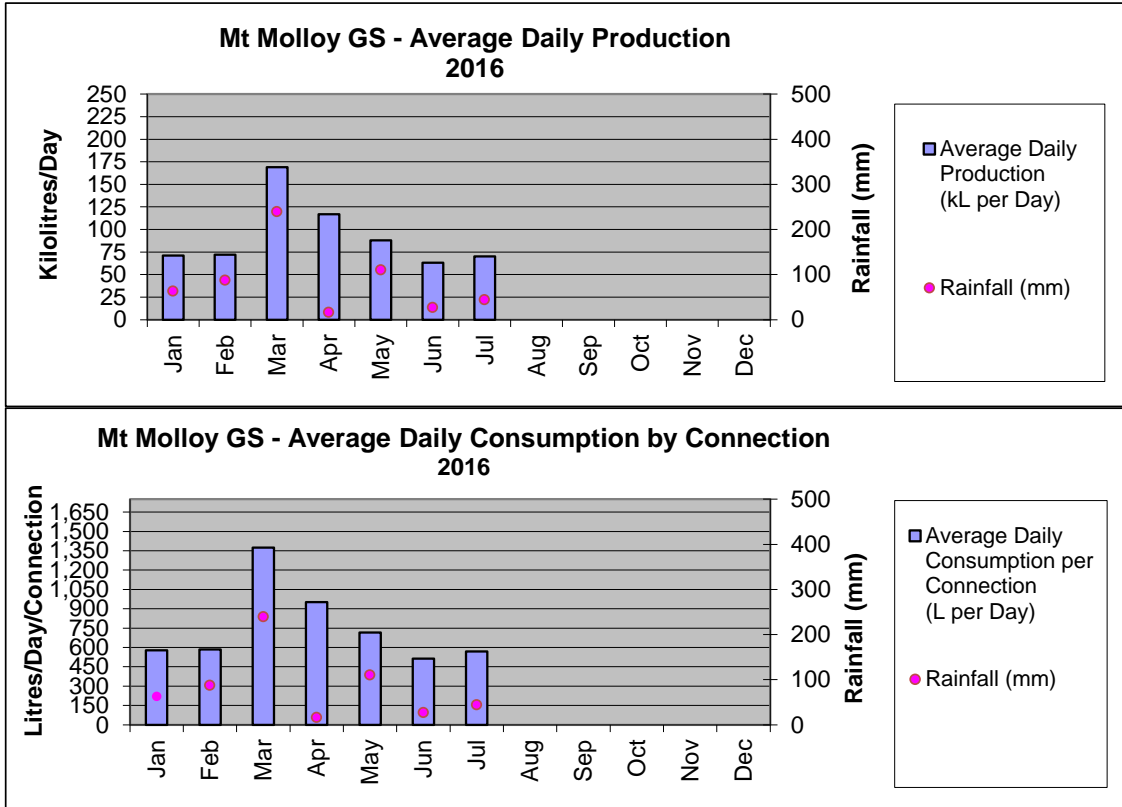
6. Mareeba Water Supply Scheme – Operations Data



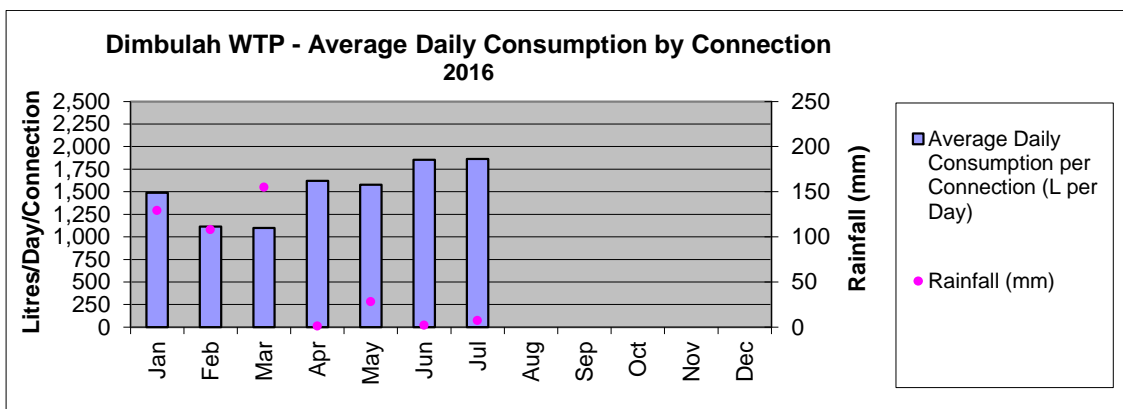
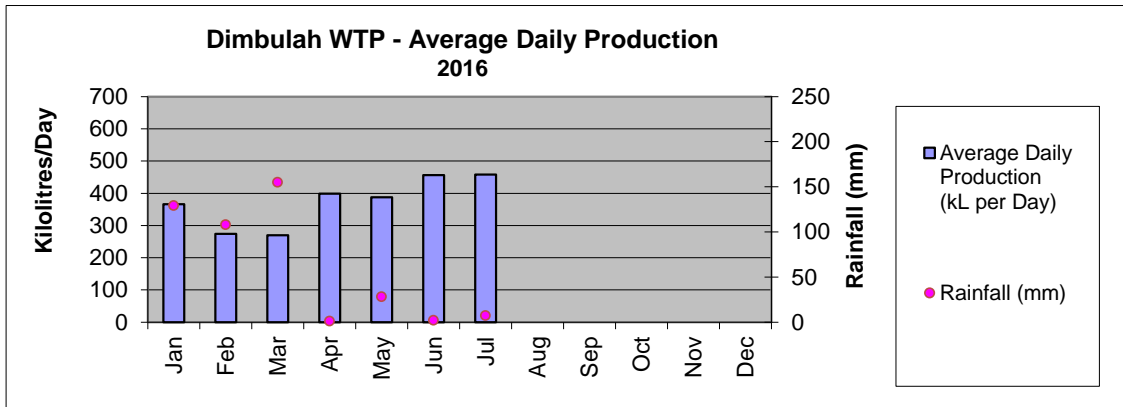
7. Kuranda Water Supply Scheme - Operations Data



