



Ordinary Meeting

Council Chambers
Date: 21 December 2016
Time: 9:00am

AGENDA

THE ORDINARY MEETING OF THE MAREEBA SHIRE COUNCIL WILL BE HELD AT COUNCIL CHAMBERS, ON WEDNESDAY, 21 DECEMBER 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	
DECLARATION OF ANY MATERIAL PERSONAL INTERESTS/CONFLICTS OF INTEREST	
CONFIRMATION OF MINUTES	
BUSINESS ARISING OUT OF MINUTES OF PREVIOUS MEETING	
DEPUTATIONS AND DELEGATIONS	
CORPORATE AND COMMUNITY SERVICES.....	5
REGIONAL LAND USE PLANNING	5
ITEM-1 M & G Crushing and Materials Pty Ltd - Material Change of Use - Extractive Industry - Part of Lot 4 on BW18 - Burke Developmental Road, Rookwood - DA/16/0052	5
ITEM-2 M McKeen - Reconfiguring a Lot - Subdivision (1 into 2 Lots) Lot 1 SP154474 - 25 Copland Road, Koah - DA/16/0033	29
ITEM-3 GJ Armbrust - Material Change of Use - Tourist Park - Lot 26 DA194 - 6068 Mulligan Highway, Mount Carbine - DA/16/0056	47
ITEM-4 CA Architects - Material Change of Use - Short Term Accommodation - Lot 1 on RP745867 - 189 Fichera Road, Mareeba - DA/16/0054	89
ITEM-5 Application for Purchase of Unallocated state Land - Lot 109 on USL21322, Parish of Tinaroo	135
ITEM-6 Most appropriate use of Unallocated State Land - Lot 3 on DA840915 & Lot 6 on SP189942	143
ITEM-7 Mareeba Shire Council Road Naming Policy - Request to include name on approved road names list - Brims	151
GOVERNANCE AND COMPLIANCE	167
ITEM-8 Tender Evaluation TMSC2016-12 Design, Supply and Installation of Solar Photovoltaic (PV) Systems at Two (2) Council sites	167
LOCAL LAWS	173
ITEM-9 Request by Animal Rehoming Cairns and Tablelands District for exemption to the application of part of Councils Local Law No 2 Animal Management	173
FINANCE	185
ITEM-10 Financial Statements for period ending 30 November 2016.....	185
ITEM-11 Request to Amend Council's Authorised Bank Signatories	193
COMMUNITY WELLBEING.....	195
ITEM-12 Kuranda Community Precinct Strategic Plan	195
ITEM-13 Community Leasing Policy.....	227
ITEM-14 Community Partnerships Program Request for Assistance from Dimbulah Football Club	263
INFORMATION SYSTEMS AND CUSTOMER SERVICE	265
ITEM-15 Mareeba New cemetery - Full Grave Slab capacity	265
INFRASTRUCTURE SERVICES	269
ITEM-16 Traffic Advisory Committee - Minutes of Meeting held 6 December 2016	269
TECHNICAL SERVICES	283

ITEM-17	Infrastructure Services - Technical Services Monthly Activities Report - November 2016.....	283
WORKS		291
ITEM-18	TMSC2016-16 Procurement of Type 2.2 Road Base - Ray Road Rehabilitation and Widening Project.....	291
ITEM-19	TMSC2016-17 Procurement of Full Services Seal excluding Traffic Control - Ray Road Rehabilitation and Widening	293
ITEM-20	Infrastructure Services - Works Section Progress Report - November 2016 ...	295
WATER & WASTE		307
ITEM-21	Water Allocations Temporary Lease	307
ITEM-22	Infrastructure Services - Water and Wastewater Group - Monthly Operations - November 2016	311
ITEM-23	Infrastructure Services - Waste Operations Report - November 2016.....	319
PROJECT MANAGEMENT		327
ITEM-24	Mareeba Airport Upgrade - QMSC2016-17 Aviation Commercial Precinct Early Works.....	327
ITEM-25	Mareeba Airport Upgrading - November 2016 Progress Report.....	331
ITEM-26	Contract TMSC2015-13 Mareeba Wastewater Treatment Plant - Design & Construction - November 2016 Progress Report	335
ITEM-27	Tender Evaluation TMSC2016-13 Kuranda Reservoirs.....	341
ITEM-28	Investigation and Options Assessment for Four Timber Bridges	345
ITEM-29	Mareeba Wastewater Treatment Plant - Inlet Works - Variations CONFIDENTIAL.....	351
CHIEF EXECUTIVE OFFICER		353
ITEM-30	Petition for Recycling in Kuranda	353
BUSINESS WITHOUT NOTICE		365
NEXT MEETING OF COUNCIL		365
SUMMARY OF NEW PLANNING APPLICATIONS & DELEGATED DECISIONS FOR THE MONTH OF NOVEMBER 2016		367

CORPORATE AND COMMUNITY SERVICES

REGIONAL LAND USE PLANNING

ITEM-1 **M & G CRUSHING AND MATERIALS PTY LTD -
 MATERIAL CHANGE OF USE - EXTRACTIVE INDUSTRY
 - PART OF LOT 4 ON BW18 - BURKE DEVELOPMENTAL
 ROAD, ROOKWOOD - DA/16/0052**

MEETING: Ordinary

MEETING DATE: 21 December 2016

**REPORT OFFICER'S
 TITLE:** Senior Planner

DEPARTMENT: Corporate and Community Services

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	M & G Crushing and Materials Pty Ltd	ADDRESS	Burke Developmental Road, Rookwood
DATE LODGED	24 August 2016	RPD	Part of Lot 4 on BW18
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Extractive Industry		
FILE NO	DA/16/0052	AREA	128,000ha (quarry approx. 50ha)
LODGED BY	Hughes Consulting	OWNER	RG & RD Ferguson and DK Simpson
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. Department of Infrastructure, Local Government and Planning Referral Agency Response - 9 November 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 relevant statutory planning instruments, including the Regional Plan and the Planning Scheme and does not conflict with any relevant planning instrument.

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

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

OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	M & G Crushing and Materials Pty Ltd	ADDRESS	Burke Developmental Road, Rookwood
DATE LODGED	24 August 2016	RPD	Part of Lot 4 on BW18
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Extractive Industry		

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

And

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

- (A) APPROVED DEVELOPMENT: Development Permit for Material Change of Use - Extractive Industry

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
Figure 3	Nolan's Crossing Quarry - Site Plan with Contours	Hughes Consulting	July 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, subject to any alterations:
 - found necessary by the Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.
2. Timing of Effect
 - 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.
 - 2.2 Prior to the commencement of use, the applicant must notify Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.
3. General
 - 3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure within the conditions of approval.
 - 3.2 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
 - 3.3 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to commencement of the use and at the rate applicable at the time of payment.
 - 3.4 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.

3.5 Bushfire Management

A Bushfire Management Plan for the extractive industry must be prepared to the satisfaction of Council's delegated officer. The approved use must comply with the requirements of the Management Plan at all times.

3.6 Hours of Operation

All operations pursuant to the extractive industry, or in any way connected with the extractive industry will, for site operations and for removal of material, be limited to the hours between 6.00 am and 7.00 pm.

3.7 The Applicant shall provide Council with records of quantities of material extracted from the site on a monthly basis.

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

3.9 The excavation of material will be required to be confined to the Quarry Operational Areas, subject to the conditions and requirements of the Council and/or other Authority and all operations will be carried out in such a manner that no erosion occurs in any adjoining or other land outside the Quarry Operational Areas.

3.10 The applicant shall ensure that no declared plants are transported from the site during the operation of the extractive industry.

3.11 Flood Immunity

Any new buildings must be located such that the freeboard of the floor levels of all habitable rooms are a minimum of 300mm above the 100 ARI year level.

(D) ASSESSMENT MANAGER'S ADVICE

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

(b) Compliance with applicable codes/policies

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

(c) Compliance with Acts and Regulations

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

(d) 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.

(e) 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.

(E) CONCURRENCE AGENCY CONDITIONS

Department of Infrastructure, Local Government and Planning conditions dated 9 November 2016.

(F) RELEVANT PERIOD

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

- Material Change of Use – four (4) years (starting the day the approval takes effect);

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

- Nil

(H) OTHER APPROVALS REQUIRED FROM COUNCIL

- Nil

THE SITE

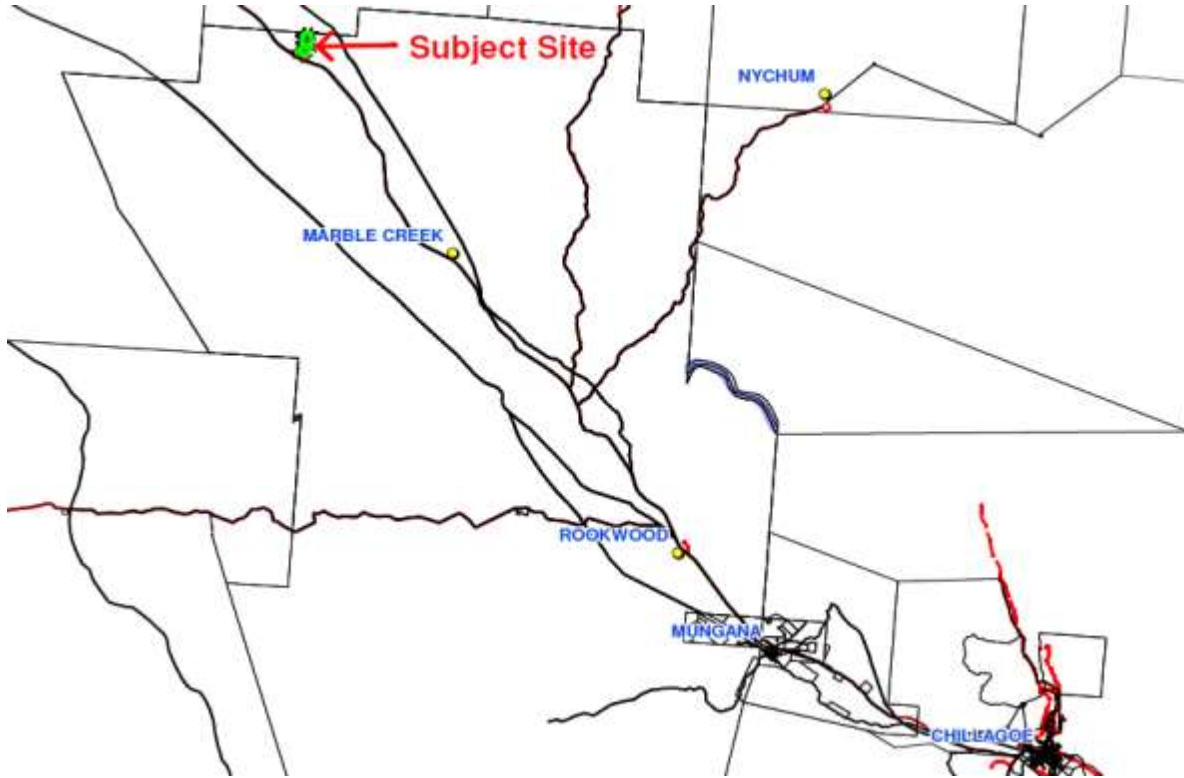
The subject land is described as part of Lot 4 on BW18, Parish of Gavin, situated on the Burke Developmental Road, via Mungana. Access to the site is obtained directly from the Burke Developmental Road.

Lot 4 on BW18 has a total area of 128,000 hectares and is used for grazing purposes. The proposed development area will cover approximately 50 hectares of Lot 4.

Since early 2010, various development approvals for extractive industry purposes, have been issued over approximately half of the 50 hectare area. These approvals have been acted upon and extractive industry operations continue in the approved area.

The remainder of the 50 hectare area is predominantly covered with open eucalyptus woodland. The vegetation is mapped as remnant not of concern regional ecosystem. Nolan Creek is located approximately 350 metres south-east of the extraction area.

Surrounding lots are very large rural holdings. The nearest dwelling house is located approximately 30 kilometres from the proposed extraction site.



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

There have been two (2) previous material change of use - extractive industry development applications submitted and approved for the Nolans Crossing Quarry.

The details of the previous applications and approvals are as follows:

Development Application MCU/09/0030

Council at its ordinary meeting held on 7 April 2010 resolved to issue a development permit for the application by M & G Crushing and Materials Pty Ltd, for material change of use - extractive industry of land described as part of Lot 4 on BW18, situated at the Burke Developmental Road, Rookwood. The approval authorised the extraction of up to 100,000 tonnes of material per annum.

Development Application MCU/10/0022

Council at its ordinary meeting held on 20 October 2010 resolved to issue a development permit for the application by M & G Crushing and Materials Pty Ltd, for material change of use - extractive industry of land described as part of Lot 4 on BW18, situated at the Burke Developmental Road, Rookwood. The approval authorised the extraction of greater than

100,000 tonnes, but not exceeding 1,000,000 tonnes per annum (nominally 185,000 tonnes per annum).

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Material Change of Use - Extractive Industry in accordance with the plans shown in **Attachment 1**.

The application covers approximately 50 hectares of Lot 4 on BW18 which is subject to a Sales Permit issued by the Department of Agriculture and Fisheries under the *Forestry Act 1959*. An effective development permit (extractive industry) is currently held by the applicant over 22 hectares of the 50 hectares area the subject of this application.

The existing development permit authorises the extraction of more than 100,000 tonnes, but less than 1,000,000 tonnes of material per annum, and has been acted upon since 2010.

The current application seeks to obtain a development permit over the entire 50 hectare sales permit area (approximately 28 hectares of additional quarry supply zone). The quarry will continue to operate on an as-required basis to service resource demand, not exceeding the existing annual threshold of 1,000,000 tonnes.

The following extractive industry processes are already undertaken as part of the existing quarry and will continue for the extended quarry supply area:

- Progressive removal of vegetation as required and stripping of topsoil. Topsoil and overburdens will be stored separately and used for rehabilitation works;
- Stripping of overburden by dozer to reveal, harder fresher and more competent rock;
- Drilling and blasting of the hard rock material where necessary (Granite) to produce benches with nominal heights of 10 m for granite (Pit 1 & 2) and 5 m for siltstone/slate (Pit 3). The bench faces would be inclined 75⁰ from horizontal for granite and no less than 70⁰ from horizontal for siltstones/slates;
- Extraction of the reserves (if being used) will take place sequentially both laterally and vertically resulting in the development of an open cut pit incorporating multiple benches;
- Screening of crushed material to required sizes;
- Stockpiling of material;
- Stabilisation and rehabilitation of disturbed areas.

The rock will be processed on site in a multi-stage crushing, screening and blending plant to produce a range of road base and crushed aggregates for delivery in road trucks. A mobile crushing and screening plant is used. The drill and blast operations are contracted out and the size of each blast is dependent on supply contracts. Once extracted, the rock is crushed to size, washed and screened then transported via the site haul road to the stockpile area. Extraction activities will occur outside the wettest months, when access can be gained to the site and work carried out safely. Operations will also cease when operations are considered detrimental to the environment or risk causing environmental harm or as directed by a Forest Products Officer.

Stockpile pads, camp, water storages, haul roads, dust controls and truck and machinery compounds have already been established.

Material extracted from the excavation areas is stockpiled at existing positions on the current development permit area. A haul road provides access from the extraction area to the stockpile and Burke Development Road. Existing and additional tracks constructed within the sales permit area will be maintained to an adequate standard to support the proposed traffic without detrimental impacts on streams or drainage lines.

All working areas are to be surrounded by a stock proof fence and the main entrance has a lockable gate.

Operations will occur between 7.00 am and 6 pm Monday to Friday and 7 am to 12 pm on Saturdays. No activities will occur on Sundays or Public Holidays. Up to 5 people will be employed at any one time. Visitors to the site are not expected on a regular basis. Employees will reside on site temporarily in the existing camp structures. No waste disposal will occur on site and minor fuel spills may be remediated on-site via bio-remediation, all other spill material will be removed as regulated waste.

Weeds will be managed in accordance with a Quarry Management Plan. Water will be sourced from on-site dams for use as dust suppression during the operations.

Site rehabilitation will be undertaken in accordance with the requirements of the Environmental Authority issued by the Department of Environment and Heritage Protection.

REGIONAL PLAN DESIGNATION

The subject site is included within the Regional Landscape and Rural Production Area land use category in the Far North Queensland Regional Plan 2009-2031.

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	Rural other
Zone:	Rural zone
Overlays:	Agricultural Land Overlay Bushfire Hazard Overlay Environmental Significance Overlay Flood Hazard Overlay Hill and Slope overlay Regional Infrastructure Corridors and Substations Overlay

Planning Scheme Definitions

The proposed use is defined as:-

Extractive Industry - Premises used for the extraction and/or processing of extractive resources and associated activities, including their transportation to market (e.g. Quarry).

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
- 8.2.8 Hill and slope overlay code
- 8.2.9 Regional infrastructure corridors and substations overlay code
- 9.3.5 Industrial activities code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.5 Works, services and infrastructure code

The application included a planning report and assessment against the planning scheme. An officer assessment has found that the application satisfies the relevant acceptable 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
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.
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.
Hill and slope 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.
Industrial activities 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.
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:

Planning Scheme Policy 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.

Considering the development accesses directly onto the Burke Developmental Road (State controlled road), an augmentation of the road network contribution is not considered necessary in this instance.

REFERRALS

Concurrence

The application triggered referral to the Department of Infrastructure, Local Government and Planning as a Concurrence Agency (SARA - State controlled road).

That Department advised in a letter dated 9 November 2016 that they require the conditions to be attached to any approval (**Attachment 2**).

Advice

This application did not trigger referral to an Advice Agency.

Internal Consultation

Technical Services

PLANNING DISCUSSION

Nil

Date Prepared: *10 November 2016*

ATTACHMENT 1

APPROVED PLANS (ECM VS 3836445)

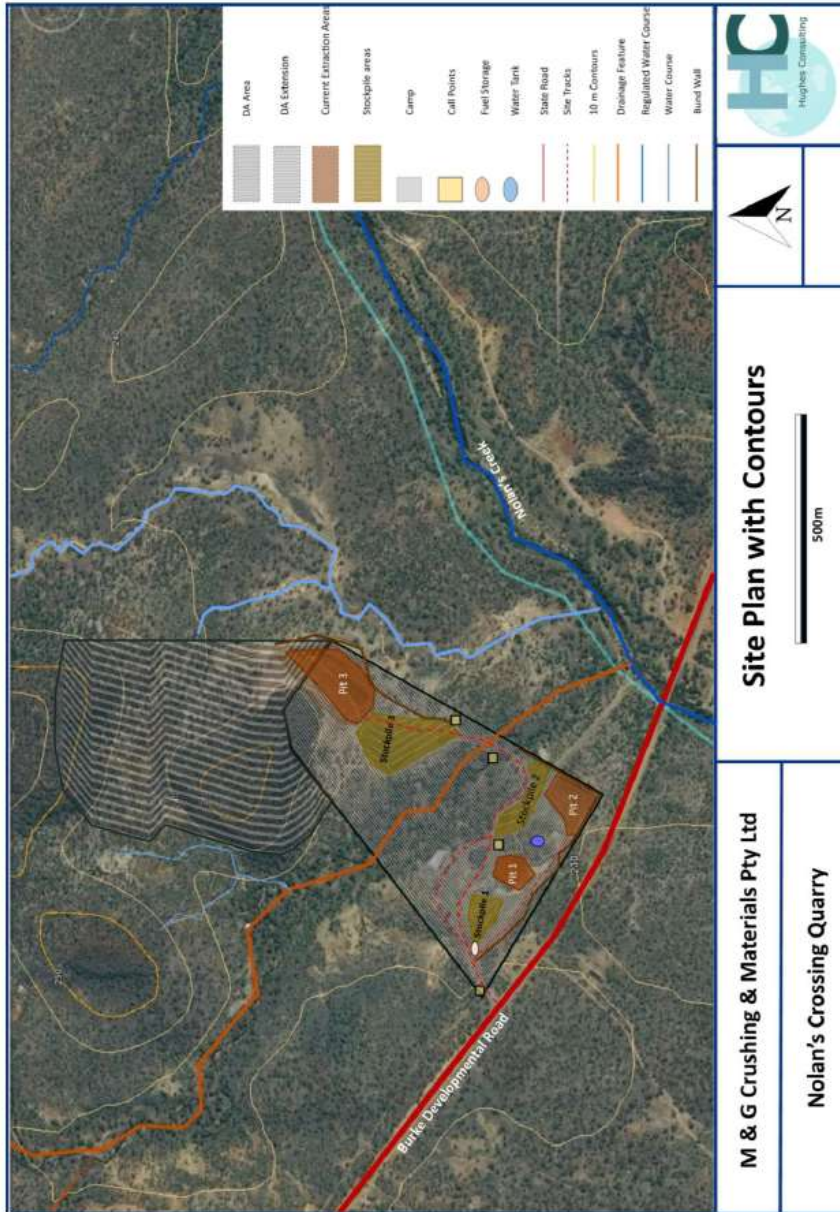


Figure 3. Contour Map, Lease Area and General Arrangement.

Nolan's Crossing Development Application Supporting Information - Hughes Consulting - July 2016

ATTACHMENT 2Department of Infrastructure,
Local Government and PlanningOur reference: SDA-0816-033181
Your reference: DA/16/0052

9 November 2016

Chief Executive Officer
Mareeba Shire Council
PO Box 154
Mareeba QLD 4880*Attention: Carl Ewin*

Dear Sir/Madam

Concurrence agency response—with conditionsDevelopment application for material change of use – extractive industry on land described as Lot 4 on BW18, located at Burke Development Road, Rookwood
(Given under section 285 of the *Sustainable Planning Act 2009*)The referral agency material for the development application described below was received by the Department of Infrastructure, Local Government and Planning under section 272 of the *Sustainable Planning Act 2009* on 23 September 2016.**Applicant details**

Applicant name:	M & G Crushing & Materials Pty Ltd T/A Xtraco
Applicant contact details:	124 Constance Street Mareeba QLD 4880 pixie@hughesconsulting.com.au

Site details

Street address:	Burke Development Road, Rookwood
Lot on plan:	Lot 4 on BW18
Local government area:	Mareeba Shire Council

Application details

Proposed development:	Development permit for material change of use – extractive industry
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SDA-0816-033181

Aspects of development and type of approval being sought

Nature of Development	Approval Type	Brief Proposal of Description	Level of Assessment
Material Change of Use	Development permit	Extension of existing development permit to cover extension of sales permit area. Project is a Quarry.	Code Assessment

Referral triggers

The development application was referred to the department under the following provisions of the *Sustainable Planning Regulation 2009*:

Referral trigger	Schedule 7, Table 3, Item 1—State-controlled road
	Schedule 7, Table 3, Item 2—Development impacting on State transport infrastructure

Conditions

Under section 287(1)(a) of the *Sustainable Planning Act 2009*, the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

Under section 289(1) of the *Sustainable Planning Act 2009*, the department must set out the reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Further advice

Under section 287(6) of the *Sustainable Planning Act 2009*, the department offers advice about the application to the assessment manager—see Attachment 3.

Approved plans and specifications

The department requires that the following plans and specifications set out below and in Attachment 4 must be attached to any development approval.

Drawing/Report Title	Prepared by	Date	Reference no.	Version/Issue
Aspect of development: Material change of use				
Site Plan with Contours (Scale 500m) – Nolan's Crossing Quarry, contained in Supporting Information – Nolan's Crossing report	Hughes Consulting	July 2016	-	-
TMR Layout Plan (89B - 501.61km)	Queensland Government Transport and Main Roads	04/11/2016	TMR16-18320 (500-1043)	Issue A
Approved DTMR Plan of Intersection	PDR Engineers	October 2010	DWG Number 101000-C01	Revision B

SDA-0816-033181

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

For further information, please contact Jenny Sapuppo, Senior Planning Officer, SARA Far North Queensland on 07 4037 3233, or email jenny.sapuppo@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow
Manager (Planning)

cc: M & G Crushing & Materials Pty Ltd T/A Xtraco, pixie@hughesconsulting.com.au
enc: Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Further advice
Attachment 4—Approved Plans and Specifications

SDA-0816-033181

Our reference: SDA-0816-033181

Your reference: DA/16/0052

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Material change of use		
Schedule 7, Table 3, Item 1—State-controlled road and Schedule 7, Table 3, Item 2—Development impacting on State transport infrastructure —Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of the Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	The development must be carried out generally in accordance with the following plans: <ul style="list-style-type: none"> • Site Plan with Contours (Scale 500m) – Nolan’s Crossing Quarry, contained in Supporting Information – Nolan’s Crossing report, prepared by Hughes Consulting, dated July 2016. • TMR Layout Plan (89B - 501.61km) prepared by Queensland Government Transport and Main Roads, dated 04/11/2016, Reference File TMR16-18320 (500-1043) Issue A. 	Prior to the commencement of use and to be maintained at all times.
2.	a) The road access location is to be located at DTMR chainage distance TDist 501.61km, generally in accordance with TMR Layout Plan (89B - 501.61km) prepared by Queensland Government Transport and Main Roads, dated 04/11/2016, Reference File TMR16-18320 (500-1043) Issue A. b) Road access works comprising of a gravel access including a Basic right turn (BAR) treatment and a Rural basic left turn (BAL) treatment suitable for a Type 2 Road Train must be provided at the road access location. c) The road access works must be designed and constructed in accordance with Approved DTMR Plan of Intersection prepared by PDR Engineers, dated October 2010, DWG Number 101000-C01, Revision B.	(a) At all times. (b) and (c): Prior to the commencement of use and to be maintained at all times.

SDA-0816-033181

Our reference: SDA-0816-033181
Your reference: DA/16/0052

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To ensure the road access location to the state-controlled road from the site does not compromise the safety and efficiency of the state-controlled road.
- To ensure the design of any road access maintains the safety and efficiency of the state-controlled road.

SDA-0816-033181

Our reference: SDA-0816-033181

Your reference: DA/16/0052

Attachment 3—Further advice

Advertising advice	
1.	<p>A local government should obtain advice from the Department of Transport and Main Roads (DTMR) if it intends to approve the erection, alteration or operation of an advertising sign or another advertising device that would be visible from a state-controlled road, and beyond the boundaries of the state-controlled road, and reasonably likely to create a traffic hazard for the state-controlled road.</p> <p>Note: DTMR has powers under section 111 of the <i>Transport Operations (Roads Use Management – Accreditation and Other Provisions) Regulations 2005</i> to require removal or modification of an advertising sign and/or a device which is deemed that it creates a danger to traffic.</p>
Road access works approval	
2.	<p>Under sections 62 and 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to carry out road works that are road access works (including driveways) on a state-controlled road. Please contact the Department of Transport and Main Roads on 4045 7144 at the Cairns district office to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ).</p> <p>The road access works approval process takes time – please contact Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.</p>

SDA-0816-033181

Our reference: SDA-0816-033181
Your reference: DA/16/0052

Attachment 4—Approved plans and specifications

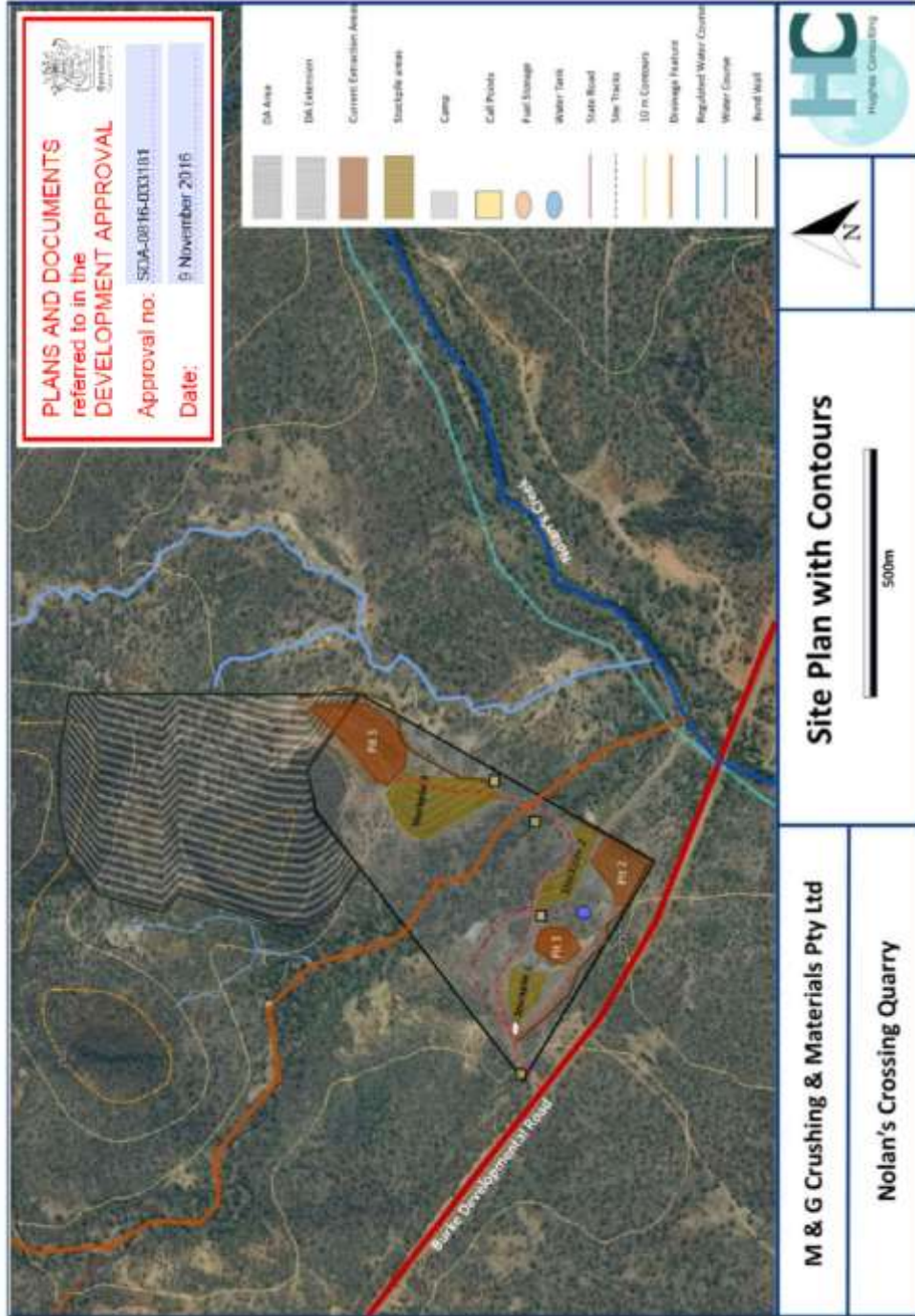
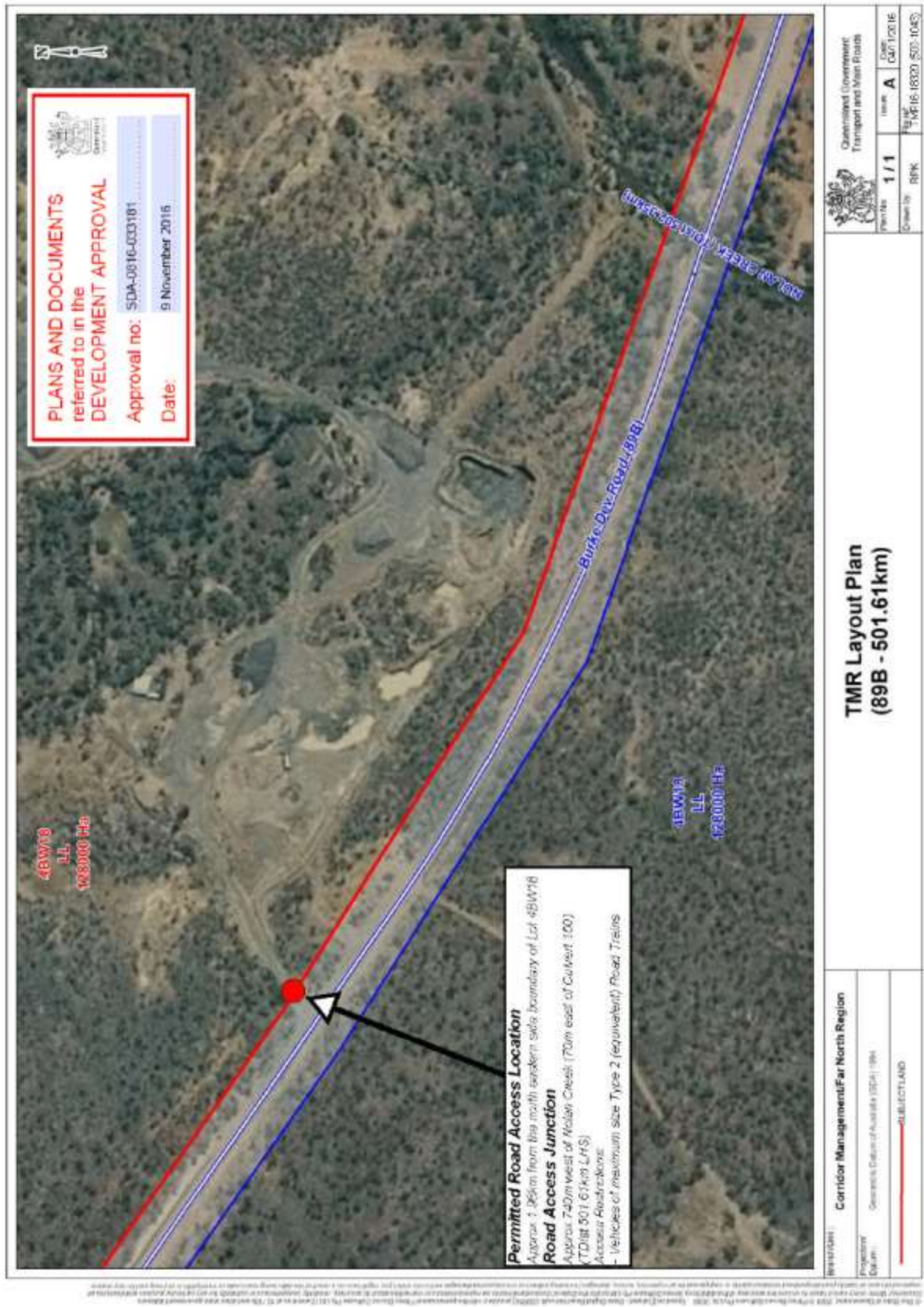
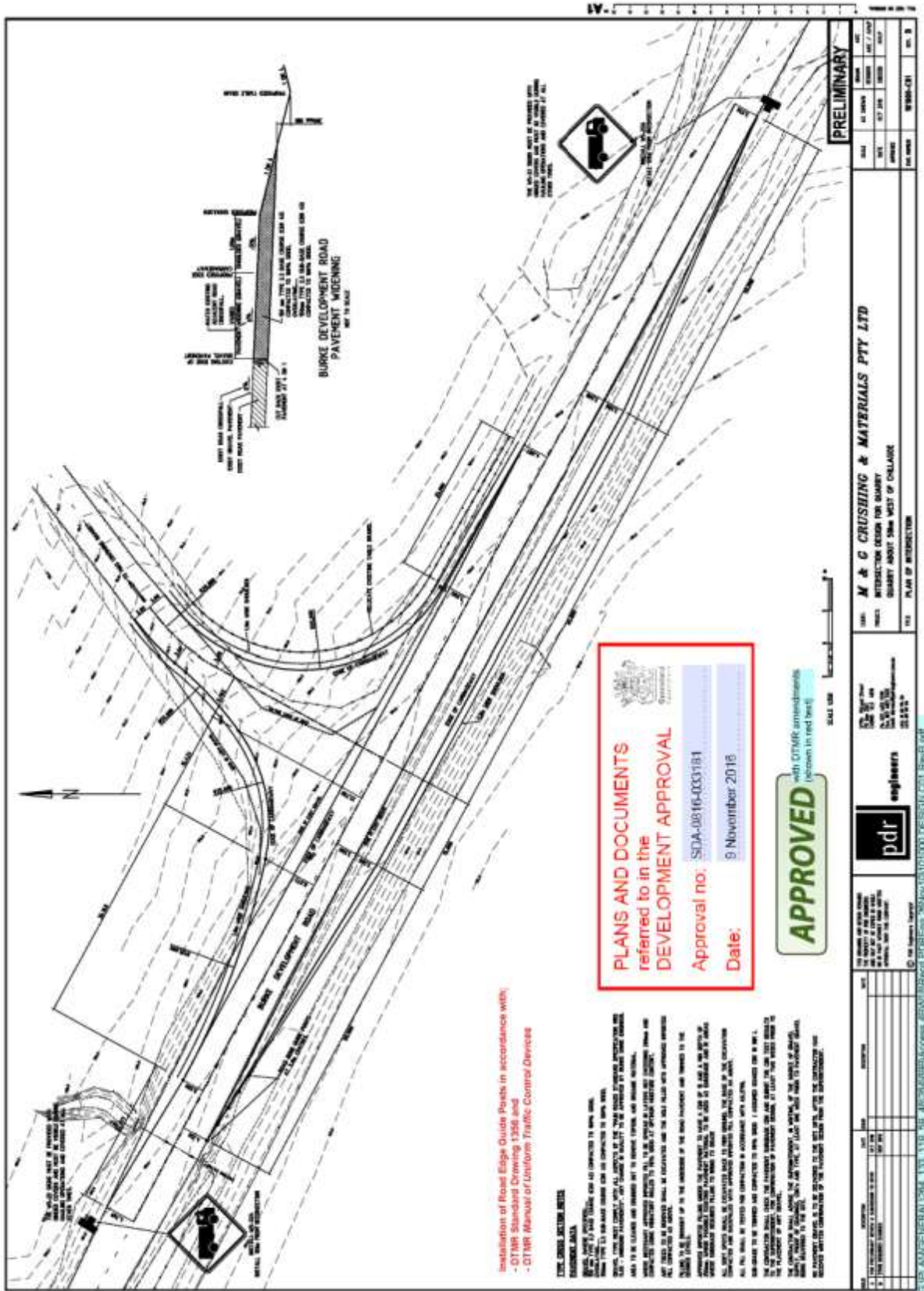


Figure 3. Contour Map, Lease Area and General Arrangement.

Nolan's Crossing Development Application Supporting Information - Hughes Consulting - July 2016





Installation of Road Edge Guide Posts in accordance with:
 - CTMR Standard Drawing 1256 and
 - CTMR Manual of Uniform Traffic Control Devices

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ANY OTHER AGENCIES CONCERNED WITH THE PROPOSED WORKS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ANY OTHER AGENCIES CONCERNED WITH THE PROPOSED WORKS.
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6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ANY OTHER AGENCIES CONCERNED WITH THE PROPOSED WORKS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ANY OTHER AGENCIES CONCERNED WITH THE PROPOSED WORKS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ANY OTHER AGENCIES CONCERNED WITH THE PROPOSED WORKS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ANY OTHER AGENCIES CONCERNED WITH THE PROPOSED WORKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ANY OTHER AGENCIES CONCERNED WITH THE PROPOSED WORKS.

PLANS AND DOCUMENTS
 referred to in the
DEVELOPMENT APPROVAL
 Approval no: SDA-0816-003181
 Date: 9 November 2016

APPROVED
 with CTMR amendments
 (retaken in red box)

<p>PRELIMINARY</p> <p>DATE: 08/11/16 DRAWN: [Name] CHECKED: [Name] APPROVED: [Name]</p>		<p>PROJECT: M & C CRUSHING & MATERIALS PTY LTD INTERSECTION DESIGN FOR SHARBY SHARBY ABOUT 50m WEST OF COLLARIE</p>	<p>SCALE: 1:100</p>
<p>NO. 1</p>	<p>NO. 2</p>	<p>NO. 3</p>	<p>NO. 4</p>
<p>NO. 5</p>	<p>NO. 6</p>	<p>NO. 7</p>	<p>NO. 8</p>
<p>NO. 9</p>	<p>NO. 10</p>	<p>NO. 11</p>	<p>NO. 12</p>
<p>NO. 13</p>	<p>NO. 14</p>	<p>NO. 15</p>	<p>NO. 16</p>
<p>NO. 17</p>	<p>NO. 18</p>	<p>NO. 19</p>	<p>NO. 20</p>
<p>NO. 21</p>	<p>NO. 22</p>	<p>NO. 23</p>	<p>NO. 24</p>
<p>NO. 25</p>	<p>NO. 26</p>	<p>NO. 27</p>	<p>NO. 28</p>
<p>NO. 29</p>	<p>NO. 30</p>	<p>NO. 31</p>	<p>NO. 32</p>
<p>NO. 33</p>	<p>NO. 34</p>	<p>NO. 35</p>	<p>NO. 36</p>
<p>NO. 37</p>	<p>NO. 38</p>	<p>NO. 39</p>	<p>NO. 40</p>
<p>NO. 41</p>	<p>NO. 42</p>	<p>NO. 43</p>	<p>NO. 44</p>
<p>NO. 45</p>	<p>NO. 46</p>	<p>NO. 47</p>	<p>NO. 48</p>
<p>NO. 49</p>	<p>NO. 50</p>	<p>NO. 51</p>	<p>NO. 52</p>
<p>NO. 53</p>	<p>NO. 54</p>	<p>NO. 55</p>	<p>NO. 56</p>
<p>NO. 57</p>	<p>NO. 58</p>	<p>NO. 59</p>	<p>NO. 60</p>
<p>NO. 61</p>	<p>NO. 62</p>	<p>NO. 63</p>	<p>NO. 64</p>
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<p>NO. 69</p>	<p>NO. 70</p>	<p>NO. 71</p>	<p>NO. 72</p>
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<p>NO. 77</p>	<p>NO. 78</p>	<p>NO. 79</p>	<p>NO. 80</p>
<p>NO. 81</p>	<p>NO. 82</p>	<p>NO. 83</p>	<p>NO. 84</p>
<p>NO. 85</p>	<p>NO. 86</p>	<p>NO. 87</p>	<p>NO. 88</p>
<p>NO. 89</p>	<p>NO. 90</p>	<p>NO. 91</p>	<p>NO. 92</p>
<p>NO. 93</p>	<p>NO. 94</p>	<p>NO. 95</p>	<p>NO. 96</p>
<p>NO. 97</p>	<p>NO. 98</p>	<p>NO. 99</p>	<p>NO. 100</p>

ITEM-2 M MCKEEN - RECONFIGURING A LOT - SUBDIVISION (1 INTO 2 LOTS) LOT 1 SP154474 - 25 COPLAND ROAD, KOAH - DA/16/0033**MEETING:** Ordinary**MEETING DATE:** 21 December 2016**REPORT OFFICER'S TITLE:** Senior Planner**DEPARTMENT:** Corporate and Community Services

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	M McKeen	ADDRESS	25 Copland Road, Koah
DATE LODGED	24 June 2016	RPD	Lot 1 on SP154474
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Subdivision (1 into 2 lots)		

FILE NO	DA/16/0033	AREA	9.3871 hectares
LODGED BY	M McKeen	OWNER	M McKeen
PLANNING SCHEME	Mareeba Shire Planning Scheme 2004 (Amendment No. 01/11)		
ZONE	Rural zone		
LEVEL OF ASSESSMENT	Code Assessment		
SUBMISSIONS	n/a		

ATTACHMENTS: 1. Proposal Plan/s
 2. Department of Infrastructure, Local Government and Planning Referral Agency Response dated 19 September 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.

The applicants propose the excision of approximately 2 hectares of land from the north-west corner of the site to form a separate allotment (proposed Lot 11), leaving a balance allotment of approximately 7.3871 hectares (proposed Lot 12)

The application and supporting material has been assessed against the relevant statutory planning instruments including the FNQ Regional Plan, the State Planning Policy, and the Mareeba Shire Planning Scheme (including codes and policies) and is in conflict with the rural subdivision provisions contained within both the Planning Scheme and the Regional Plan.

Both proposed allotments are significantly smaller than the Planning Scheme's desired minimum resultant lot size of 30 hectares for land within the Rural zone (where not GQAL). The proposed subdivision conflicts with an overall intent of the Rural Zone as it would result in further fragmentation of rural land, the ad-hoc creation of an additional rural lifestyle allotment, and an increase in dwelling densities within the Rural zone.

A report tabled at Council's Ordinary Meeting on 16 November 2016 recommended that the application be refused.

At this meeting, Council resolved that it intended to approve this development application and instructed officers to prepare suitable conditions for approval and provide a report to the 21 December 2016 meeting.

The proposed conditions are presented below.

OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	M McKeen	ADDRESS	25 Copland Road, Koah
DATE LODGED	24 June 2016	RPD	Lot 1 on SP154474
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:

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

And

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

Details of the conflict with the relevant instrument	Reason for the decision, including a statement about the sufficient grounds to justify the decision despite the conflict
<p>1. The proposed development is in conflict with Part 4, Division 14, 4.77 Overall Outcomes for Rural Zone Code:</p> <p>(b) where agricultural production and the raising of animals are protected from incompatible land uses;</p> <p>2. The proposed development is in conflict with Part 4, Division 14, Rural Zone Code:</p> <p>4.80 Reconfiguring a Lot</p> <p>S1 The viability of the farming industry throughout the Shire and including Good Quality Agricultural Land, and future opportunities for farming pursuits are not compromised.</p> <p>PS1.2 Allotments to have a minimum area of <u>30 hectares</u> and road frontage of 150 metres if outside the area identified on Agricultural Land Quality Maps S2, S3, S4 and S5.</p> <p>3. The proposed development is in conflict with land use policies 2.6.1 and 4.6.1 of the Far North Queensland Regional Plan 2009-2031.</p>	<p>The subject site and surrounding allotments are not mapped as Good Quality Agricultural Land (GQAL). Council considers that the subject land is not suitable for sustainable agricultural production and further, it is improbable that adjoining allotments will be developed for significant agriculture purposes in the future.</p> <p>In assessing the potential for intensive animal husbandry, Council has applied the S-Factor methodology developed for the assessment of meat poultry farms. The typical meat poultry farm established within the Mareeba Shire accommodates up to 200,000 birds. A buffer distance of 845m is calculated for this farm size. Applying this buffer from the centre of the subject land would cover numerous surrounding rural and rural residential allotments.</p> <p>This demonstrates that it is not possible for intensive animal husbandry to achieve this separation distance. Separation distances for the establishment of a piggery or feedlot are expected to be no less than that required for a meat poultry farm.</p> <p>The subject land is located within Preferred Area No 3 - Clohesy River Area. Preferred Area No 3 reflects the planning scheme's ultimate intent that the Clohesy River area be development to accommodate some of urban growth.</p> <p>The proposed development is considered to represent the highest and best use of the subject land.</p>

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

(B) **APPROVED PLANS:**

Plan/Document Number	Plan/Document Title	Prepared by	Dated
DWG No. 7763-LL1 Rev B	Proposed Reconfiguration of a Lot (1 Lot into 2 Lots)	Twine Surveys Pty Ltd	14.6.2016

(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, subject to any alterations:
 - found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.

2. Timing of Effect

- 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the endorsement of the plan of survey, except where specified otherwise in these conditions of approval.

3. General

- 3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure or the payment of infrastructure charges within the conditions of approval.
- 3.2 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
- 3.3 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to the endorsement of the plan of survey and at the rate applicable at the time of payment.
- 3.4 The developer must relocate (in accordance with FNQROC standards) any services such as water, sewer, drainage, telecommunications and electricity that are not wholly located within the lots that are being created/serviced where required by the relevant authority unless approved by Council's delegated officer.
- 3.5 Where utilities (such as sewers on non-standard alignments) traverse lots to service another lot, easements must be created in favour of Council for access and maintenance purposes. The developer is to pay all costs (including Council's legal expenses) to prepare and register the easement documents.
- 3.6 Any existing buildings or structures (pools/tennis courts or fences) and/or incidental works that straddle the new boundaries must be altered, demolished or removed, as required, to align with the new property boundaries and/or be wholly contained within a new allotment, unless approved by Council's delegated officer.
- 3.7 Prior to the endorsement of the plan of survey the applicant must provide a letter from any Concurrence Agencies confirming that their conditions have been complied with and/or that they have no objection to Council's endorsement of the plan of survey.
- 3.8 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements and to the satisfaction of Council's delegated officer.

3.9 Flood Immunity

All new buildings must be located such that the freeboard of the floor levels of all habitable rooms are a minimum of 300mm above the 100 ARI year level.

3.10 No filling is to occur below the 100 ARI flood level unless approved as part of a subsequent development permit for operational works.

3.11 Bushfire Management

Future development on proposed Lots 11 and 12 must comply with the recommendations of the Bushfire Management Report for Lot 1 on SP154474 as submitted with the reconfiguring a lot application.

3.12 Charges

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

3.13 Rural Addressing

The applicant must pay a contribution per additional lot for provision of rural addressing at the rate identified in the Fees and Charges Schedule at the time of payment.

4. Infrastructure Services and Standards

4.1 Access

An access crossover for each allotment, must be constructed from the edge of the road pavement, to the property boundary of each respective allotment, in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

4.2 Stormwater Drainage

The applicant must ensure a non-worsening effect on surrounding land as a consequence of the development and must take all reasonable and practicable measures to ensure discharge occurs in compliance with the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual.

4.3 Roadworks – Copland Road

4.3.1 Copland Road, from its intersection with Koah Road, to a point 10 metres past the access into proposed Lot 12, must be constructed to Rural Road gravel standard, in accordance with FNQROC Development Manual standards to the satisfaction of Council's delegated officer.

4.3.2 The value of the roadworks required under Condition 4.3.1 will be credited towards the trunk transport contribution payable under Condition 5.

4.4 Copland Road road reserve

A new section of road reserve must be opened to formalise the existing encroachment of the Copland Road formation on to the subject land.

4.5 Water Supply

4.5.1 Each Lot must be provided with a potable water supply via bore or by water rights to a perennial stream in accordance with Planning Scheme Policy No. 1 - Water Supply (Outside Reticulated Water Supply Area).

4.5.2 Supply from a watercourse will be acceptable, provided the following can be demonstrated to the satisfaction of Council's delegated officer:

- the watercourse has sufficient flow and is perennial in all but the driest years; and
- the applicant can demonstrate that the Department of Natural Resources and Mines is prepared to grant a water licence for the proposed lot.

4.5.3 Where a bore is to be used as a source of water, bore installation will be in accordance with the requirements of D6.07 of the FNQROC Development Manual.

4.5.4 Where a bore is to be used as a source of potable water, it will be sited in accordance with the setback distances specified in the Queensland Plumbing and Wastewater Code.

4.5.5 The applicant/developer must demonstrate that any source of potable water supply can satisfy the standards for drinking water set by the Australian Drinking Water Guidelines 2004 (National Health and Medical Research Council and the National Resource Management Ministerial Council).

4.5.6 If an existing bore is proposed as a potable water supply for any lot, this bore must comply with 4.5.3 (minimum sustainable yield only), 4.5.4 and 4.5.5 above.

4.6 On-Site Wastewater Management

At the time of construction of a new dwelling on any lot, any associated on-site effluent disposal system must be constructed in compliance with the latest version On-Site Domestic Wastewater Management Standard (AS/NZS1547) to the satisfaction of the Council's delegated officer.

4.7 Electricity provision/supply

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

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

4.8 Telecommunications

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

5. Additional Payment Condition/s (section 650 of the Sustainable Planning Act 2009)

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

5.2 The developer must pay \$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.

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

- The trunk transport network servicing the land (\$4,425.00 per additional allotment)

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

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

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

- Complete the works prior to endorsement of the plan of subdivision.

(D) ASSESSMENT MANAGER'S ADVICE

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

- (b) 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.

- (c) Endorsement Fees

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

- (d) Compliance with applicable codes/policies

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

- (e) Notation on Rates Record

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

- an approved bushfire management plan
- conditions regarding flood immunity
- conditions regarding on-site wastewater disposal system design (at time of dwelling construction)
- an approved source of water supply via bore/perennial watercourse
- Department of Infrastructure, Local Government and Planning concurrence agency conditions and advice
- At the time of dwelling construction a 22,500L rainwater tank is to be provided in accordance with the Dwelling House Code to the satisfaction of Council's delegated officer

- (f) Environmental Protection and Biodiversity Conservation Act 1999

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

(g) Cultural Heritage

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

(E) CONCURRENCE AGENCY CONDITIONS

Department of Infrastructure, Local Government and Planning conditions dated 19 September 2016

(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

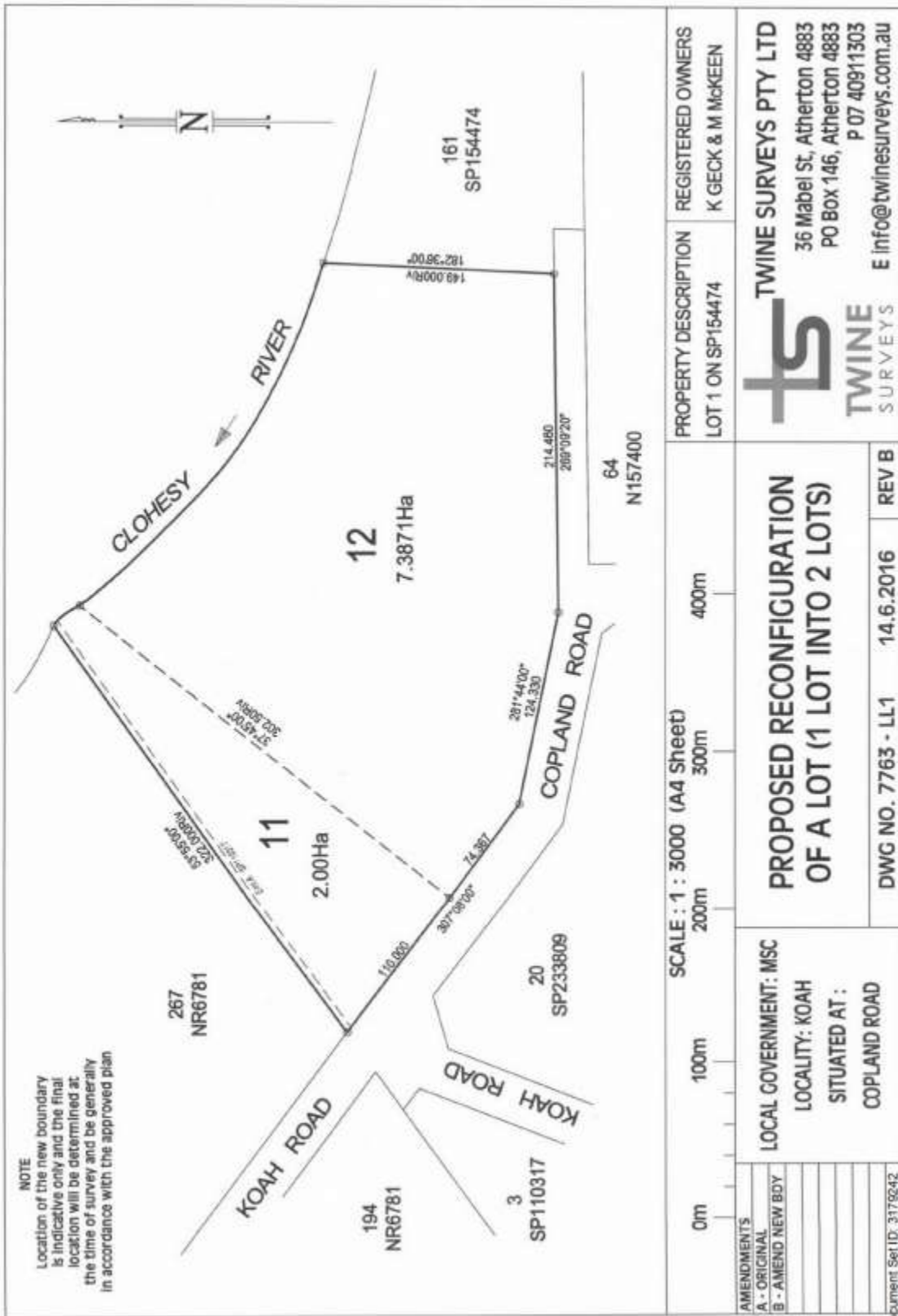
(H) OTHER APPROVALS REQUIRED FROM COUNCIL

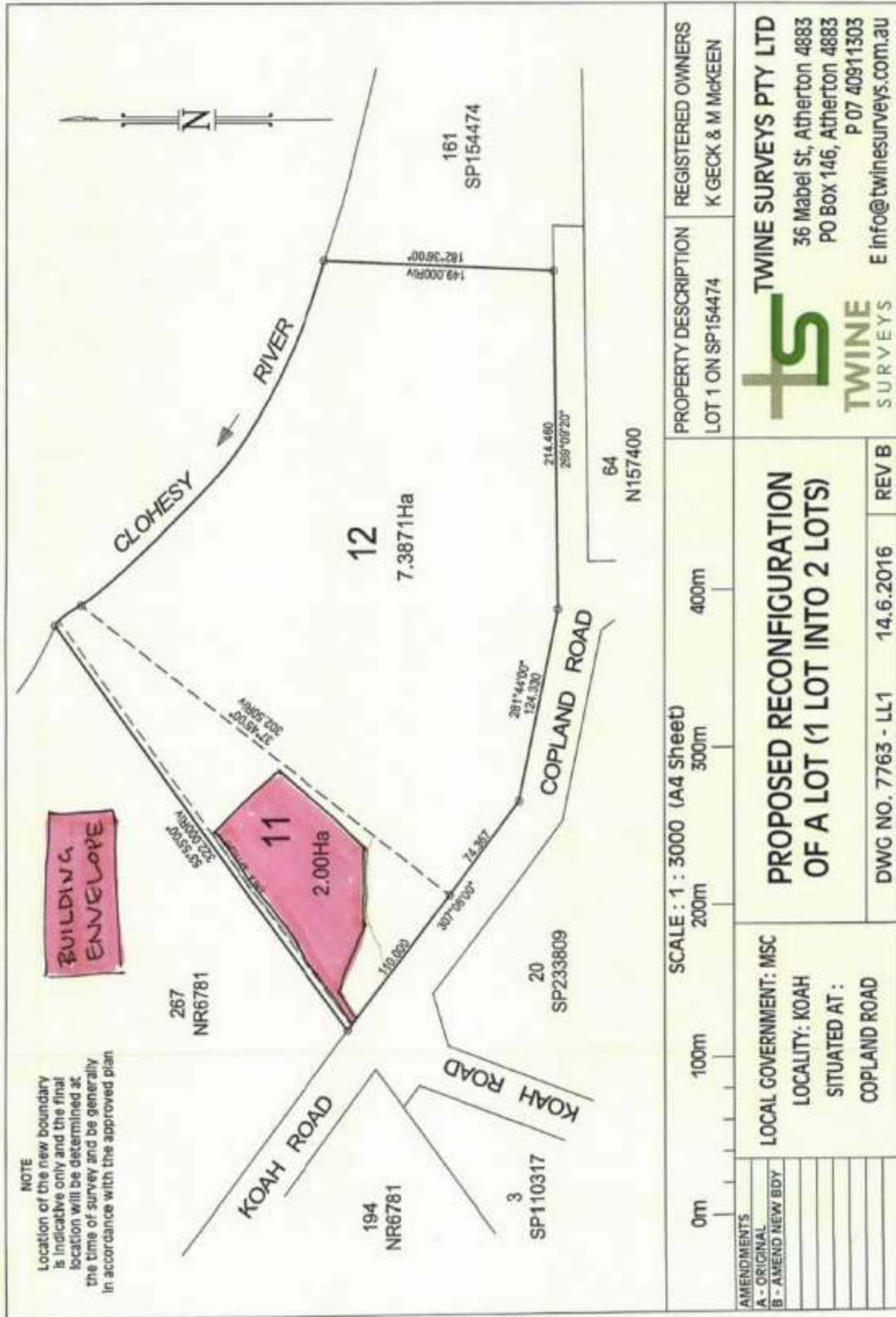
- Nil

Date Prepared: 16 November 2016

ATTACHMENT 1

APPROVED PLANS (ECM VS 3816586)





ATTACHMENT 2Department of Infrastructure,
Local Government and PlanningOur reference: SDA-0716-032044
Your reference:

19 September 2016

Chief Executive Officer
Mareeba Shire Council
PO Box 154
Mareeba 4880

Att: Carl Ewin

Dear Sir/ Madam

Concurrence agency response—with conditionsProposed reconfiguring a lot – subdivision (1 into 2 lots) of land situated at 25 Copland Road, Koah and described as Lot 1 on SP154474
(Given under section 285 of the *Sustainable Planning Act 2009*)The referral agency material for the development application described below was received by the Department of Infrastructure, Local Government and Planning under section 272 of the *Sustainable Planning Act 2009* on 14 July 2016.**Applicant details**

Applicant name:	Malcom McKeen
Applicant contact details:	25 Copland Road Koah QLD 4881 kerrygeck0@bigpond.com

Site details

Street address:	25 Copland Road Koah
Lot on plan:	1 SP154474
Local government area:	Mareeba Shire Council

Application details

Proposed development:	Development permit for reconfiguring a lot (1 lot into 2 lots)
-----------------------	----------------------------------------------------------------

SDA-0716-032044

Aspects of development and type of approval being sought

Nature of Development	Approval Type	Brief Proposal of Description	Level of Assessment
Reconfiguring a Lot	Development permit	Reconfiguring of a Lot - one lot into two.	Code Assessment

Referral triggers

The development application was referred to the department under the following provisions of the *Sustainable Planning Regulation 2009*:

Referral trigger Schedule 7 Table 2 Item 4 – clearing native vegetation

Conditions

Under section 287(1)(a) of the *Sustainable Planning Act 2009*, the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

Under section 289(1) of the *Sustainable Planning Act 2009*, the department must set out the reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Approved plans and specifications

The department requires that the following plans and specifications set out below and in Attachment 4 must be attached to any development approval.

Drawing/Report Title	Prepared by	Date	Reference no.	Version/Issue
Aspect of development: Reconfiguring a lot				
Referral Agency Response Plan	Department of Natural Resources and Mines	13 September 2016	SDA-0716-032044	N/A

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

For further information, please contact Kristin Keane, Senior Planning Officer, SARA Far North QLD on 4037 3220, or email kristin.keane@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow
 Manager (Planning)

cc: Malcom McKeen, kerrygeck0@bigpond.com
 enc: Attachment 1—Conditions to be imposed
 Attachment 2—Reasons for decision to impose conditions
 Attachment 3—Approved Plans and Specifications

SDA-0716-032044

Our reference: SDA-0716-032044

Your reference:

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Reconfiguring a lot		
Schedule 7 Table 2 Item 4 – clearing native vegetation Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of Department of Natural Resources and Mines to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	The permit holder is responsible for ensuring that: <ul style="list-style-type: none"> (a) a full copy of the permit is held by; and (b) that the extent of clearing authorised by this permit is properly understood by, any person(s) engaged or employed to carry out the clearing of the vegetation under this permit. 	At all times
2.	<ul style="list-style-type: none"> (a) Clearing for a single dwelling must only occur within the area identified as Area A on the accompanying Referral Agency Response (Vegetation) Plan (RARP) SDA-0716-032044 dated 13 September 2016. (b) No infrastructure except fences, roads and underground services is to be established or located within Area B as shown on the attached Referral Agency Response (Vegetation) Plan (RARP) SDA-0716-032044 dated 13 September 2016. 	

SDA-0716-032044

Our reference: SDA-0716-032044
Your reference:

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

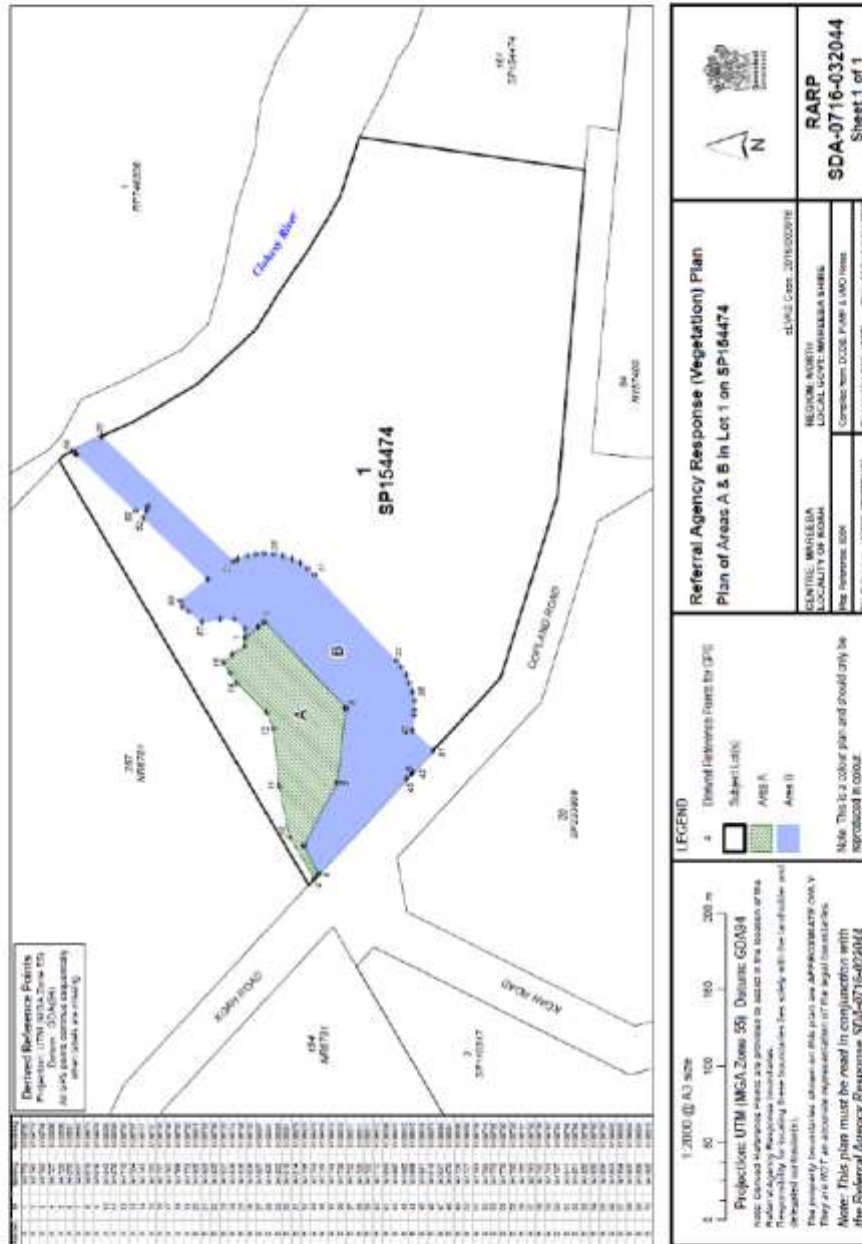
- To ensure the clearing works are carried out in the location and to the extent specific on the approved plans

SDA-0716-032044

Our reference: SDA-0716-032044
Your reference:

Attachment 3—Approved plans and specifications

SDA-0716-032044



**ITEM-3 GJ ARMBRUST - MATERIAL CHANGE OF USE -
 TOURIST PARK - LOT 26 DA194 - 6068 MULLIGAN
 HIGHWAY, MOUNT CARBINE - DA/16/0056**

MEETING: Ordinary

MEETING DATE: 21 December 2016

**REPORT OFFICER'S
 TITLE:** Planning Officer

DEPARTMENT: Corporate and Community Services

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	GJ Armbrust	ADDRESS	6068 Mulligan Highway, Mount Carbine
DATE LODGED	20 October 2016	RPD	Lot 26 on DA194
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Tourist Park		

FILE NO	DA/16/0056	AREA	66.116 hectares
LODGED BY	Freshwater Planning Pty Ltd	OWNER	GJ Armbrust
PLANNING SCHEME	Mareeba Shire Council Planning Scheme - July 2016		
ZONE	Rural zone		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	33 submissions received (32 in support, 1 objection)		

ATTACHMENTS:

1. Proposal Plan/s
2. Department of Infrastructure, Local Government and Planning Referral Agency Response dated 14 October 2016
3. Submitter's letters

EXECUTIVE SUMMARY

Council is in receipt of an impact assessable development application described in the above application details. Public notification of the proposed development attracted 33 submissions, of which 32 supported the development and 1 objected to the proposed development.

The applicant proposes the establishment of a small rural caravan park/campground to accommodate up to 20 campsites which will be informally sited across a sparsely vegetated 2 hectare (approx.) area of land in the north-east corner of the site. This portion of the site is not readily visible from the Mulligan Highway or West Mary Road and is situated adjacent Mary Creek which flows along the site's eastern boundary.

The site has previously been used by the public as an informal campground, although the required approvals from Council were not in place. The landowner/applicant has now lodged this application with Council to obtain a development permit and formalise the campground operation.

The application and supporting material has been assessed against the Mareeba Shire Council Planning Scheme - July 2016 with no conflicts identified. Separate assessment against the FNQ Regional Plan and the State Planning Policy are not required as these instruments have been adequately reflected within the Planning Scheme.

No significant planning issues were identified during the assessment of the application.

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

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

OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	GJ Armbrust	ADDRESS	6068 Mulligan Highway, Mount Carbine
DATE LODGED	20 October 2016	RPD	Lot 26 on DA194
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Tourist Park		

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

And

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

(A) APPROVED DEVELOPMENT: Development Permit for Material Change of Use - Tourist Park

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
F16/017 DA01	Proposed Development - Caravan Park	Freshwater Planning Pty Ltd	July 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, subject to any alterations:
 - found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.
2. Timing of Effect
 - 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.
 - 2.2 Prior to the commencement of use, the applicant must notify Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.
3. General
 - 3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure within the conditions of approval.
 - 3.2 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
 - 3.3 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to commencement of the use and at the rate applicable at the time of payment.
 - 3.4 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.

3.5 Noise Nuisance

Refrigeration equipment, camp site generators, pumps, compressors and mechanical ventilation systems must be located and/or designed, installed and maintained to achieve a maximum noise level of 3dB(A) above background levels as measured from noise sensitive locations.

Tourist park guests are not permitted to play amplified music of any kind.

3.6 Waste Management

The applicant shall ensure there is no on site disposal of refuse associated with the approved use unless such refuse is disposed of in refuse bins provided in accordance with the following:

- (i) No refuse is to be stored on site outside the refuse bins at any time.
- (ii) An on-site refuse storage area for all refuse bins must be provided and be screened from view from adjoining properties and road reserve by a 1 metre wide landscaped screening buffer, 1.8m high solid fence or building.

Lids or coverings must be installed on all refuse storage bins when not in use to prevent wildlife scavenging.

3.7 Bushfire Management

3.7.1 The approved use must be provided with minimum on-site water storage of 5,000 litres for fire-fighting purposes which can include:

- (i) a separate tank (fixed or transportable); or
- (ii) a reserve section in the bottom part of a main water supply tank; or
- (iii) a dam; or
- (iv) a swimming pool.

Where a tank is to be used for water storage, a 50mm male camlock fitting must be attached.

3.7.2 A Bushfire Management Plan, incorporating evacuation procedures, campfire guidelines and fire break/trail maintenance for the tourist park must be prepared to the satisfaction of Council's delegated officer. The approved use must comply with the requirements of the Management Plan at all times.

3.7.3 The tourist park manager must ensure all open fires are appropriately managed and contained and must only be lit within the approved tourist park area (no fires permitted within Mary Creek).

3.8 Signage

- 3.8.1 No more than 1 advertising sign for the approved development is permitted on the subject site.
- 3.8.2 The sign must not exceed a maximum sign face area of 6m² and must not move, revolve, strobe or flash.
- 3.8.3 The sign must be kept clean, in good order and safe repair for the life of the approval.
- 3.8.4 The sign must be removed when no longer required.
- 3.8.5 The erection and use of the advertisement must comply with the Building Act and all other relevant Acts, Regulations and these approval conditions.

3.9 The tourist park shall not accommodate more than twenty (20) individual campsites at any one time. Of these 20 individual campsites, a maximum of 5 campsites only can be used for traditional 'tent' style campers at any one time. Each campsite must:

- (i) not accommodate more than 1 caravan/motorhome; and
- (ii) not more than 2 'tent' style campers.

Note: One camp group can accommodate more than 2 campers, however not more than 10 'tent' style campers can be accommodated within the tourist park any one time.

3.10 The maximum length of stay for any caravan/motorhome or campsite must not exceed five (5) consecutive days.

4. Infrastructure Services and Standards

4.1 Access

An access crossover must be constructed/upgraded to asphalt/concrete sealed standard (from the edge of West Mary Road to the property boundary of the subject site) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

4.2 Stormwater Drainage/Water Quality

- 4.2.1 The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land as a consequence of the development.
- 4.2.2 Prior to the development commencing, the applicant must develop a Stormwater Quality Management Plan, including an Erosion and Sediment Control Plan. The plan must detail what measures will be implemented to prevent erosion in the

event the surface of the tourist park area deteriorates due to wet weather and/or high traffic.

- 4.2.3 The applicant/developer must ensure that the Stormwater Quality Management Plan is complied with for the life of the development.

4.3 Car Parking/Internal Driveways

- 4.3.1 All car parking associated with the tourist park must be accommodated within the identified tourist park area.

- 4.3.2 The internal access road shown on the approved plan (ingress and egress) must be constructed (from the edge of the access crossover mentioned in Condition 4.1 to the approved tourist park area) to a 4 metre wide all weather compacted gravel standard, prior to the commencement of the use.

The internal access road must be maintained at this standard for the life of the development.

4.4 Lighting

- 4.4.1 Where outdoor lighting is required the developer shall locate, design and install lighting to operate from dusk to dawn within all areas where the public will be given access, which prevents the potential for light spillage to cause nuisance to neighbours and must be provided in accordance with Australian Standard 1158.1 – Lighting for Roads and Public Spaces.

- 4.4.2 Illumination resulting from direct, reflected or other incidental light emanating from the subject land does not exceed 8 lux when measured at any point 1.5m outside the property boundary of the subject site. The lighting fixtures installed on site must meet appropriate lux levels as documented within Australian Standard 4282 – Control of the Obtrusive Effects of Outdoor Lighting.

- 4.4.3 The approved tourist park shall be managed in such a way as to prevent park visitors from deliberately directing light sources such as torches onto native wildlife.

4.5 *Non-Reticulated Water Supply*

All non-potable water supplied to park visitors must be clearly labelled at each tap - Non Potable Water - not safe for Human Consumption.

In the event that the tourist park is provided with a potable water supply, it must be treated so as to be potable (safe for drinking in accordance with National Health Medical Research Guidelines).

4.6 On-Site Wastewater Management

- 4.6.1 No black or grey water from caravans/motorhomes is to be discharged on site.
- 4.6.2 Any accidental discharge of black or grey water on site must be reported to Council immediately.
- 4.6.3 The applicant/developer must have the existing on-site wastewater disposal system servicing the ablutions block evaluated by a registered site and soil evaluator, and a report lodged with Council demonstrating the ability of the system to accommodate the demand likely to be generated by the use. Population densities outlined in Condition 3.9 should be considered during the evaluation.

If the existing system is not of a capacity to service the approved use, the system must be upgraded or replaced by a system that can accommodate the demand likely to be generated by the use. Any new effluent disposal system must be constructed in compliance with the latest version On-Site Domestic Wastewater Management Standard (ASNZ1547) to the satisfaction of Council's delegated officer.

(D) ASSESSMENT MANAGER'S ADVICE

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

- (b) Compliance with applicable codes/policies

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

- (c) Compliance with Acts and Regulations

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

- (d) 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

(e) 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) Motor Home Park/Caravan Park/Camping Ground

The applicant is advised that an application to Council for approval to operate under Council *Local Law No 1 (Administration) 2011* is required prior to the commencement of the motor home park/caravan park/camping ground.

(E) CONCURRENCE AGENCY CONDITIONS

Department of Infrastructure, Local Government and Planning conditions dated 14 October 2016.

(F) RELEVANT PERIOD

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

- Material Change of Use – four (4) years (starting the day the approval takes effect);

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

- Nil

(H) OTHER APPROVALS REQUIRED FROM COUNCIL

- Access approval arising from condition number 4.1 (Please contact Planning Section to obtain application form and applicable fee)

THE SITE

The subject site is situated at 6068 Mulligan Highway, Mary Farms and is described as Lot 26 on DA194. The site has a total area of 66.116 hectares and is zoned *Rural* under the Mareeba Shire Council Planning Scheme. The site includes approx. 880 metres of frontage to the State controlled Mulligan Highway which is constructed to dual lane bitumen sealed standard, and a further 590 metres of frontage to West Mary Road which bisects the property into two near equal severances in a north-east direction. West Mary Road is constructed to an approx. 3.5 metre bitumen sealed width for its entire frontage to the site. The site currently gains access in its south-east corner from the Mulligan Highway via a single gravel crossover.

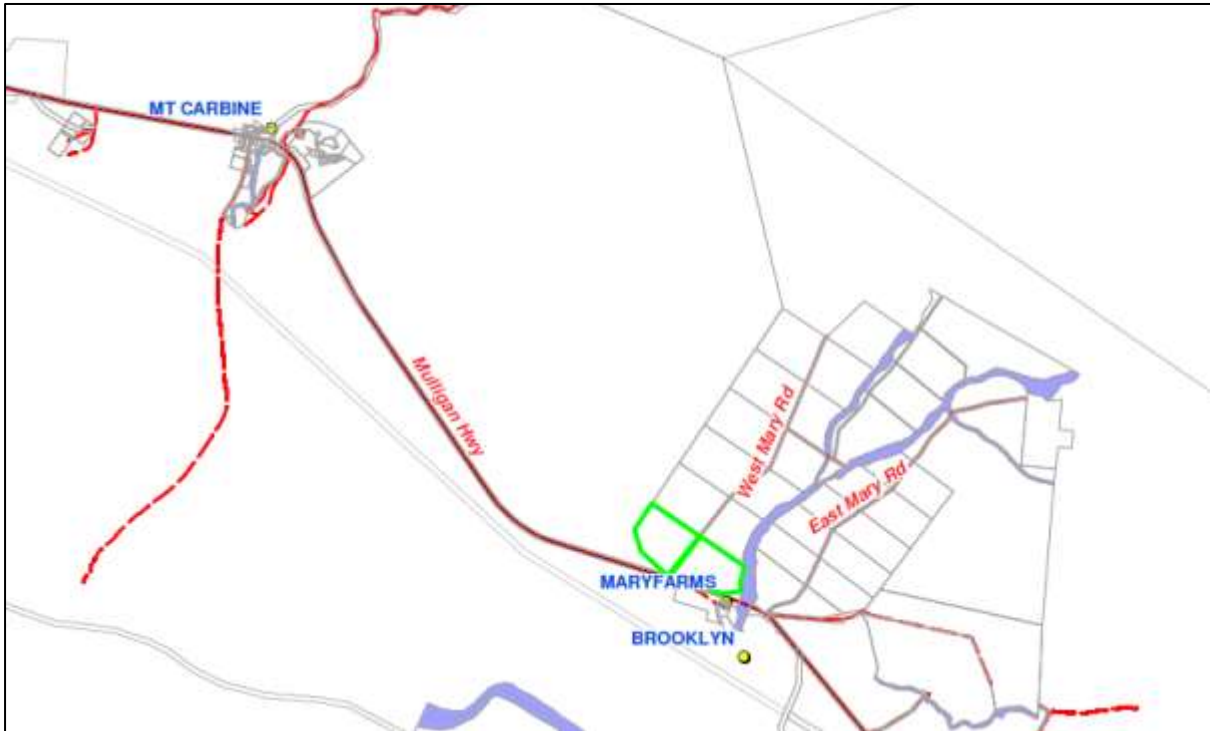
Improvements include a dwelling, a number of farm sheds, and an ablutions block which are clustered together in the south-east corner of the lot. The proposed caravan park/camping area is situated adjacent these improvements in the north-east corner of the site. The remainder of the site is unimproved and is primarily cleared and used for livestock grazing. The western third of the site remains covered in remnant vegetation that is least concern regional ecosystem, whilst the eastern-most section, including the proposed campground area, is sparsely covered in mature non-remnant vegetation. Mary Creek, a perennial waterway, is situated immediately to the east of the site.

Lots surrounding the subject site are zoned *Rural* and are used primarily for livestock grazing and rural lifestyle lots. Bustard Downs Caravan Park is situated to the north-east of the subject site on the opposite side of Mary Creek.



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

The subject site has previously been used as a caravan park/campground without the required approvals and permits from Council.

In response to compliance notices issued by Council to the landowner, this application was prepared and lodged to obtain the necessary approvals and permits.

PREVIOUS APPLICATIONS & APPROVALS

Nil

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Material Change of Use - Tourist Park in accordance with the plan shown in **Attachment 1**.

The applicant proposes the establishment of a small rural caravan park/campground in the north-east corner of the subject site adjacent Mary Creek. The caravan park/campground area will utilise a sparsely vegetated 2 hectare portion of the site and will accommodate a maximum of 20 campsites which will be informally scattered across this 2 hectare area.

Due to the topography of the site, the proposed caravan park/campground area is not readily visible from the Mulligan Highway or West Mary Road. An ablutions facility containing 2 toilets and 2 showers is already situated on the southern edge of the proposed campground

area and is in good working order. Each campsite will be informal in nature with no other infrastructure provided such as shade structures or concrete slabs for caravans/motorhomes.

The proposed caravan park/campground area will be accessed from West Mary Road only via a new gravel driveway down the centre of the site.