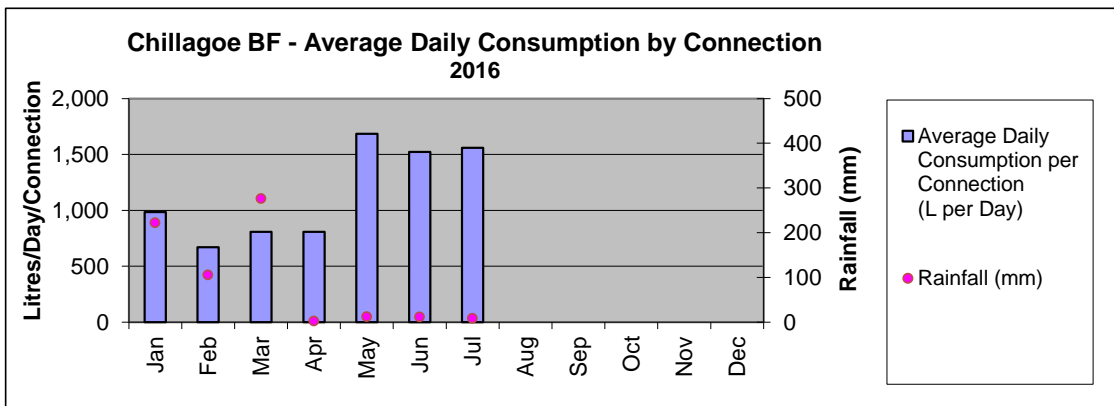
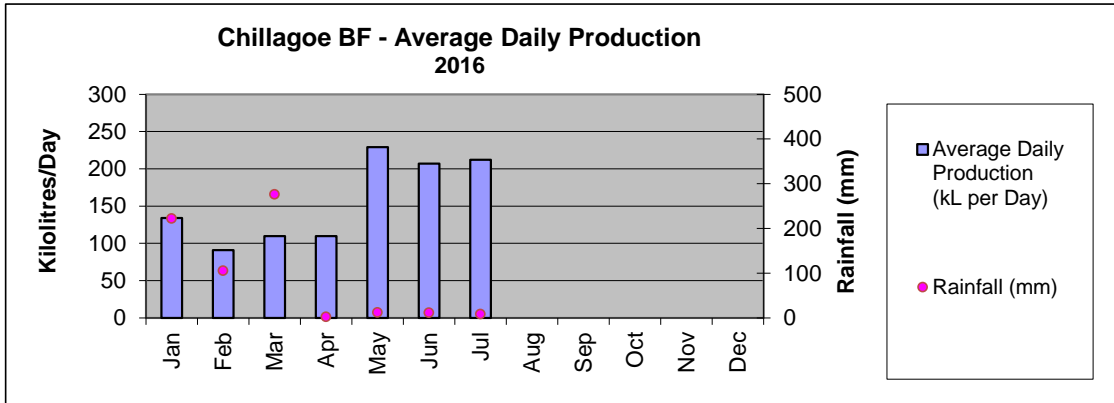
8. Mount Molloy Water Supply Scheme - Operations Data