REGIONAL PLAN DESIGNATION

The subject site is included within the Regional Landscape and Rural Production Area land use category in the Far North Queensland Regional Plan 2009-2031. The Regional Plan Map 3- 'Areas of Ecological Significance' also identifies the site is:

- *State & Regional Conservation Corridors*
- *Wetland Area of General Ecological Significance*
- *Terrestrial Area of General Ecological Significance*

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	Rural Agricultural Area Rural Other
Zone:	Rural zone
Overlays:	Agricultural land overlay Bushfire hazard overlay

Planning Scheme Definitions

The proposed use is defined as:-

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
<i>Tourist park</i>	<p><i>Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short-term holiday purposes.</i></p> <p><i>The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, or the provision of recreation facilities for the use of occupants of the tourist park and their visitors, and accommodation for staff.</i></p>	<u><i>Camping ground, caravan park, holiday cabins</i></u>	<i>Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation</i>

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

Strategic Framework

3.3 Settlement pattern and built environment

3.3.1 Strategic outcomes

(5) Primary industries in *Rural areas* are not compromised or fragmented by incompatible and/or unsustainable development, including but not limited to subdivision that results in a detrimental impact on rural productivity. The valued, relaxed rural lifestyle, character and scenic qualities of the *rural area* are preserved and enhanced. The *rural area* is largely maintained to its current extent, while accommodating development directly associated with or reliant on natural resources including rural activities and tourism. *Rural areas* protect the shire's *agricultural area* and ensure food security. *Other rural areas* predominantly remain agricultural grazing properties.

3.3.11 Element—Rural areas

3.3.11.1 Specific outcomes

(1) *Rural areas include rural activities and land uses of varying scale, consistent with surrounding land use, character and site conditions.*

Comment

The proposed use is of a type and scale that is unlikely to detrimentally impact on surrounding land uses or the existing character of the surrounding rural area. Lots immediately surrounding and including the subject site are used for rural lifestyle purposes and livestock grazing only.

The development complies.

- (3) *Tourism, rural industry, intensive animal industries and outdoor recreation facilities are developed in the rural area in a way which:*
- (a) *does not impede or conflict with agricultural activities and production; and*
 - (b) *does not compromise rural character and scenic qualities; and*
 - (c) *does not adversely impact on ecological and biodiversity values.*

Comment

The proposed development will not compromise agricultural activities conducted on the site or on surrounding properties. Given the nature and scale of the use as well as the size of the site, rural character and scenic qualities are also not likely to be compromised. In fact, the proposed use will not be visible from either Mulligan Highway or West Mary Road.

No clearing is proposed as part of the development and it will be operated in accordance with the 'leave no trace' principle to help minimise environmental degradation.

The development complies.

- (5) Rural lifestyle, tourism, outdoor recreation, horticultural activities and natural bushland uses may be considered in other rural areas where appropriately located, serviced and otherwise consistent with the Strategic Framework.

Comment

The proposed development is appropriately located in that it is not likely to impact on any existing or future agricultural land uses, nor is it likely to impact on the localities existing rural amenity. The proposed development is generally consistent with the relevant sections of the Strategic Framework.

The development complies.

3.6 Transport and infrastructure

3.6.1 Strategic outcomes

(1) *Local collector road and state controlled road networks support the identified hierarchy of activity centres and the rural economy of Mareeba Shire. The location, density and scale of development supports the efficient and convenient movement of goods, services and people. Roads are progressively upgraded (including construction of future state roads and future local connections) and maintained to a high standard to support higher urban densities, rural production, tourism, commerce, industry and major trip generators.*

3.6.2 Element—Road network

3.6.2.1 Specific outcomes

(1) *The Shire's road network is upgraded and extended to provide for the safe, efficient movement of vehicles and to cater for new development.*

Comment

From its intersection with the Mulligan Highway, only approximately 350 metres of West Mary Road will be used to access the proposed caravan park/campground. Given the minimal traffic likely to be generated by the development (not predicted to exceed that of a standard dwelling when averaged over any given week) and the minimal amount of Council maintained road used to access the site, road network upgrades are not considered necessary. At its current 3.5m sealed width, West Mary Road is of an adequate standard to provide safe, efficient access to the site.

The development complies.

- (4) *Development provides off-street parking, loading and maneuvering areas where possible and practicable.*

Comment

The proposed development is for a small scale rural caravan park/campground. No more than 20 campsites will be catered for within the identified campground area and ample space will exist for vehicle parking at each camp as well as vehicle maneuvering in and around each campsite.

The development complies.

- (5) *Development of new roads and upgrades to existing roads are designed and constructed in accordance with the FNQROC Regional Development Manual as amended.*

Comment

As discussed above, no upgrades to West Mary Road are proposed or will be conditioned. A condition will be attached to any approval requiring an access crossover be constructed to FNQROC Development Manual standards (sealed) as well as an internal access road constructed to an all-weather compacted gravel standard.

The development complies.

3.7 Economic development

3.7.1 Strategic outcomes

(1) The rural economy that underpins the settlement pattern of Mareeba Shire prospers and diversifies, with traditional and emerging primary industries continuing to provide the economic base of the shire. Increasing opportunities for value-adding and processing primary product are realised on-farm and within surrounding towns. *Agricultural areas* and rural industries are protected from development which may compromise its ongoing viability. Infrastructure which supports agriculture and primary industry is maintained and protected.

(4) The natural environment, rural and scenic landscapes of Mareeba Shire provide a basis for the development of sustainable tourism enterprises. Mareeba Shire's geographic proximity to Cairns International Airport provides opportunities for increasing visitation and exposure to the shire. Large scale tourist accommodation facilities are developed in key

sites across the shire and meet the needs of a range of users. The character and appeal of key *activity centres*, landscape features and *scenic routes* which attract tourists to Mareeba Shire will be maintained and enhanced. The western dry land savannah of the shire accommodates further nature and rural based tourism development.

3.7.2 Element—Rural and Agricultural land

3.7.2.1 Specific outcomes

- (1) *Agricultural areas are preserved for the purpose of primary production and are protected from fragmentation, alienation and incompatible development.*

Comment

The proposed development is for a rural caravan park/campground only and does not propose any additional buildings or structures. As such, the proposed development will not fragment or permanently alienate the sites agricultural land. Given the nature and scale of the use, the proposed development is not considered to be incompatible with primary production purposes. In the event that intensive agriculture is ever conducted on the site in future, the proposed development could be easily abandoned.

The development complies.

- (4) *Built infrastructure and non-agricultural uses within farms will be co-located and clustered with existing farm dwellings and infrastructure to prevent encroachment on productive land.*

Comment

The proposed caravan park/campground area will be established to the north of the sites existing improvements on a low-lying part of the site which is covered in mature vegetation and is not considered to be 'productive land'. In the event that the site is used for agricultural production in future, the proposed use can be easily abandoned. The proposed use is not encroaching on productive land.

The development complies.

- (5) *Development ensures rural activities in all rural areas are not compromised by incompatible development and fragmentation.*

Comment

As discussed above, the proposed development is not likely to compromise any current or future agricultural activity in the area. Existing rural activity is limited to livestock grazing which is not incompatible with a rural caravan park/campground. The proposed development will not further fragment any agricultural land.

The development complies.

3.7.7 Element—Tourism

3.7.7.1 Specific outcomes

- (3) *Tourist parks in key locations provide sites to accommodate caravans and recreational vehicles across the shire. Facilities to accommodate caravans and recreational vehicles are developed in a variety of urban and, at a limited scale, rural locations, to encourage extended visitations within the shire. Tourist facilities are designed to ensure they provide a high quality of infrastructure and services to visitors.*

Comment

The proposed development will provide accommodation to self-sufficient guests seeking to stay or camp in a 'rural' setting outside a conventional urban caravan park. The proposed development will encourage extended visitation within the Shire in close proximity to rural towns in need of economic stimulus (Mount Molloy, Mount Carbine).

The development complies.

- (4) *The outstanding scenic qualities of the regional landscape and the character and heritage values of the shire's activity centres are recognised and protected for their role in promoting and attracting visitors to the shire. Development in scenic and highly visible locations will minimise its impacts on scenic amenity through sensitive location, design, colour and scale.*

Comment

Due to the topography of the site and the distances achieved between the proposed caravan park/campground area and the Mulligan Highway/West Mary Road, the proposed use will not be readily visible from either road and will therefore have minimal impact on the scenic qualities of the Shires regional landscape. The development will not impact on the character and heritage values of the Shire's activity centres.

The development complies.

- (5) *A variety of small-scale, low impact tourist facilities are established across the rural landscape, including:*

- (a) tourist attractions and facilities within activity centres;*
- (b) cultural interpretive tours;*
- (c) nature based tourism;*
- (d) sports and recreational activities;*
- (e) tourist attractions;*
- (f) adventure tourism;*
- (g) farm based tourism;*
- (h) food based tourism;*
- (i) bed and breakfasts;*
- (j) camping and recreational vehicle facilities;*
- (k) cycle tourism.*

Comment

The proposed development is for a small scale low impact rural caravan park/campground.

The development complies.

- (6) *Small scale tourism related development is sensitively designed, scaled and located so as to not compromise the natural landscape values and agricultural values of Mareeba Shire.*

Comment

As discussed above, the proposed development is of a nature and scale that is not likely to compromise the natural landscape values and agricultural values of the Shire.

The development complies.

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
- 9.3.1 Accommodation activities code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.5 Works, services and infrastructure code

The application included a planning report and assessment against the planning scheme. An officer assessment has found that the application satisfies the relevant acceptable 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
Rural zone code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.
Agricultural land overlay code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.
Bushfire hazard overlay code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code apart from the following: <ul style="list-style-type: none"> ▪ Acceptable Outcome AO2 ▪ Acceptable Outcome AO8 Refer to planning discussion section of report.

Accommodation activities code	<p>The application can be conditioned to comply with the relevant acceptable outcomes contained within the code apart from the following:</p> <ul style="list-style-type: none"> ▪ Acceptable Outcome AO19.1 <p>Refer to planning discussion section of report.</p>
Landscaping code	<p>Given the location of the proposed use on-site, and considering the sites topography and existing vegetation, additional landscaping is not considered necessary.</p> <p>Refer to planning discussion section of report.</p>
Parking and access code	<p>The application can be conditioned to comply with the relevant acceptable outcomes contained within the code apart from the following:</p> <ul style="list-style-type: none"> ▪ Acceptable Outcome AO1 ▪ Acceptable Outcome AO6.1 <p>Refer to planning discussion section of report.</p>
Works, services and infrastructure code	<p>The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.</p>

(e) Planning Scheme Policies

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

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

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

The proposed tourist park (caravan park/campground) will be accessed via a 350 metre section of West Mary Road (Council controlled road) from its intersection with the Mulligan Highway (State controlled road). West Mary Road is constructed a bitumen sealed standard of approximate width of 3 - 3.5 metres.

Considering the relatively short section of West Mary Road needed to access the site and the maximum daily vehicle movements likely to be generated by the proposed development (approx. 20 - 40 vmpd at peak demand which is only likely on weekends, school holidays and motorhome/caravanning season), when averaged out over any given week, the development is not likely to place a noticeable increase in demand on Council's trunk transport infrastructure (roads).

As such, a contribution towards Council's trunk transport infrastructure network is not considered necessary in this instance.

REFERRALS

Concurrence

The application triggered a referral to the Department of Infrastructure, Local Government and Planning as a Concurrence Agency (DTMR - State controlled roads).

That Department advised in a letter dated 14 October 2016 that they require the conditions to be attached to any approval (**Attachment 2**).

Advice

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

Internal Consultation

Technical Services

PUBLIC NOTIFICATION

The development proposal was placed on public notification from 31 October 2016 to 21 November 2016. The applicant submitted the notice of compliance on 22 November 2016 advising that the public notification requirements were carried out in accordance with the requirements of the Act.

During public notification of the development, 33 submissions were received. Of the 33 submissions, 32 were in support of the proposed development while 1 submission objected to the proposed development

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

Grounds for support	Comment
The proposed site is ideally located away from the main road and well away from neighbouring dwellings and would therefore not adversely impact on the localities rural amenity.	Noted. The application is recommended for approval.
The proposed campground is large enough to provide ample space between campsites which makes for a comfortable "bush" experience for all visitors.	Noted. The application is recommended for approval.
The landowner is very safety conscious with any hazards mitigated or well managed.	Noted. The application is recommended for approval.
The landowner always places the utmost importance on the environment by ensuring no rubbish is left behind (leave no trace policy).	Noted. The application is recommended for approval.
Amenities provided are always clean, well-attended to and in good working order.	Noted. The application is recommended for approval.
The site is considered to be a great location for the travelling public and it is important to have a variety of accommodation options available when visiting the Mareeba Shire.	Noted. The application is recommended for approval.
The proposed development would generate positive awareness of the area's natural surrounds with bird-watching and nature walks easily accessible in the area.	Noted. The application is recommended for approval.

Grounds for objection	Comment
The submitter has disputed Council's flood hazard mapping, stating that flood impact mitigation methods should be in place over the subject site. The submitter is particularly concerned that the current septic trenching system for the ablutions block is not located outside the flood area and will pose a significant health risk to our locality.	The existing ablutions block is lawful and was approved in 2010. Council does not consider it reasonable to require the applicant/developer to relocate the lawfully established ablutions facility.
The application seeks to 'formalise' an <i>existing</i> caravan park use. This infers that the development is not a lawful use in its current form. It also infers that any infrastructure that has been established on the site may not be lawful.	Council acknowledge that the proposed use has previously occurred on site unlawfully as multiple compliance notices have been issued to the landowner. Council also acknowledge that the landowner is now going through the process to formalise or legalise the use which is the desired course of action. Existing infrastructure on-site associated with the proposed development is limited to the ablutions block which has been approved.
The application is unclear as to whether the application is for 20 caravan sites only or a combination of caravan and tent sites. A combination of caravan and tent sites has serious ramifications for waste water treatment.	A condition will be attached to the approval limiting the number of camp sites (for either caravans/motorhomes or tents) to 20. A condition will be attached to any approval requiring the applicant to demonstrate that the existing wastewater disposal system can accommodate demand likely to be generated by development based on this amount of campsites. Caravans/motorhomes will not be permitted to discharge black or grey water on-site.
The submitters own and operate a small scale tourist park on a property on the opposite side	The impact that a particular development has on the viability of a similar land use is not considered to be a relevant planning

<p>of Mary Creek. The submitters require evidence that the Assessment Manager has considered the effect that this proposal has on the ongoing sustainability of their adjacent business. The submitters are of the belief that two tourist parks cannot be sustained within one very small and remote locality. It is incumbent upon Mareeba Shire Council to consider the State Planning Policy - State Interest guideline for Tourism (April 2016:6) - Policy 2.</p>	<p>consideration. The Mareeba Shire Council Planning Scheme - July 2016 does not include any provisions limiting the proximity of similar tourist park land uses from each other.</p> <p>The State Planning Policy (SPP) is considered to be adequately reflected within the Planning Scheme; therefore a separate assessment against the SPP is not required.</p> <p>The Queensland Drive Tourism Strategy 2013-2015 aims to attract new investment into all forms of accommodation to achieve growth in visitor expenditure by 2020.</p> <p>The Queensland Government's focus on increasing the drive tourism market means that regions such as the Tablelands also need to increase/improve the facilities on offer to the travelling public. The proposed tourist park will do this, and the considerable number of support letter indicates that the proposed facility will be welcomed by certain members of the drive tourism market.</p>
<p>The assessment manager must consider the local context and the character of the Mary Farms area. In addition, the assessment manager must also address how competing issues will be resolved in conditioning this application and the impact that this additional development will have upon the existing tourism values, character and amenity of the area.</p>	<p>As discussed in the body of this report, given the nature and scale of the proposed use, as well as its location on the subject site, the development is not likely to negatively impact on the character and amenity of the local area.</p>
<p>Section 8 of the Sustainable Planning Act (SPA) requires a balance that integrates the protection of ecological processes and natural systems at local, regional, state and wider levels; economic development; and the maintenance of cultural, economic, physical and social well-being of people and communities. the decision making associated with development must therefore consider a) the balance between new forms of economic development and b) the maintenance of the economic wellbeing of 'people' and communities (i.e. the existing developments).</p> <p>The submitter requests that the assessment manager demonstrate how the decision upholds this provision contained within SPA.</p>	<p>The Mareeba Shire Council Planning Scheme - July 2016 is a <u>SPA compliant</u> Planning Scheme. The proposed development does not conflict with any relevant section of the Planning Scheme.</p>
<p>It is illogical to permit two similar land uses to operate in the one remote locality where they are next door to each other and in direct competition with each other.</p> <p>Tourism and in this instance tourist parks should not be treated as a free-for-all where any tourist park can be located in any location irrespective of whether it has been established in the absence of Council approval.</p> <p>The proposal does not consider how it will distinguish itself in the market place nor does it consider how it will complement development within the locale. The development merely replicates existing development (Bustard Downs) and in essence renders both unsustainable in the long term.</p>	<p>Competition between individual businesses in the same market is not considered to be a relevant planning consideration.</p> <p>The impact that a particular development has on the viability of a similar land use is not considered to be a relevant planning consideration.</p> <p>The application is not required to consider how the development will distinguish itself in the market place.</p>

<p>There has been no consideration of the impact on this development upon the Bustard Downs development, such as through the appropriate location of facilities, individual sites, landscaping, screening, fencing, hours of operation, waste management, wastewater management/disposal, and the management of the facilities to avoid potential conflict and adverse impacts. This proposed must be considered in light of its impacts upon development within the surrounding area, particularly upon the existing and exact same type of development across Mary Creek.</p>	<p>The proposed development is considered to be effectively screened from view from the Bustard Downs development via existing mature riparian vegetation along Mary Creek. All other relevant concerns raised will be appropriately managed through conditions of approval.</p>
<p>PO2 of the Rural zone code reads as follows: PO2: Development is sited (where not involving a dwelling house) in a manner that considers and respects:</p> <ul style="list-style-type: none"> a) the siting and use of adjoining premises; b) access to sunlight and daylight for the site and adjoining sites; c) privacy and overlooking; d) air circulation and access to natural breezes; e) appearance of building bulk; and f) relationships with road corridors. <p>The application does not include a detailed site plan that has considered any of these outcomes. More specifically how the siting has considered and respects privacy and overlooking upon the existing Bustard Downs tourist park.</p>	<p>The proposed development is considered to be effectively screened from view from the Bustard Downs development via existing mature riparian vegetation along Mary Creek.</p>
<p>The application does not include a detailed site plan that has demonstrated how the development will respect the nature and density of surrounding land use. A detailed site plan would have considered how the 20 sites would be located, oriented and landscaped to ensure that the development respected the nature and density of the surrounding land uses.</p>	<p>The 20 proposed sites will be scattered across the 2 hectare caravan park/campground area identified on the submitted plan. Due to the topography of the site, this area will not be readily visible from Mulligan Highway or West Mary Road and will be appropriately screened from view from adjoining properties by existing mature vegetation. Additional landscaping is not considered necessary in this instance.</p>
<p>The application does not mention how the impacts of the noise from up to 20 generators from the caravan sites would impact upon the amenity of the local area let alone how this would influence riparian based wildlife movements.</p>	<p>Generator noise will need to be managed by park management so as to not cause a noise nuisance outside the property boundaries. This will be conditioned as part of any approval.</p>
<p>The application does not mention hours of operation for the proposed development.</p>	<p>It is assumed the proposed development could operate up to 7 days per week, 365 days per year, however given the nature of the use, peak demand is likely on weekends, during school holidays and during the cooler months of the year (caravan/motorhome season). The assessment manager does not consider it reasonable to cap the uses operating hours. No limits on operating hours were applied to the Bustard Downs development.</p>

<p>How does an additional 40 or more daily vehicle movements from the one lot affect the traffic patterns within the local area.</p>	<p>This level of vehicular traffic is only likely during peak demand periods such as weekends, school holidays and during caravan/motorhome season. As discussed in the body of this report, the development will have a negligible impact on the Council controlled West Mary Road and the State controlled Mulligan Highway.</p>
<p>There was no mention of advertising devices or where they would be located.</p>	<p>The applicant has a right to advertise the development and controls on advertising devices will be conditioned.</p>
<p>Guests that have stayed on the subject site before have wandered across Mary Creek to Bustard Downs in the past. How will this be managed under this approval? A fence should have been included in the proposal that is erected at the high bank of the Mary River along the site boundary.</p>	<p>This is a police matter and cannot be reasonably conditioned. Guests staying at the proposed caravan park/campground are entitled to access Mary Creek. The provision of fencing along the Creek is not considered reasonable, or in the best interests of the local wildlife.</p>
<p>The application does not mention lighting, in particular where it would be located and what lux the lamps would be. How will the proposal mitigate impact of indiscriminate lighting applied by park guests upon the nocturnal species inhabiting or traversing the riparian corridor?</p>	<p>It is understood that no outdoor lighting is proposed. Nonetheless, a condition will be attached to any approval limiting outdoor lighting to 8 Lux when measured at any point 1.5 metres outside the property boundary. A condition will also be included to ensure the tourist park is managed in such a way as to minimise guest interference with native wildlife (i.e. don't feed wild animals, don't shine torches or lights on wild animals).</p>
<p>A site plan that includes how the proposal addresses table 9.3.1.3B of the accommodation activities code has not been included (Acceptable Outcome AO1)</p>	<p>The subject site is approximately 60 hectares in area while the proposed caravan park/campground area (to accommodate 20 campsites) is approximately 2 hectares (or 1,000m²) per campsite. The proposed development complies with AO1.</p>
<p>The site plan does not provide information as to how the 20 campsites will be oriented within the caravan park/campground area to avoid any impacts upon the amenity and privacy of nearby land uses.</p>	<p>The whole 2 hectare campsite area is considered to be effectively screened from view from adjoining properties and Mulligan Highway/West Mary Road users. A revised site plan showing this detailed is not considered necessary. The tourist park operator may like to slightly amend the internal arrangements to help minimise loss of grass cover across the campground area.</p>
<p>PO17 of the Accommodation activities code states that: the Tourist park is appropriately located to provide park users with convenient access to tourist attractions, community facilities and infrastructure. The application did not demonstrate the access to tourist attractions in the area (only to Mt Carbine). Therefore a more detailed explanation of the tourist attractions to substantiate and differentiate this development is lacking.</p> <p>The proposed also does not demonstrate an appropriate rate of infrastructure provision on site - such as wastewater, electricity, and communal cooking areas.</p>	<p>The proposed tourist park will have the same access to surrounding tourist attractions as similar, already established tourist parks. A list of nearby tourist attractions is not necessary as part of the development. The site has convenient access to the Mulligan Highway which leads to multiple surrounding townships and tourist attractions.</p> <p>The application is for a 'bush' style caravan park/campground for self-sufficient guests seeking accommodation options outside a conventional urban caravan park. Electricity supply and communal cooking areas are not considered necessary in this instance.</p>
<p>The submitter has outlined the different space requirements needed for caravans/motorhomes and conventional tent camping sites. The submitter also identifies the difference in population densities achieved on-site between the two accommodation types and the ability of the ablutions facility to handle a campground full of tent campers (which would achieve a lot</p>	<p>A condition will be attached to any approval limiting the number of campsites to 20. This condition will also limit the number of caravans/motorhomes per campsite as well as the number of tent campers per campsite.</p> <p>A condition will be attached to any approval requiring the applicant/developer to have the existing wastewater treatment system evaluated to ensure it is of an appropriate size to</p>

higher population density than 20 campsites accommodating caravans/motorhomes).	accommodate input from a fully occupied campground (with tent campers).
How will the park manager manage the development to ensure that only self-sufficient caravans use the proposed site?	The application does not state that the tourist park will accommodate self-sufficient caravans only, hence the ablutions facility. A condition will be attached to any approval prohibiting the discharge of black and grey water on-site.
How long is the permitted stay duration of each caravan site - e.g. relative to the size of each black water holding tank?	A condition will be attached to any approval limiting length of stay to 5 consecutive nights.
How will the park manager determine that each of the caravans are self-sufficient?	The application does not state that the tourist park will accommodate self-contained vehicles only, hence the ablutions facility.
What will the park manager do if the caravans are not self-sufficient in drinking water, wastewater holding facilities and laundry?	The application does not state that the tourist park will accommodate self-contained vehicles only, hence the ablutions facility. Drinking water will not be provided as it is assumed park users will provide their own drinking water. Laundry facilities are not necessary given the restrictions on length of stay as well as the nature of the use.
Where will self-sufficient caravans dispose of black water?	Self-contained caravans/motorhomes will have to dispose of black/grey water off site at a registered RV dump point. The length of stay condition will help limit any overfilling and subsequent unlawful disposal on-site. As discussed above, a condition will be attached restricting the disposal of black and grey water on-site.
The proposed development does not provide 50% of caravan sites with concrete slabs (AO19.1)	See planning discussion section of report. The proposed development complies with PO19.
The submitter has concerns about erosion as a result of not providing hardened surfaces for caravans and motorhomes.	A stormwater drainage/water quality condition will be attached to any approval requiring the application to development a stormwater quality management plan and erosion and sediment control plan detailing measures that will be put in place to prevent erosion in the event the grassed surface of the caravan park/campground deteriorates due to wet weather or high traffic.
The development must be conditioned to require a centralised refuse collection area to help minimise wildlife foraging. Refuse must be collected regularly from site and disposed of at an approved waste transfer station.	This will be conditioned as part of any approval.
The landscaping code sets out that a tourist park within the rural zone must have a landscape strip on the side and rear boundaries of the site that is at least 2m wide.	As discussed in the body of this report, the proposed development will be adequately screened from view from adjoining uses and nearby road users from existing mature vegetation and due to the topography of the site. Landscaping is not required.
The proposed development must provide 22 car parking spaces as per the parking and access code.	See the planning discussion section of this report. Adequate parking will be available within the caravan park/campground area to accommodate the demand likely to be generated by the use.
The application does not adequately address vehicle access requirements for the tourist park.	As discussed in the planning section of this report, a compacted gravel sealed internal driveway is proposed to service the development. This will be conditioned as part of any approval.

The application does not make provision for any water supply for fire-fighting purposes.	A minimum of 5,000 litres for fire-fighting purposes will be conditioned as part of any approval.
The application makes no mention of any on-site treatment system for drinking water.	Given the nature of the proposed use, a potable water supply will not be conditioned. A condition will be included ensuring any water supply provided be marked as either potable or non-potable for the benefit of guests.

Submitters

Name of principal submitter		Address
1.	J Wells	5B Rosario Close, Mareeba
2.	L Wells	5B Rosario Close, Mareeba
3.	P Taylor	56 Idalia Road, Mount Sheridan
4.	S Taylor	56 Idalia Road, Mount Sheridan
5.	T & K Candeloro	16 laurel Avenue, Mount Sheridan
6.	E Browning	27 Sperring Street, Manunda
7.	W Leggett	119 Booyong Drive, Mount Sheridan
8.	G Day	6 Caneland Court, Redlynch
9.	L Day	6 Caneland Court, Redlynch
10.	K Johnston	68 Anderson Road, Woree
11.	C Bailey (Barron River Ramblers)	PO Box 537, Mareeba
12.	B & N Crimmins	25 Cedars Street, Mossman
13.	D & M Lane	4 Martin Avenue, Mareeba
14.	H Cobb	1 Wattle Street, Mossman
15.	G Cobb	1 Wattle Street, Mossman
16.	M Day	PO Box 668, Mossman
17.	J Day	PO Box 668, Mossman
18.	R & D Crimmins	23 Maxwell Street, Mossman
19.	R Candeloro	5 Aspen Close, Mount Sheridan
20.	M Nielsen	24 Starr Close, Bentley Park
21.	R Moss	9 Compton Close, Bentley Park
22.	R Molford	14-16 Windlass Street, Goldsborough
23.	W Bomford	6-8 Leafy Close, Redlynch
24.	J Johansen	2/23 Bamboo Street, Holloways Beach
25.	A Richards	18 Corninos Place, Manunda
26.	M & L Schaul (Barron River Ramblers)	PO Box 537, Mareeba
27.	J & W Dixon	PO Box 108, Mount Molloy
28.	B Lambert	4311 Black Mountain Road, Julatten

Name of principal submitter	Address
29. C Stanaway	PO Box 894 Mossman
30. K Stanaway	email@kazmarketing.com.au
31. M Hayden	mhayden@westnet.com.au
32. R & A Moritz and T Priday	14 Rennie Close, Julatten
33. S Thomas	Suzy_girl@bigpond.com

PLANNING DISCUSSION

Non-compliance with the relevant acceptable outcomes contained within the relevant development codes are summarised below. Where the development does not comply with an acceptable outcome, compliance with the higher order performance outcome can be achieved as follows:

8.2.3 Bushfire hazard overlay code

Land Use

PO2 *Development within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) is appropriate to the bushfire hazard risk having regard to the:*

- (a) the bushfire risk compatibility of development;*
- (b) the vulnerability of and safety risk to persons associated with the use; and*
- (c) consequences of bushfire in regard to impacts on essential infrastructure, buildings and structures.*

AO2 *All buildings, structures, infrastructure and facilities associated with the following uses are located outside any area of the site located within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o):*

- (a) child Care centre; or*
- (b) community care centre; or*
- (c) ...*
- (k) tourist park*

Comment

The proposed development is for a tourist park within a potential impact buffer (100 metres) and therefore does not comply with AO2.

Although falling under the definition of a tourist park, the proposed caravan park/campground use will involve the provision of up to 20 unimproved campsites within a 2 hectare area of the site for campers, caravans and motorhomes alike. No new buildings or structures are proposed (ablutions block existing). Given the nature of the use, quick evacuation is achievable for guests and access to and from the site for emergency service vehicles is practical and efficient.

For this reason, the vulnerability and safety risk for persons associated with the use is considered low and the consequences of a bushfire in terms of damage to infrastructure associated with the use is limited to an already existing ablutions block. The proposed development is considered to comply with PO2.

A bushfire hazard management plan will be a conditioned requirement.

Private driveways

PO8 All premises located in a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) are provided with vehicular access that enables safe evacuation for occupants and easy access by fire-fighting appliances.

AO8 Private driveways:

- (a) do not exceed a length of 60 metres from the street frontage;
- (b) do not exceed a gradient of 12.5%;
- (c) have a minimum width of 3.5 metres;
- (d) have a minimum vertical clearance of 4.8 metres;
- (e) accommodate turning areas for fire-fighting appliances in accordance with the Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and
- (f) serve no more than three dwellings or buildings.

Comment

The proposed access driveway will be in excess of 600 metres long and is therefore non-compliant with AO8.

Given the size of the subject site (60 hectares) a driveway length of 60 metres is unachievable in this instance. Despite this noncompliance, the proposed access driveway will be of a compacted all weather gravel standard (to be conditioned), will be relatively flat and will be easily traversable for fire-fighting appliances. Ample space exists within the designated caravan park/campground area for fire-fighting appliances to manoeuvre. The proposed development is considered to comply with PO8.

9.3.1 Accommodation activities code

If for Tourist park

PO19 Accommodation sites are designed and located:

- (a) *to provide sufficient land for necessary services and infrastructure;*
- (b) *to achieve sufficient separation between land uses;*
- (c) *is consistent with the scale and character of development in the surrounding area; and*
- (d) *to prevent amenity and privacy impacts on nearby land uses.*

AO19.1 *A minimum of 50% of provided caravan and motorhome accommodation sites have a concrete slab with a minimum length of 6 metres and a minimum width of 2.4 metres.*

Comment

The proposed development is for a rural caravan park/campground providing grassed informal camp sites only and is therefore non-compliant with AO19.1. The proposed development will cater for guests wanting a rural 'bush' style camping experience outside a conventional urban caravan park.

Despite this non-compliance, the lack of provision of concrete slabs for caravans and motor homes will not compromise the intent of PO19.

9.4.3 Parking and access code

Car parking spaces

PO1 *Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the:*

- (a) *nature of the use;*
- (b) *location of the site;*
- (c) *proximity of the use to public transport services;*
- (d) *availability of active transport infrastructure; and*
- (e) *accessibility of the use to all members of the community.*

AO1 *The number of car parking spaces provided for the use is in accordance with **Table 9.4.3.3B.***

Comment

The proposed development is for a small scale rural caravan park/campground providing up to 20 un-serviced campsites spread across an approximate 2 hectare area. The proposed caravan park area will provide enough space at each campsite for a caravan/motorhome or multiple 4wd vehicles. Given the nature of the proposed use, visitor parking is not considered necessary. The proposed caravan park area will provide sufficient parking for the demand likely to be generated by the use (with reference to points a and b) and is therefore considered to comply with PO1.

Site access and manoeuvring

PO6 *Development that involves an internal road network ensures that its design:*

- (a) *ensure safety and efficiency in operation;*
 - (b) *does not impact on the amenity of residential uses on the site and on adjoining sites, having regard to matters of:*
 - (i) *hours of operation;*
 - (ii) *noise;*
 - (iii) *light; and*
 - (iv) *odour;*
 - (c) *accommodates the nature and volume of vehicle movements anticipated to be generated by the use;*
 - (d) *allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and*
 - (e) *in the Rural zone, avoids environmental degradation.*
-

AO6.1 *Internal roads for a Tourist park have a minimum width of:*

- (a) *4 metres if one way; or*
- (b) *6 metres if two way.*

Comment

Given the small scale of the proposed caravan park/campground use, vehicular traffic in and out of the site is not likely to be significant and is likely to be at extended intervals.

A 4 metre wide all weather compacted gravel driveway is considered reasonable with ample space on road shoulders for passing in the unlikely event that two-directional traffic would be on the access road. The road will be appropriately separated from adjoining properties and Mulligan Highway users as to not cause a dust or noise nuisance. In this instance, the provision of a 4 metre wide internal gravel road is considered to achieve compliance with PO6.

The provision of a 4m wide compacted gravel internal access road will be a conditioned requirement.

Date Prepared: 7 December 2016

ATTACHMENT 1

APPROVED PLANS (ECM VS 3849132)



ATTACHMENT 2Department of Infrastructure,
Local Government and PlanningOur reference: SPL-0916-033794
Your reference: F16/017

14 October 2016

G J Ambrust
c/- Freshwater Planning Pty Ltd
17 Barron View Drive
Freshwater 4870*Att: Matthew Andrejic*

Dear Sir/ Madam

Concurrence agency response before application is made—with conditions

Proposed material change of use on land (tourist park) on land located at 6068 Mulligan Highway, Mount Carbine and described as Lot 26 on DA194

(Related to section 271 and given under section 285 of the *Sustainable Planning Act 2009*)

Reference is made to your correspondence dated 22 September 2016 requesting the Department of Infrastructure, Local Government and Planning provide a referral agency response for the proposed development before the development application is made to the assessment manager.

Applicant details

Applicant name:	G J Ambrust c/- Freshwater Planning Pty Ltd
Applicant contact details:	17 Barron View Drive Freshwater QLD 4870

Site details

Street address:	6068 Mulligan Highway, Mount Carbine
Real property description:	Lot 26 on DA194
Site area:	66.116 ha
Local government area:	Mareeba Shire Council

SPL-0916-033794

Application details

Proposed development: Proposed material change of use for a tourist park

Aspects of development and type of approval being sought

Development type: Material change of use – tourist park

Approval type: Development permit

Referral triggers

The development application would be referred to the department under the following provisions of the Sustainable Planning Regulation 2009:

Referral trigger: Schedule 7 Table 3 Item 1 – State-controlled road

Documents supplied to support request

Plan / Report title	Author	Reference no.	Version and date
Early referral response request letter and supporting information	Freshwater Planning Pty Ltd	F16/017	22/09/2016
Proposed Development – Caravan Park Lot 26 on DA194 – 6068 Mulligan Highway, Mt Carbine	Freshwater Planning Pty Ltd	DA01	A, July 2016

Conditions

 Under section 287(1)(a) of the *Sustainable Planning Act 2009*, the department requires that the conditions set out in Attachment 1 attach to any development approval.

Reasons for decision to impose conditions

 Under section 289(1) of the *Sustainable Planning Act 2009*, the department is required to set out the reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Further advice

 Under section 287(6) of the *Sustainable Planning Act 2009*, the department offers advice about the application to the assessment manager—see Attachment 3.

 Pursuant to section 272(3) of the *Sustainable Planning Act 2009*, you will not be required to refer your application to the department for assessment under Schedule 7, Table 3, Item 1 – State-controlled road of the *Sustainable Planning Regulation 2009* if you submit this response in its entirety when making the application to the assessment manager, and the following conditions are satisfied:

SPL-0916-033794

- Any changes to the proposal before the application is made to the assessment manager do not result in a substantially different development to that which was presented to the department with the request for a referral agency response.
- The development application must be made to the assessment manager within 12 months of the date of this referral agency response.

If you require any further information, please contact Kristin Keane, Senior Planning Officer, SARA Far North Qld on 4037 3220 who will be pleased to assist.

Yours sincerely



Joanne Manson
A/Manager (Planning)

enc: Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Further advice
Attachment 4—Approved plans and specifications

SPL-0916-033794

Our reference: SPL-0916-033794

Your reference: F16/017

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Development permit – material change of use (tourist park)		
Schedule 7 Table 3 Item 1 state-controlled road —Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
In accordance with approved plans		
1.	The development must be carried out generally in accordance with the following plans: Proposed Development – Caravan Park Lot 26 on DA194 prepared by Freshwater Planning Pty Ltd, dated July 2016, Drawing Number DA01, Revision A.	Prior to the commencement of use and to be maintained.
Vehicular access to the state-controlled road prohibited		
2.	Direct access is not permitted between the Mulligan Highway and the subject site	At all times.
Removal of redundant road access works		
3.	The existing vehicular property access located between Lot 26 on DA194 and the Mulligan Highway must be permanently closed and removed.	At all times.

SPL-0916-033794

Our reference: SPL-0916-033794
Your reference: F16/017

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application
- To ensure access to the state-controlled road from the site does not compromise the safety and efficiency of the state-controlled road direct access to the state-controlled road is prohibited were not required.
- To maintain the safety and efficiency of the state-controlled road by reducing the number of road access.

SPL-0916-033794

Our reference: SPL-0916-033794

Your reference: F16/017

Attachment 3—Further advice

General advice	
Advertising device	
1.	<p>A local government should obtain advice from the Department of Transport and Main Roads (DTMR) if it intends to approve the erection, alteration or operation of an advertising sign or another advertising device that would be visible from a state-controlled road, and beyond the boundaries of the state-controlled road, and reasonably likely to create a traffic hazard for the state-controlled road.</p> <p>Note: DTMR has powers under section 111 of the <i>Transport Operations (Roads Use Management – Accreditation and Other Provisions) Regulations 2005</i> to require removal or modification of an advertising sign and/or a device which is deemed that it creates a danger to traffic.</p>
Road access works approval	
2.	<p>The removal of the existing access will require that the applicant obtains written approval from the Department of Transport and Main Roads under sections 62 and 33 of the <i>Transport Infrastructure Act 1994</i> to carry out road works on a state-controlled road. Please contact the Department of Transport and Main Roads on 4045 7144 at the Cairns district office to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve.</p>

SPL-0916-033794

Our reference: SPL-0916-033794
Your reference: F16/017

Attachment 4—Approved plans and specifications



ATTACHMENT 3

From: Brian Lambert
Sent: 12 Nov 2016 14:10:29 +1000
To: Info (Shared)
Cc: 'Cher Bailey'
Subject: DA/16/0056 - Letter of Support of for development application submitted by Brian Lambert

The Assessment Manager
Mareeba Shire Council
PO Box 154 Mareeba, 4880.

Dear Sir,

Regarding the proposal for change of land use from Rural allotment to Rural allotment and Tourist Park at Lot 26 on DA 194. Application DA/16/0056. (Gloria Ambrust, Mary farms)
I would like to register my
Support for the application.

As members of the Australian Campervan & Motorhome Club and also members of the club's local chapter, (Barron River Ramblers), we are enthusiastic advocates for both free and low cost camping facilities throughout Australia. The increasing numbers of locations throughout the country is testament to the benefits it brings to both the travellers and in particular the communities that support the development of low cost and free camp facilities.

We are currently on our way home to Julatten and expect to be there by the end of the year after having travelled since the 6th of June to Darwin Down the centre to South Australia and returning through NSW & Qld. Without the sorts of facilities that Gloria is proposing and similar camp locations the trip would not have been possible and literally thousands of travellers like us would simply not make the journeys and spend money in the equally thousands of communities dotted around the country.

There are many small towns and villages that today would not exist without travellers, whether they be the labelled Grey Nomads (such as ourselves) or the growing numbers of younger families we see on the roads today.

I am sure that Mary Farms and Mt. Carbine can only benefit from the proposed development and I hope the application is successful, as I am sure from our Club Chapters reference, the site will be professionally managed and run.

Regards,

Brian Lambert
4311 Black Mountain Road
Julatten QLD 4871
Tel. 61 7 4094 1994
Mob. 61 4 04 622 544
e-mail: b.marklambert@activ8.net.au



Summer Breeze II

The Assessment Manager
Mareeba Shire Council
PO Box 154 Mareeba, 4880.

12/11/16

Dear Sir,

Regarding the proposal for change of land use from Rural allotment to Rural allotment and Tourist Park at Lot 26 on DA 194. Application DA/16/0056. (Gloria Ambrust Maryfarms) I would like to support this application.

My wife and I have been there on a number of occasions and found it to be an ideal location for relaxation as well as taking in and appreciating the bush environment. We especially like its quiet surrounds, large shade trees, nice lawns and how it is well off the main road and well away from neighbours. As a result, the proposed tourist park area would have no issue or interference to anyone.