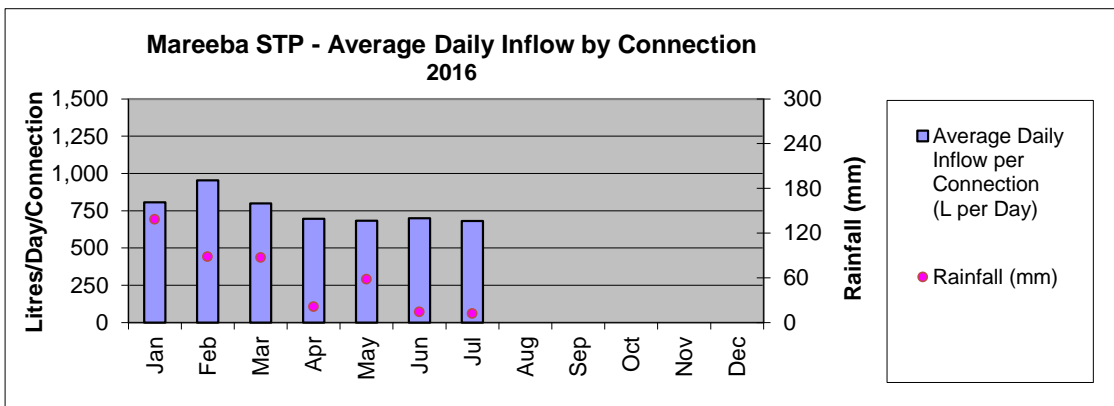
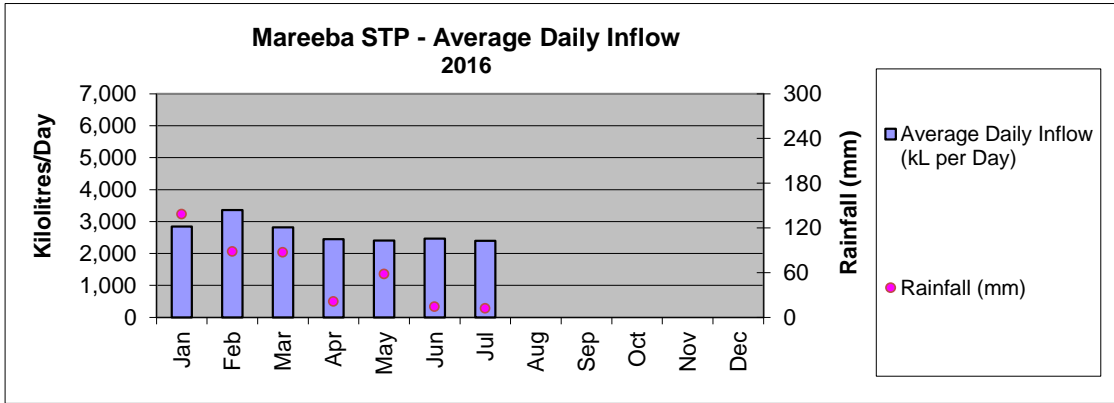
9. Dimbulah Water Supply Scheme - Operations Data



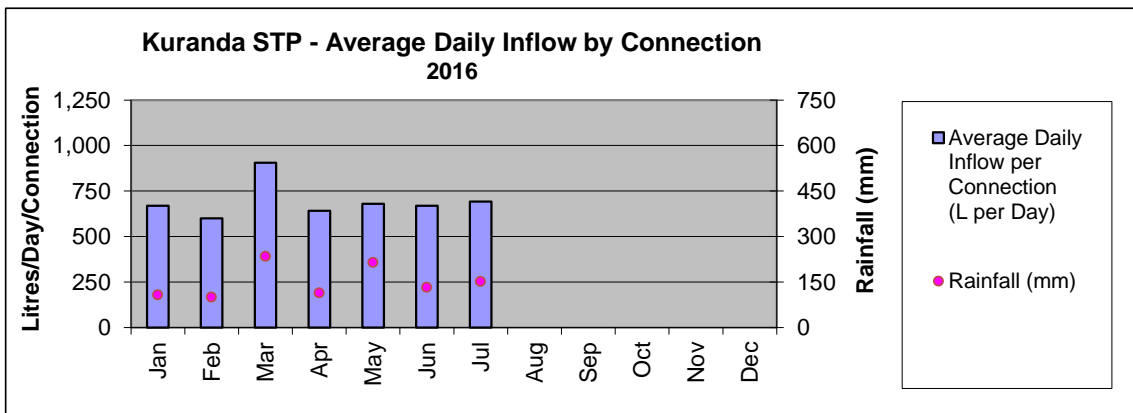
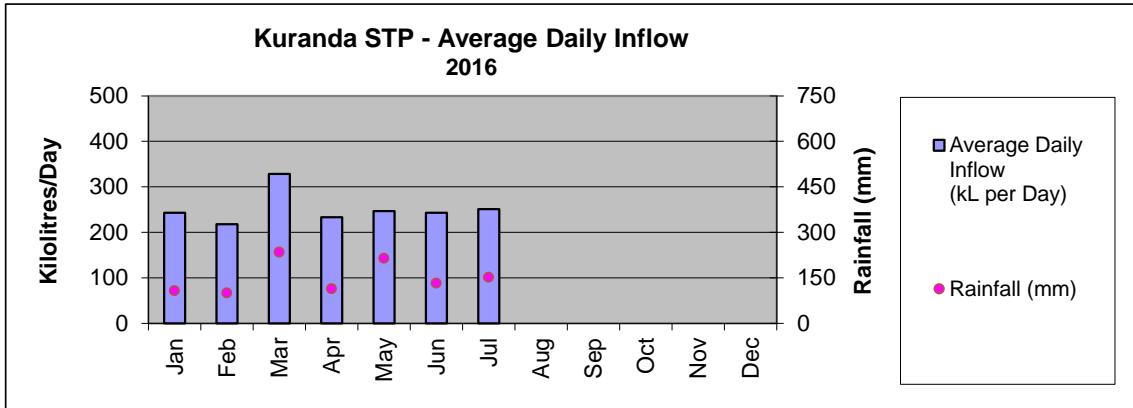
10. Chillagoe Water Supply Scheme - Operations Data



11. Mareeba Wastewater Treatment Plant - Operations Data



12. Kuranda Wastewater Treatment Plant - Operations Data



Date Prepared: 05 August 2016

**ITEM-23 INFRASTRUCTURE SERVICES - TECHNICAL SERVICES
- MONTHLY ACTIVITIES REPORT - JULY 2016****MEETING:** Ordinary**MEETING DATE:** 17 August 2016**REPORT OFFICER'S
TITLE:** Manager Technical Services**DEPARTMENT:** Infrastructure Services, Technical Services

EXECUTIVE SUMMARY

This report summaries Council's Technical Services activities undertaken by Fleet, Design, Soils Lab, Survey, Quality, GIS, Project Management and Investigation Sections of Infrastructure Services during the month of July 2016.

OFFICER'S RECOMMENDATION

"That Council receive and note the Infrastructure Services Technical Services Monthly Report for the month of July 2016."

BACKGROUND**TECHNICAL SUPPORT SECTION****Design**

- 2016/17 Capital Works
 - Springmount Road, Arriga, formation rehabilitation, widening and seal - Design started. Site visit conducted
 - Myola Road, Kuranda, formation widening and seal - Design started
 - Doyle Street, Mareeba - Widen and Seal to Kerb and Channel - Keeble to Jasper Street - Plans completed for review initial feedback
 - Doyle Street, Mareeba - Widen and Seal to Kerb and Channel - Jasper to Riordan Street - Plans completed for review initial feedback
 - Kowa Street, Mareeba - Road realignment and car parking strategy - Concept design completed and awaiting approval

Soils Lab

- External Contractors
 - Council provided services to 11 external agencies.

Survey

- Mareeba Landfill - Monthly Survey
 - Mareeba Industrial Park - Boundary survey for two (2) new lots off Keegan Street completed. Adjustments to plans made and finalised
 - Springmount Road, Arriga - Detailed survey works completed
-

- Myola Road, Kuranda - Detailed survey works completed
- Sunbird Parade Footpath, Mareeba - Set out for construction completed
- Keegan Street, Mareeba - Set out for construction
- Iluka Street, Mareeba – Detailed survey works complete
- Raleigh Street, Dimbulah – Detailed survey works commenced
- Mclver Road, Mareeba – Pavement marking set out complete
- Cobra Road, Mareeba – Pavement marking set out complete
- Coronet Drive, Mareeba – Construction set out complete
- Rob Veivers Drive, Kuranda – Telstra locations pick up

GIS

- Editing water, bridges, and stormwater GIS layers including gathering and collating data on completed capital works projects for capitalisation e.g. Rob Veivers Drive and other Kuranda kerbs and footpaths

Technical Investigations

- Council easement erosion into private property Warril Drive, Kuranda
 - Site Inspection , meet owner onsite
- Keeble Street Fence Encroachment
 - Final Inspection to verify offending fence has been removed
- DNRM Notification Encroachment Molloy Street, Mareeba
 - Site Inspection, research and issue of no objection response to DNRM

PROJECT MANAGEMENT

Building

- Kuranda Cottages - Replace paved stairs with concrete poured stairs, contractor engaged work to start late August
- Arnold Park - Shade Sail - Completed
- Koah Hall (Place of Refuge) - Quotes received and finalised, purchase order raised for R Ottone Builder

- Extension to the existing Kuranda SES Shed
 - Three quotes received from local shed suppliers, Randbuild provided the cheapest quote at \$51,138 (including GST)
 - Will meet with Kuranda SES group to discuss work schedule with successful contractor and issue RandBuild a purchase order
 - Funding:
 - SES Non-Recurrent Subsidy Program Funding \$46,929
 - MSC contribution \$7,822
 - Kuranda SES contribution \$7,821
 - Total funds available \$62,572