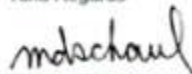
The site is large enough to have ample space between users and overcrowding is virtually impossible. This makes for a comfortable "bush" experience for all visitors. During our visits there we have always found the owner to be safety conscious with any hazards mitigated or well managed. She also places the utmost of importance on the environment by ensuring no rubbish is left behind by instructing that everything that is bought in must be taken out.

All the amenities provided are always spotlessly clean well attended to and in good working order.


The owner is supportive of the community and in fact when there on one occasion my wife and I participate in the Mount Carbine's community "Australia's Biggest Morning Tea" raising money for cancer research.

I consider this to be great site for the traveling public as well as locals. It is important to have a variety of accommodation options available when visiting the Mareeba Shire.

Kind Regards



Michael Schau
President
Barron River Ramblers
CMCA Chapter 94



Leanne Schau
Publicity Officer
Barron River Ramblers
CMCA Chapter 94

ITEM-4 CA ARCHITECTS - MATERIAL CHANGE OF USE - SHORT TERM ACCOMMODATION - LOT 1 ON RP745867 - 189 FICHERA ROAD, MAREEBA - DA/16/0054

MEETING: Ordinary

MEETING DATE: 21 December 2016

REPORT OFFICER'S TITLE: Planning Officer

DEPARTMENT: Corporate and Community Services

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	CA Architects	ADDRESS	189 Fichera Road, Mareeba
DATE LODGED	30 September 2016	RPD	Lot 1 on RP745867
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Short-Term Accommodation		

FILE NO	DA/16/0054	AREA	15.03 hectares
LODGED BY	Urban Sync Pty Ltd	OWNER	RA Function Services Pty Ltd
PLANNING SCHEME	Mareeba Shire Council Planning Scheme - July 2016		
ZONE	Rural zone		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	No submissions received		

ATTACHMENTS:

1. Proposal Plan/s
2. Department of Infrastructure, Local Government and Planning Referral Agency Response dated 10 November 2016

EXECUTIVE SUMMARY

Council is in receipt of an impact assessable development application described in the above application details. Public notification of the application did not attract any submitters.

The applicants propose the construction of 108 modular, boutique accommodation units to support and operate in tandem with the sites existing boutique winery (De Brueys). The accommodation units will provide an alternative short term accommodation option for visitors to Mareeba and will boost the wineries capacity as both a tourist destination and function centre.

The application and supporting material has been assessed against the Mareeba Shire Council Planning Scheme - July 2016 and no conflicts were identified. Assessment against the FNQ Regional Plan and State Planning Policy are not required as these planning instruments are adequately reflected within the new Planning Scheme.

The major planning considerations with any large scale accommodation activity proposed in a rural area are its potential impacts on agricultural activities and rural amenity, as well as the local road network. Land surrounding the subject site is predominately used for rural lifestyle purposes with agricultural activity limited to small scale fruit orchards. With the inclusion of appropriate landscape buffering, it is considered the proposed development could proceed with minimal land use conflict and rural amenity impacts.

To mitigate the developments impact on the local road network, some sections of Fichera Road (approx. 750 metres) will need to be widened to accommodate the envisaged increase in vehicle traffic.

It is considered that the developments impacts can be appropriately managed through reasonable and relevant conditions.

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

OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	CA Architects	ADDRESS	189 Fichera Road, Mareeba
DATE LODGED	30 September 2016	RPD	Lot 1 on RP745867
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Short-Term Accommodation		

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

And

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

- (A) **APPROVED DEVELOPMENT:** Development Permit for Material Change of Use - Short-Term Accommodation

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
0986_SK A005	Location Plan	CA Architects	11/08/2016
0986_SK A010	Proposed Site Plan	CA Architects	11/08/2016
0986_SK A021	Proposed Site Plan with Satellite	CA Architects	11/08/2016
0986_SK A51	Site - Typical Module	CA Architects	11/08/2016
0986_SK A081	Streetscape	CA Architects	11/08/2016
0986_SK A901	Typical Unit Image	CA Architects	11/08/2016
0986_SK A401	Elevations	CA Architects	11/08/2016
0986_SK A501	Sections	CA Architects	11/08/2016
0986_SK A100	Plan - Lower Level	CA Architects	11/08/2016
0986_SK A101	Plan - Upper Level	CA Architects	11/08/2016

(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, subject to any alterations:
 - found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.
2. Timing of Effect
 - 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.
 - 2.2 Prior to the commencement of use, the applicant must demonstrate to Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.
3. General
 - 3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure or the additional payment condition/s within these conditions of approval.
 - 3.2 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in

relation to the proposed development or any works required by condition(s) of this approval.

3.3 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to commencement of the use and at the rate applicable at the time of payment.

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

3.5 Noise Nuisance

3.5.1 The applicant/developer must ensure the approved short term accommodation use is operated and managed (including noise generated by guests) to not exceed a maximum noise level of 3dB(A) above background levels as measured from noise sensitive locations.

3.5.2 Refrigeration equipment, pumps, compressors and mechanical ventilation systems must be located, designed, installed and maintained to achieve a maximum noise level of 3dB(A) above background levels as measured from noise sensitive locations.

3.6 Waste Management

The applicant shall ensure there is no on site disposal of refuse associated with the approved use unless such refuse is disposed of in refuse bins provided in accordance with the following:

- (i) No refuse is to be stored on site outside the refuse bins at any time.
- (ii) On site refuse storage area for all refuse bins must be provided and be screened from view from adjoining properties and road reserve by a 1 metre wide landscaped screening buffer, 1.8m high solid fence or building.

3.7 Flood Immunity

All new habitable buildings must be located such that the freeboard of the floor levels of all habitable rooms are a minimum of 300mm above 100 ARI year level.

No filling or excavation is to occur below the Q100 flood hazard level.

3.8 Bushfire Management

A Bushfire Management Plan for the site, incorporating evacuation procedures for guests, must be prepared to the satisfaction of Council's delegated officer. The approved use must comply with the requirements of the Management Plan at all times.

3.8a Length of Stay

The maximum length of stay for guests must not typically exceed 3 consecutive months, unless otherwise approved by Council's delegated officer.

3.9 Signage

3.9.1 No more than 1 advertising sign for the approved development is permitted on the subject site.

3.9.2 The sign must not exceed a maximum sign face area of 6m² and must not move, revolve, strobe or flash.

3.9.3 The sign must be kept clean, in good order and safe repair for the life of the approval.

3.9.4 The sign must be removed when no longer required.

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

3.10 Notification of Potential Rural Zone Impacts

The applicant is to erect a sign at or near the reception building advising guests that the subject land is zoned Rural under the Mareeba Shire Council Planning Scheme - July 2016 and is in a rural locality. The signage should generally state the following:

"Guest should take note:

- *The locality may be used for intensive rural uses;*
- *Guests may experience off site effects from rural activities, including noise, sprays and dust that may cause a loss of residential amenity. Existing and/or self-assessable agricultural and rural uses in the locality have a 'right to farm' or a right to legally continue the use."*

3.11 Slope Stability

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

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

4. Infrastructure Services and Standards

4.1 Access

The site's existing access crossover must be upgraded/constructed (from the edge of Fichera Road to the property boundary) in accordance with FNQROC Development Manual standards, to the satisfaction of Council's delegated officer. The access must be widened to accommodate two directional traffic.

4.2 Roadworks – External Construction

Prior to the commencement of the use, the following sections of Fichera Road must be widened to a 6.5 metre bitumen sealed width (1.25m either side) in accordance with D1.4 (Road Class 100 - 999) of the FNQROC Development Manual:

- from the Fichera/Tinaroo Creek Road intersection kerbing to the point in which the existing sealed width reaches 6.5 metres approaching the Tinaroo Creek Bridge (approximate distance of 250 metres); and
- from a point approximately 20 metres north of the site access (where the pavement width falls below 6.5 metres) to a point approximately 500 metres north along Fichera Road (where the pavement width widens to 6.5 metres).

A second bitumen coat must be applied to the entire pavement width for the full length of the abovementioned road sections to bind the widening works with the existing bitumen.

Prior to works commencing, plans for the works described above must be approved as part of a subsequent application for operational works.

4.3 Stormwater Drainage/Water Quality

4.3.1 As part of any subsequent application for Operational Works, the applicant must submit a Stormwater Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual to the satisfaction of Council's delegated officer.

4.3.2 The Stormwater Management Plan must ensure a non-worsening effect on surrounding land as a consequence of the development, and must take all reasonable and practicable measures to ensure discharge occurs in compliance with the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual.

4.3.3 As part of any subsequent application for operational works the applicant must also provide a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality

Planning Guideline and the Queensland Water Quality Guideline to the satisfaction of Council's delegated officer.

4.3.4 The Stormwater Quality Management Plan must include an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia) to the satisfaction of Council's delegated officer.

4.3.5 The applicant/developer must construct the stormwater drainage infrastructure for the development in accordance with the approved Stormwater Management Plan and/or Stormwater Quality Management Plan and Report.

4.3.6 All stormwater drainage must be collected from site and discharged to an approved legal point of discharge.

4.4 Car Parking/Internal Driveways

4.4.1 The applicant/developer must ensure the development is provided with at least 104 on-site car parking spaces which are available solely for the parking of vehicles associated with the use of the premises.

4.4.2 The internal driveway servicing the development must be widened to a width of at least 6 metres for its entire length and should include speed control devices to minimise dust nuisance.

4.4.3 All car parking spaces and internal roads must be surfaced to at least a compacted gravel standard, delineated, and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.

4.4.4 Prior to works commencing, the developer must submit engineering plans and specifications for the construction of proposed car parking facilities and internal driveways demonstrating:

- Compliance with Australian Standard AS2890:1 Off Street Parking – Car Parking Facilities;
- Compliance with Australian Standard AS2890.3 Bicycle Parking Facilities (if required);
- Compliance with Australian Standard AS1428:2001 – Design for Access and Mobility.

4.5 Landscape and Fencing

Prior to the commencement of the use, the applicant / developer must prepare and submit a landscape plan in accordance with Planning Scheme Policy 6 for consideration and approval by Council's Delegated Officer. The landscape plan must include the following:

- (i) A minimum 3 metre wide landscape buffer along the Fichera Road frontage of the site, north of the site access to the north-west corner of the site.

- (ii) A minimum 2 metre wide landscape strip along the Fichera Road frontage of the site, south of the site access and up to the existing fruit trees at the southern end of the site.
- (iii) a minimum 3 metre wide landscape buffer along the northern boundary of the site for a length of 50m from the north-west corner of the site.
- (iv) a minimum 2 metre wide landscape buffer along the northern boundary of the site starting from the edge of the 3 metre buffer (as outlined above in (iii)) to a point adjacent the easternmost accommodation unit.
- (v) a minimum of 1 shade tree for every 6 parking spaces.
- (vi) any landscaping proposed amongst the 27 cabin blocks.

Landscaping associated with points (i), (ii), (iii) and (iv) should include ground cover, shrubs and trees that will grow to form an effective buffer of no less than six (6) metres in height. Existing mango trees are able to be used as part of the landscape buffers.

All landscaping works shall be undertaken prior to the commencement of the use and must be mulched, irrigated and maintained for the life of the development and to the satisfaction of Council's Delegated Officer.

4.6 Lighting

Where outdoor lighting is required the developer shall locate, design and install lighting to operate from dusk to dawn within all areas where the public will be given access, which prevents the potential for light spillage to cause nuisance to neighbours and must be provided in accordance with Australian Standard 1158.1 – Lighting for Roads and Public Spaces.

Illumination resulting from direct, reflected or other incidental light emanating from the subject land does not exceed 8 lux when measured at any point 1.5m outside the property boundary of the subject site. The lighting fixtures installed on site must meet appropriate lux levels as documented within Australian Standard 4282 – Control of the Obtrusive Effects of Outdoor Lighting.

Note: The design is to integrate the principles of Crime Prevention through Environmental Design (CPTED) theory. Lighting design is to illuminate potential areas of concealment and is to project illumination so that a human face is easily discernible from 15 metres and there is to be sufficient night lighting, which renders people, colours, vegetation and objects correctly. i.e. 'white' light. Particular attention should be given to pathways, driveways and common external spaces.

4.7 Water Supply

- (i) The development must be provided with a potable water supply that satisfies the standards for drinking water set by the Australian Drinking Water Guidelines 2004 (National Health and Medical Research Council and the National Resource Management Ministerial Council).
- (ii) All non-potable water supplied to the development must be clearly labelled at each tap - Non Potable Water - not safe for Human Consumption.

4.8 On-Site Wastewater Management

All on site effluent disposal associated with the approved use must be in compliance with the latest version of On-Site Domestic Wastewater Management Standard (ASNZ1547) to the satisfaction of the Council's delegated officer.

Note: Any on-site wastewater treatment system with a total daily peak design capacity of at least 21 equivalent persons (EP) is an Environmentally Relevant Activity (ERA 63 - Sewerage Treatment) and an Environmental Authority is required.

5. Additional Payment Condition (section 650 of the Sustainable Planning Act 2009)

- 5.1 The additional payment condition has been imposed as the development will create additional demand on trunk infrastructure which will create additional trunk infrastructure costs for council.
- 5.2 The applicant/developer must pay \$85,845.00 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.
- 5.3 The trunk infrastructure for which the payment is required is:
 - The trunk transport network servicing the land (\$85,845.00)
- 5.4 The developer may elect to provide part of the trunk infrastructure instead of making the payment.
- 5.5 If the developer elects to provide part of the trunk infrastructure the developer must:
 - Discuss with Council's delegated officer the part of the works to be undertaken;
 - Obtain the necessary approvals for the part of the works;
 - Indemnify the Council in relation to any actions, suits or demands relating to or arising from the works;

- Take out joint insurance in the name of the Council and the developer in the sum of \$20,000,000 in relation to the undertaking of the works;
- Comply with the reasonable direction of Council officers in relation to the completion of the works;
- Complete the works to the standards required by the Council; and
- Complete the works prior to endorsement of the plan of subdivision.

5.6 The value, as agreed by Council's delegated officer, of the external works required under Condition 4.2 will be credited towards the additional payment required under Condition 5.2. Any credit will not exceed \$85,845.00.

(D) ASSESSMENT MANAGER'S ADVICE

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

(b) Food Premises (restaurants/bed & breakfasts etc.)

Premises proposed for the storage and preparation, handling, packing or service of food must comply with the requirements of the Food Act 2006.

(c) Compliance with applicable codes/policies

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

(d) Compliance with Acts and Regulations

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

(e) Environmental Protection and Biodiversity Conservation Act 1999

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

(f) Cultural Heritage

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

heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from www.datsip.qld.gov.au

(E) CONCURRENCE AGENCY CONDITIONS

Department of Infrastructure, Local Government and Planning conditions dated 10 November 2016.

(F) RELEVANT PERIOD

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

- Material Change of Use – four (4) years (starting the day the approval takes effect);

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

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

(H) OTHER APPROVALS REQUIRED FROM COUNCIL

- Compliance Permit for Plumbing and Drainage Work

THE SITE

The subject site is situated at 189 Fichera Road, Mareeba and is described as Lot 1 on RP745867. The site is generally regular in shape with a total area of 15.05 hectares and is zoned *Rural* under the Mareeba Shire Council Planning Scheme. The site contains approximately 267 metres of frontage to Fichera Road, which is constructed to a 4m wide bitumen sealed standard with narrow gravel shoulders for the extent of the frontage. The site is currently accessed off Fichera Road via a single gravel/bitumen crossover.

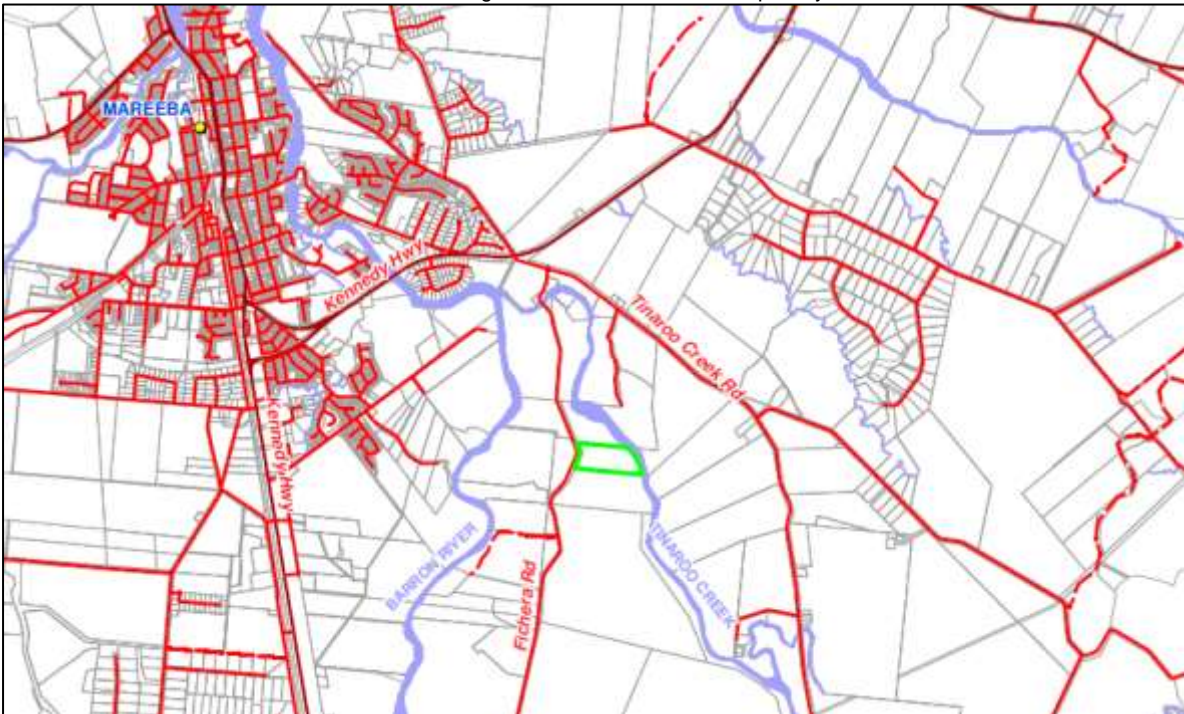
The site is improved by de Brueys Boutique Winery which produces wines from a range of tropical fruits. Infrastructure associated with the winery is clustered adjacent the southern boundary of the site and includes a cellar, wine production/storage areas, machinery shed, caretakers residence, greenhouse, wedding chapel/gazebo, two indoor reception venues (100-120 seats), open air deck (120 seats) and associated catering facilities. Multiple mature fruit orchards are located across the site as well as a large dam situated behind the winery.

The site generally falls from the south-west to the north-east, draining into Tinaroo Creek which adjoins the eastern boundary. The majority of the land has been cleared with the exception of some mature vegetation retained towards the centre of the site and along Tinaroo Creek.



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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All immediately surrounding lots are zoned *Rural* and contain a mix of uses including rural lifestyle lots and small scale fruit tree orchards. Ringers Rest function centre and motorhome park is situated approximately 1 kilometre to the south of the site while Trinity Plains function centre (former Mareeba TAFE) and caravan/tourist park is situated directly to the east on the opposite side of Tinaroo Creek.

BACKGROUND AND CONTEXT

Nil

PREVIOUS APPLICATIONS & APPROVALS

Council, at its Ordinary Meeting on 16 September 2009, approved an application made by De Brueys Boutique Wines for a material change of use - tourist facility over land described as Lot 1 on RP745867, situated at 189 Fichera Road, Mareeba (MCU/09/0022). The approval was sought to allow for the use of the site as a function centre and tourist facility to compliment the sites established winery. No associated accommodation facilities were proposed.

The winery is considered to be a long established lawful land use on the subject site.

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Material Change of Use - Short-Term Accommodation in accordance with the plans shown in **Attachment 1**.

The applicant proposes to establish modular, boutique accommodation facilities which will support and operate in tandem with the existing winery. The facility will, however, also cater for persons/guests not visiting/utilizing the winery.

The accommodation facilities will be located to the north and north-east of the existing access driveway, and generally consist of 27 blocks of four 4 cabins/rooms, totaling 108 rooms. Each block will be a 't' shape, 2 stories in height (approximate maximum height above natural ground level of 7 metres), and have 2 rooms on each level. Each room will be a studio design with ground floor rooms comprising approximately 64m² (33m² indoors and 31m² outdoors) including bed, bathroom, kitchenette (sink and microwave) living/lounge/dining area, outdoor deck/dining area and private garden. First floor rooms will comprise approximately 56m² (28m² indoors and 28m² outdoors and will include bed, bathroom, living/lounge/dining area, an entry deck and outdoor terrace.

Ground floor rooms will be connected via pathways, with upstairs rooms to be connected via suspended walkways. Stairs and a ramp will be incorporated into the design to ensure disability access to the first floor rooms. Privacy screenings/fencing will be included between each room and module. The accommodation units will be set back approximately 11.9 metres from the frontage of the site (approx. 40m from Fichera Road itself) and approx. 12.7 metres from the northern boundary of the site at their closest point (most units approx. 50 metres from northern boundary).

104 new car parking spaces will be provided on-site adjacent the internal access road and will be linked via pathways to the accommodation units. A communal BBQ area and activity space will be provided as well as a reflective pool (water feature).

The accommodation units will be serviced by an on-site water supply (treated to potable standards) sourced from either a bore or Tinaroo Creek water allocation. On-site effluent disposal will be via an approved on-site sewerage treatment plant. The sites existing facilities will be used for dining, washing, refuse etc. and be communal in nature.

The proposed development will operate 24 hours a day, 7 days a week and is expected to employ between 5 and 10 staff (exact staff numbers still to be determined).

The development is, at this point in time, not intended to be staged.

The existing access and access driveway will continue to be utilised to service the proposed development. In accordance with the recommendations outlined within the UDP Traffic Impact Assessment, the existing access crossover to the site from Fichera Road will be sealed and widened in order to accommodate the two-way traffic. No other upgrades to the existing road network are proposed.

It is noted that the Department of Infrastructure, Local Government and Planning have conditioned some upgrade works at the intersection of Kennedy Highway and Tinaroo Creek Road.

REGIONAL PLAN DESIGNATION

The subject site is included within the Regional Landscape and Rural Production Area land use category in the Far North Queensland Regional Plan 2009-2031. The Regional Plan Map 3- 'Areas of Ecological Significance' also identifies the site is:

- *Wetland Area of General Ecological Significance*
- *Terrestrial Area of High Ecological Significance*
- *Terrestrial Area of General Ecological Significance*

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	Rural Agricultural Area Rural Other
Zone:	Rural zone
Overlays:	Agricultural land overlay Airport environs overlay Bushfire hazard overlay Environmental significance overlay Flood hazard overlay Hill and slope overlay

Planning Scheme Definitions

The proposed use is defined as:-

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
<i>Short-term accommodation</i>	<p><i>Premises used to provide short-term accommodation for tourists or travelers for a temporary period of time (typically not exceeding three consecutive months) and may be self-contained.</i></p> <p><i>The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors.</i></p>	<i>Motel, backpackers, cabins, serviced apartments, accommodation hotel, farm stay</i>	<i>Hostel, rooming accommodation, tourist park</i>

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

Strategic Framework

3.3 Settlement pattern and built environment

3.3.1 Strategic outcomes

(5) Primary industries in *Rural areas* are not compromised or fragmented by incompatible and/or unsustainable development, including but not limited to subdivision that results in a detrimental impact on rural productivity. The valued, relaxed rural lifestyle, character and scenic qualities of the *rural area* are preserved and enhanced. The *rural area* is largely maintained to its current extent, while accommodating development directly associated with or reliant on natural resources including rural activities and tourism. *Rural areas* protect the shire's *agricultural area* and ensure food security. *Other rural areas* predominantly remain agricultural grazing properties.

3.3.11 Element—Rural areas

3.3.11.1 Specific outcomes

- (1) *Rural areas include rural activities and land uses of varying scale, consistent with surrounding land use, character and site conditions.*

Comment

See planning discussion section of report (Rural Amenity and Rural Land Use Conflict).

The development complies.

- (3) *Tourism, rural industry, intensive animal industries and outdoor recreation facilities are developed in the rural area in a way which:*
- (a) *does not impede or conflict with agricultural activities and production; and*
 - (b) *does not compromise rural character and scenic qualities; and*
 - (c) *does not adversely impact on ecological and biodiversity values.*

Comment

See planning discussion section of report (Rural Amenity and Rural Land Use Conflict).

The development complies.

- (5) Rural lifestyle, tourism, outdoor recreation, horticultural activities and natural bushland uses may be considered in other rural areas where appropriately located, serviced and otherwise consistent with the Strategic Framework.

Comment

The proposed development is considered to be appropriately located factoring in its support function to the sites existing winery and function/event facilities. As discussed throughout this report, the area immediately surrounding the site is characterised by larger rural lifestyle lots containing only small scale low intensity agricultural uses (fruit orchards). Given the lack of intense agricultural activity in the immediate surrounds, land use conflict is unlikely. Landscape buffering will also be conditioned to further mitigate potential land use conflict with nearby rural uses.

The proposed development can be adequately serviced and is generally consistent with the strategic framework.

The development complies.

3.6 Transport and infrastructure

3.6.1 Strategic outcomes

(1) *Local collector road and state controlled road networks support the identified hierarchy of activity centres and the rural economy of Mareeba Shire. The location, density and scale of development supports the efficient and convenient movement of goods, services and people. Roads are progressively upgraded (including construction of future state roads and future local connections) and maintained to a high standard to support higher urban densities, rural production, tourism, commerce, industry and major trip generators.*

3.6.2 Element—Road network

3.6.2.1 Specific outcomes

(1) *The shire's road network is upgraded and extended to provide for the safe, efficient movement of vehicles and to cater for new development.*

Comment

The traffic impact assessment submitted with the application concluded that the local area road network servicing the site (including intersections and bridges) was of an adequate standard to accommodate the development. A condition will be attached to any approval requiring approximately 750 metres of Fichera Road to be widened to a 6.5 metre wide bitumen standard to accommodate two directional traffic.

The Department of Infrastructure, Local Government and Planning Concurrence Agency Conditions require upgrade works to be completed at the intersection of Tinaroo Creek Road and the Kennedy Highway.

The development complies.

(4) *Development provides off-street parking, loading and manoeuvring areas where possible and practicable.*

Comment

Adequate off-street parking will be provided on-site.

The development complies.

(5) *Development of new roads and upgrades to existing roads are designed and constructed in accordance with the FNQROC Regional Development Manual as amended.*

Comment

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

The development complies.

3.7 Economic development

3.7.1 Strategic outcomes

(1) The rural economy that underpins the settlement pattern of Mareeba Shire prospers and diversifies, with traditional and emerging primary industries continuing to provide the economic base of the shire. Increasing opportunities for value-adding and processing primary product are realised on-farm and within surrounding towns. *Agricultural areas* and rural industries are protected from development which may compromise its ongoing viability. Infrastructure which supports agriculture and primary industry is maintained and protected.

(4) The natural environment, rural and scenic landscapes of Mareeba Shire provide a basis for the development of sustainable tourism enterprises. Mareeba Shire's geographic proximity to Cairns International Airport provides opportunities for increasing visitation and exposure to the shire. Large scale tourist accommodation facilities are developed in key sites across the shire and meet the needs of a range of users. The character and appeal of key *activity centres*, landscape features and *scenic routes* which attract tourists to Mareeba Shire will be maintained and enhanced. The western dry land savannah of the shire accommodates further nature and rural based tourism development.

3.7.2 Element—Rural and Agricultural land

3.7.2.1 Specific outcomes

(1) *Agricultural areas are preserved for the purpose of primary production and are protected from fragmentation, alienation and incompatible development.*

Comment

See planning discussion section of report (Rural Amenity and Rural Land Use Conflict).

The development complies.

(2) *Other rural areas are maintained in economically viable holdings and continue to develop and expand their rural infrastructure and operations.*

Comment

The proposed development will support and operate in tandem with the sites existing boutique winery. Providing accommodation on site will boost the wineries capacity as both a tourist destination and function centre which will in turn strengthen the winery viability.

The proposed development complies.

- (4) *Built infrastructure and non-agricultural uses within farms will be co-located and clustered with existing farm dwellings and infrastructure to prevent encroachment on productive land.*

Comment

See planning discussion section of report (Loss of Agricultural Land).

The development will not compromise the productivity of the site and is therefore considered to comply.

- (5) *Development ensures rural activities in all rural areas are not compromised by incompatible development and fragmentation.*

Comment

The proposed development will not further fragment agricultural land and is not considered to be incompatible development given the development is intended to support and operate in tandem with the sites existing boutique winery.

Land surrounding the subject site is predominately used for rural lifestyle purposes with agricultural activity limited to small scale fruit orchards, similar to that which will continue to be conducted on the subject site. With the inclusion of appropriate landscape buffering, it is considered the proposed development could proceed with minimal land use conflict and rural amenity impacts.

The development complies.

3.7.7 Element—Tourism

3.7.7.1 Specific outcomes

- (2) *Major tourist accommodation facilities that can accommodate large numbers of overnight visitors in the shire are developed in strategic locations where amenity impacts are mitigated and physical infrastructure appropriately provided.*

Comment

The proposed development has been located to support and operate in tandem with the sites existing boutique winery. Appropriate landscape buffering will limit land use conflict and amenity impacts between the proposed development and nearby agricultural and rural lifestyle uses.

The development complies.

- (5) *A variety of small-scale, low impact tourist facilities are established across the rural landscape, including:*

- (a) tourist attractions and facilities within activity centres;*
- (b) cultural interpretive tours;*
- (c) nature based tourism;*
- (d) sports and recreational activities;*
- (e) tourist attractions;*

- (f) *adventure tourism;*
- (g) *farm based tourism;*
- (h) *food based tourism;*
- (i) *bed and breakfasts;*
- (j) *camping and recreational vehicle facilities;*
- (k) *cycle tourism.*

Comment

The applicants propose the construction of 108 modular, boutique accommodation units to support and operate in tandem with the sites existing boutique winery (De Brueys). The accommodation units will provide an alternative short term accommodation option for visitors to Mareeba and will boost the wineries capacity as both a tourist destination and function centre.

The development complies.

- (6) *Small scale tourism related development is sensitively designed, scaled and located so as to not compromise the natural landscape values and agricultural values of Mareeba Shire.*

Comment

Land surrounding the subject site is predominately used for rural lifestyle purposes with agricultural activity limited to small scale fruit orchards, similar to that which will continue to be conducted on the subject site. With the inclusion of appropriate landscape buffering, it is considered the proposed development could proceed with minimal land use conflict and rural amenity impacts.

The development complies.

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
- 8.2.2 Airport environs overlay code
- 8.2.3 Bushfire hazard overlay code
- 8.2.4 Environmental significance overlay code
- 8.2.6 Flood hazard overlay code
- 8.2.8 Hill and slope overlay code
- 9.3.1 Accommodation activities code
- 9.4.1 Advertising devices code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.5 Works, services and infrastructure code

The application included a planning report and assessment against the planning scheme. An officer assessment has found that the application satisfies the relevant acceptable 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
Rural zone code	The application can be conditioned to comply with the relevant acceptable/performance outcomes contained within the code.
Agricultural land overlay code	The application can be conditioned to comply with the relevant acceptable/performance outcomes contained within the code.
Airport environs overlay code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.
Bushfire hazard overlay code	The application can be conditioned to comply with the relevant acceptable/performance outcomes contained within the code.
Environmental significance overlay code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.
Flood hazard overlay code	The application can be conditioned to comply with the relevant acceptable/performance outcomes contained within the code.
Hill and slope overlay code	The application can be conditioned to comply with the relevant acceptable/performance outcomes contained within the code.
Accommodation activities code	The application can be conditioned to comply with the relevant acceptable/performance outcomes contained within the code.
Advertising devices code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.
Landscaping code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.
Parking and access code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code apart from the following: <ul style="list-style-type: none"> ▪ Acceptable Outcome AO1 Refer to planning discussion section of report.
Works, services and infrastructure code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.

(e) Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

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

Approximately 750 metres of Fichera Road leading up to the subject site is only constructed to a 4 metre wide bitumen sealed standard which does not allow for two-directional traffic without having to use the roads thin gravel shoulders. Considering the development is predicted to place upwards of 200 additional vehicle movements on Fichera Road per day, it is considered reasonable for the applicant/developer to widen these sections of the road to a 6.5 metre total width (1.25 widening either side). These road works will be conditioned as part of any approval and will be the subject of a separate operational works application to Council.

Planning Scheme Policy 5 - Geotechnical Reports

Parts of the subject site proposed to be developed are mapped as exceeding a slope of 15% (shown on the Hill and slope overlay mapping). A condition will be attached to any approval requiring all development works on land with a slope of 15% or greater be supported by a geotechnical report prepared in accordance with Planning Scheme Policy 5.

Planning Scheme Policy 6 - Landscaping and Preferred Plant Species

Conditions will be attached to any approval requiring landscaping along the western and northern boundaries of the subject site. Any landscape plan and plant species will be conditioned to align with Planning Scheme Policy 6.

(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.

The proposed development will further add to the expected daily vehicle movements along Fichera Road. A Traffic Impact Assessment was conducted by UDP as part of the application in order to gauge the potential impacts the development would have on the local area road network. The following is an excerpt from the Traffic Impact Assessment:

"4.2 Development Traffic Profile

Based on a review of the following traffic generation reference documents, the proposed short term accommodation development is considered equivalent in traffic generation terms to a motel:

- *Road Planning and Design Manual (Department of Main Roads, 1st edition);*
- *Transport Assessment Guide draft document (Queensland Transport, 1995);*
and
- *Guide to Traffic Generating Developments (RTA, 2002).*

The above references recommend the following traffic generation rates for motels:

- *Peak rate = 0.4 vehicle per hour (vph) per occupied unit; and*
- *Daily rate = 3vpd per unit or 4 vpd per occupied unit.*

Therefore, assuming full occupancy of the proposed 108 cabins, it is estimated that as a standalone motel the proposed short term accommodation would generate 324vpd on average (assuming 75% occupancy) with a peak generation of 43vph.

However, the proposed short term accommodation is intended to complement existing tourist and function activities occurring on-site.

The conclusion is therefore drawn that a significant proportion of trips generated by the proposed development will be multipurpose trips and that the number of new trips generated by the proposed development should be discounted.

Assuming 40% of the trips calculated above as being generated by the short term accommodation are multi-purpose trips which would have already visited the subject site, the proposed development would increase traffic on the external road network by 194vpd on average."

Council officers accept the vehicle count calculations contained within the traffic impact assessment which concludes an average daily increase in vehicle traffic of 194 vehicle movements per day as a result of the development.

Considering a standard 2016/2017 roads contribution of \$4,425.00 is equivalent to the traffic from a standard allotment or 10 vehicle movements per day, the contribution applicable to this development should be 19.4 x the standard contribution as follows:

- $\$4,425.00 \times 19.4 = \underline{\$85,845.00}$

The trunk infrastructure for which the payment is required is:

- The trunk transport infrastructure servicing the land (\$85,845.00)

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

The cost of any road works external to the site should be credited towards the abovementioned trunk transport infrastructure cost.

REFERRALS

Concurrence

The application triggered a referral to the Department of Infrastructure, Local Government and Planning as a Concurrence Agency (SARA - DNRM).

That Department advised in a letter dated 10 November 2016 that they require the conditions to be attached to any approval (**Attachment 2**).

Advice

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

Internal Consultation

Development Engineering

PUBLIC NOTIFICATION

The development proposal was placed on public notification from 10 November 2016 to 1 December 2016. The applicant submitted the notice of compliance on 5 December 2016 advising that the public notification requirements were carried out in accordance with the requirements of the Act.

No submissions were received.

PLANNING DISCUSSION

Non-compliance with the relevant acceptable outcomes contained within the relevant development codes are summarised below. Where the development does not comply with an acceptable outcome, compliance with the higher order performance outcome can be achieved as follows:

9.4.3 Parking and access code

Car parking spaces

PO1 *Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the:*

- (a) nature of the use;*
- (b) location of the site;*
- (c) proximity of the use to public transport services;*
- (d) availability of active transport infrastructure; and*
- (e) accessibility of the use to all members of the community.*

AO1 *The number of car parking spaces provided for the use is in accordance with **Table 9.4.3.3B.***

Comment

Table 9.4.3.3B prescribes one car parking space per unit for short term accommodation (or 108 car parks). The development will include the provision of only 104 car parking spaces and is therefore non-compliant with AO1.

In this case the non-compliance is considered only minor, and considering the nature of the use, it would not be uncommon for guests staying on site to car pool, or even to travel to the site by bus, especially considering the wineries function/event facilities that will operate on site in tandem with the accommodation. In the unlikely event that the proposed car parking numbers are insufficient, informal spill over parking is available across the site.

It is considered the car parking provided will be able to accommodate the demand likely to be generated by the use and is therefore compliant with PO1.

Rural Amenity and Rural Land Use Conflict

The following is an excerpt from the application material in relation to rural amenity:

"As was established by Dodds DCJ in Acland Pastoral Co Pty Ltd v Rosalie Shire Council [2008]:

*"development will often affect existing amenity. What is unacceptable is a **detrimental** effect to an **unreasonable** extent according to the reasonable expectation of other landholders in the vicinity and ... according to the standards of comfort and enjoyment which are to be expected by ordinary people of plain, sober and simple notion" (emphasis added).*

With regards to 'amenity' and in this instance, we would anticipate that there is likely to be only two (2) other landholders in the vicinity which may be affected by the proposed development, that would be the owner of the allotment to the direct north of the site, being Lot 2 on RP745867, whose dwelling house is approximately 100m from the nearest set of cabins and to a lesser extent, the adjacent landholder to the west who is located some 220m from the nearest set of cabins. Note: we would consider it a reasonable expectation that a winery may, at some point in time, include accommodation options.

*We would anticipate that the proposed development is able to be conditioned to ensure that there are no offsite amenity impacts as a result of noise, light, overlooking, privacy, odours etc. (see Code Assessment for the Rural Zone Code). As is outlined in the Traffic Impact Assessment (see **Attachment 7 Traffic Impact Assessment**), the proposed development is expected to generate an additional 194 vehicle trips per day. This equates to approximately 16 vehicle trips per hour, spaced out over a twelve (12) hour period. It is also important to note that this number of vehicle trips will not occur frequently with high occupancy rates being an intermittent occurrence only. These facts, combined with the distance the adjacent dwellings are setback from Fichera Road, combine to indicate that it is unlikely that the additional traffic associated with the proposed development will result in any negative amenity impacts.*

This effectively leaves visual amenity as the outstanding amenity matter. Due to the slight changes in elevation between the proposed development and adjacent dwellings, it is likely that some parts of the proposed development will be visible to these dwellings. However, we would expect that the amount of existing vegetation to be retained, the setbacks that will be achieved, plus the additional screening to be planted/erected along the western (landscaping) and northern (fencing) boundaries of the site, that the visual impacts will be minimal and definitely not unreasonable. We would consider existing and proposed landscaping to be able to be planted to ensure there are no negative visual amenity impacts associated with the proposed development when viewed from Fichera Road.

*With the above in mind, with the inclusion of appropriate conditions, combined with the setbacks achieved between the proposed development and adjoining landholders, we do not expect that the proposed development will result in any **detrimental** or **unreasonable** amenity impacts on the two (2) adjacent landholders (emphasis added)."*

While the development achieves compliance with the building height and setback requirements of the rural zone code, the physical appearance and bulk of the development is inconsistent with other forms of development within the locality, and as such, some visual amenity impacts are likely to be experienced by adjoining residential uses and Fichera Road users. For this reason, conditions requiring the planting of significant landscape buffering along the Fichera Road frontage of the site as well as part of the northern boundary of the site will be included in any approval. Once established and mature, the vegetated buffering should significantly soften the visual impact of the development on both adjoining properties and Fichera Road users.

Other conditions restricting light and noise emissions will be included in any approval to further minimise loss of amenity.

Another major planning consideration when assessing any large scale accommodation activity within a rural area is the potential for land use conflicts with surrounding agricultural activity/uses. Allotments immediately surrounding the subject site are predominately used for rural lifestyle purposes with agricultural activity limited to non-commercial animal keeping (horses/cows) and a small fruit orchard to the west of the site. There are currently no intensive agricultural uses established in the immediate vicinity of the proposed development.

Furthermore, given the constrained topography of the land surrounding the site, it is highly unlikely that any additional agriculture or intensive agricultural uses will be established in proximity to the proposed development.

Conditions will be attached to any approval requiring the establishment of a landscape buffer along the Fichera Road frontage of the site which should alleviate the potential for any land use conflict between the proposed development and the adjoining fruit orchard. A condition will also be attached to any approval requiring the erection of signage at the reception desk warning guests that the accommodation is located within a rural area that may experience amenity impacts arising from farming operations (dust, noise, spray drift).

Notwithstanding these precautions, given that surrounding agricultural activity is essentially limited to a small scale fruit orchard, similar to that which will continue to be operated on the subject site in proximity to the proposed accommodation units, land use conflict is not likely.

Loss of Agricultural land

The proposed development footprint is located on Class 'B' agricultural land only which is defined as follows:

"Class B land: limited crop land that is suitable for a narrow range of current and potential crops. Land that is marginal for current and potential crops due to severe limitations but is highly suitable for pastures. Land may be suitable for cropping with engineering or agronomic improvements"

The site is currently operated as a winery and is intended to continue as such. Given the size of the subject site (15 hectares) with some of the land unable to be farmed, economically viable pastoral operations are not feasible on the subject site. Despite the loss of a small portion of Class B agricultural land, the proposed development is likely to support the ongoing development of the site as a winery and viable rural use and is therefore considered reasonable. Existing mango trees that will need to be removed for the development to proceed will be replanted elsewhere on site therefore ensuring no net loss of

existing agricultural production on site. It is also important to note that the development, being modular in design, is able to be easily removed from the site to enable the land to be bought back into agricultural production should the need arise in the future.

Date Prepared: *8 December 2016*

ATTACHMENT 1

APPROVED PLANS (ECM VS 3844642)

De Brueys Winery Accommodation - Masterplan



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H.A. Purcell Architects
S.A. ARCHITECTS

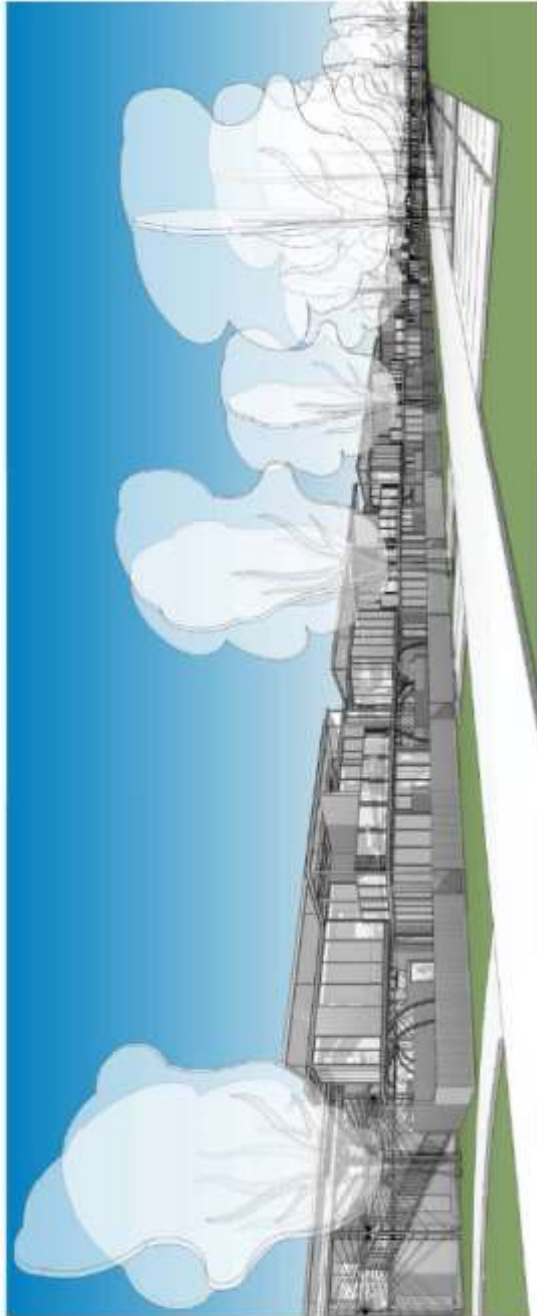
Location Plan
1:1250 @ A3







De Brueys Winery Accommodation - Masterplan



1 Perspective - Streetscape



2 Site Cross Section
1:1000



Streetscape
1:1000 @ A1

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R.A. FURBER
S.A. ARCHITECTS

De Brueys Winery Accommodation - Masterplan



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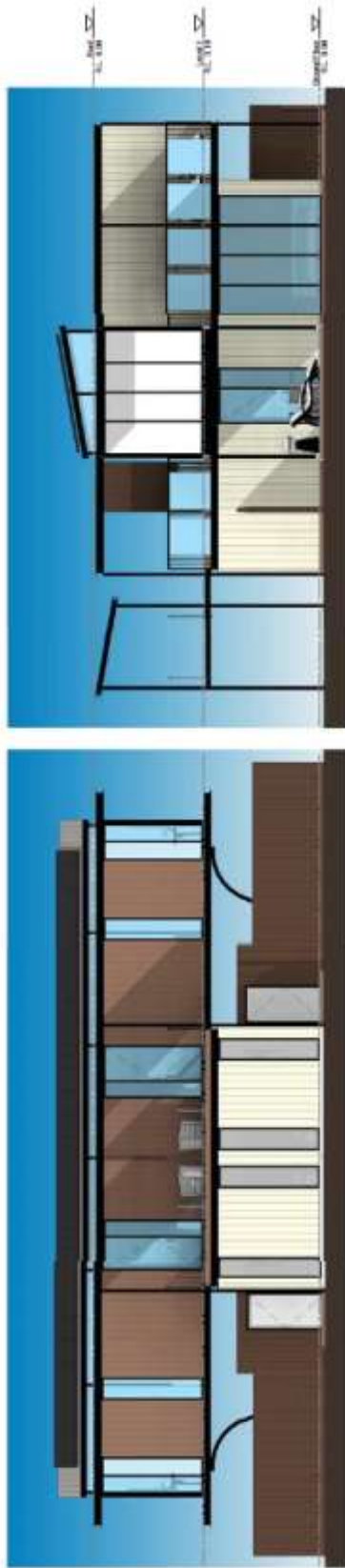
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H.A. PUNDON/SHAW

SHAW ARCHITECTS

Typical Unit Image
of A

De Brueys Winery Accommodation - Typical Module



2 Elevation - Side
1:100

3 Elevation - Entry
1:100

1 Elevation - Main
1:100



Elevations
1:100 @ A4

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R.A. Penderbarides

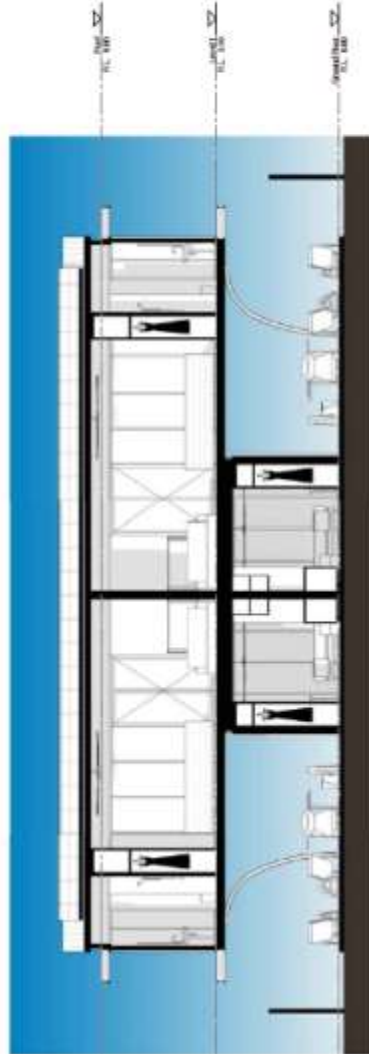
R.A. ARCHITECTS



De Brueys Winery Accommodation - Typical Module



1 Cross Section
1:100



2 Long Section
1:100



Sections
1:100 @ A0

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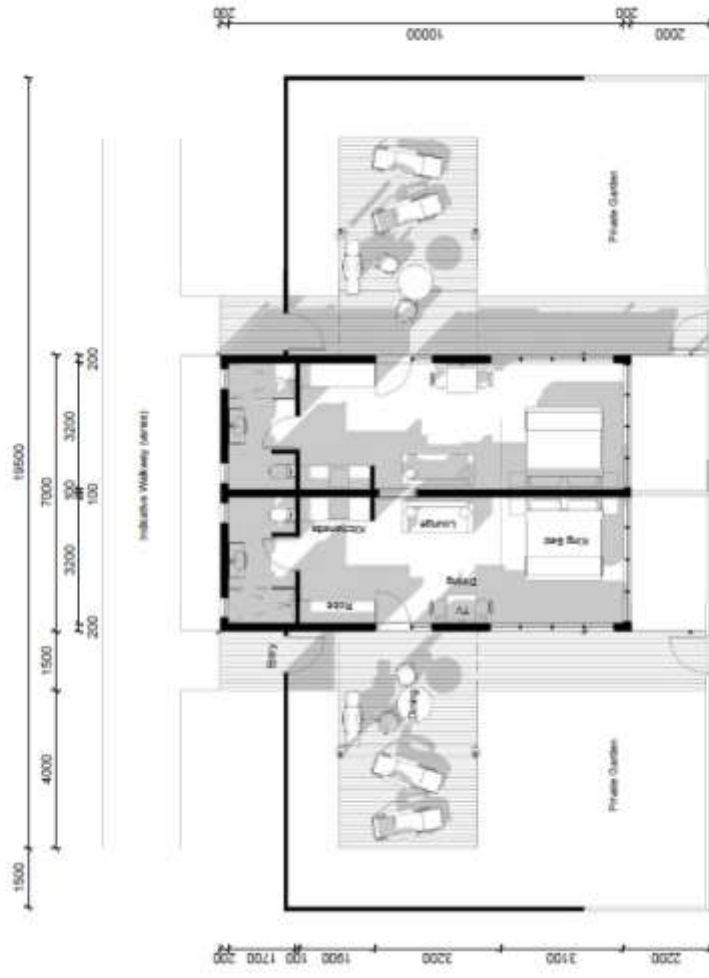
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R.A. Pugh Architects



C.A. ARCHITECTS

De Brueys Winery Accommodation - Typical Module



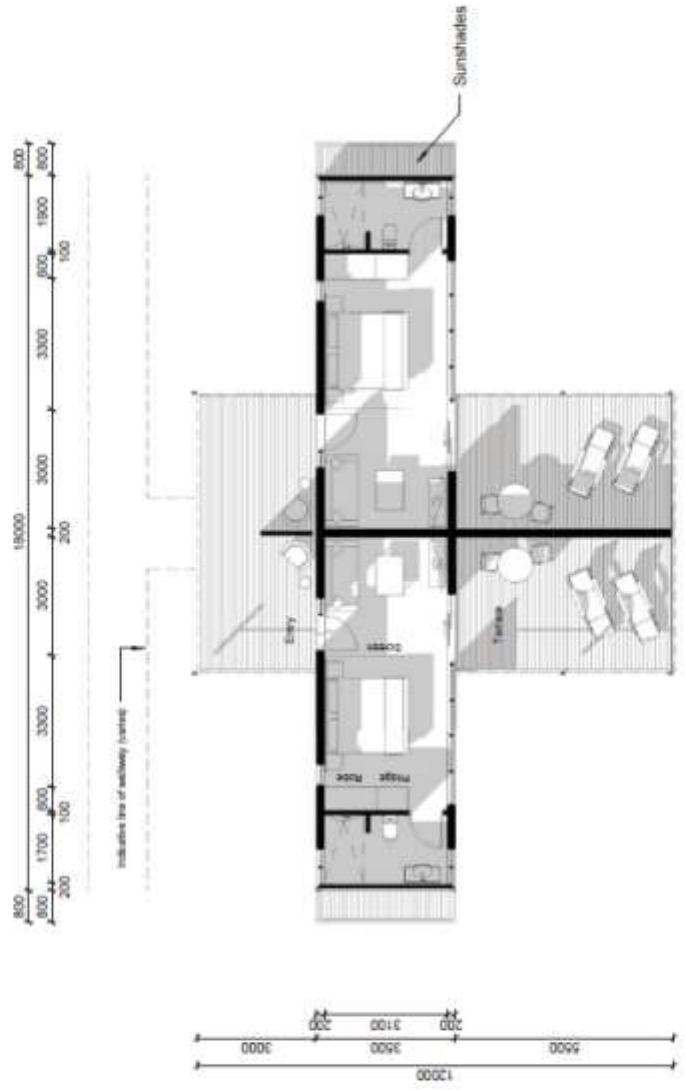
G.A. Architects

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Plan - Lower Level
1:100 (A)

De Brueys Winery Accommodation - Typical Module



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DWG: BR_A101
11/06/2016 10:00:30

Scale 1:100

Plan - Upper Level
1:100 @ A3



G.A. ARCHITECTS
R.A. PULLISON/ARCHITECT

ATTACHMENT 2Department of Infrastructure,
Local Government and PlanningSARA reference: SDA-1016-034130
Council reference: DA/16/0054
Applicant reference: 16-137

10 November 2016

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

Attn: Brian Millard

Dear Sir / Madam

Concurrence agency response—with conditionsApplication for a material change of use (short-term accommodation) on land situated at 189 Fichera Road, Mareeba and described as Lot 1 on RP745867
(Given under section 285 of the *Sustainable Planning Act 2009*)The referral agency material for the development application described below was received by the Department of Infrastructure, Local Government and Planning under section 272 of the *Sustainable Planning Act 2009* on 12 October 2016.**Applicant details**

Applicant name:	CA Architects
Applicant contact details:	C/- Urban Sync Pty Ltd PO Box 2970 Cairns QLD 4870 matt@urbansync.com.au

Site details

Street address:	189 Fichera Road, Mareeba
Lot on plan:	Lot 1 on RP745867
Local government area:	Mareeba Shire Council

Page 1

Far North Queensland Regional Office
Ground Floor, Cairns Port Authority
PO Box 2358
Cairns QLD 4870

SDA-1016-034130

Application details

Proposed development: Development permit for a material change of use (short-term accommodation)

Aspects of development and type of approval being sought

Nature of Development	Approval Type	Brief Proposal of Description	Level of Assessment
Material Change of Use	Development permit	Short term accommodation (proposed new modular accommodation facilities)	Impact Assessment

Referral triggers

The development application was referred to the department under the following provisions of the *Sustainable Planning Regulation 2009*:

Referral trigger Schedule 7, Table 3, Item 2—Development impacting on State transport infrastructure

Conditions

Under section 287(1)(a) of the *Sustainable Planning Act 2009*, the conditions set out in **Attachment 1** must be attached to any development approval.

Reasons for decision to impose conditions

Under section 289(1) of the *Sustainable Planning Act 2009*, the department must set out the reasons for the decision to impose conditions. These reasons are set out in **Attachment 2**.

Further advice

Under section 287(6) of the *Sustainable Planning Act 2009*, the department offers advice about the application to the assessment manager—see **Attachment 3**.

Approved plans and specifications

The department requires that the following plans and specifications set out below and in **Attachment 4** must be attached to any development approval.

Drawing/Report Title	Prepared by	Date	Reference no.	Version/Issue
Aspect of development: material change of use				
Auxiliary left-turn treatment (AUL) on a rural road	Austrroads: Guide to Road Design – Part 4A: Unsignalised and Signalised Intersections	2010	Figure 8.4	-

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

For further information, please contact Bec Turner, A/ Planning Officer, SARA Far North QLD on 4037 3208, or email bec.turner@dilgp.qld.gov.au who will be pleased to assist.

SDA-1016-034130

Yours sincerely



Brett Nancarrow
Manager (Planning)

cc: CA Architects, C/- Urban Sync Pty Ltd, Attn.: Matt Ingram - matt@urbansync.com.au
enc: **Attachment 1**—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Further advice
Attachment 4—Approved Plans and Specifications

SDA-1016-034130

SARA reference: SDA-1016-034130
 Council reference: DA/16/0054
 Applicant reference: 16-137

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Material change of use for short term accommodation		
<p>Schedule 7, Table 3, item 2: Development impacting on State transport infrastructure— Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i>, the chief executive administering the Act nominates the Director-General of the Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition:</p>		
1.	<p>(a) Road works comprising of the upgrading of the Mareeba-bound Rural Auxiliary Left-turn - short (AUL(S)) to comply with an Rural Auxiliary Left-turn (AUL) standard, must be provided at the Kennedy Highway / Tinaroo Creek Road intersection.</p> <p>(b) The road works must be designed and constructed in accordance with Austroads: Guide to Road Design – Part 4A: Unsignalised and Signalised Intersections, Figure 8.4 Auxiliary left-turn treatment (AUL) on a rural road, dated 2010.</p>	(a) and (b): Prior to the commencement of use.

SDA-1016-034130

SARA reference: SDA-1016-034130
Council reference: DA/16/0054
Applicant reference: 16-137

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- to ensure the road works on, or associated with, the state-controlled road network are undertaken in accordance with applicable standards;
- to ensure the development achieves the applicable provisions and outcomes of Module 19 – State transport network functionality of the State Development Assessment Provisions (version 1.9).

SDA-1016-034130

SARA reference: SDA-1016-034130
 Council reference: DA/16/0054
 Applicant reference: 16-137

Attachment 3—Further advice

General advice	
Ref.	Advertising device
1.	<p>A local government should obtain advice from the Department of Transport and Main Roads (DTMR) if it intends to approve the erection, alteration or operation of an advertising sign or another advertising device that would be visible from a state-controlled road, and beyond the boundaries of the state-controlled road, and reasonably likely to create a traffic hazard for the state-controlled road.</p> <p>Note: DTMR has powers under section 111 of the <i>Transport Operations (Roads Use Management – Accreditation and Other Provisions) Regulations 2005</i> to require removal or modification of an advertising sign and/or a device which is deemed that it creates a danger to traffic.</p>
Further development permits, compliance permits or compliance certificates	
Ref.	Road access approval
2.	<p>Under sections 62 and 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to carry out road access works (including driveways) on a state-controlled road. Please contact the Department of Transport and Main Roads on 4045 7144 at the Cairns district office to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ).</p> <p>The road access approval process takes time – please contact Transport and Main Roads as soon as possible to ensure that gaining an access approval is not delayed.</p>

SDA-1016-034130

SARA reference: SDA-1016-034130
Council reference: DA/16/0054
Applicant reference: 16-137

Attachment 4—Approved plans and specifications

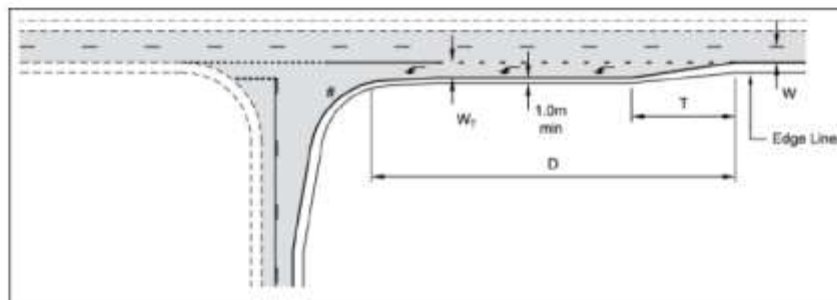
Guide to Road Design – Part 4A: Unsignalised and Signalised Intersections
Table 8.2: Dimensions for AUL(S) treatment on major leg

Design speed of major road approach (km/h)	Diverge/deceleration length D (m) ¹	Taper length T (m) ²
50	15	15
60	25	15
70	35	20
80	45	20
90	55	25
100	70	30
110	85	30
120	100	35

1. Based on a 20% reduction in through road speed at the start of the taper and a value of deceleration of 3.5 m/s² (Table 5.2). Adjust for grade using the 'correction to grade', Table 5.3.
 2. Based on a turn lane width of 3.0 m.
- Source: QDMR (2006)

8.2.3 Rural Auxiliary Left-turn Lane Treatment (AUL)

A diagram of an AUL turn treatment on the major leg of a rural road is shown in Figure 8.4. The length of the auxiliary left-turn lane should not be restricted to the minimum if there is little difficulty in making it longer and the demand warrants the treatment (Section 4.8).


Notes:

1. # For setting out details of the left-turn geometry, use to vehicle turning path software or templates.
2. Approaches to left-turn slip lanes can create hazardous situations between cyclists and left-turning motor vehicles. Treatments to reduce the number of potential conflicts at left-turn slip lanes are given in this guide.
3. The dimensions of the treatment are defined thus:
 - W = Nominal through lane width (m) (incl. widening for curves). For a new intersection on an existing road, the width is to be in accordance with the current link strategy.
 - W_T = Nominal width of turn lane (m) (incl. widening for curves based on the design turning vehicle) = 3.0 m minimum.
 - D = Diverge/deceleration length including taper – Table 5.2. (Adjust for grade using the 'correction to grade' in Table 5.3).
 - T = Physical taper length (m) given by:

$$T = \frac{0.33VW_T}{3.6}$$

- V = Design speed of major road approach (km/h).

Figure 8.4: Auxiliary left-turn treatment (AUL) on a rural road

Department of Transport and Main Roads note:
Site specific requirements may not reflect this example in its entirety. Detailed drawings will be issued upon application for Road Works / Road Access Works.

ITEM-5 APPLICATION FOR PURCHASE OF UNALLOCATED STATE LAND - LOT 109 ON USL21322, PARISH OF TINAROO

MEETING: Ordinary

MEETING DATE: 21 December 2016

REPORT OFFICER'S TITLE: Senior Planner

DEPARTMENT: Corporate and Community Services

EXECUTIVE SUMMARY

Application has been made to the Department of Natural Resources and Mines (DNRM) for the purchase of unallocated state land described as Lot 109 on USL21322, Parish of Tinaroo, situated off Chewko Road, Mareeba.

It is proposed to amalgamate Lot 109 with adjoining freehold Lot 50 on RP804430 and that the combined 14.5 hectare allotment be used for grazing purposes. The subject land is currently unused.

DNRM seeks Council's views on the proposed land purchase and also whether Council has knowledge of any local non-indigenous cultural heritage values associated with the land.

OFFICER'S RECOMMENDATION

"That Council offer no objection to the purchase of unallocated state land described as Lot 109 on USL21322, subject to its amalgamation with Lot 50 on RP804430, and advise the Department of Natural Resources and Mines that Council has no knowledge of any local non-indigenous cultural heritage values associated with the land."

BACKGROUND

DNRM is currently considering an application for the purchase of unallocated state land described as Lot 109 on USL21322.

Lot 109 has an area of approximately 11 hectares and is located on the eastern side of Chewko Road, approximately 200 metres south of the intersection of Chewko Road and Paglietta Roads. Lot 109 touches Chewko Road at a single point but has no measurable road frontage. The eastern boundary of Lot 109 adjoins the Mareeba-Dimbulah railway corridor.

The land is undulating and remains covered in remnant vegetation. It is proposed to amalgamate Lot 109 on USL21322 with adjoining freehold parcel Lot 50 on RP804430 and use the land for grazing purposes.



Map Disclaimer:

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



Map Disclaimer:

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

Land in the vicinity is used for a wide variety of rural and tourism (motorhome park) purposes.

DNRM seeks Council's views on the proposed land purchase and also whether Council has knowledge of any local non-indigenous cultural heritage values associated with the land.

LINK TO CORPORATE PLAN

Nil

CONSULTATION

Internal

Nil

External

Nil

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

Nil

POLICY IMPLICATIONS

The land is zoned Rural under the Mareeba Shire Council Planning Scheme - July 2016.

The applicant's proposed use for grazing purposes and DNRMs intent to amalgamate Lot 109 on USL21322 with adjoining Lot 50 on RP804430 are both consistent with the planning scheme.

Council officers have no knowledge of any non-indigenous cultural heritage values associated with the subject land.

FINANCIAL & RESOURCE IMPLICATIONS

Capital

Nil

Operating

Nil

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

Nil

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

Nil

IMPLEMENTATION/COMMUNICATION

The Department of Natural Resources and Mines will be informed of Council's decision by letter.

ATTACHMENTS

1. Department of Natural Resources and Mines letter of 18 November 2016

Date Prepared: 22 November 2016

ATTACHMENT 1

Department of
Natural Resources and Mines



Author Leisa Fisher
File / Ref number 2016/003759
Directorate / Unit State Land Asset Management
Phone (07) 4222 541222

18 November 2016

Mareeba Shire Council
PO Box 154
Mareeba QLD 4880

Dear

APPLICATION FOR PURCHASE STATE LAND IN PRIORITY – LOT 109 ON PLAN USL21322

The department has received the above application from the adjoining owner of Lot 50 on plan RP804430 to purchase Lot 109 on plan USL21322 in priority in terms of sections 122 and 123 of the *Land Act 1994*. The applicant's proposed use of the land is for grazing purposes. Should the application be successful, the department proposes that Lot 109 on plan USL21322 be included in the applicant's adjoining freehold property being Lot 50 on plan RP804430. The department does not propose the sale of Lot 109 on plan USL21322 as a stand-alone parcel.

Copies of documents supporting the application are enclosed for your information. The enclosed Smartmap shows the subject land and the surrounding locality.

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

Objections to the application, and any views or requirements that may affect the future use of the land should be received by close of business on **31 January 2017**. If you offer an objection to the application, a full explanation stating the reason for the objection should be forwarded to this Office.

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

If a response is not received by the due date and no alternative arrangements have been made, it will be assumed you have no objections or requirements in relation to this matter.

Postal :
DNRM Cairns
PO Box 5318
Townsville
4810 QLD

Telephone : (07) 4222 5427
Fax: (07) 4799 7533

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

If you wish to discuss this matter please contact Leisa Fisher on (07) 4222 5122.

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

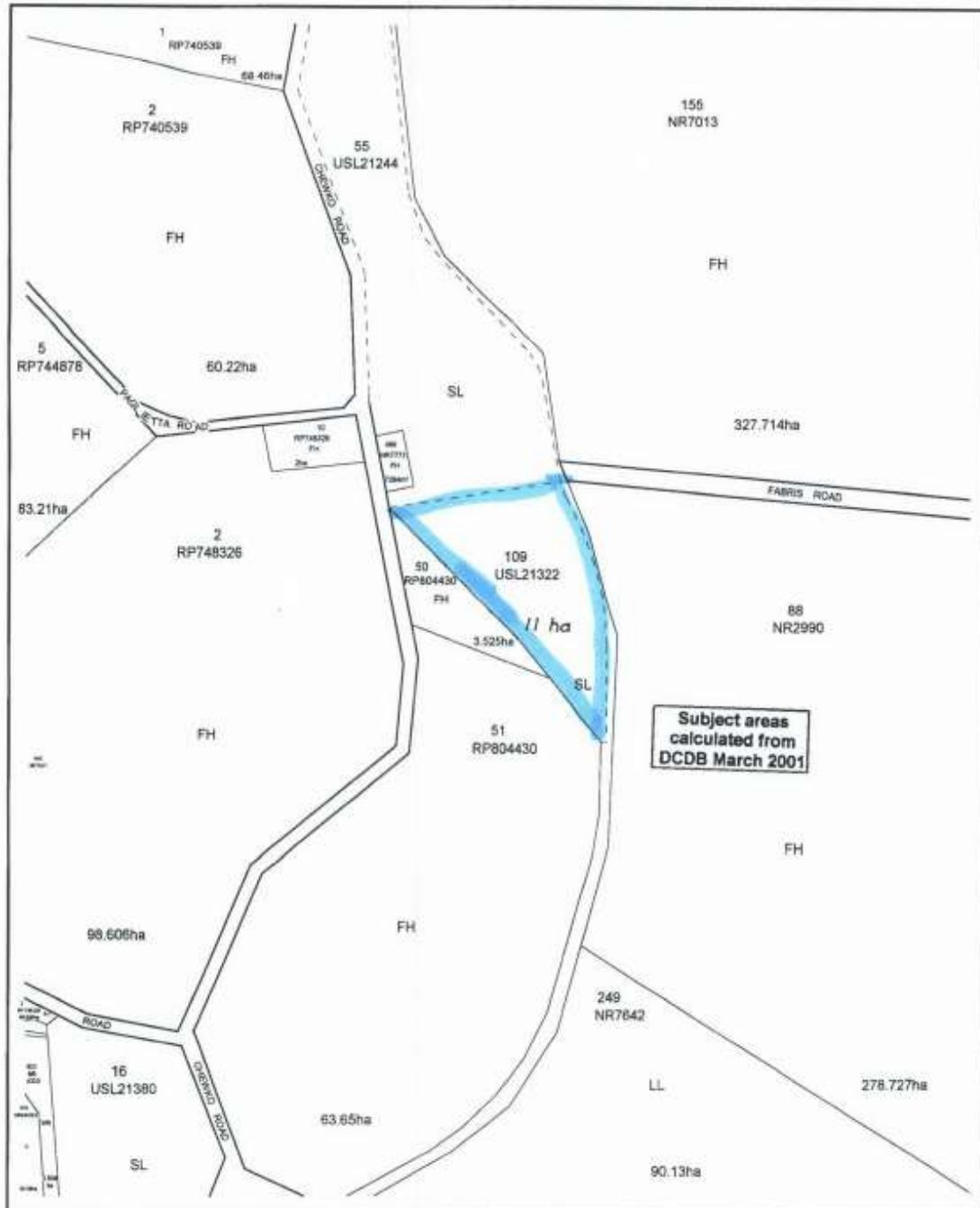
Please quote reference number 2016/003759 in any future correspondence.

Yours sincerely



Leisa Fisher
A/Land Officer

USL21322 V1 Page 1 of 1 Not To Scale



STANDARD MAP NUMBER
EM3-11344



BLINMAP

A Product of the
Bund Land Information Network
Based upon an extraction from the
Digital Cadastral Data Base

MAP VERSION POSITION

NEAREST LOCALITY

SUBJECT PARCEL DESCRIPTION

CODE	UNABOLISHED
LETTERING	SL
AREA	11.00
TITLE	STATE LAND
LOCAL GOVERNMENT	MAREEBA
LOCALITY	EMERALD
PARISH	EMERALD
COUNTY	MAREE

CLIENT SERVICE STANDARDS

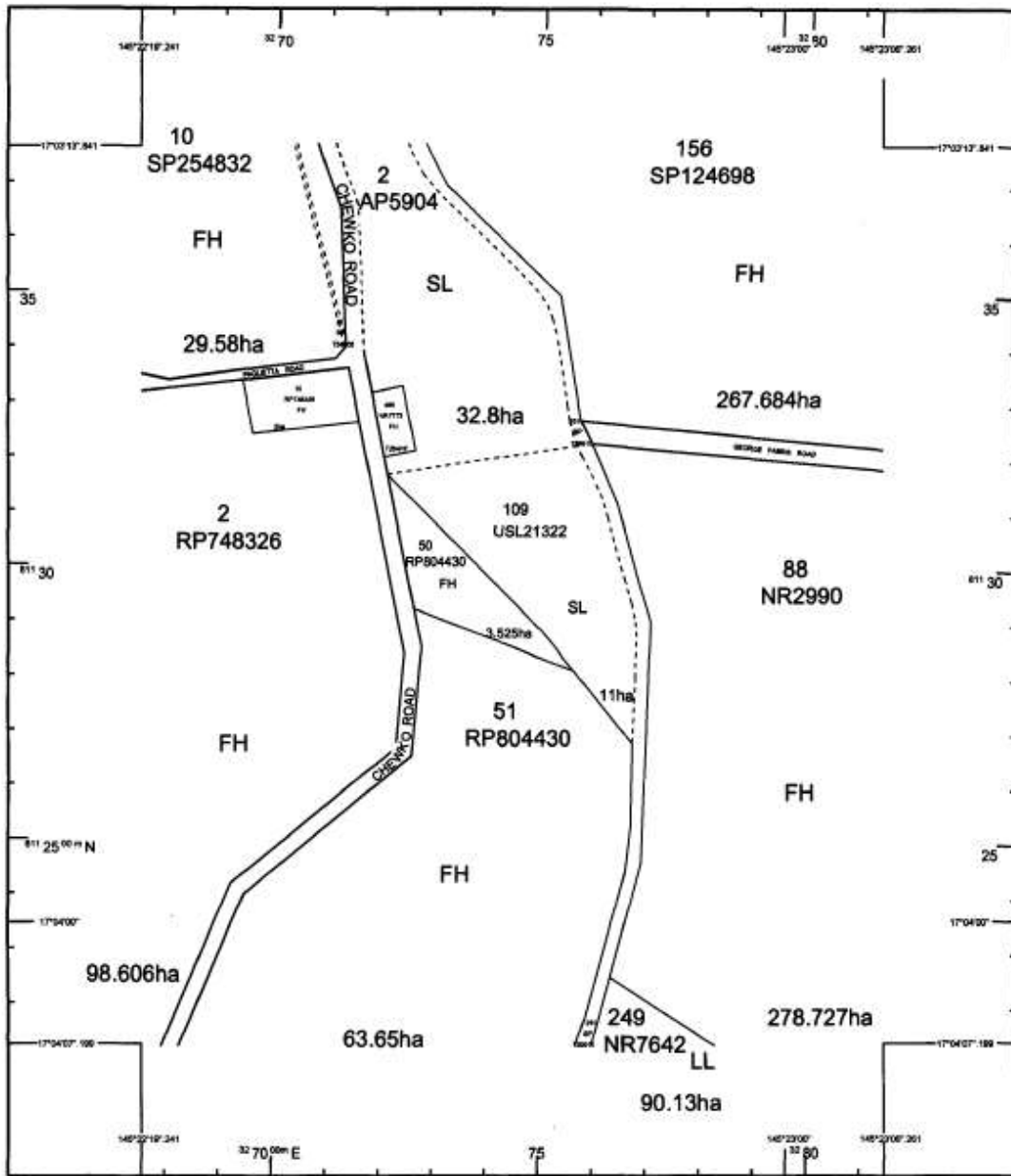
PROCESSED ONLINE - 10/12/2016
 Checked Online - The information
 shown is NOT an OFFICIAL RECORD and
 its ACCURACY is NOT GUARANTEED.
 CODE - 10/12/2016
 E: 011 488 00 00 (see also the TIS website)
 MAREEBA SHIRE COUNCIL
 For up-to-date information see the E: 011 488 00 00 website

LEGEND

USL21322

NATURAL RESOURCES

1/1 The State of Queensland
 Department of Natural Resources, 1998



STANDARD MAP NUMBER
7963-11433



SUBJECT PARCEL DESCRIPTION

DCDB	109U/SL21322
Lot/Plan	11ha
Area/Volume	STATE LAND
Tenure	MAREEBA SHIRE
Local Government	CHEWKO
Locality	21322/109
Segment/Parcel	

CLIENT SERVICE STANDARDS

PRINTED (dd/m/yyyy) 15/08/2016

DCDB 1306/2316

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For further information on SmartMap products visit <http://www.dnr.gov.au/property/mapping/brmmap>

SmartMap

An E-Service Product of
SmartMap Information Services
Based upon an extraction from the
Digital Cadastral Data Base



(c) The State of Queensland,
(Department of Natural
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Document Set ID: 3216555
Version: 1, Version Date: 21/11/2016

ITEM-6 MOST APPROPRIATE USE OF UNALLOCATED STATE LAND - LOT 3 ON DA840915 & LOT 6 ON SP189942

MEETING: Ordinary

MEETING DATE: 21 December 2016

REPORT OFFICER'S TITLE: Senior Planner

DEPARTMENT: Corporate and Community Services

EXECUTIVE SUMMARY

The Department of Natural Resources and Mines (DNRM) is currently considering the future use and tenure of unallocated state land (USL) described as Lot 3 on DA840915 and Lot 6 on SP189942, situated on Fassio Road, Paddys Green.

As both land parcels are adjacent to the Mareeba Wetlands reserve, and Council is a joint trustee of the wetlands reserve, DNRM requests Council's views and/or requirements on the most appropriate future use of both areas of USL.

Lot 6, and to a lesser extent Lot 3, perform a critical role in the transference of water between SunWater's Southedge balancing storage (Lot 5 on SP189942) and the Mareeba Wetlands (Lot 142 on CP903068).

It is recommended that both areas of USL be amalgamated with Lot 142 on CP903068 (Mareeba Wetlands reserve).

OFFICER'S RECOMMENDATION

"That Council advise the Department of Natural Resources and Mines that Lot 3 on DA840915 and Lot 6 on SP189942 perform a critical role in the transference of water between SunWater's Southedge balancing storage (Lot 5 on SP189942) and the Mareeba Wetlands (Lot 142 on CP903068) and both areas of USL should be amalgamated with Lot 142 on CP903068."

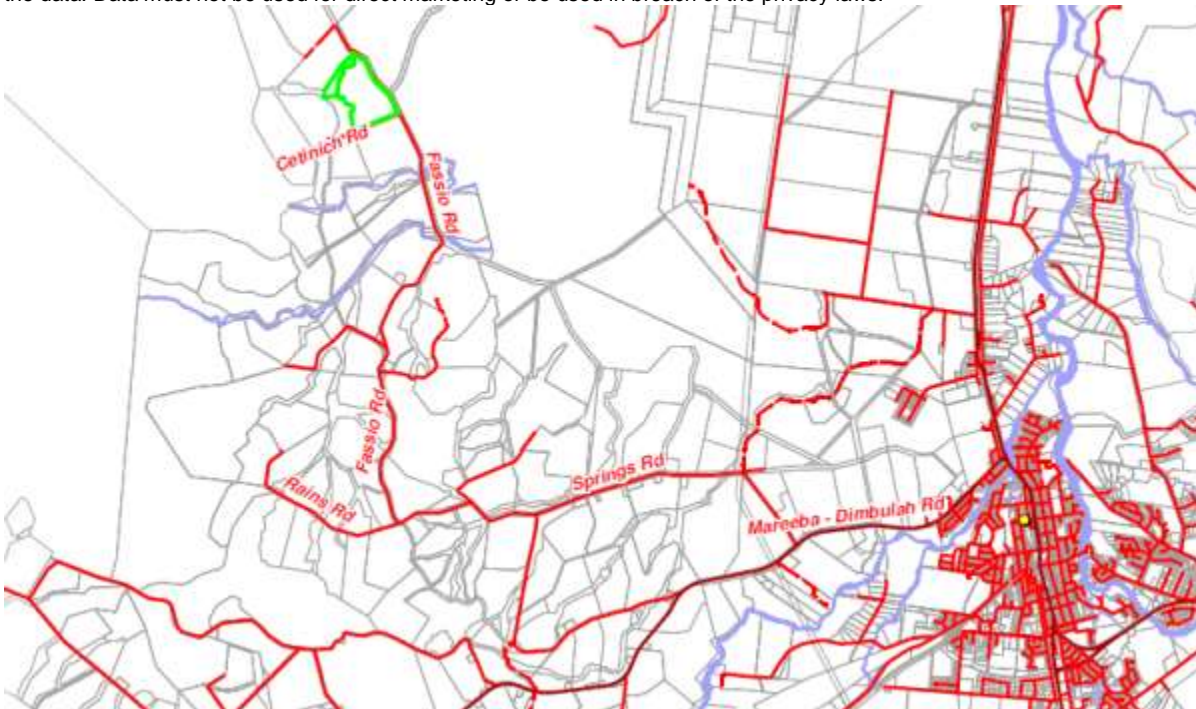
BACKGROUND

Lot 6 on SP189942 has an area of 54.436 hectares and is situated on the corner of Cetinich Road and Fassio Road, Paddys Green. The land contains multiple water storage dams, car park, picnic area and plaque/plinth describing it as Stage 1 of the Mareeba Wetlands.



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SunWater advises that the by-wash of the neighbouring Southedge balancing storage overflows into Lot 6 during the wet season. The water from Lot 6 is subsequently transferred into the Mareeba Wetlands. Lot 6 is an integral part of the water management process for the Mareeba Wetlands.

Lot 3 on DA840915 has an area of 8.38 hectares and is situated on Fassio Road, Paddys Green. The main pipe overflow of SunWater's Southedge balancing storage feeds into this land and is the start of Douglas Creek. Douglas Creek crosses Fassio Road and traverses the northern part of the Mareeba Wetlands reserve.

LINK TO CORPORATE PLAN

Nil

CONSULTATION

Internal

Nil

External

SunWater

Mareeba Wetlands Foundation representative

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Nil

POLICY IMPLICATIONS

The Mareeba Shire Council Planning Scheme - July 2016 places the subject land within the following zones:

- Lot 6 on SP189942 - Conservation zone
- Lot 3 on DA840915 - Rural zone

The Mareeba Wetland reserve is also zoned Conservation.

Due to the critical role Lot 6 on SP189942 and Lot 3 on DA840915 perform in the transference of water between SunWater's Southedge balancing storage (Lot 5 on SP189942) and the Mareeba Wetlands (Lot 142 on CP903068), both areas of USL should be amalgamated with Lot 142 on CP903068.

FINANCIAL & RESOURCE IMPLICATIONS

Capital

Nil

Operating

Nil

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

Nil

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

Nil

IMPLEMENTATION/COMMUNICATION

The Department of Natural Resources and Mines will be informed of Council's decision by letter.

ATTACHMENTS

1. Department of Natural Resources and Mines letter of 14 November 2016.

Date Prepared: *21 November 2016*

ATTACHMENT 1

*N/A URP - TEN
IT URP.*



Queensland
Government

Department of
Natural Resources and Mines

Author Susan Ashley
File / Ref number 2007/001066
Directorate / Unit State Land Asset Management
Phone (07)40957026

14 November 2016

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

Dear Sir/Madam



UNALLOCATED STATE LAND DESCRIBED AS LOT 3 ON DA840915 AND LOT 6 ON SP189942 – ADJOINING MAREEBA WETLANDS

The department is currently reviewing the most appropriate use and tenure for both parcels of unallocated State land.