Civil

- 2016/2017 Bitumen Reseal Programme
 - Fulton Hogan engaged
 - Finalized program forwarded to Fulton Hogan
 - Regional program scheduled to start at Cassowary Coast 1 August
 - MSC scheduled to commence 25 August 2016 - weather permitting

- 2016/2017 Asphalt Reseal Programme
 - Currently with FNQROC to coordinate procurement for a regional program
 - Cairns Regional Council advised they would not participate as they have arrangements in place
 - Tender planned to be advertised October 2016

SUBDIVISIONS AND INVESTIGATIONS

Subdivisions

- Current - Under construction
 - Christensen Road, Kuranda Stage 2 - Currently on hold
 - Amaroo Stage 8 (25% completed)
- On Maintenance - Monitoring for 12 months as the Defects Liability Period prior to becoming a Council Asset
 - Wylandra Stage 6B and 6C
 - Howe Farming - Kay Road - Drainage
 - Amaroo Stage 7
 - Bellevue Estate
 - Rhane (Keegan Road)
 - Bright Acquisitions (Tinaroo Creek Road)
 - Blacks Road
- Off Maintenance - Council Asset
 - SunWater (Costin Street)

FLEET AND WORKSHOP SECTION

- | | |
|----------------------------------|----|
| • Routine Vehicle/Plant Services | 20 |
| • Planned routine maintenance | 55 |
| • Breakdowns < 8 hrs Downtime | 4 |
| • Breakdowns > 8 Hrs Downtime | 0 |

FACILITIES SECTION

Caravan Parks

Dimbulah Caravan Park

In July 2016, 840 total bookings were recorded for Dimbulah Caravan Park, showing an increase of 327 compared to last month. The total figures this year compared to July 2015 has also increased by 354. The increase is due to the grey nomads that have arrived for the Xmas in July celebrations. The weather has also been favourable in Dimbulah and has encouraged the visitors to stay longer.

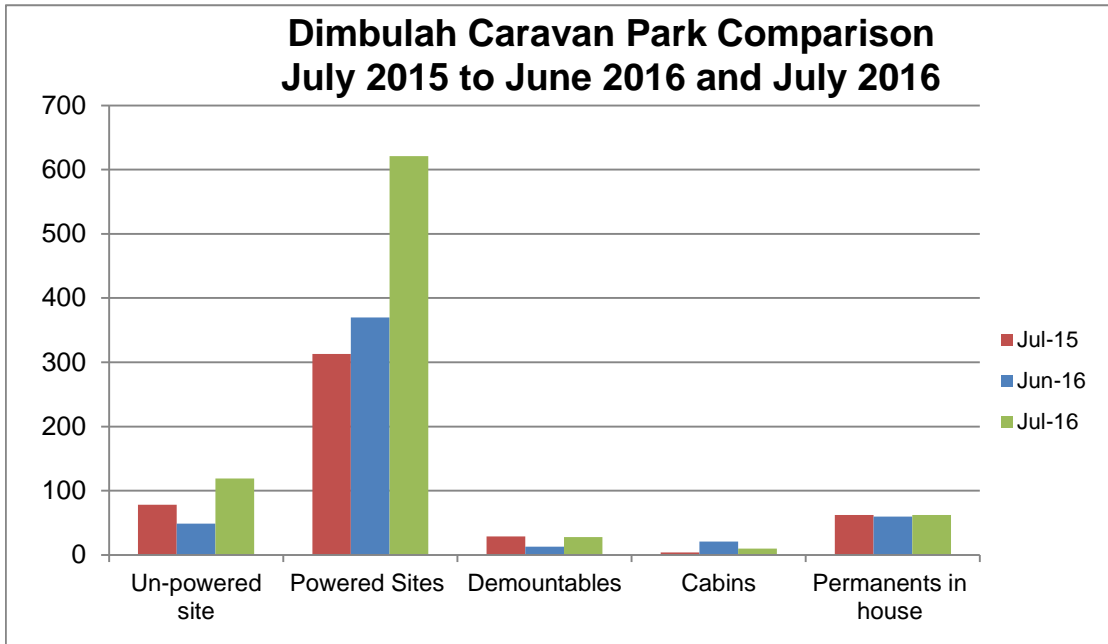


Figure 1. Monthly comparison Dimbulah Caravan Park

Mareeba Riverside Caravan Park

July has proven busy for the Mareeba Riverside Caravan Park, even though the numbers have decreased. This is due to the commencement of the upgrade to its powered sites which have prevented the use of these sites. In July 2016, 2,375 total bookings were recorded, showing a decrease of 135 compared to last month. The 6 powered sites have succumbed to the dongas that the lessee is putting in place. The backpackers are still aplenty using the unpowered sites.