As Council's holds a joint Trusteeship of adjoining reserve R49101163 described as Lot 142 on CP903068 the department requires Council to provide its views and/or requirements, towards the most appropriate use and tenure for both parcels of unallocated State land.

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

If you wish to discuss this matter please contact Susan Ashley on (07)40957026.

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

Postal :
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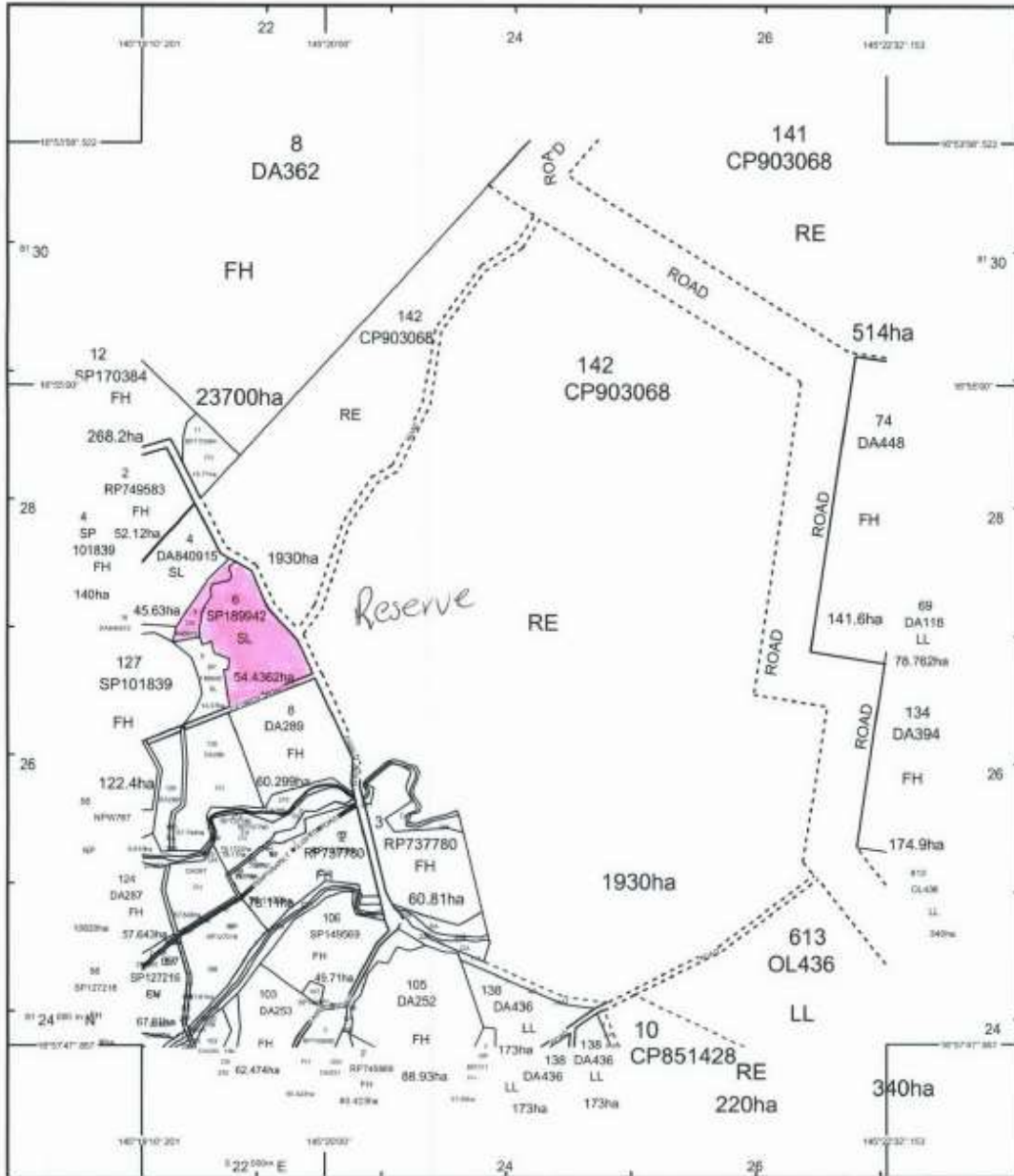
Telephone : (07)40957026
Fax: (07)47997533

Please quote reference number 2007/001066 in any future correspondence.

Yours sincerely



Susan Ashley
Land Officer
State Land Asset Management
North Region



STANDARD MAP NUMBER
7964-23123

MAP WINDOW POSITION & NEAREST LOCATION

SUBJECT PARCEL DESCRIPTION	
DCDE	14DCP903068
Lot/Plan	1930ha
Area/Vol/Use	RESERVE
Tenure	RESERVE
Local Government	TABLELANDS REGIONAL
Locality	PADDY GREEN
Parish	SOUTHERIDGE
County	DAGMAR
Region/Parish	8/36/15

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) (06/05/2016)

DCDE (17380308) (Lot with an area less than 1.000ha are not shown)

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Queensland Government
Natural Resources and Water

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Document Set ID: 3213848
Version: 1, Version Date: 16/11/2016

ITEM-7 **MAREEBA SHIRE COUNCIL ROAD NAMING POLICY -
REQUEST TO INCLUDE NAME ON APPROVED ROAD
NAMES LIST - BRIMS****MEETING:** Ordinary**MEETING DATE:** 21 December 2016**REPORT OFFICER'S
TITLE:** Senior Planner**DEPARTMENT:** Corporate and Community Services

EXECUTIVE SUMMARY

Correspondence has been received from Mr Ron Goodhew of Mareeba proposing the inclusion of an additional name on the list of approved road names for District 2 (Biboohra, Mareeba & Paddy's Green) under Council's Road Naming Policy ("the policy").

*The proposed road name is **Brim**s.*

*Mr Goodhew has provided Council with his research into the history of the Brims family and their association with Mareeba (**Attachment 1**).*

Section 2.1 of the policy explains that the reason for approved road name lists is that Council wishes to keep the links to the Mareeba Shire's local history and Aboriginal cultural heritage alive in a practical way which serves to honour our Traditional Owners, fallen soldiers, and historical identities. The Brims family would satisfy the historical identity criteria.

Section 3.1.3 of the policy provides for Council to add to the list of approved road names and it is recommended that the list of approved road names for District 2 of the policy be amended to include the name Brims.

OFFICER'S RECOMMENDATION

"That Council in accordance with Section 3.1.3 of the Road Naming Policy, add the name Brims to the list of approved road names for District 2."

BACKGROUND

Council adopted the Road Naming Policy on 21 January 2015.

The policy is applicable to the naming of newly created roads, the naming of existing unnamed roads, and the renaming of roads.

The policy separates the Mareeba Shire local government area into six districts and maintains an approved list of road names for each district.

LINK TO CORPORATE PLAN

Nil

CONSULTATION

Internal

Nil

External

Nil

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

Nil

POLICY IMPLICATIONS

Section 2.1 of the policy explains that the reason for the approved road name lists is that Council wishes to keep the links to the Mareeba Shire's local history and Aboriginal cultural heritage alive in a practical way which serves to honour our Traditional Owners, fallen soldiers, and historical identities.

The Brims family would satisfy the historical identity criteria for District 2 of the Mareeba Shire, which covers the localities of Biboohra, Mareeba and Paddy's Green (**Attachment 2**).

There is no existing road named after the Brims family within District 2.

FINANCIAL & RESOURCE IMPLICATIONS

Capital

Nil

Operating

NIL

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

Nil

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

Nil

IMPLEMENTATION/COMMUNICATION

Subject to Council's approval, the list of approved road names will be updated to include **Brims**. Mr Goodhew will be advised of Council's decision by letter.

ATTACHMENTS

1. Letter from R Goodhew dated 11 November 2016
2. Current list of approved road names - District 2 of the Road Naming Policy

Date Prepared: *22 November 2016*

ATTACHMENT 1

2 ROA-NAM
1115



12 Troughton Street,
MAREEBA 4880.
11th November 2016.

The Chief Executive Officer,
Mareeba Shire Council,
P.O. Box 154,
MAREEBA 4880.

Dear Sir,

Mareeba Shire Council, for many years, made a practice of naming new streets in the town after early settlers and pioneers. I have spent considerable time over the past several years researching the Brims Family. My research brought about the placing in our Heritage Museum the FIRST licensed amateur radio station to go to air in Queensland. This station was constructed and operated, for a short time, here in Mareeba by Marcus J.G. Brims.

Marcus Brims was a son of Donald Gray Brims and Harriett Brims. The family moved to Mareeba c.1905 and established a joinery business in Atherton Street. This business was sold in 1915 to G.F.Smith and later to Northern Builders Supplies Ltd. Marcus and his brother Francis were responsible for the building of the Anglican Church, the Masonic Lodge, the Oddfellows Lodge, and the Queensland Bank [on the site of the present NAB in Byrnes Street]. Marcus was fifteen years of age at this time and his brother a little younger.

Mrs Harriett Brims was a pioneer photographer. Using equipment made by her husband she travelled far and wide by horseback most often accompanied only by some native carriers, all the while recording scenes of the district. She operated for a time in the town of Chillagoe. Much of her photographic work can be found in the Queensland Archives and copies of her work can be viewed on the "Bonzel" website. I attach several pages telling of her work.

The family moved to Brisbane in 1915 and set up a timber and later a plywood business Brims Wood Panels Pty Ltd which eventually had sales offices in Sydney and Melbourne. The company built aeroplanes for QANTAS and during WWII made aircraft propellers for the RAAF from timber milled here in Mareeba by Lawson and Sons. The company Brims Wood Panels P/L continued

on until the year 2010 having been handed down from Donald to Marcus and eventually to John Brims. It was Mr John Brims and his family that donated the rare wireless equipment to our museum and financially assisted in it being displayed in the manner it deserved.

The Brims family, though not widely known today, played a large part in the growth of Mareeba. I believe that it would be fitting to acknowledge their part in our history by the naming of a street in our town.

Yours faithfully,



Ronald Goodhew.

11/9/2016

GL-59 Harriett Brims Photographs. - Version details - Trove

English, Photograph edition:

GL-59 Harriett Brims Photographs.

Brims, Harriett Pettifore, 1864-1939.

Title	<ul style="list-style-type: none">GL-59 Harriett Brims Photographs.
Creator	<ul style="list-style-type: none">Brims, Harriett Pettifore, 1864-1939.
Summary	<ul style="list-style-type: none">Album of black and white copy prints of photographs taken by Harriett Brims.
Biography	<ul style="list-style-type: none">Harriett Pettifore Brims (1864-1939), professional photographer, was born at Yandilla, Queensland in 1864. She was the daughter of William Elliott, a station owner, and Ann Jane (nee Faulks). In November 1881, at Blackall, she married Donald Gray Brims, an engineer from Caithness in Scotland; between 1882 and 1890 she gave birth to five children. In about 1894, the family moved to Ingham, where Donald Brims constructed a homestead with an adjoining sawmill and wharf near the mouth of the Seymour River. Within a few years, Harriett Brims had established herself professionally as a photographer.She is first listed in Pugh's Trade Directories as proprietor of the 'Britannia Studios' at Ingham in 1902. In 1903, she moved her operations to Mareeba, where her husband started a joinery works. At this time, two of her sons extended the family's interests into the building trade, forming the firm of 'Brims Bros' which built the Queensland National Bank and the Anglican Church at Mareeba. From 1904 to 1905, Harriett Brims also worked as a photographer in Chillagoe, but this seems to have been just a 'visiting' studio. She ran similar operations at Irvinebank and Watsonville, near Herberton, in 1907.In 1914, Harriett Brims followed her family from Mareeba to Milton, Brisbane, where her husband established D. G. Brims & Sons, a successful joinery and (later) plymill works. After this, she ceased to practise commercial photography, confining her activities to recording local sights and family and friends. She died in Brisbane on 25 October 1939, aged seventy-five. (Byrne, D. "Harriett Brims." <i>Heritage : the national women's art book : 500 works by 500 Australian women from colonial times to 1955</i> / edited by Joan Kerr, Sydney : Art & Australia : Craftsman House, 1995)
Notes	<ul style="list-style-type: none">GL-59, Harriett Brims Photographs, John Oxley Library, State Library of Queensland, Australia.Selected digital copies available.
Access Conditions	<ul style="list-style-type: none">Restricted until examined.24 hours notice is required to access this material. Please contact Heritage Collections, State Library of Queensland.
Language	<ul style="list-style-type: none">English
Libraries Australia ID	<ul style="list-style-type: none">51770758
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1/2

11/9/2016

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19th Century Queensland shared Vintage Queensland's

19th Century Queensland

photo: **Harriet Petre Brims - photograph taken circa 1890.**
@19thCenturyQld



Vintage Queensland
7 October 2013

Harriet Petre Brims (1804-1839) - circa 1890
 Harriet Brims (nee Clark) was born in Victoria, Queensland, in 1804. She married David Gray Brims in November 1807, and had her children between 1807 and 1816. The family moved to England in 1814, and within a few years Brims had established herself as a professional photographer. She joined in Pugh's Trade Directory as proprietor of the 'Victoria Studio' at Brighton in 1802. She moved her operations to Mareeba in 1805, and later worked as a photographer in Chicago, Milwaukee and Ypsowick, near Rochester. In 1814 the family moved to Milan, Indiana, where her husband established D. G. Brims and Sons jewelry in which Brims Harriet Brims wanted to produce commercial photography, confining her activities to receiving local sights, family and friends.
 (BLO)

61 Likes · 2 Comments · 1 Share

19th Century Queensland
17 October at 03:19

With Halloween coming up in a couple of weeks, we thought we'd share a recipe for a traditional Irish fruit loaf served at Halloween that might have found it's way to Australia.

Barmbrack traditionally contained various objects baked into the bread and was used as a sort of fortune-telling game. In the Barmbrack were: a pea, a stick, a piece of cloth, a small coin (originally a silver sixpence) and a

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ABOUT
A new name for a well-established long history group portraying 19th century civilian and military life in colonial Queensland.
<http://www.queenslandcolonial.com/>



VISITOR POSTS

<https://www.facebook.com/19thCenturyQld/posts/371288579668362>

1/10

11/9/2016

Harriett Brims, photographer < Marking time < Autobi < Peter Marquis-Kyle

PETER MARQUIS-KYLE

Harriett Brims, photographer

WEDNESDAY 5 NOVEMBER 2003

My congratulations to the Picture Queensland crew at the State Library of Queensland for adding a collection of photographs by Harriett Brims to their digital collection.

news page has a short biography and introduction to the photographer's work, nail links to some of the photographs. If that page has gone by the time you read this, just search* Picture Queensland for "Harriett Brims".



From Dianne Byrne's introduction:

Harriett Pettifore Brims (1864-1939), professional photographer, was born at Yandilla, Queensland, in 1864, daughter of William Elliott, a station owner, and Ann Jane, nee Faulks. In November 1881, at Blackall, she married Donald Gray Brims, an engineer from Caithness in Scotland; between 1882 and 1890 she gave birth to five children. In about 1894 the family moved to Ingham, where Donald Brims constructed a homestead with an adjoining sawmill and wharf near the mouth of the Seymour River. Within a few years Harriett Brims had established herself professionally as a photographer.

Harriett's photographs record the Brims family at work in sawmilling, joinery, boatbuilding, and even aeroplane construction.

Her photographs were taken with dry-plate cameras manufactured by her husband, himself an enthusiastic operator. They were made from the local maple-wood he harvested, and fashioned in his workshops. He also made her camera shutters—from sheet brass recovered from opium tins discarded by the district's Chinese workers—and cow-hide carrying cases which she used to transport her equipment. Her subjects ranged from the Melanesian labourers who were transported to live and work in the northern

<http://www.marquis-kyle.com.au/mt/000402.php>

1/2

11/9/2016

Harriett Brims, photographer < Marking time < Aulbio < Peter Marquis-Kyle

canefields to views of the Gairloch and Macknade sugar plantations, the copper smelters of Chillagoe, and landmarks such as Wallaman Falls, near Ingham.

I am delighted to discover this body of work of an unknown (to me) pioneer woman photographer, nicely connected with places and activities close to my heart.

*<irony> I think the Picture Queensland database server might have a flat battery, or perhaps
Be patient, the results are worth waiting for.

FILED UNDER PHOTOGRAPHY

COMMENT ON THIS ARTICLE BY PRIVATE EMAIL

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2/2

11/9/2016

Harriett Pettifore Brims :: biography at :: at Design and Art Australia Online

professional photographer, was born at Yandilla, Queensland, in 1854, daughter of William Elliott, a station owner, and Ann Jane, née Faulks. In November 1881 at Blackall she married Donald Gray Brims, an engineer from Gaithness in Scotland; between 1882 and 1890 she gave birth to five children. In about 1894 the family moved to Ingham, where Donald Brims constructed a homestead with an adjoining sawmill and wharf near the mouth of the Seymour River. Within a few years Harriett Brims had established herself professionally as a photographer.

She is the first listed in *Pugh's Trade Directories* as proprietor of the 'Britannia Studios' at Ingham in 1902. In 1903 she moved her operations to Mareeba, where her husband started a joinery works. At this time two of her sons extended the family's interests into the building trade, forming the firm of 'Brims Bros' which built the Queensland National Bank and the Anglican Church at Mareeba. From 1904 to 1905 Harriett Brims also worked as a photographer in Chillagoe, but this seems to have been just a 'visiting' studio. She ran similar operations at Irvinebank and Watsonville, near Herberton, in 1907.

Her photographs were taken with dry-plate cameras manufactured by her husband, himself an enthusiastic operator. They were made from the local maple-wood he harvested, and fashioned in his workshops. He also made her camera shutters from sheet brass recovered from opium tins discarded by the district's Chinese workers and cow-hide carrying cases which she used to transport her equipment. Her subjects ranged from the Melanesian labourers who were transported to live and work in the northern canefields to views of the Gairloch and Macknade sugar plantations, the copper smelters of Chillagoe, and landmarks such as Wallaman Falls, near Ingham.

Mrs Brims acted as a photography judge at Mareeba District Agricultural and Industrial Exhibitions, and her view photographs were published in the *North Queensland Herald* (1907) and the *Australasian Photographic Review* (1902), the latter describing her as 'the first lady photographer who ever dared, single handed, to face the "stronger sex" in fair and open competition' (a popular myth applied to women photographers from the 1850s until well into the twentieth century).

In 1914 Harriett Brims followed her family from Mareeba to Milton, Brisbane, where her husband established D.G. Brims & Sons, a successful joinery and (later) plymill works. After this she ceased to practice commercial photography, confining her activities to recording local sights and family and friends. She died in Brisbane on 25 October 1939, aged 75.

Writers:

Byrne, Dianne

Date written:

1995

Last updated:

2011

Tools
[Edit \(/bio/edit/biography/4da1960cb838b73d930048bc/\)](#)
[\(/bio/harriett-pettifore-brims/talk/\)](#)
[Version history \(/bio/version_history/harriett-pettifore-brims/personal_details/?revision_no=20\)](#)

Updated Nov. 4, 2014

Created Jan. 1, 1995

Projects that include this item

- [\(/projects/future-feminist-archive/\) Past and Present. National Women's Art Exhibition 1995](#)
[\(/projects/future-feminist-archive/\)](#) 3 users 122%

Our supporters
<https://www.daa0.org.au/bio/harriett-pettifore-brims/biography/>

2/4

Document Set ID: 3215230

Version: 1, Version Date: 11/11/2016

11/9/2016

Harriett Pettifore Brims :: biography at :: at Design and Art Australia Online

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 - [Adrienne Higgs \(/bio/adrienne-higgs/\)](#)
 - [Nyuwara Tapaya \(/bio/nyuwara-tapaya/\)](#)
 - [Tony Tuckson \(/bio/tony-tuckson/\)](#)
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- [Terms of Use \(/terms-of-use/\)](#)
 - [Events Visualisation \(/visualisations/\)](#)
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 - [Help](#)
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 - [How to moderate \(/become-moderator/\)](#)
 - [How to share your images \(/share-images-us/\)](#)
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Search

 [Advanced search \(/search/\)](#)

b. 1864

- [Artist \(Photographer\)](#)

A pioneering photographer who ran a successful photography business, Harriett Brims mostly used cameras made by her husband.

- [Biographical Data b. 1864 Yandilla, Qld \(/bio/harriett-pettifore-brims/personal_details/\)](#)
- [Biography 1 biography \(/bio/harriett-pettifore-brims/biography/\)](#)
- [Associates 3 people \(/bio/harriett-pettifore-brims/people/\)](#)
- [Groups \(/bio/harriett-pettifore-brims/groups/\)](#)
- [Works \(/bio/harriett-pettifore-brims/works/\)](#)
- [Exhibitions 1 exhibition \(/bio/harriett-pettifore-brims/events/\)](#)
- [Collections \(/bio/harriett-pettifore-brims/collections/\)](#)
- [Recognitions \(/bio/harriett-pettifore-brims/recognitions/\)](#)
- [References 2 references \(/bio/harriett-pettifore-brims/references/\)](#)

Biography (416 words)

<https://www.daa0.org.au/bio/harriett-pettifore-brims/biography/>

1/4



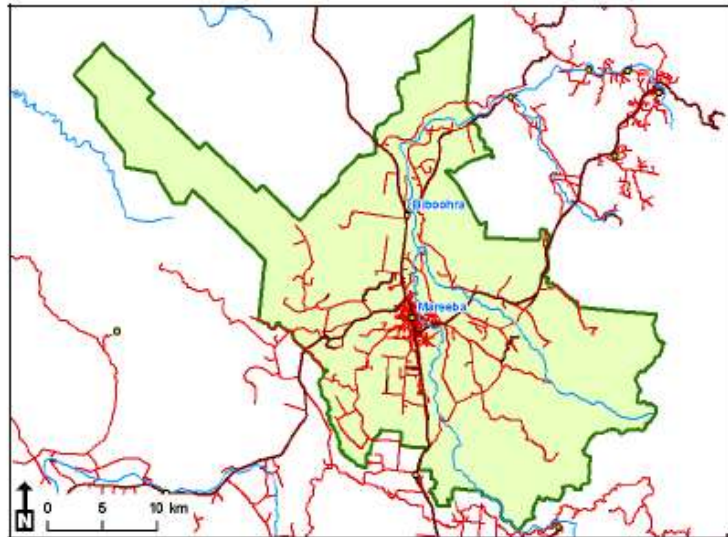
Document Set ID: 3215230
Version: 1, Version Date: 11/11/2016



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Version: 1, Version Date: 11/17/2015
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ATTACHMENT 2
DISTRICT 2

Made up of the localities of Bibiohra, Mareeba & Paddy's Green



Name	Source	Geographical relevance
Birrell	S & F Birrell Tobacco advisors of society.	
Eakin	Pioneer settlers in the Mareeba District	Mareeba
Ganly	Pioneer settlers in the Mareeba district	Mareeba
Green	Annie Green Muluridji elder with traditional association to Mareeba township area	Mareeba township
Howell	R.W. Howell Tobacco expert	
Jimbaru	Muluridji word for Spear.	Relevant around Spear creek which is a significant traditional site as well as a massacre site.
Joongan	Muluridji word for flying fox	Most appropriate around the Barron River
Keegan allocated - 21/01/2015	Francis Joseph Keegan 38 Squadron- Killed in WWII	
King	Thomas King Muluridji elder with traditional association with Mareeba township area	Mareeba township
Lee Sye	Percy Lee Sye Long term resident and earthmoving operator	Mareeba
Madigan	Jack Madigan Muluridji elder	Most appropriate around Eales Park in Mareeba

McNell	Worked at Meatworks and on the Railway	
Mitchelmore	R.G. Mitchelmore Pioneer & Tobacco Farmer	
Muhldorff	Pioneer family	Mareeba
Muluridji	Tribal name with meaning "The meeting of two waters".	Refers to the meeting point of Granite Creek and the Barron River.
Orchard	Orchard Pioneer family Council Meeting of 1 August 2006	Mareeba
Pearce	Roland Lovegrove-Pearce Migrated from England chasing Gold to no avail then worked for Post Master General during WWII. After the war he settled in Mareeba, raised a family and started up a Taxi business.	Mareeba
Prince	Old resident of Mareeba	Mareeba
Ramon	K Ramon Killed in WWII	
Ratton	J. Ratton Killed in WWII	
Russell	Russell Pioneer family Council Meeting of 1 August 2006	Mareeba
Seville	Old resident of Mareeba, active member of community for many years.	Mareeba
Simpson	Barry Simpson Long term resident and media personality	Mareeba
Soda	Vincenzo Soda Tobacco from 1937	
Tiller	Colin Birdwood Tiller Killed in WWII	
Timms	First resident of Martin Avenue, Mareeba.	Mareeba
Venture	James Venture Mulligan	
Weston	Raymond Bruce Weston 1 Operational Support Unit Killed in Vietnam	
Young	R.G Young Killed in WWII	
Yumba	Local Aboriginal word for a housing estate in Mareeba	Within the housing estate off Mareeba-Dimbulah Rd, containing Ward, Royes and Carroll Rd.

GOVERNANCE AND COMPLIANCE

ITEM-8 **TENDER EVALUATION TMSC2016-12 DESIGN, SUPPLY AND INSTALLATION OF SOLAR PHOTOVOLTAIC (PV) SYSTEMS AT TWO (2) COUNCIL SITES**

MEETING: Ordinary

MEETING DATE: 21 December 2016

REPORT OFFICER'S TITLE: Manager Development & Governance

DEPARTMENT: Corporate and Community Services

EXECUTIVE SUMMARY

Tenders have been recently invited for the Design, Supply and Installation of two Solar Photovoltaic (PV) Systems for the administration buildings in Rankin Street and Kowa Street Mareeba.

This report provides details of the results of the procurement process and recommends the engagement of a preferred contractor to undertake the service and supply required.

OFFICER'S RECOMMENDATION

"That Council accepts the tender provided by Solgen Energy Pty Ltd for \$163,139.44 inclusive of GST (STC Discount \$124,500), for tender TMSC2016-12 for the Design, Supply, and Installation of two Solar Photovoltaic (PV) Systems for installation on the Rankin Street and Kowa Street Council office buildings."

BACKGROUND

Council has, since January 2014, focussed on cost savings to build a sustainable future for the Council. After revision and changes to council electricity tariffs, savings were found. From those savings, the Council will now invest in Solar technology on its two biggest consumers of electricity in the general fund - the administration buildings in Rankin Street and Kowa Street Mareeba. This investment will reduce not only future electricity expenditure but also reduce Councils financial risk of future electricity price rises.

All tender Prices quoted below haven taken into account the amount claimable from the Federal Government for Small-scale Technology Certificate (STC).

Tender Submissions were received from:

Tenderer	Assessment Score
Tropical Energy Solutions	66.28
Tableland Solar	47.55
Solgen Energy	68.00
SolarWorks	57.67
Hush Energy	54.07
Autonomous Energy	53.83
Australian Sustainable Energy	57.26
AltoStar	38.55

TENDER ASSESSMENT

The tender documents advised that the tenders would be evaluated based on the following weighted selection criteria:

Relevant Experience	20%
Key Personnel Skills and Experience and Resources	10%
Tenderers Resources	20%
Demonstrated Understanding	10%
Value for Money - Price	40%

The evaluation score for Price is calculated using a formula that compares the tendered price of individual submissions against the median value of all prices received. Scores assigned to the other selection criteria are subjective based on the content of the tender submissions and Council knowledge of previous performance on similar projects.

Solgen Energy was not the lowest price, yet were very close to the two other cheapest tenders within the scope of tenders submitted. It should be noted the actual costs incurred from Ergon are included in the price quoted from Solgen Energy.

Solgen Energy recently designed, supplied and installed a similar solar PV System for Cairns Regional Council with great success. Solgen Energy listed them as a referee along with Townsville who also spoke highly of their experience. A list of previous customers also identified many other Councils, as well as Downer, who are currently constructing our new Wastewater facility.

The Solar PV system proposed for use in the Solgen Energy tender is the biggest panel producer in the world, which according to many indexes is rated as a top 3 panel manufacturer in the world. The Australian Sustainable Energy tender also proposed using the same system.

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*

Manager Development & Governance
Project Manager Buildings
Manager Systems & Customer Service

External

Nil

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

Council are required to deliver the project satisfying various Government compliance obligations meeting predetermined milestones and reporting deadlines with acquittal due by 30 June 2017.

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS*Capital*

The project, CP00055 is included in the 2015/16 budget & CP00190 is included in the 2016/17 budget.

Operating

Future Electricity will be reduced.

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

Nil

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

Nil

IMPLEMENTATION/COMMUNICATION

Nil

ATTACHMENTS

1. Summary of Tender TMSC2016-12

Date Prepared: *6 December 2016*



**SUMMARY OF TMSC2016-12
 Design, Supply & Installation of
 Solar PV Systems**

11.00 am - Thursday 10 November 2016

COUNCIL STAFF IN ATTENDANCE AT OPENING:

Julie Pitcher, Sandra Fraser and Kim Bird

Submission From	Amount	Additional Information
Hush Energy	\$99,990.00 \$103,209.00	Rankin Street Kowa Street
Tablelands Solar	\$109,651.00 \$106,651.00	Rankin Street Kowa Street
Autonomous Energy	\$75,388.00 \$77,817.00	Rankin Street Kowa Street
Tropical Energy	\$71,487.67 \$65,861.09 \$49,450.07 \$47,217.45	Rankin Street Conforming (STC value taken off Lump sum) Kowa Street Conforming (STC taken off Lump Sum) Rankin Street Non Conforming (STC taken off Lump Sum) Kowa Street Non Conforming (STC taken off Lump Sum)
AltoSolar	\$193,834.49 \$197,594.18 \$63,000.00	Rankin Street Kowa Street STC value per site
SolarWorks	\$0.00 \$144,920.70	Rankin Street Kowa Street
Australian Sustainable Energy Pty Ltd	\$197,950.03 \$190,823.56 \$77,998.57 \$77,941.27	Rankin Street Kowa Street Kowa Street Non Conforming (A) Kowa Street Non Conforming (B)
Solgen Energy Pty Ltd	\$83,256.03 \$79,883.44	Rankin Street Kowa Street

 Julie Pitcher & Sandra Fraser

 Kim Bird

BACKGROUND

This report is further to a request from Lorraine Doornebosch of Animal Rehoming Cairns and Tablelands District to allow exceptions to Councils Local Law No 2 (Animal Management) 2011 to allow volunteers to keep excess animals temporarily for the purpose of fostering and caring for animals that are to be subsequently rehomed.

Those people chosen by Animal Rehoming Cairns and Tablelands District to care for animals that are waiting to be permanently rehomed must meet certain criteria. This ensures responsible pet ownership and compliance with Councils Local Law and the Animal Management (Cat and Dog) Act. (AMAct)

All dogs must be registered and microchipped and all cats must be microchipped. This requirement (of the AMAct) must be complied with at all times. Councils Subordinate Local Law No 2 currently sets the number of animals that can be kept as follows;

Numbers allowed to be kept;

2 dogs, 2 cats (urban) 3 dogs, 3 cats (rural residential) No limit dogs and cats (rural)

Numbers allowed to be kept with approval;

3 dogs and 3 cats (urban) 5 dogs and 5 cats (rural residential)

Local Law currently prohibits the keeping of more than;

3 cats and 3 dogs (urban) 5 cats and 5 dogs (rural residential)

This means that Council may give approval for up to 3 of each and 5 of each in urban and rural residential respectively however that there is no head of power to give approval to keep more as such numbers are prohibited. The only way that Council can allow for the keeping of a number of animals in excess is to choose not to enforce the penalty for keeping of excess animals. In the long term council may consider amending Councils Subordinate Local Law No 2 Animal Management.

While such animals are being cared for by this group it means that there are less animals that Council need to care for or dispose of. Such animals are de-sexed as early as possible and are contained to the property. Animal Rehoming Cairns and Tablelands District are committed to responsible pet ownership. A condition of fostering a cat from Animal Rehoming Cairns and Tablelands District is that the cat is not allowed outside unless it is kept in a cat enclosure.

If such an arrangement is approved by Council, Animal Rehoming Cairns and Tablelands District will be required to keep Council informed of their carers names, addresses and animal numbers and ensure that all animals are registered (except cats) and microchipped. It has been suggested that the animals would be registered and microchipped to Animal Rehoming Cairns and Tablelands District so that any noncompliance such as impounding or the issue of notices is brought to the attention of Animal Rehoming Cairns and Tablelands District in the first instance.

LINK TO CORPORATE PLAN

Key Strategic Priority - Environment - a natural and living environment that provides safety and enjoyment for the community and visitors

CONSULTATION

Internal

Nil

External

Animal Rehoming Cairns and Tablelands District

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

As the local law prohibits specific numbers of animals to be kept, technically an approval cannot be given. Therefore for this exception to the limit (on animal numbers) to have some validity Council must agree not to enforce the provision that sets the limits in these specific circumstances.

This technical issue can be overcome by making some amendments to Council's Subordinate Local Law No 2 (Animal Management) 2011 and Council's Subordinate Local Law No 1 (Administration) 2011.

POLICY IMPLICATIONS

The drafting of an interim policy would provide guidance and detail how Council will treat such requests in the absence of relevant provisions in Councils Local Laws.

FINANCIAL & RESOURCE IMPLICATIONS

Capital

Nil

Operating

Nil

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

Nil

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

Nil

IMPLEMENTATION/COMMUNICATION

If approved, the arrangement would need to be communicated to Local Law Officers and Customer Service Officers. Animal Rehoming Cairns and Tablelands District will need to notify Council of the Foster Carers address and number of animals they intend to keep on the property. A property exception (an amendment) would also need to be created in the Property and Rating system to enable the Customer Service Officers to create applications for the registration of animals in excess of those numbers currently allowed on the affected properties.

The information would also be added as an article to the Sharepoint site to ensure that the counter staff can access the information when required.

ATTACHMENTS

1. Letter submitted to Mareeba Shire Council 2016
2. Proposal submitted to Tablelands Regional Council in 2013
3. Guidelines for foster Carers
4. Approval letter from Tablelands Regional Council

Date Prepared: 11 December 2016

ATTACHMENT 1

Animal Rehoming Cairns and Tablelands District

Rehoming Companion Pets

18 Palm Avenue Millaa Millaa 4886

Ph: (07) 40972824 Mobile: 0418732204

Email: animalrehomeingtablelands@gmail.com

Facebook: <https://www.facebook.com/AnimalRehomeingTablelands>

Website: <http://artablelands.com/>

ABN 92983549753



Adoption is the Best Option

6 December, 2016

The Shire Clerk
Mareeba Shire Council
PO Box 154
Mareeba QLD 4880

Dear Sir/Madam

Previously known as Animal Rehoming Tablelands, we submitted a proposal to Tablelands Regional Council in August 2012 when Mareeba and TRC were amalgamated. The proposal was accepted by TRC and a copy of the letter from TRC dated 24th July 2013 advising confirmation of the resolution made is attached for your information. After de-amalgamation, TRC continued to honour the resolution. Cairns City Council has also introduced a similar policy for Rescue organizations and their foster carers.

The purpose of this letter is to request that Mareeba Council consider reinstating the resolution as passed on 4th July 2013 in order to make it possible for our foster carers in your shire to continue to assist us by allowing them to keep an excess number of animals temporarily.

We can happily report that in the 4 years that have passed, our group of dedicated foster carers has grown to more than 30 families on the Tablelands and in the Cairns area and we have rescued, vetted and rehomed more than 500 companion pets and hope to be able to continue making a difference with your cooperation and support.

Please contact me if there is anything further I can do to assist.

Kind Regards
Animal Rehoming Cairns and Tablelands District

Lorraine Doornebosch
Manager

Encl:

ATTACHMENT 2

Animal Rehoming Tablelands

24 August 2012

**Proposal for Consideration by Tableland Regional Council
Companion Animal Welfare****Introduction**

Animal Rehoming Tablelands is a small group of volunteers dedicated to the rescue and re-homing of unwanted cats and kittens on the Atherton Tablelands. Our focus is on unplanned litters of kittens, abandoned cats and kittens and healthy cats and kittens surrendered to pounds. As we develop we intend including dogs and all other animals in our rescue programme.

Mission

Our mission is multi level.

1. To rescue and re-home companion animals who might otherwise have to be euthanised.
2. To ensure that every pet we re-home is vaccinated, micro chipped, flea treated, wormed and desexed and to ensure that cats and kittens are homed in an indoor only environment.
3. To educate the people with whom we come into contact, with the purpose of encouraging and promoting responsible pet ownership.
4. To assist in the control of animals by trapping, rehabilitating and re-homing domestic cats who have been neglected and allowed to become self reliant.
5. To co-operate with the authorities and contribute to their own animal welfare programmes.

Method

To achieve our goals, we believe that a network of foster carers is essential. Without foster carers, the rescued animals cannot be supported long enough to find suitable homes. All foster carers would have to meet certain criteria such as the ability to keep cats and kittens indoors only, to have suitable fencing to contain puppies and dogs and to own and house on their property, no more than the legal limit of registered pets.

We are approaching Tableland Regional Council with this proposal because :

1. We sincerely do not want to operate outside the law.
2. We realise we cannot achieve this without council co-operation, understanding and willingness to assist.

Proposal

1. We propose that Tableland Regional Council permit Foster Carers registered with Animal Rehoming Tablelands to keep up to six adult cats and unlimited numbers of kittens under 12 weeks of age on their premises, until such time as Animal Rehoming Tablelands is able to find suitable permanent homes for them. This number would be in addition to the foster carers own registered pets and provided they comply with Council by laws concerning the legal number of owned and registered pets allowed.

Page 1 of 2

Animal Rehoming Tablelands

24 August, 2012

2. In the future, we propose the same permit for the keeping of dogs and puppies except that the maximum number of adult dogs would be reduced to four.
3. In addition we would ask Council to allow Animal Rehoming Tablelands to take up one stall at each of the local markets to allow us to promote our fostered animals. This would be enhanced if we were able to display, but not sell, our kittens and puppies at the stall, in limited numbers of course.

We realise that this type of operation and proposal is new to The Tablelands however, there are other Municipalities who already have policies in place to assist rescue groups to do what we are proposing. The most important aspect of their policy is allowing foster carers to care for more animals than normally allowed, temporarily. In some cases they allow this for a period of 12 months, at which time, if the animal has not been re-homed, the rescue group pays a registration fee for that particular carer to keep the animal until it does find a home. ART is open to any suggestions or arrangements that aid in making our proposal palatable to both Council and our Community.

We realise that we have no influence over Council policy development, however we feel that this is such an essential service to our community that Council will make every effort to help us operate in this shire. We would employ administration systems that would ensure Council would be aware of every movement of our pets to guarantee our compliance with any policy Council may deem suitable.

Animal Rehoming Tablelands was created by myself and Sandy Brown after being involved with another rescue group in Cairns. We saw there was a great need for a concentrated effort here on The Tablelands and, since 24th July this year, we have rescued 29 cats and kittens and re-homed 15. We have received overwhelming support from our community, including co-operation from our local vets who have offered reduced rates to allow our adoption fees to be affordable. We are very enthusiastic and positive that this initiative will have a huge impact on the overcrowding of pounds and euthanasia statistics in this shire.

If this proposal is attractive to Council and you would like to discuss it further, I would be more than happy to attend a meeting at any time.

I look forward to your response.

Yours faithfully,
Animal Rehoming Tablelands

Lorraine Doornbosch
Treasurer

Phone: 40972824
Mobile: 0418732204

Page 2 of 2

ATTACHMENT 3

Animal Rehoming Tablelands
Postal Address: 18 Palm Avenue, Millaa Millaa 4886
Treasurer: Lorraine Doornbosch Phone 40972824 Mobile 0418732204
Foster Coordinator: Sandy Brown Phone 40926447 Mobile 048743-0443
Web: <http://artablelands.com>
Facebook: <http://facebook.com/AnimalRehomingTablelands>



Guidelines for Foster Carers

What is foster caring?

Foster carers are the heart of animal rescue. Without foster carers, no abandoned or unwanted pets could be kept safe until they found their new homes.

A foster carer takes the rescued pet into their homes and cares for all their needs until we find a permanent home for them. ART will assist by paying for vet work and sharing donations of food, kitty litter etc. Every kitty will be provided with a starter kit to go with him/her to his new permanent home. A foster carer is asked to provide transport if the kitty needs to go to the vet and also to provide a safe environment, which means an indoor only home and/or a suitable cat enclosure attached to the house. We feel it is important that a foster carer is able to socialise the kitten to maximise the chances of finding a suitable home. If kitty is used to kids, other cats and dogs, litter trained and used to being indoors only, then he/she will fit into just about any home.

We'd also like our foster carers to participate in the meet and greet for the kitties in their care, because the introduction of kitty to a potential new family will be so much less stressful for them if they can stay in their own familiar territory. This also means the potential adopter will see him/her as relaxed and natural as possible and the carer gets to meet the new family, so parting with their baby is just that little bit easier.

We also like to encourage foster carers to commit to caring for their charges for as long as it takes to find them a home so that we don't have to move them from home to home. Of course, if a carer can only take in a kitty temporarily, we will of course be grateful for any help we're given and will do our best to ensure the best outcome for both foster carer and kitty.