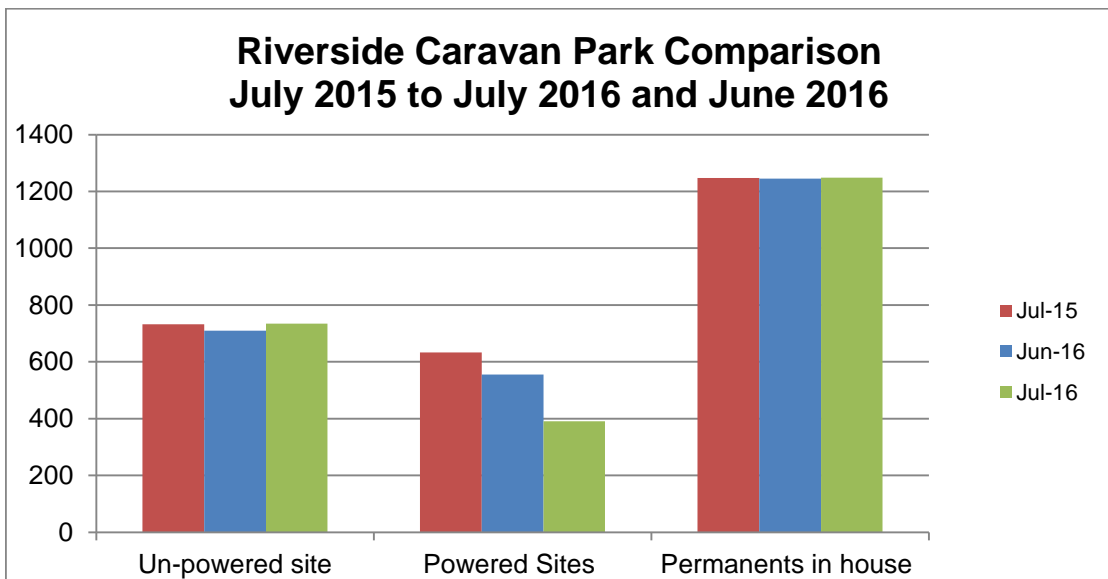


Figure 2. Monthly comparison Mareeba Riverside Caravan Park

Public Halls

The total number of hall bookings in July 2016 has increased to 129 compared to last month of 77. Bookings have also increased compared to July 2015 which was 52. This large increase is partly due to the Mareeba Sports Hall (aka PCYC Sports Hall) now listed with Council to manage.

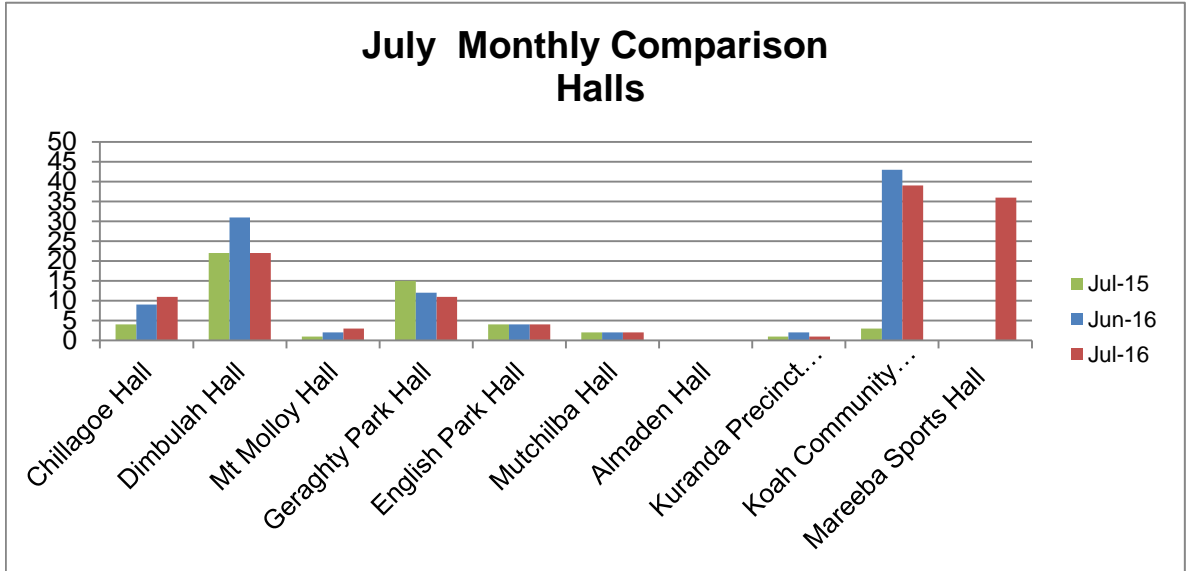


Figure 3. Monthly Comparison Hall

Swimming Pools

All three pools were closed for the month of July for the yearly maintenance /winter shutdown period.

Park Hire

Council parks recorded 20 bookings for the month of July. This has increased from 18 last month.

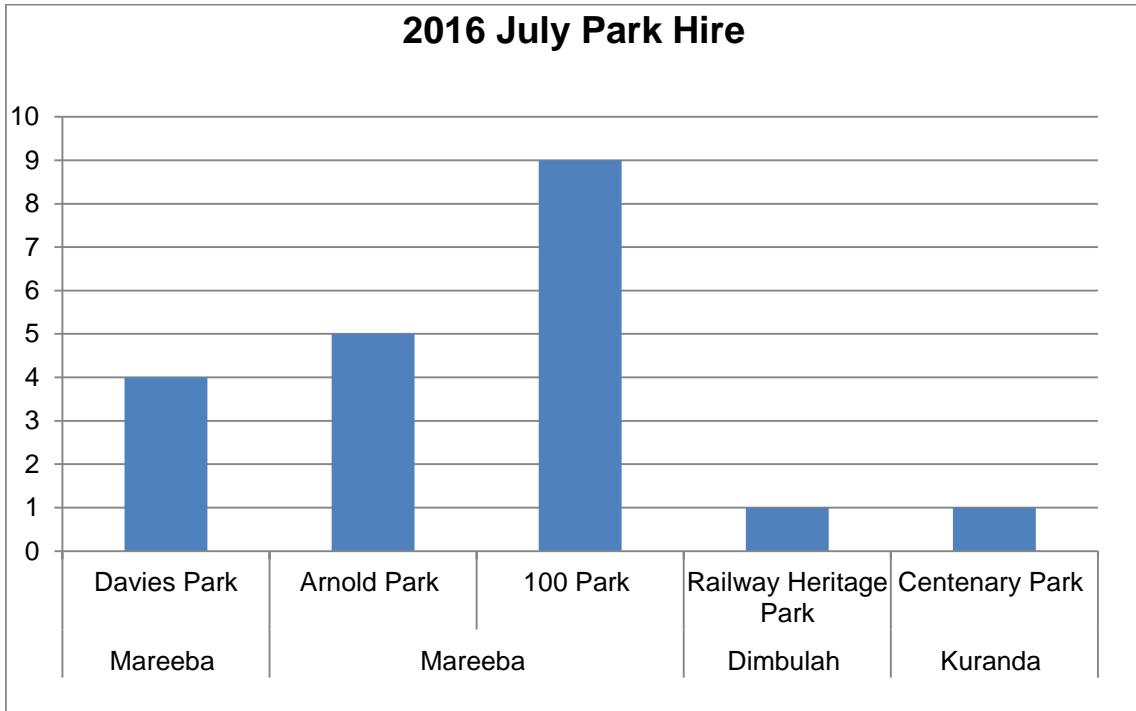


Figure 5. Monthly Comparison Park Hire

Vandalism and Graffiti

During July 2016, five reports of graffiti vandalism were recorded.

Kuranda Community Precinct

The kiosk at the Precinct was broken into and as a result louvers were broken and bars bent. Repairs were carried out.



Kuranda Visitors Information Centre

The front door at the Visitors Information Centre was smashed by children in the area. Door was replaced



Kuranda Centenary Park Toilets

Toilet roll dispenser was scorched and graffitied - replaced with a new dispenser.



Mt Molloy Tennis Club

Mt Molloy Tennis Club building was broken into. It was reported that the thieves stole lots of items from the cupboards. No photos available.

LINK TO CORPORATE PLAN

ECON 3: Undertake the management of Council's assets in accordance with the long term asset management plans developed for all infrastructure asset classes to ensure the Shire's infrastructure networks are maintained and renewed to maximise their long term benefit to industry and the community.

CONSULTATION

Internal
Nil

External
Nil

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Capital
Nil

Operating
Nil

IMPLEMENTATION/COMMUNICATION

Nil

ATTACHMENTS

Nil

Date Prepared: *07 August 2016*

BUSINESS WITHOUT NOTICE

NEXT MEETING OF COUNCIL

The next meeting of Council will be held at 9:00 am on Wednesday 21 September 2016

SUMMARY OF NEW PLANNING APPLICATIONS & DELEGATED DECISIONS FOR THE MONTH OF JUNE 2016

Summary of new Planning Development Applications and Delegated Decisions for June 2016