Guidelines for approved Foster Carers

1. Provide a safe environment. This includes:
 - a. Keeping cats in your care indoors only with no opportunity of escaping from your home. Exceptions can be walking in the garden inside your property in a harness and/or an outdoor enclosure with access to the interior of your house. Cattery accommodation is only acceptable on a temporary bases because rescue cats/kittens need to be socialised to be ready for adoption.
 - b. Keeping cats protected from other animals if they are not cat friendly.
 - c. Ensuring any children in your family are supervised when playing with the cats and taught not to torment or injure the animals.
 - d. Keep your own animals vaccinations up to date.

2. Provide adequate care. This includes:
 - a. A balanced diet including raw foods such as chicken and beef, human grade tinned salmon and vegetables. Dry food is only recommended as a treat or supplement.
 - b. Regular pest control for internal worms, fleas, ear mite etc. ART will provide this medication.
 - c. Visits to our Veterinary partners when necessary. Please contact ART for advice before attending the vet as we will need to approve the visit. Don't delay contacting us if you have any concerns about the pets health.
 - d. Ensure that fresh water is always available.
 - e. Litter trays are a dangerous source of infection and disease so it is recommended that they be cleared once a day and completely cleaned and disinfected every other day. The most economical and eco friendly litter to use is pony pellets, available from your local produce store. It can be recycled in your garden.
 - f. Rarely will your kitty need a bath if they are kept indoors and flea treated regularly. After all, most cats hate water and do a good job of cleaning themselves, so it's not necessary to stress them with a bath.
 - g. Contact us if you need to go away or if you're feeling stressed. We also have respite carers who will give your foster a holiday and let you have a break if you need it.
3. Assist with re-homing. This includes:
 - a. Try to provide us with regular updated photos. These can be good quality photos you take yourself or we will arrange a photo shoot with our own cameras.
 - b. Welcome any visitors who have arranged a meet and greet. We prefer people to meet your fosters in your home environment where they will feel safe and more open to the attention of strangers.
 - c. Occasionally we may ask you to accept the adoption fee and exchange the transfer papers on our behalf. If this is a concern for you, we will make other arrangements.

Foster Carers must show a commitment to responsible pet ownership. A very important part of the foster's education is learning to socialise with other animals. The more animals they meet and learn to get along with, including humans, the better. However, to ensure your own pets' and the foster babies' continued protection in your care, it's important that your own pets are registered with Local Council. ART pays for our rescues to be desexed, micro chipped and vaccinated before they leave our care because we believe and we hope our carers will agree, that desexing is the only way to solve the out of control overpopulation problem. We believe micro-chipping is the best way to identify a pets owners and vaccinating is the only way to prevent the most common and most deadly contagious diseases. Therefore we ask you to ensure that your own pets be micro chipped, desexed, vaccinated and registered with Council.

I agree with the guidelines for Foster Caring.....

Printed name

Signature

Accepted for ART by:

Printed name

Signature

Date:/...../.....

ATTACHMENT 4**Tablelands Regional Council**

Mareeba Service Centre
PO Box 154, Mareeba QLD 4880
Telephone: 1300 362 242

Planning and Development
Kylie Stankovich
Local Laws Coordinator - Regulatory Services
Telephone: 1300 362 242
Facsimile: (07) 4082 3323
Email: info@trc.qld.gov.au

File Ref: LOC-APP-EXC:ks
Your Ref: 2759557

24 July 2013

Lorraine Doornebosch
18 Palm Avenue
MILLAA MILLAA QLD 4886

Dear Lorraine

ANIMAL REHOMING TABLELANDS - EXCESS ANIMALS PERMITTED

This correspondence is to confirm the resolution made by Council on 4 July 2013, in relation to the foster care of animals for the purpose of rehoming. Council resolved;

Moved by Cr Pagani

Seconded by Cr Marti

That Council;

1. Allow foster carers approved by "Animal Rehoming Tablelands" to keep an excess number of animals temporarily, provided that they are otherwise kept in accordance with the Councils Local Laws and the Animal Management (Cat and Dog) Act and
2. Agree not to apply the penalty prescribed for non compliance with section 5 of Local Law No 2 Animal Management where the keepers of the excess animals are approved as foster carers by "Animal Rehoming Tablelands".

Before a vote was taken, an amendment was moved by Cr Jensen

Moved by Cr Jensen

Seconded by Cr Pagani

That Council;

1. Allow foster carers approved by "Animal Rehoming Tablelands", and other approved associations as determined by the Chief Executive Officer or his delegated officer, to keep an excess number of animals temporarily, provided that they are otherwise kept in accordance with the Councils Local Laws and the Animal Management (Cat and Dog) Act and
2. Agree not to apply the penalty prescribed for non compliance with section 5 of Local Law No 2 Animal Management where the keepers of the excess animals are approved as foster carers by "Animal Rehoming Tablelands".

The amendment was put to the vote and CARRIED 7-2
The amendment becomes the motion and was CARRIED 7-2

This means that where Animal Rehoming Tablelands are selecting people to foster animals in preparation for rehoming that the foster carers are now able to comply with the Animal Management Act and ensure that all of the cats and dogs kept on their property are registered, even where they already keep the maximum number.

It is understood that in selecting foster carers that your organisation set criteria for keeping the animals that are in line with Councils local laws and those that result in responsible pet ownership.

Lorraine Doornbosch
Animal Rehoming Tablelands - Excess Animals Permitted

Page 2
24 July 2013

Please forward any further enquiries that you may have regarding this matter to Councils Manager Regulatory Services, Ms Julie Buckley on 1300 362 242.

Yours faithfully

KYLIE STANKOVICH
COORDINATOR LOCAL LAWS

FINANCE

ITEM-10 FINANCIAL STATEMENTS FOR PERIOD ENDING 30 NOVEMBER 2016

MEETING: Ordinary

MEETING DATE: 21 December 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 30 November 2016.

OFFICER'S RECOMMENDATION

"That Council note the financial report for the period ending 30 November 2016."

BACKGROUND

Financial Summary

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

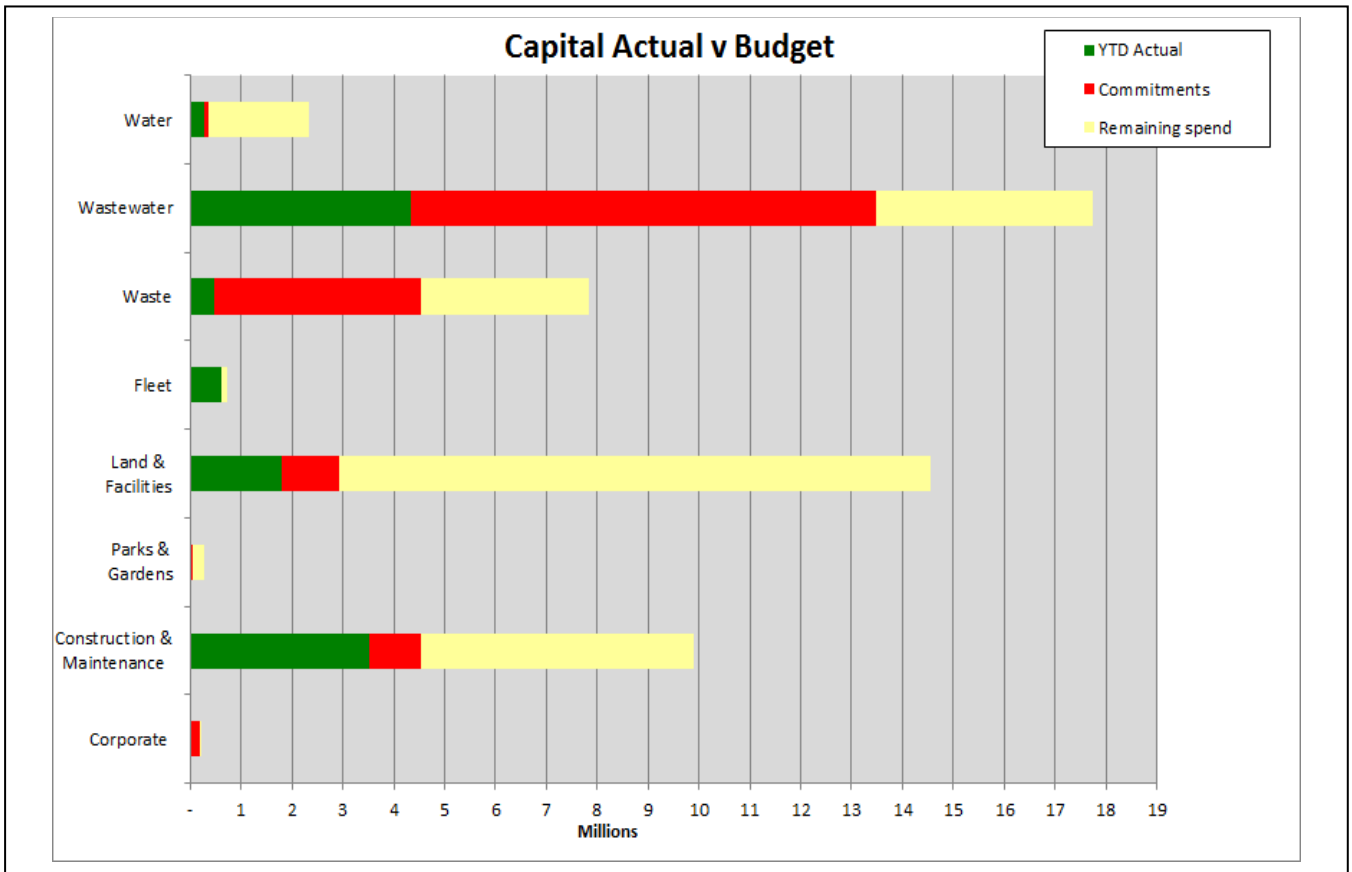
For the period ending 30 November 2016, Council shows an operational surplus of \$5,874,334 compared to a budgeted surplus of \$4,175,658. The budget reflects the 2016/17 Budget as adopted by Council at the 15 June 2016 meeting. A four month review was undertaken across all sections, however as there were no material changes, the original budget figures will remain as originally adopted. Any significant changes or budget variances that may arise will be reported to Council. At this point in time though, there are no significant changes to report.

November 2016 - Snapshot

Total Operating Income	\$	22,034,896
Total Operating Expenditure	\$	16,160,562
Operating Surplus	\$	5,874,334
Total Capital Income (grants, developer contributions)	\$	3,978,480
Net Result - Surplus	\$	9,852,814

Capital Expenditure

Total capital expenditure of \$26,675,597 (including commitments) has been spent for the period ending 30 November 2016 against the 2016/17 annual capital budget of \$53,585,546. This budget figure now includes carry overs from 2015/16 and new capital items as per the Three Month Capital Review Report that was adopted on 16 November 2016.



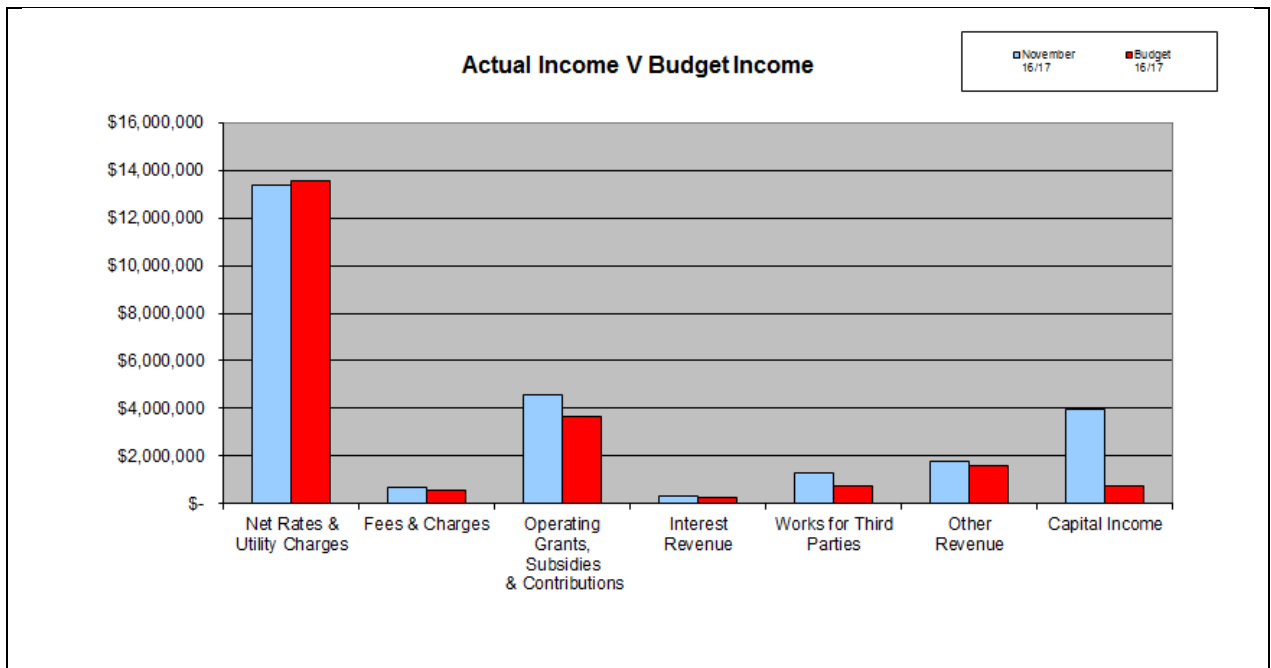
The significant remaining spend in the Land and Facilities section relates to the Mareeba Airport Re-development. It is anticipated that commitments will be made throughout the remainder of the financial year.

Other capital projects are currently tracking well against budgets.

Income Analysis

Total income (including capital income of \$3,978,480) for the period ending 30 November 2016 is \$26,013,375 compared to the YTD budget of \$21,159,156.

The graph below shows actual income against budget for the period ending 30 November 2016.



Description	Actual YTD	Budget YTD	Note
Net Rates & Utility Charges	13,366,298	13,520,370	
Fees & Charges	723,855	591,445	1
Operating Grants, Subsidies & Contributions	4,546,644	3,669,376	2
Interest Received	302,811	283,470	
Works for Third Parties	1,320,486	727,271	3
Other Revenue	1,774,802	1,627,674	4
Capital Income	3,978,480	729,550	5

Notes:

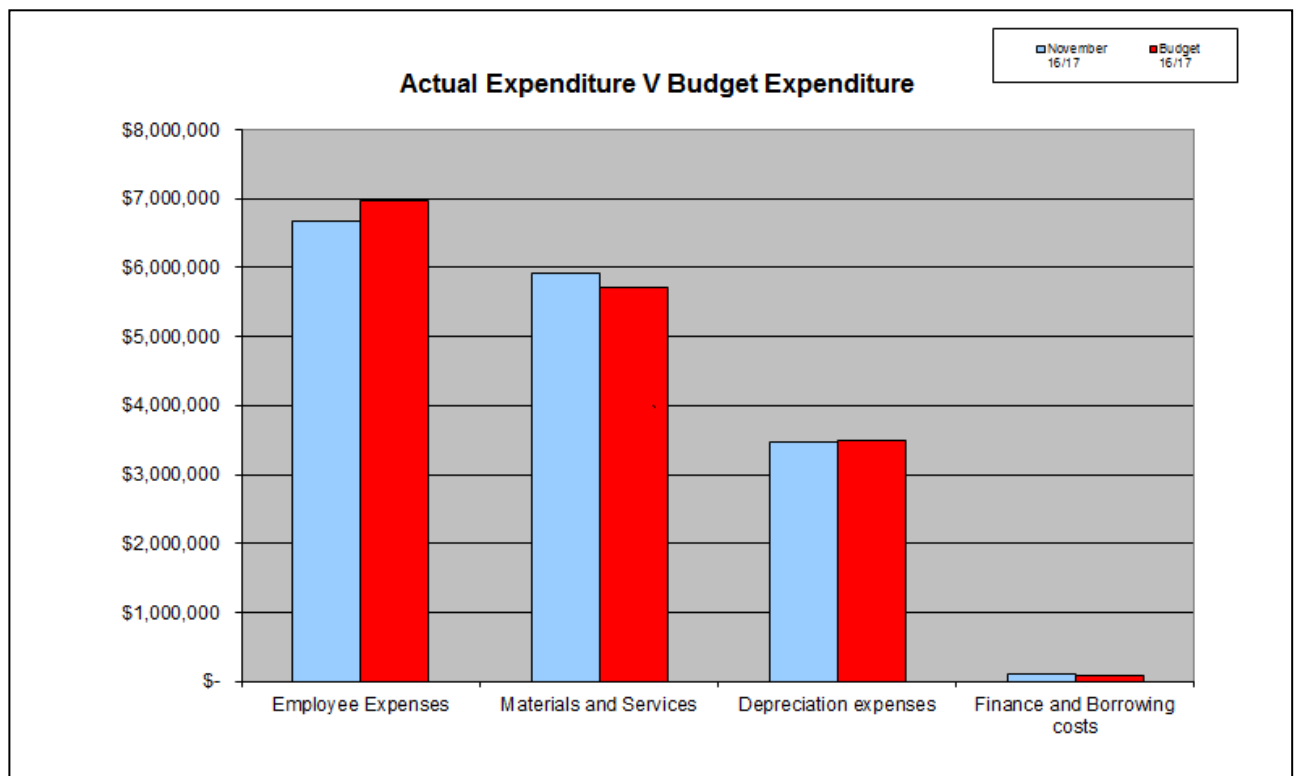
1. Current YTD actuals are trending higher than budget for cemetery services (\$70k), Trade Waste (\$11k), Local Laws - dog fines (\$17k) and permits, licences and registrations for regulatory services (\$19k).
2. Council has received an initial prepayment for NDRRA 2016 of \$957k. As the restoration works has no budget allocated, there will be an equivalent offset in expenditure.
3. Majority relates to the timing of the budget for RMPC income, and additional works of \$100k being approved on the Mossman-Mt Molloy roads.
4. Favourable variance relates to the sale of industrial land blocks (\$202k).

5. First milestone claim for the Mareeba Airport upgrade of \$1.3M received, along with \$900k for Mareeba WWTP upgrade, \$325k for Roads to Recovery capital grant (R2R), \$425k for Bridges Renewal Program and \$161k for developer contributions.

Expenditure Analysis

Total expenses for the period ending 30 November 2016 is \$16,160,562 compared to the YTD budget of \$16,253,948.

The graph below shows actual expenditure against budget for the period ending 30 November 2016.



Description	Actual YTD	Budget YTD	Note
Employee expenses	6,662,793	6,973,723	
Materials & Services	5,919,361	5,707,940	
Depreciation expenses	3,477,687	3,484,459	
Finance & Borrowing costs	100,721	87,826	

There are no significant variances to report.

Loan Borrowings

Council's loan balance as at 30 November 2016 is as follows:

QTC Loans \$6,808,338

Rates and Sundry Debtors Analysis

Rates and Charges

The total rates and charges payable as at 30 November 2016 is \$2,407,074. As compared to the same time last year, the total rates and charges payable as at 30 November 2015 was \$1,927,106. This reflects the change in rating methodology for unused land (Category N). The total outstanding rates for this category are \$1,002,898.

Rates were issued on 16 August for the six (6) months July to December 2016, with the discount closing 16 September. Total Gross Rates and Charges levied for the six (6) month period was \$15,116,928. While the outstanding rates as a percentage of rates levied (8%) seems high, the total rates and charges payable includes \$1,002,898 in respect of unused land that is deemed valueless. The adjusted outstanding rates as a percentage of rates levied would be 5%.

On 2 November 2016, 363 properties were sent to Collection House with a combined value of \$439,477.

Collection House collected \$212,810 for the month of November. The outstanding amount for properties currently with debt collection is \$542,769.

Council has 201 properties with approved payment arrangements, totalling \$106,934.

The Sale of Land process is now underway, with \$210,837 likely to be collected over the coming 6 months.

Sundry Debtors

The total outstanding for Sundry Debtors as at 30 November 2016 is \$803,443 which is made up of the following:

Current	30 days	60 days	90 + days
\$692,159	\$57,566	\$36,920	\$16,798
86%	7%	5%	2%

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

Date Prepared: 7 December 2016

MAREEBA SHIRE COUNCIL
**Budgeted Income Statement by Fund
For the period ending 30 November 2016**

	Consolidated		General Fund		Waste Services	
	Actual YTD	Budget YTD	Actual YTD	Budget YTD	Actual YTD	Budget YTD
Revenue						
Rates and utility charges	14,251,566	14,384,327	7,982,769	7,918,139	1,709,250	1,693,455
Less Discounts and Pensioner Remissions	(886,368)	(883,957)	(886,368)	(1,727,914)	-	-
Net Rates and Utility Charges	13,366,200	13,500,370	7,097,391	7,054,162	1,709,250	1,693,455
Fees and Charges	725,956	691,446	708,066	578,946	-	-
Operating Grants and Subsidies	4,351,048	3,485,776	4,351,048	3,485,776	-	-
Operating Contributions	196,598	183,600	-	-	-	-
Interest Revenue	302,811	283,470	28,301	160,417	123,533	84,545
Works for Third Parties	1,320,486	737,271	1,264,574	734,896	-	-
Other Revenue	1,774,802	1,627,674	938,021	634,215	620,293	966,375
Total Operating Revenue	22,034,998	20,429,806	14,367,401	12,638,431	2,653,036	2,744,375
Expenditure						
Employee Expenses	6,652,793	6,973,723	5,961,235	6,227,319	226,516	208,497
Materials and Services	5,819,361	6,707,840	2,725,240	2,207,238	1,436,784	1,633,518
Depreciation expense	3,477,687	3,494,459	2,532,901	2,508,072	31,382	31,878
Finance and Borrowing costs	100,721	87,826	62,760	46,573	-	-
Total Operating Expenses	16,160,562	16,253,848	11,262,136	10,987,202	1,694,682	1,873,891
Operating Surplus/(Deficit)	5,874,334	4,175,958	3,105,265	1,651,229	958,354	870,484
Capital Income						
Capital Contributions	161,513	1,800	119,737	1,800	-	-
Capital Grants and Subsidies	3,744,656	646,250	2,844,655	646,250	-	-
Profit/(Loss) on Sale of Asset	72,312	82,600	72,090	82,500	-	-
Net Result	9,852,814	4,905,208	6,141,747	2,380,779	958,354	870,484
						1,418,454

MAREEBA SHIRE COUNCIL
Budgeted Income Statement by Fund
For the period ending 30 November 2016

	Sewerage Services		Water Services		Beneficial Areas	
	Actual YTD	Budget 2016/17	Actual YTD	Budget YTD	Actual YTD	Budget 2016/17
Revenue						
Rates and utility charges	2,782,723	2,754,728	2,222,127	2,492,438	1,581,878	2,201,498
Less Discounts and Penalties/Remissions		4,329,054		4,916,317		4,916,317
Net Rates and Utility Charges	2,782,723	2,154,222	2,222,127	2,453,121	1,581,878	2,201,498
Fees and Charges	19,750	15,522	0	0	0	0
Operating Grants and Subsidies		30,520		0		0
Operating Contributions				0		
Interest Revenue	87,236		36,520	23,028	30,188	33,483
Works for Third Parties	3,164		31,265	12,125	27,489	36,634
Other Revenue			29,525	1,124	2,421	3,224
Total Operating Revenue	2,872,781	2,189,828	2,287,224	2,528,124	1,611,467	2,234,799
Expenditure						
Employee Expenses	1,463,319	1,461,246	2,082,687	2,121,807	2,141,441	2,121,807
Materials and Services	521,320	563,462	1,167,093	1,182,474	961,150	2,091,130
Depreciation expense	363,346	373,734	368,119	371,024	417,241	447,485
Finance and Borrowing costs	27,885	47,353	47,353	47,353	0	0
Total Operating Expenditure	2,375,770	2,455,795	4,665,252	4,722,658	3,560,832	4,660,422
Operating Surplus/(Deficit)	497,011	(265,967)	(1,378,028)	(1,194,534)	(949,365)	(425,623)
Capital Income						
Capital Contributions	88,784		35,020			
Capital Grants and Subsidies	933,023	2,630,124		670,124		
Profit/Loss on Sale of Asset			22			
Net Result	1,518,818	2,364,157	(1,343,031)	(1,124,414)	(949,365)	(425,623)

ITEM-11 REQUEST TO AMEND COUNCIL'S AUTHORISED BANK SIGNATORIES**MEETING:** Ordinary**MEETING DATE:** 21 December 2016**REPORT OFFICER'S
TITLE:** Manager Finance**DEPARTMENT:** Corporate and Community Services

EXECUTIVE SUMMARY

The purpose of this report is to request an amendment to Council's authorised bank signatories due to the appointment of the new Management Accountant.

OFFICER'S RECOMMENDATION

"That Council:

1. authorise the amendment to bank signatories; and
2. delegate authority to the CEO to further appoint or remove bank signatories as and when personnel changes occur."

BACKGROUND

It is intended that the new Management Accountant be added as a signatory to the National Australia Bank accounts effective immediately.

As and when there are personnel changes in certain positions there is the requirement to remove and amend the signatories with the National Australia Bank and this should not necessitate a Council report. However, should an additional position require signing powers, this will be brought to Council for a decision.

LINK TO CORPORATE PLAN

N/A

CONSULTATION

Internal
Director Corporate and Community Services

External
Nil

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

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS*Capital*

Revised 2016/17 Capital Works budget

Operating

Nil

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

N/A

IMPLEMENTATION/COMMUNICATION

Nil

ATTACHMENTS

Nil

Date Prepared: *2 December 2016*

COMMUNITY WELLBEING

ITEM-12 KURANDA COMMUNITY PRECINCT STRATEGIC PLAN

MEETING: Ordinary

MEETING DATE: 21 December 2016

**REPORT OFFICER'S
TITLE:** Senior Community Wellbeing Officer

DEPARTMENT: Corporate and Community Services

EXECUTIVE SUMMARY

The Kuranda Community Precinct Advisory Committee has developed a Strategic Plan which is presented to Council for consideration and endorsement.

OFFICER'S RECOMMENDATION

"That Council accept and endorse the Kuranda Community Precinct Strategic Plan 2016-2021."

BACKGROUND

The Kuranda Community Precinct Advisory Committee is appointed by Council to act as a conduit between Council and community, and to ensure that the Precinct is developed with input from the community.

The development of the Strategic Plan was underpinned by community views and aspirations established during the Community Engagement and Research Project (September 2011); and expanded on in subsequent years. These views and aspirations have evolved, and are reflected in the Terms of Reference and the recently endorsed Kuranda Community Precinct Hiring Guidelines.

The Strategic Plan details the goals for the future of the Precinct and identifies seven (7) Priority Projects which were determined through a formal prioritisation process. The methodology is explained in Appendix 1 of the Plan, and the Priority Projects Assessment Matrix details the results of the process.

The Strategic Plan has been developed to support a flexible response to changing community aspirations, while still establishing the future direction by way of well-considered projects and priorities.

LINK TO CORPORATE PLAN

COM 2 - Conduct an analysis of current community facilities and develop a Shire wide community facilities plan to guide the assessment of maintenance programmes, possible capital upgrades of existing facilities and community requests for new facilities and ensure equity of access.

COM 3 - Encourage the building of strong partnerships with community, private sector and government so as to build community capacity and develop strategies to encourage and support leadership and self-responsibility in the community.

CONSULTATION*Internal*

Mayor

Councillors

Chief Executive Officer

Manager Community Wellbeing

External

Kuranda Community Precinct Advisory Committee

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?

Nil

IMPLEMENTATION/COMMUNICATION

The Kuranda Community Precinct Advisory Committee will be informed of the outcome of this report.

The new Kuranda Community Precinct Strategic Plan will be published on Council's website.

ATTACHMENTS

1. Draft KCP Strategic Plan v1.0
2. Priority Projects Assessment Matrix
3. Terms of Reference Kuranda Community Precinct Advisory Committee - May 2016
4. KCP Community Engagement Summary [September 2011]

Date Prepared: *9 December 2016*

ATTACHMENT 1

DRAFT

KURANDA COMMUNITY PRECINCT

**STRATEGIC PLAN
2016 - 2021**

Kuranda Community Precinct Strategic Plan 2016 - 2021**Contents**

1.	Introduction	1
2.	Vision	1
3.	Principles.....	1
4.	Priority Projects	2
5.	Project Plans.....	4
	Appendix 1: Methodology for the identification of priority projects	5

DRAFT



1. Introduction

The Kuranda Community Precinct (KCP) is a council owned facility in the heart of the Kuranda township which has been established for community use and benefit.

The Precinct includes:

- Kuranda Library and Customer Service Centre
- Tennis court
- Public amenities block
- Community kitchen
- Undercover area
- Car parking
- Open space

The Kuranda Community Precinct Advisory Committee is appointed by Council to act as a conduit between Council and community, and to ensure that the Precinct is developed with input from the community. The Committee is an expert advisory committee appointed by Mareeba Shire Council, and consists of one Councillor and six community members from the Kuranda District.

The Committee provides two way communications between Council and the Kuranda community regarding the future of the Precinct with the aim of increasing community ownership of the facility. The Advisory Committee provides information and advice, and ensures that the community's aspirations for the site and facility are considered.

The Strategic Plan was developed by the Kuranda Community Precinct Advisory Committee. The Plan reflects community views and aspirations in setting the strategic direction for the future development of the Precinct.

The Advisory Committee and Council recognise that community needs and aspirations evolve over time, and is committed to the implementation of a strategic framework which supports a flexible response to changing priorities.

2. Vision

The Precinct is a well-used and flexible community space which is available for the long term enjoyment of all Kuranda residents for recreational, sporting, cultural and educational experiences and activities. The Precinct is integrated and connected with surrounding facilities and promotes the history of the site.

3. Principles

The aim of the Advisory Committee and Council is to develop a Precinct that:

- 1) Enhances social connection and sense of community;
- 2) Is developed as a community asset for the benefit of the Kuranda community and promotes community ownership and pride in the facility;
- 3) Is a multiple and shared use space that supports recreational, sporting, cultural and educational activities and experiences by all residents;



- 4) Is integrated with other surrounding facilities and services;
- 5) Has facilities and activities that complement and do not compete with existing not for profit organisations, venues and activities;
- 6) Aesthetic development is consistent with the existing character of the town and its buildings and preserves the historical and environmental aspects of the site;
- 7) Is self-sufficient, as far as possible, with resources available for future projects by way of grants, volunteers and donations;
- 8) Is a strategic asset, which is designed for future generations, and will evolve as community needs change.

4. Priority Projects

The seven (7) priority projects are:

1. Community Recreational Area
2. Walking Trail Signage
3. Potential Uses of Level 1, Main Building
4. Support of Local History And Culture
5. Support of Local Arts Scene
6. Activities for Young People
7. Learning Centre

Priority Project 1: Community Recreational area

A space which promotes an ambience that encourages public use, and may include:

- Children's playground
- Community BBQ Facilities
- Chairs and tables
- Trees and gardens including signed botanical plantings
- Grassed areas
- Shade cover

Priority Project 2: Walking Trail Signage

The Kuranda Community Precinct connects more than 3km of established walking trails, and with a project underway to join the trails, including Jum Rum Creek trail, the KCP signage will:

- Provide an overview of existing walking tracks and how they connect and assist walkers in accessing paths
- Support the development of walking trails linking the town centre to the Precinct, Amphitheatre & surrounding facilities
- Provide a framework for the assessment of the need for static exercise equipment along trail

**Priority Project 3: Potential Uses of Level 1, Main Building**

Council and the Advisory Committee recognise that Level 1 of the main building is underutilised, mainly due to the lack of all-abilities access. This project will involve investigation of potential uses for Level 1 of the main building, including:

- Options if a lift is installed
- Options if a lift is not installed
- A detailed analysis of the cost of works to improve accessibility, and consideration of whole of life costs for installation of a lift

Priority Project 4: Support of local history and culture

The Precinct is a resource which can be utilised to encourage community education, and support the promotion of Kuranda's rich history and cultural heritage. This project will:

- Continue with, and extend on, the work on historical signage which is underway
- Consider the development and installation of interpretive signage
- Gauge community interest on hosting a local history group

Priority Project 5: Support of Local Arts Scene

Kuranda's art scene is well-established, with artists working in a diverse range of mediums. The Advisory Committee recognises the need to engage with the art community to define this project; however, as a starting point the preliminary concepts have been identified:

- Provide space and facilities to support arts community e.g. as a venue for an Arts Fair in the lead up to popular gift-giving events
- Engage artists to paint the buildings of the Precinct
- Act as a conduit for promotion of the arts to the community
- Provide a space for installations for set periods of time including a sculpture garden

Priority Project 6: Activities for teenagers and young adults

The Advisory Committee and Council view the Precinct as a key element of enhancing positive engagement with young people in Kuranda, and this project will involve:

- Community engagement to identify community needs - including engagement with young people and key services working with youth
- Establishing the Precinct as a space where activities of interest to young people are held

Priority Project 7: Learning Centre

This project would involve the redesign of the space above the library, and renovations to support a Learning Centre, as an adjunct to the Library. The project will involve:

- Investigation of types of spaces to facilitate widespread community and business use
- Review of technology-based infrastructure including access to high speed internet services, video conferencing
- Ensuring that any proposed Learning Centre does not unfairly compete with not-for-profit venues.



5. Project Plans

The completion of the Priority Projects Assessment Matrix has resulted in the identification of priority projects and the Chair of the Advisory Committee and Council Officers will proceed with a high-level project plan for each project. The Project Plan will include project objectives, timeframes, resource requirements, stakeholders, project leader.

The Advisory Committee will oversee the implementation of the project plans, providing information, guidance and assistance, as appropriate.



Appendix 1: Methodology for the identification of the Priority Projects

The Kuranda Community Precinct Advisory Committee adopted a three-phase approach to the identification, assessment and prioritisation of future projects. This method included:

Phase 1 Community Engagement: An in-depth review of the results of the 'Kuranda Community Precinct - Community Engagement and Research Project' (September 2011).

Phase 2 Advisory Committee Review: Discussion at Advisory Committee meetings to identify priority projects and determine the process to develop the Strategic Plan.

Phase 3 Project Prioritisation: Development and completion of a detailed Priority Projects Assessment Matrix to review projects against the eight Precinct Principles detailed in the Strategic Plan.

The completion of the Priority Projects Assessment Matrix involved each member of the Advisory Committee individually allocating a score out of five for each project against the eight principles; resulting in a total score out of 40. The scores of the Committee members were added to a total score out of 320 and averaged. The projects were prioritised from the highest average score, to the lowest. The Priority Projects Assessment Matrix is available on request.

Throughout the process the Advisory Committee considered the relevance of projects to the community to encourage a high level of community utilisation, and translating into a sound return on investment.

ATTACHMENT 2

PROJECT DESCRIPTION	PROJECT SUMMARY										TOTAL AVERAGE SCORE
	1 Benefit community	2 Geographic cost	3 Multiple use	4. Improving on with amount of benefits	5. Compatibility with environment	6. Available development	7. Short term value	8. Long term value for the community	9. Overall Score	10. Overall Score	
<p>1. Gateway Recreational area</p> <p>Develop a 1000m x 1000m area for recreational purposes, including a playground, sports field, and picnic area. The site is located on the corner of the intersection of the main road and the main road. The site is currently vacant and is surrounded by residential properties.</p>	High	Low	High	High	High	High	High	High	High	High	22.4
<p>2. Sheltered walkway</p> <p>Develop a sheltered walkway along the main road, providing a safe and accessible route for pedestrians. The walkway will be approximately 100m long and will include a ramp and handrails. The site is located on the corner of the intersection of the main road and the main road.</p>	High	Low	High	High	High	High	High	High	High	High	22.4
<p>3. Potential use of vacant land</p> <p>Develop a potential use of vacant land for recreational purposes, including a playground, sports field, and picnic area. The site is located on the corner of the intersection of the main road and the main road. The site is currently vacant and is surrounded by residential properties.</p>	High	Low	High	High	High	High	High	High	High	High	22.4
<p>4. Support of existing development</p> <p>Develop a support of existing development for recreational purposes, including a playground, sports field, and picnic area. The site is located on the corner of the intersection of the main road and the main road. The site is currently vacant and is surrounded by residential properties.</p>	High	Low	High	High	High	High	High	High	High	High	22.4

PROJECT DESCRIPTION	PROJECT URGENCIES								TOTAL SCORE	APPROXIMATE SCORE	
	1. Affects community?	2. Community-based	3. Multiple and shared use space?	4. Integration with surrounding facilities?	5. Compatible with other towns?	6. Multiple development?	7. Local relevance?	8. Long-term need for the community?			
<p>Support of Local Arts Scene</p> <p>Research art scenes is well established with artists working in a diverse range of disciplines. The advisory committee recognizes the need to continue with the set opportunities to enrich the market, expansion, so a set time point the participants themselves take some initiative.</p> <ul style="list-style-type: none"> Provide more marketing to request via community e.g. set a venue for an Arts Fair to run lead up to present get people aware. Engage artists to report back/feedback of the project. Provide a space for exhibitions for the artists to have their art displayed in a gallery. <p>6. Available for speakers and young adults</p> <p>The industry connections and Council support project to a set amount of resources, provision of equipment and staff to be available in the area, and the project and staff, a Community engagement to identify community needs, including engagement with project groups and how much funding needed with staff.</p> <ul style="list-style-type: none"> Identifying the project as a major event 2016/17 of support to young people art and 	23000	35000	19000	13000	27000	12000	26000	33000	200	12.2%	
<p>Learning Centre</p> <p>This project would require the support of the town centre the town and the community to support a Learning Centre, as an adjunct to the Library. The project would require:</p> <ul style="list-style-type: none"> Investigation of space of 1000sqm in building adjacent to community art studios Review of building based information including second level floor plan, structure, site, etc. and condition Planning that may involve Learning Centre how set out, safety, compliance with other building norms 	21000	21000	12000	17000	35000	29000	29000	35000	27000	27000	20.3%

ATTACHMENT 3**Mareeba Shire Council****Kuranda Community Precinct
Terms of Reference for Committee**

The Terms of reference for the Committee comprise the following elements:

1. Purpose
2. Composition
3. Terms of Appointment
4. Functions
5. Required considerations
6. Administrative support

1. Purpose

- 1.1 The Committee is appointed to advise Council on the future development of the Precinct with the view to increasing community participation and involvement in the Precinct.
- 1.2 The Committee will provide a means of two way communication between Council and the Kuranda community regarding the future development of the Precinct.

2. Composition

- 2.1 The Committee is an expert advisory committee appointed by Mareeba Shire Council pursuant to Section 61 of the *Local Government (Operations) Regulation 2010*. The Committee consists of one Councillor appointed by Mareeba Shire Council and six persons representing, or having extensive knowledge and experience in, one or more of the following:
 - 1) Planning and strategic development;
 - 2) Project Management;
 - 3) Community Representation;
 - 4) Finance and Accounting;
 - 5) Community Development and Youth Engagement;
 - 6) Arts and Cultural;
 - 7) Environment and Land Management; and
 - 8) Sport and Recreation
- 2.2 Council will call for expressions of interest from suitably qualified and experienced members of the public in the above-mentioned categories who are interested in being members of the Committee. Council will select Committee members from those expressions of interest.
- 2.3 Council staff will provide information, secretarial and other assistance as required.
- 2.4 The Committee will rely on the expertise of members rather than contracting consultants to work towards developing the Kuranda Community Precinct.



Mareeba Shire Council

**Kuranda Community Precinct
Terms of Reference for Committee**

3. Terms of appointment

- 3.1 As an advisory committee, the Committee has no decision making powers and will make recommendations only for consideration by Mareeba Shire Council.
- 3.2 Members are appointed for a period of 36 months.
- 3.3 Members are appointed on a voluntary basis and meeting fees and other expenses such as travel expenses are not available.
- 3.4 The chairperson of the Committee will be appointed by Mareeba Shire Council by invitation in accordance with the Handbook for Advisory Committees and is recommended to be an independent community member. Meetings of the Committee are to be held at the times and places it decides and minutes of each meeting are to be recorded and submitted to Mareeba Shire Council.
- 3.5 Reports are to be submitted to Mareeba Shire Council setting out the Committee's advice and recommendations in respect of the matter under consideration.
- 3.6 The Kuranda Community Precinct Committee will operate in accordance with the Mareeba Shire Council Handbook for Advisory Committees.

4. Functions

The Committee will make recommendations to Council on the following matters:

- 4.1 Consider the various needs that a multi-purpose precinct will be required to cater for and determine the functions and scope of the Precinct.
- 4.2 Look at the types of community precincts that have been developed in other locations with a view to determining the requirements for the Precinct that would be suitable for Kuranda.
- 4.3 Consider the most appropriate model for ongoing management and operation of the precinct.
- 4.4 Consider ways to encourage increased community participation and involvement at the Precinct.

5. Required considerations

In considering the desirability or needs for the Kuranda Community Precinct, the Committee will continue to use the values developed by the former Committee:

To pursue the four pillars of sustainability – social, economic, environmental and cultural – and the co-dependencies and inter-relationships between these as foundational guiding principles, (i.e. quadruple bottom line).