New Development Applications					
Application #	Lodgement Date	Applicant/ Address	Property Description	Application Type	Status
DA/16/0030	6/06/2016	R & A Scikluna 462 & 468 Koah Road, Koah	Lot 1 on SP188101 & Lot 2 on RP738539	Reconfiguring a Lot - Boundary Realignment	Approved on 16 June 2016.
DA/16/0031	10/06/2016	Koala Court Resort Enterprises Pty Ltd 1-5 Ciobo Close, Mareeba	Lot 7 on SP213017	Reconfiguring a Lot - Subdivision (1 into 2 lots)	In decision making stage.
DA/16/0032	16/06/2016	C & A Murie 7A-7B Black Mountain Road, Kuranda	Lot 4 on RP726331	Reconfiguring a Lot - Subdivision (1 into 2 lots)	In decision making stage.
DA/16/0033	24/06/2016	M McKean 25 Copland Road, Koah	Lot 1 on SP154474	Reconfiguring a Lot - Subdivision (1 into 2 lots)	In referral stage.
DA/16/0034	24/06/2016	T Falvo 1 Admore Park, Kuranda	Lot 1 on RP733629	Reconfiguring a Lot - Subdivision (1 into 2 lots)	In decision making stage.
DA/16/0035	28/06/2016	G Searle 37 Cobra Road, Mareeba	Lot 22 on SP227510	Reconfiguring a Lot - Subdivision (1 into 2 lots)	In decision making stage.
DA/16/0036	27/06/2016	J Corcoran Gowan Street, Mareeba	Lot 218 on SP276129 (part of Lot 879 on SP276124)	Material Change of Use - Industry (Truck & Heavy Vehicle Repair) and Caretakers Residence	In decision making stage.
DA/16/0037	29/06/2016	L & M Clayton 475 Pinnacle Road, Julatten	Lot 107 on RP748330	Reconfiguring a Lot - Subdivision (1 into 2 lots)	In referral stage.
DA/16/0038	29/06/2016	SL Christensen Christensen Road, Kuranda	Lot 12 on SP218651	Reconfiguring a Lot - Subdivision (4 into 7 lots)	In acknowledgement stage.
DA/16/0039	30/06/2016	S & J Royster 46 Cadagi Drive, Russett Park	Lot 35 on RP729449	Material Change of Use - Bed and Breakfast Accommodation	In acknowledgement stage.

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DA/16/0040	30/06/2016	NQ Concrete Co Pty Ltd 30 Martin Tenni Drive, Mareeba	Lot 61 on SP198060	Material Change of Use - Industry (Concrete Batching Plant)	In acknowledgement stage.
DA/16/0041	30/06/2016	G Dumaresq & P Woodcock 31 & 31B Anzac Avenue, Mareeba	Lot 29 on RP835611 & Lot 30 on CP897015	Reconfiguring a Lot - Boundary Realignment	In decision making stage.
DA/16/0042	30/06/2016	Stelbay Pty Ltd 259 & 267 McIver Road, Mareeba	Lot 1 & 2 on RP720121 & Lot 7 on RP857695	Reconfiguring a Lot - Boundary Realignment (3 lots into 3 lots)	In acknowledgement stage.

Decision Notices issued under Delegated Authority					
Application #	Date of Decision Notice	Applicant	Address	Property Description	Application Type
DA/16/0028	3/06/2016	M Blackman	5-7 Thora Cleland Drive, Mareeba	Lot 33 on SP198053	Material Change of Use - Industry (Fire Management Business)
DA/16/0027	16/06/2016	Mareeba Shire Council	Gowan Street & Martin Tenni Drive, Mareeba	Lot 879 on SP276124	Reconfiguring a Lot - Subdivision (1 into 3 lots)
DA/16/0030	16/06/2016	R & A Scikluna	462-468 Koah Road, Mareeba	Lot 1 on SP188101 & Lot 2 on RP738539	Reconfiguring a Lot - Boundary Realignment
DA/16/0022	29/06/2016	J Portelli & D Ellwood	8 Argyle Street, Dimbulah	Lot 2 on D81510	Material Change of Use - Vehicle Repair Station

Negotiated Decision Notices issued under Delegated Authority					
Application #	Date of Decision	Applicant	Address	Property Description	Application Type
DA/16/0021	9/06/2016	NB2 Farming Ltd	301 Peters Road, Mareeba	Lot 6 on RP708157	Material Change of Use - Workers Cottage & Animal Husbandry (crocodile farm & snake farm) Amendment of relevant period to

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					provide for development in stages.
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Building Work assessable against the Planning Scheme Decision Notices issued under Delegated Authority

Application #	Date of Decision	Applicant	Address	Property Description	Application Type
BAP/16/0006	28/06/2016	J & N Tyler	Bellevue Close, Mareeba	Lot 301 on SP270091	Request for height dispensation to allow construction of a 5.5 metre high shed.

Survey Plans endorsed

Application #	Date	Applicant	Address	Property Description	No of Lots
REC/10/0004	1/06/2016	M Morton-Masterman	Windy Hollow Road, Kuranda	Lot 4 on SP184833	3 lots
DA/15/0037	21/06/2016	Kula Park Trust	60 Tye Road, Mount Molloy	Lot 2 on RP745863	2 lots
REC/12/0001	22/06/2016	J Fisher	Tinaroo Creek Road, Mareeba	Lot 502 on SP235356	2 lots

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