To comply with all universal equity and access principles for use of the facility.

To foster community building, community development and social cohesion



Mareeba Shire Council

**Kuranda Community Precinct
Terms of Reference for Committee**

(including networks, sharing of resources, etc).

To maintain a Community Commons as an agreed physical space and shared place for civic and community activity to take place.

To encourage partnerships with external agencies that value add to the facility's effectiveness and place in the work, especially regional, state and federal agencies.

To honour the past use of the facility in its new future role to develop Kuranda and district as a "learning community" with a growing commitment to lifelong learning.

To honour the "non-commercial" aspirations expressed by the community; to look for partnerships and future directions with simpatico community values.

To set criteria and measure success.

To ensure a strategic approach to future planning is adopted, however not negating the need to develop strategies for more immediate short term use of the facility will occur.

To ensure that the current context, usage patterns and location of community facilities will be considered and other facilities currently available in the local area are not disadvantaged.

6. Administrative support

Staff from the Community Wellbeing Group of Mareeba Shire Council will provide administration and secretarial support to the Committee.

ATTACHMENT 4

Kuranda Community Precinct – Community Engagement & Research Project, September 2011

EXECUTIVE SUMMARY

The Kuranda Community Precinct, otherwise known as the old Kuranda Primary School site was purchased by the former Mareeba Shire Council just prior to amalgamation with a view to developing a community centre for the Kuranda District. The project since that time has had a long and often difficult history with many views expressed about how and what should be carried out at the site.

In October 2010 this culminated in a public outcry for more extensive consultation to occur around the future of the Kuranda Community Precinct in light of the expressed view that the community viewed the site as belonging to the community and that their input should be considered in an effective and meaningful way.

The community engagement activities and other research were designed to:

- Be comprehensive enabling as many people in the Kuranda region to become informed about the consultation processes and be encouraged to have their say;
- Create a number of opportunities and fair time frames for people to contribute to the engagement processes;
- Seek balanced input including input from those that had a vested interest or strong view on the project as well as those that have been in the background or not participating in an overt way;
- Determine a series of recommendations for the future directions of the Kuranda Community Precinct based on an understanding of current provision of facilities and services, other examples of good practice, consideration of a range of governance models and the exploration of possible funding opportunities, as well as community views;
- Be inclusive of Councillors, as the decision makers in understanding their expectations of the project, the considerations for making a decision and their own views about the preferred future of the Kuranda Community Precinct.

The community engagement activities have resulted in over 300 different people and key stakeholders being involved in sharing their views about the future of the Kuranda Community Precinct.

The following report provides a detailed overview of the research methodology undertaken, the results, analysis and discussion as a result of the research that have given rise to the recommended directions described in the final section.

Thank you to the many committed traditional owners, residents, business people, volunteers, community organisation representatives, Council staff and Councillors who have contributed to this project.

Michelle Fuenan
Director
Engagement Plus

PROJECT AIMS AND INTRODUCTION

The Tablelands Regional Council commissioned Engagement Plus to undertake a comprehensive community engagement process surrounding the future use of the Kuranda Community Precinct, otherwise known as the old Kuranda Primary School site. The site was purchased by the former Mareeba Shire Council just prior to amalgamation with a view to developing a community centre for the Kuranda District. The project since that time has had a long and often difficult history with many views expressed about how and what should be carried out at the site.

An overriding aim for this project was for the Tablelands Regional Council to:

- Understand if the community is open to the selling of portions of the land to fund a larger project;
- Understand if the community is open to the removal of the buildings known as Blocks A and B; (Please refer to map)
- Understand that if Blocks A and B (buildings) were to be removed, what the community would like to see the "vacant" area used for;
- Understand what the community would prefer to see Blocks 3 & 4 (land) used for in the future; (Please refer to map)
- Understand who in the community would be interested in using Block C and in what format;
- Understand how the site can become self-sustaining.

It is intended that the consultation process will identify and draw together the different viewpoints held by the Kuranda community and provide Council with a clear view of the community's vision and preferences for the site in addition to what is economically feasible and sustainable. The outcomes from the research and engagement activities are to assist Council in its development of a Master Plan for the Precinct.

To ensure that a comprehensive and balanced view of the community's vision for the future of the site was obtained, Engagement Plus embarked on a broad range of engagement activities providing the Kuranda Community with multiple opportunities for participation.

Kuranda Community Precinct - Community Engagement & Research Project, September 2011

METHODOLOGY

The methodology for the community engagement and related research included a number of engagement activities aimed at raising awareness about the Kuranda Community Precinct consultation process as well as gathering information about the community's aspirations for the future of the precinct.

The data from these engagement activities and research has been recorded, collated and analysed before being used to develop a preferred direction for Council to consider in its development of a Master Plan for the precinct.

The engagement and research activities were undertaken in three phases and included:

- **Phase 1 – Visions and Parameters**
 - Promotion of Community Engagement Activities
 - Interviews with Kuranda Community Precinct Advisory Committee, key stakeholders and interested community members
 - Meeting with Kuranda Community Precinct Advisory Committee
 - Community Survey #1
 - Kuranda Family Fun Day
 - Kuranda District College Student Council Meeting
 - Modified surveys for the youth of Kuranda and the Aboriginal and Torres Strait Islander community
 - Research Activities:
 - Case Studies
 - Funding Options
 - Governance Models
 - Current Facilities, Services & Programs
- **Phase 2 - Options**
 - Deliberative Forum #1
 - Community Survey #2
 - Council Workshop
- **Phase 3 – Future Directions**
 - Deliberative Forum #2
 - Report Preparation

A summary description of each of the engagement activities is outlined below with the analysis of the results in the section that follows.

Phase 1 – Vision and Parameters

a) Promotion of Community Engagement Activities

Council made available a dedicated webpage (refer Appendix 2) for the Kuranda community to stay informed about the project. Information contained on the webpage included:

- the purpose of the project;
- what opportunities the public has to contribute to the process;
- feedback on engagement activities;
- details about next steps of the project; and
- project update newsletters.

Kuranda Community Precinct – Community Engagement & Research Project, September 2011

The webpage also hosted the online versions of the two community surveys distributed throughout the Kuranda district.

The webpage was viewed 204 times by 72 different people with each person spending an average of 3 minutes and 10 seconds on the site.

Information and feedback about the various community engagement activities undertaken were also promoted throughout the Kuranda district via

- A mailbox drop in March 2011 of over 2000 community newsletters about the Kuranda Community Precinct throughout the Kuranda district;
- Posters on Kuranda community noticeboards;
- An article in the May edition of the Kuranda Paper;
- An article in the June edition of the Kuranda Paper; and
- An Article in the September edition of the Kuranda Paper.

To view these documents, refer to Appendices 3, 4, 5, 6 and 7.

b) Interviews

Telephone and face to face interviews were held with the following groups:

- the Tableland Regional Council Mayor and Councillors;
- State and Federal Members of Parliament for the Kuranda District;
- members of the Kuranda Community Precinct Advisory Committee;
- key stakeholders representing various community organisations and groups in the Kuranda District; and
- interested community members.

Key stakeholders were identified through the research surrounding the history of the project and engagement activities, in addition to asking each interview participant who in their opinion it was important to include in the consultation process.

To ensure that balanced and comprehensive input was obtained from a broad range of people within the community, an invitation to participate in a telephone interview was also sent out to forty three (43) households randomly selected from Council's ratepayer database.

All interviewees were given the opportunity to discuss their views surrounding the history of the Kuranda Community Precinct and Council's engagement processes before being asked questions about:

- a. their vision for the Kuranda Community Precinct: include strengths, weaknesses, and opportunities for the site;
- b. important consideration in the development of the site;
- c. The criteria for a good decision.

For a list of people interviewed, please refer to Appendix B

c) Meeting with Kuranda Community Precinct Advisory Committee

Kuranda Community Precinct - Community Engagement & Research Project, September 2011

Pat Metzler and Michelle Feenan from Engagement Plus met with Jax Bergensen, Tim Hoogwerfs, Eve Stafford, Councilor Jenny Jensen and Dean Davidson from the Kuranda Community Precinct Advisory Committee on Friday, 8 April 2011 at the Kuranda Community Precinct. The purpose of the meeting was to provide the Committee with feedback about the consultation process and seek the Committee's views on the best way to promote community participation in the consultation process and things to consider for the consultation process going forward.

d) Community Survey #1

The first community survey was aimed at identifying the community's visions for, and expectations of, any future development of the Kuranda Community Precinct (refer Appendix 9). The survey asked respondents questions about:

- their usage of the Kuranda Village and its facilities and services;
- their ultimate vision for the Kuranda Community Precinct;
- Options for use;
- How to ensure that the preferred direction for the Kuranda Community Precinct is achievable and affordable; and
- Models of governance,

The six (6) page survey together with Background Summary document which outlined the history of the project (refer Appendix 10) were initially distributed by mail out in early April 2011 to approximately 2,133 residences in the Kuranda, Speewah, Koah and Myola areas. The survey was also made available:

- electronically via the project webpage;
- at key locations around Kuranda including the Kuranda Neighbourhood Centre, Kuranda Library, Kuranda CWA Hall, Kuranda Post Office and Ngoonbi Cooperative Society;
- via email to key stakeholders and networks identified throughout the consultation process;
- via a weblink on Councillor Jenny Jensen's Facebook page.

The survey was initially set to close on Thursday, 28 April 2011; however, this deadline was later extended to Thursday, 5 May 2011 to account for the 3 day Easter long weekend.

e) Kuranda Family Fun Day

Engagement Plus arranged to attend a Kuranda Family Fun Day coordinated by the Kuranda Interagency Network on Wednesday on Wednesday 20 April 2011. The intention was to set up a stall providing members of the community with an opportunity to discuss their aspirations for the site in addition to promoting the completion of the first community survey.

The event, however, was cancelled on the day out of respect for the local indigenous community who were mourning the death of an elder.

f) Modified Surveys for the youth of Kuranda and the Aboriginal and Torres Strait Islander community

Kuranda Community Precinct - Community Engagement & Research Project, September 2011

An evaluation of the first Community Survey results showed that there was very little input from the youth of Kuranda and from the Aboriginal and Torres Strait Islander community. It was therefore decided to undertake some more targeted engagement activities aimed at achieving a higher level of input from these groups.

The targeted engagement activities included:

- Creation of a survey designed specifically for the Youth of Kuranda. This Survey was forwarded to the Kuranda Recreation Centre, Kuranda Aquatic Centre and Kuranda District College for distribution.
- Creation of a survey designed specifically for the Aboriginal and Torres Strait Islander community. Engagement Plus partnered with Ngouna Cooperative Society for distribution of this Survey. It should be noted, however, that this activity did not result in any survey returns.

g) Kuranda District College Student Council Meeting

In an attempt to achieve a higher level input from the youth of Kuranda, Engagement Plus arranged to meet with the Kuranda District College Primary and Secondary School student councils on Wednesday 18 May 2011.

The meeting was held during the school's lunch break and was attended by more than 15 students.

Students were provided with a brief introduction about the purpose of the meeting and then asked to identify and discuss their vision and preferences for the future use of the Kuranda Community Precinct.

h) Other Research Activities

A number of research activities were conducted concurrently with engagement activities and included:

- Consideration of what other community facilities, services and programs exist for the Kuranda District;
- Determination of possible funding strategies for the capital and operating costs;
- Determination of possible governance models;
- Research looking at data surrounding the sale of commercial properties in Kuranda for the last five (5) years;
- Consideration of relevant information to come out of the community planning process; and
- Identification of other Community Precinct projects for benchmarking purposes.

Phase 2 - Options

i) Deliberative Forum #1

A Deliberative Forum was held on Wednesday 18 May 2011 at the Kuranda Recreation Centre from 6:30pm until 9:00pm.

Invitees to the Deliberative Forum were selected on the basis of their previous interest and involvement in the project as well as a group that were randomly selected from Council's rates database. The Deliberative Forum attendance list, is attached as Appendix 11.

The purpose of the Deliberative Forum was to:

Kuranda Community Precinct – Community Engagement & Research Project, September 2011

- consider the outcomes of the first community survey distributed to residents and ratepayers in the Kuranda District; and
- critique the future options for the site that had been developed as a result of the survey responses and other research activities carried out.

Invitations to the Deliberative Forum were sent via a combination of mail and email to 36 key stakeholders identified throughout the consultation process.

Participants were also emailed a copy of an Issues paper (refer Appendix 12) which was developed to help participants prepare for the Forum by providing them with:

- a) information about the context of research and engagement activities undertaken;
- b) an overview of the preliminary results; and
- c) an overview of the options developed as a result of the research and engagement activities.

Details of the results of research and engagement activities was provided to Forum participants in a Power Point presentation before participants were asked to consider the three options developed for the site and comment on:

- what they liked about the option;
- what they didn't like about the option; and
- what they felt it would take to make the option successful.

Following discussions about the three options developed for the future of the site, forum participants were asked to consider the governance requirements of any facility developed from an ownership, strategic and operational perspective.

A copy of the PowerPoint presentation developed for the Deliberative Forum is attached as Appendix 13.

j) Community Survey #2

A second community survey was developed by the consultant team aimed at obtaining community feedback about the options created for the future development of the site (refer Appendix 14).

The four (4) page survey was sent out together with a Community Consultation Update paper (refer Appendix 15) which provided readers with some general information about outcomes from the first survey and interviews. The survey was distributed via letterbox drop in early June to more than 2200 residences in the Kuranda, Speewah, Koah and Myola areas. The survey was also made available:

- electronically via the project webpage,
- at key locations around Kuranda including the Kuranda Neighbourhood Centre, Kuranda Library, Kuranda Post Office and Ngoonbi Cooperative Society; and
- via email to key stakeholders and networks identified throughout the consultation process.

The survey closed on 11 July 2011.

Kuranda Community Precinct – Community Engagement & Research Project, September 2011

k) Council Workshop

A workshop was held with Councillors and key Council staff on Thursday 7 July 2011. Council Staff were provided with some feedback about consultation activities carried out so far and presented with an overview of the options currently being considered by the Kuranda Community.

A copy of the PowerPoint presentation is attached as Appendix 16.

Discussion following the presentation focused on constraints, opportunities and factors to be considered in the implementation of each option from a Council perspective.

Phase 3 – Future Directions

l) Deliberative Forum #2

A second Deliberative Forum was held on Monday 8 August 2011 at the Kuranda Community Precinct from 6:30pm until 8:30pm.

Invitations to the second Deliberative Forum were sent via mail to the 36 key stakeholders invited to the first Deliberative Forum (refer to Appendix 17 for the Attendance List).

The purpose of the second Deliberative Forum was to present:

- the outcomes of the second survey recently distributed to residents and ratepayers in the Kuranda District; and
- the preferred direction developed for the future of the Kuranda Community Precinct as a result of all engagement and research activities undertaken to date.

A copy of the PowerPoint presentation developed for the Deliberative Forum is attached as Appendix 18.

FUTURE DIRECTION

The results of the comprehensive community engagement activities and other research have been integral to addressing the requirements of the brief to determine a future direction for the Kuranda Community Precinct. Outlined below is the summary of the findings in relation to:

- Decision Considerations
- Overall vision for the Kuranda Community Precinct
- Compatible Usage
- Redevelopment of the site and specifically
 - The community's views towards selling portions of the land in order to fund some redevelopment
 - The community's views towards the removal of the buildings known as Blocks A and B (refer to map)
 - Possible uses for Block C
 - How the site can become self-sustaining
- Funding strategies
- Governance
- Future Engagement

Decision Considerations

During the consultation phases both community members and Councillors were asked their opinion about what factors should be considered in making a decision about the future use of the Kuranda Community Precinct. The following represents a combination of what was expressed by both the community and the Councillors:

EG | Page

Multiple and Compatible Usage

The results of the survey and discussions with key stakeholders in the first deliberative Forum overwhelmingly supported the concept of a multiple and shared use facility that supported a number of sectors and needs across the community. This was in comparison to a single sector approach and a residential only approach despite there being strong opinion for an aged care facility (residential) and social housing.

A multiple and shared use approach requires both careful consideration of compatible uses and an appropriate governance structure. Outlined here are some of the preferences expressed for types of use as well as considerations for compatibility.

The results of the surveys identified strong preferences for a large number of potential uses of the spaces both within the buildings and the outdoor areas. However these results were also considered in the context of existing facilities and services in the Kuranda region and adjusted to conclude on some recommended uses that were not going to be in competition with existing providers. It is also anticipated that there would be a mixture of permanent and casual users and so the recommended uses include:

1. Relocated library & customer service centre as the main "anchor" user group. This move may enable the staff of the library to also fulfill the role of site manager creating the coordination role for the other potential users both permanent and casual;
2. As extension of the existing library services the development of learning spaces incorporating computer rooms and mini-conference facilities. The conference facilities proposed include the capacity to provide technological support that would separate it from the kinds of uses currently experienced at both the CWA and Recreation Centre. It is also envisaged that the mini-conference facilities could be suitable for corporate groups seeking a nearby space for a "retreat" in an environmental setting;
3. Art workshop spaces that compliment the amphitheatre performance and rehearsal spaces. It is envisaged that these spaces be "wet floor" enabling activities that including the visual arts activities¹;
4. Youth friendly spaces that encompasses both indoor and outdoor areas such as gaze bos, graffiti wall and web/tech kiosk spaces ;
5. Community administration hub as an extension of the library spaces that provides for community groups to fulfill some of the administrative activities including ward processing and secure storage of file material. This hub could operate on a paid membership basis;
6. Community kitchen area developed in the old tuck shop space enabling community groups to use it for food preparation, training courses, lifeskills development and some small commercial use (there is interest from a cake making business). There will need to be arrangements in place to manage shared use however these are not insurmountable with an appropriate governance structure in place;

¹ The Amphitheatre group announced recently that they had been approved to receive significant and long term operational funding which will provide greater capacity for their activities.

Kuranda Community Precinct – Community Engagement & Research Project, September 2011

7. Outdoor recreation areas including interpretative gardens and trails linking the site with the nearby Bartley Park, Juno Ann walking trail, Amphitheatre, Sky Rail and the Village centre. Depending on the decisions made about Blocks A and B, at the very least the student made tiles under Block A be preserved as a commemorative space that could form up as part of some community gardens if the Block A were to be demolished.

Compatibility of uses would need to consider:

- Hours of activities both time of day and duration;
- Impacts of activities in terms of scale and noise;
- Supporting infrastructure requirements such as car parking, lighting, power (Phase three power) and information technology requirements;
- Capacity to work collaboratively with other users;
- Preparedness to enter into a Shared Use arrangement.

Once Council has determined a resolution for the future development of the Kuranda Community Precinct an Expressions of Interest process can be initiated that determines:

- Interest in the use of the Precinct;
- Full details of the intended use including types of use, times and duration of use and intended audience;
- Full description of how their intended use is compatible with the overall vision for the Precinct and complies with the Multiple and Shared Use Agreement (to be developed);
- Financial viability of the user group and their capacity to contribute to the Schedule of Fees as determined by Council;
- Full details of their governance and relevant insurances.

Those groups that have already expressed interest in the Precinct should be advised directly of the future directions for the Precinct, terms of possible use and an invitation to use the Precinct provided they can demonstrate alignment with the vision and intended use as described above.

Redevelopment of the Site

The aim of the project had some very specific objectives in relation to determining the community's views about removal of some of the existing building and potential sale of some of the blocks within the entire site. The results of the first survey highlighted some mixed views on both of these issues. To support the survey results and the specific aims of the study some additional research was undertaken in relation to previous sale history of commercial properties in the Kuranda area (refer p. 50).

The results of the survey showed strong opposition towards selling the entire site (refer Figure 10). Commentary on this issue also highlighted that there is very little "community" land available for development and future provision. When considering the other options and combining the scores for most preferred and the next two (ie, ratings of 1, 2 and 3 combined) the results showed more interest and a greater preference for Retaining the entire site, removing blocks A and B and actively seeking funds to develop the site (86.5% of respondents). However it should be noted that there were a significant proportion of respondents who favoured retaining the site and doing nothing until such time that funding becomes available for development of the site.

Kuranda Community Precinct - Community Engagement & Research Project, September 2011

The down side of this option is that it would leave the site looking unattractive and in some ways inaccessible when encouragement of the remainder of the site was being pursued. Perhaps a middle ground is to retain blocks A and B for a brief period (up to 12 months) to explore possibilities of redevelopment funding from identified sources and if not remove the blocks and keep clear as passive recreation space until options of further development come to light.

Therefore it is our recommendation that:

1. Council retain all of the site as Council owned;
2. Retain blocks A & B and seek funding to redevelop for community hub purposes for a period of up to 12 months, and
3. If there is little opportunity for external funding in the short term, remove blocks A and B while retaining the tiled wall and pillars for commemorative purposes;
4. Seek expressions of interest for leasing out of the Pre-school building and if no interest as previously, then consider this building being used for arts spaces due to its alignment with the Amphitheatre further along the road;
5. Promote Integration of the site with Bartley Park and Amphitheatre through pathways and some interpretative signage and or public art.

Funding Strategies

If the above recommendations are supported then funding options to support the Kuranda Community Precinct could include a combination of federal and state levels of funding for the capital development specifically:

- Regional Development Australia funding under the themes:
 - o Economic Vitality (learning communities concept)
 - o Inclusive Services and Planning (multiple and shared use concept)
- Dept Local Government & planning (subsidies) particularly for the relocation and upgrade of library services

Other sources of funding for operational aspects of the Kuranda Community Precinct could include:

- Council allocations for existing services and associated maintenance (library).
- Council allocations for some additional services specifically coordination role for management of the site;
- User pay contributions on the basis of organisations either leasing parts of the spaces or using them on a schedule of fees and charges as ratified by Council;
- Possibility of funding from external sources by any organisations intending to occupy part of the spaces available.

It should be noted that research into other case studies confirmed that facilities such as Kuranda Community Precinct are completely self sustaining and will require some level of subsidy from Council sources.

Kuranda Community Precinct – Community Engagement & Research Project, September 2011

Governance

Both the engagement activities and other research identified a strong preference for the facility to be governed by a combination of Council and community under a two (2) tiered approach.

- Council owning the Precinct with an Advisory Committee established to provide strategic advice on the staged development of Kuranda Community Precinct; and
- Operations of site to be managed by on-site Council staff (library) and input through a "tenant's group" that oversees the day to day operations and coordination of activities at the Precinct.

Future Engagement

The community engagement and other research activities generated a significant level of interest in the project with feedback in the first Community Survey indicating that the consultation activities were appreciated. Respondents expressed their appreciation for being provided with comprehensive information about the background of the project and an opportunity to have their say on the future direction of the site. This is in direct contrast to the situation where in October 2010 parts of the community expressed strong discontent with not having had a fair opportunity for input.

There has also been an expressed wish that ongoing communication with the community about the developments of the Kuranda Community Precinct be continued. It is therefore recommended that:

- The Kuranda Community Precinct Advisory Committee continue to meet and give input to Council on aspects of the proposed developments and that this commence in a short period (within 2 months) following Council's resolution of this Project Report and its recommendations;
- The Kuranda Community Precinct Community Newsletter continue to be provided on a 2 monthly basis;
- Contributions to the Kuranda Paper continue through the Councillor's Column or a dedicated story wherever possible;
- Wherever possible Open House Displays or Display Stands depicting significant development milestones for the Kuranda Community Precinct be used to keep the community informed about the progress of the site.

ITEM-13 COMMUNITY LEASING POLICY

MEETING:	Ordinary
MEETING DATE:	21 December 2016
REPORT OFFICER'S TITLE:	Manager Community Wellbeing
DEPARTMENT:	Corporate and Community Services

EXECUTIVE SUMMARY

The MSC Community and Recreation Lease Policy has been reviewed to ensure consistent, transparent and fair arrangements for community groups that have exclusive occupation and use of Council land and facilities. Council is committed to supporting not for profit community groups to have access to affordable space for community activities and differentiates the level of support based on level of commerciality.

This report presents the proposed Community Leasing Policy and the proposed amended Rate Rebate and Remission Policy and Community Partnerships Program Policy, through which Council will provide subsidies to eligible community groups.

OFFICER'S RECOMMENDATION

"That Council approve the:

- Community Leasing Policy;
- the amended Rate Rebate and Remission Policy 2016/2017; and
- the amended Community Partnerships Program Policy."

BACKGROUND**1. Purpose and Objectives**

A community lease is one instrument by which Council can provide community groups with the right to occupy Council land and facilities. Other instruments include: commercial leases, community management of hall agreements, and user group agreements. Subsidised community leasing recognises the significant community benefit provided by not for profit community groups. These subsidies ensure that community groups are able to affordably manage Council land and facilities and are set at a level that is sustainable by ratepayers.

The MSC Community and Recreation Lease Policy has been reviewed to ensure consistent, transparent and fair arrangements for community groups that have exclusive occupation and use of Council land and facilities. The review has necessitated the amendment of the Rate Rebate and Remission Policy and the Community Partnerships Program Policy. This is because the rate and charge remissions for community lessees and assistance towards the water consumption costs of community lessees will be delivered through these policies respectively.

2. Scope

The proposed Community Leasing Policy covers leases with community groups that have exclusive occupancy and use of a Council facility or land to conduct community activities for community benefit.

The Rate Rebate and Remission Policy and the Community Partnerships Program Policy provide respectively for: general property rate and charge remissions; and financial assistance towards water consumption costs.

For the purposes of these policies, a 'community group' is a not for profit incorporated organisation or association with membership available to the whole community. They rely predominantly on volunteer labour, community fundraising, membership fees and donations and do not receive state or federal operational grants nor rely on a fee for service business model.

3. MSC Community Leasing Policy

It is proposed that a standard community lease with universal terms and conditions, roles and responsibilities be executed between Council and each community group with exclusive occupancy of Council land and facilities. The following terms are proposed:

- Community lessees will be offered a ten year lease term. Council will absorb the costs associated with the preparation and maintenance of the lease, thereby not charge an administration fee or rent. Legal costs will not be charged provided the standard documents are utilised.
- Community lessees will be financially responsible for the following: operating expenses, general property rates, water access charge, waste management levy, sewerage charge, rural fire levy, water consumption costs, waste collection service, State Emergency Management Levy, ground maintenance, building and facilities maintenance, general building insurance, contents insurance, public liability insurance and work health and safety requirements.

The proposed Community Leasing Policy outlines the community lease conditions, eligibility, application and renewal processes.

4. Council Assistance to Community Groups

Council is committed to supporting not for profit community groups to have access to affordable space for community activities. Council does not subsidise commercial activity and to reflect this intention, community groups will be assessed according to their level of commerciality, and assigned (by Council) to one of two community group types. The categorisation of community groups, based on commerciality, enables Council to make available fair and transparent assistance to community groups irrespective of whether or not they occupy Council land or facilities. Council will offer a higher level assistance to Type A - Limited Commerciality Community Groups than those assessed as Type B - Substantial Commerciality Community Groups.

Council will provide assistance to eligible community groups by way of general property rate and charge remissions (for sewerage charges, water access charges, waste management levy and rural fire levy.) These remissions will be delivered through the Rate Rebate and Remission Policy. Financial assistance towards water consumption costs will be available

under the Community Partnerships Program Policy. These two policies have been amended to detail the eligibility of community groups for remissions, the remission calculation and application process and to align with the Community Leasing Policy.

LINK TO CORPORATE PLAN

Key Strategic Priority - Community - Communities across the area share a sense of common identity whilst retaining local diversity and enjoy equitable access to services and facilities based on effective partnerships.

COM 2 - Conduct an analysis of current community facilities and develop a shire wide plan to guide the assessment of maintenance programmes, possible capital upgrades and community requests for new facilities.

COM 3 - Encourage the building of strong partnerships with community, private sector and government so as to build community capacity and develop strategies to encourage and support leadership and self-responsibility in the community.

CONSULTATION

Internal

Community Wellbeing
Development and Governance
Finance
Water and Waste
Technical Services (Facilities)

External

Tablelands Regional Council
Cairns Regional Council

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

Nil

POLICY IMPLICATIONS

Community Leasing Policy
Rate Rebate and Remission Policy
Community Partnerships Program Policy

FINANCIAL & RESOURCE IMPLICATIONS

Capital

Nil

Operating

No impact on 2016/2017 budget. Amendments to the CPP budget will be considered during budget planning for 2017/2018 financial year.

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

Nil

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

Amendments to the CPP budget will be considered during budget planning for 2017/2018. The estimated cost to extend assistance to all Type A groups is less than \$10,000 per year.

IMPLEMENTATION/COMMUNICATION

Engagement of community groups regarding the proposed Community Leasing Policy will commence in January 2017 according to priority. The Community Leasing Policy will come into effect immediately. The amended rate and charge remissions and water consumption contributions will be available from July 2017.

ATTACHMENTS

1. Community Leasing Policy
2. Rate Rebate and Remission Policy
3. Community Partnerships Program Policy

Date Prepared: 24 November 2016.

ATTACHMENT 1

Community Leasing Policy

Council Policy <input type="checkbox"/>	Internal Policy	Guideline / Procedure <input type="checkbox"/>
Draft <input type="checkbox"/>	Final <input checked="" type="checkbox"/>	Version: 1.0
File Ref:		Policy Section:
Date Adopted: 21/12/2016		Review Date:
Author:		Review Officer:

CONTENTS

COMMUNITY LEASING POLICY	1
1. POLICY INTENT	1
1.1 Preamble: Subsidised Community Leasing.....	1
1.2 Purpose.....	2
1.3 Objectives	2
2. SCOPE.....	2
2.1 Community Groups	2
2.2 Pre-School Services and Child Care Services	3
2.3 Types of Spaces for Community Leasing	3
2.4 Other Agreements and Lease Types.....	4
3. MAREEBA SHIRE COUNCIL CORPORATE PLAN.....	4
4. POLICY STATEMENT	5
4.1 Standard Community Lease.....	5
4.2 Council Assistance to Community Lessees	5
4.3 Lessee Financial Responsibilities and Council Assistance	8
5. LEASE PROCESS	10
5.1 Lease application	10
5.2 Lease Review	11
5.3 Renewal of Leases	11
5.4 Compliance with Lease conditions	11
6. REVIEW.....	11
7. APPENDICES.....	11
APPENDIX 1: Application to Council for a Community Lease.....	11

1. POLICY INTENT

1.1 PREAMBLE: SUBSIDISED COMMUNITY LEASING

Subsidised community leasing recognises the significant community benefits provided by not for profit community groups. The issuing of subsidised community leases to community groups for the exclusive occupation and use of Council land and facilities contributes to providing affordable and sustainable space for community, cultural, sporting and recreational activities in a fair, consistent and transparent manner.

Vital role of community groups

Council recognises the vital role that community, cultural, recreational and sporting groups play in developing a sense of belonging and engagement in the region. Through innovative programmes and the utilisation of local knowledge, community groups help ensure that community issues are addressed, community needs are provided for and future challenges are met. In addition, community, recreational and sporting groups provide opportunities for residents to get active and enjoy healthy lifestyles. Ultimately, the availability of these types of activities significantly increase the liveability of the shire's towns and districts, making them places where people want to live, work, invest and visit.

Community partnerships

Many community, sporting and recreational activities are initiated and sustained by community partnerships involving a group, often an incorporated, not for profit association, organising the activities at facilities constructed with a mixture of community fundraising, volunteer efforts, state or commonwealth grants and Council assistance. Council's contribution to these partnerships could include one or more of the following: land, buildings, financial donations, interest free community loan, rates and services remittance or in-kind assistance.

Community leasing is another way that Mareeba Shire Council contributes to supporting not for profit community groups to deliver services and activities for the benefit of the community.

Enabling community groups to take command

Whilst Council is the owner of all property and facilities on Council owned or controlled land, including when a community group has paid for the construction of those facilities, the issuing of community leases for exclusive occupation and use, enables the community group to manage the land and facilities as it sees fit on a long term basis.

This policy is based on Council's concern to ensure that community groups are able to affordably manage Council land and facilities so they will be well used by many community members. As a show of support for community groups, Council is foregoing revenue by way of providing subsidies for rates, utilities charges and levies; offering financial assistance for water consumption; as well as absorbing the administration and legal costs associated with preparing and maintaining community leases. This support has been set at a level that is sustainable by rate-payers.

A policy for our unique shire

This policy reflects the unique characteristics, needs and issues associated with the exclusive use of Council facilities and land by not for profit groups conducting community, sport and recreational activities for community benefit in the Mareeba Shire.

1.2 PURPOSE

The purpose of this policy is to guide the provision of community leases and this policy will:

- a) Provide clarity on the scope and purpose of community leases;
- b) Provide clarity on the lease terms and conditions and roles and responsibilities of community lessees;
- c) Provide clear processes for groups wishing to apply for, renew and/or terminate a community lease.

1.3 OBJECTIVES

The objectives of the policy are to:

- a) Support community groups to conduct a wide range of community, recreational, cultural and sporting activities enhancing individual wellbeing and the liveability of the Shire by making affordable Council land and facilities available for community lease;
- b) Enable community groups with exclusive use of Council land and facilities to responsibly manage and take care of the land and facilities as they see fit;
- c) Increase the capacity of not-for-profit community groups by providing security of tenure to occupy and invest in facilities and access grants for the benefit of the community;
- d) Define a level of Council support for community lessees that considers and balances: that costs are affordable for community groups; that costs are sustainable for the shire's ratepayers and that facilities are well utilised.
- e) Recognise that Council does not subsidise commercial activities;
- f) Ensure decisions about lease conditions are made in a transparent, consistent and fair manner, whilst allowing some flexibility to take into account special circumstances.

2. SCOPE

2.1 COMMUNITY GROUPS

2.1.1 Definition of Community Groups

This policy covers leases with not-for-profit community groups which have exclusive occupancy and use of a Council facility or land to conduct community activities for community benefit.

Community groups are defined as:

- a) A not for profit incorporated organisation or association of persons with the primary aim of conducting activities and providing services for community benefit; and
- b) The community group's membership or participation in activities is available to everyone who wishes to join;
- c) The community group relies predominantly on volunteer labour, community fundraising, membership fees and donations;
- d) The community group does not receive state or federal government operational grants and does not rely on a fee for service business model.

2.1.2 Eligibility

- a) Groups meeting the definition of a community group, and who request exclusive use to operate community activities from a leased facility, are eligible to apply for a community lease through this policy.
- b) Factors including alignment with Council strategies, type of service provided, zoning requirements, ability to fulfil maintenance requirements and the level of community need for the activity proposed will be considered when assessing applications.
- c) This policy excludes the following groups and facilities:
 - Groups who do not meet the definition of a community group as defined in this policy at Section 2.1.1;
 - Facilities where community groups undertake only commercial activities;
 - Facilities with multiple user groups;
 - Community Halls managed by community groups;
 - Groups where religious worship is the primary purpose;
 - Political groups.

2.2 PRE-SCHOOL SERVICES AND CHILD CARE SERVICES

Council is not in the business of subsidising child care as it does not subsidise activities that compete with commercial ratepayers. Pre-school services that meet the following four mandatory conditions and one of the two elective conditions are eligible for a subsidised community lease:

Mandatory	<ul style="list-style-type: none"> • Do not provide all-day care • Offered free of charge or at nominal rates • The service operates only during school terms • Does not receive operational government grants or subsidies
Elective	<ul style="list-style-type: none"> • The service is sessional in nature, with each session lasting no longer than four hours • The service is provided on a school-day based model, meaning it operates approximately the same hours as a primary school

Services that do not meet these conditions are considered to be childcare centres, out of school hours services, kindergartens or other pre-school services and are not eligible for a subsidised community lease. If facilities are available, Council may lease to these services by commercial lease.

Council may however provide space to playgroups and pre-school activities which are not childcare services. Generally these types of activities don't require exclusive use of a facility, instead are using a community hall or other Council facility on a casual hire basis.

2.3 TYPES OF SPACES FOR COMMUNITY LEASING

Community Leases issued under this policy cover several types of spaces. These include:

- a) Council owned land;
- b) Council owned buildings;
- c) Rooms within larger Council owned buildings (i.e. a room/office in a community centre);
- d) Land held by the Council either as a Community Purpose Reserve or other form of tenure eg. Special Lease held under the Land Act 1994;
- e) Land and/or facilities on-leased by Council.

Most of Council's community facilities and sporting fields are on reserve land controlled by Council therefore the lease is in the form of a Trustee Lease with a particular group that has exclusive occupation and use of the space.

2.4 OTHER AGREEMENTS AND LEASE TYPES

This policy excludes the following types of agreements and leases:

- Commercial leases;
- Management Agreements and User Agreements for multi-use and shared facilities such as Davies Park, Geraghty Park, Borzi Park, Firth Park;
- Agreements for the community management of Council halls;
- Casual hall hire arrangements;

3. MAREEBA SHIRE COUNCIL CORPORATE PLAN

The Community Leasing Policy fits well with the Mareeba Shire Council's Corporate Plan 2014-2019, as outlined in the following two strategies and actions:

Table 1. Mareeba Shire Council Corporate Plan 2014-2019

Key Strategic Priority:	Community
Goal:	Communities across the area share a sense of common identity whilst retaining local diversity, and enjoy equitable access to services and facilities based on effective partnerships.
Community Strategy 2:	Conduct an analysis of current community facilities and develop a Shire wide community facilities plan to guide the assessment of maintenance programmes, possible capital upgrades of existing facilities and community requests for new facilities and ensure equity of access.
Example Action:	Council continues to provide and maintain a diverse range of enjoyable leisure, recreation, sport and physical activity opportunities for an active and healthy community, eg sporting fields, libraries, parks, walking trails.
Community Strategy 3:	Encourage the building of strong partnerships with community, private sector and government so as to build community capacity and develop strategies to encourage and support leadership and self-responsibility in the community.
Example Action:	The community has increased ability to drive initiatives with less reliance on Council resources.

4. POLICY STATEMENT

4.1 STANDARD COMMUNITY LEASE

A standard community lease with universal terms and conditions, roles and responsibilities will be executed between Council and each community group with exclusive occupation of Council land or facilities.

Council assistance by way of rates and services remittances and financial assistance towards water consumption costs is available to eligible community groups under the Rate Rebate and Remission Policy and the Community Partnerships Program including those community groups with a community lease with Council and this is discussed further at Section 4.2 below.

4.2 COUNCIL ASSISTANCE TO COMMUNITY LESSEES

4.2.1 Fair and Transparent Council Assistance

Council is committed to supporting not for profit community groups to have access to affordable space for community activities but excludes the subsidisation of commercial activity. This assistance applies to eligible community groups in the shire, including those with a community lease for the exclusive occupation of Council land and facilities. The community group must meet the definition of "Community Group" at Section 2.1.1 of this Policy and the assistance is available under the Rate Rebate and Remission Policy and the Community Partnerships Program.

To reflect this purpose, community groups are assessed, according to their level of commerciality, and assigned (by Council) to one of two community group types:

- Type A Community Group - limited commerciality
- Type B Community Group - substantial commerciality.

The categorisation of a community group occupying land or facilities for community activities enables Council to make available fair, reasonable and transparent assistance to each community group, depending on their level of commerciality, irrespective of whether or not they occupy Council land or facilities. It also recognises that community groups can change over time experiencing increased or decreased levels of commerciality and the group's categorisation can be changed accordingly.

Council will offer a higher level of assistance to Type A Community Groups than those assessed as Type B Community Groups.

Council assistance available for community groups with a community lease is summarised at *Table 2. Lessee Financial Responsibilities and Council Assistance, Section 4.3.*

4.2.2 Assessing Type A Groups: Limited Commerciality

The group's revenue raising streams are limited to membership fees, community donations, minor event charges, raffles and other fundraising and food canteen. If the group has a bar, then patrons are mainly members and limited profit is made.

These groups will contribute less to the costs of operating the facilities through Council subsidisation of general property rates, service charges and water consumption.

Type A Groups will be responsible for general operating costs such as electricity, maintenance, insurance and state emergency levy.

Type A Groups may be eligible for remissions from Council for general property rates and utility charges under the Rate Rebate and Remission Policy and for financial assistance towards water consumption costs under the Community Partnerships Program.

4.2.3 Assessing Type B Group: Substantial Commerciality

The group's revenue raising streams include those of Type A Groups but also include the regular operation of a bar and commercial kitchen, gaming machines, charge industry recognised gate entry fees and commercial sponsorship.

Type B Groups will contribute more to the costs of operating the facilities through payment of general property rates, utility and service charges, general operating costs, maintenance, insurance and state emergency levy.

Type B Groups may be eligible for remissions from Council for general property rates and utility charges under the Rate Rebate and Remission Policy and for financial assistance towards water consumption costs under the Community Partnerships Program.

4.2.4 Rate Rebate and Remission Policy

The State Emergency Management Levy is collected by Council on behalf of the state government, so no remission or rebate from Council is available to community groups.

a) Type A Community Groups

The following rebates and remissions are available to eligible Type A Community Groups:

- Rate Remission: One hundred percent (100%) of the general property rates per year;
- Charge Remission: One hundred (100%) per year on Utility Charges (Sewerage and Water Access Charges) and the Waste Management Levy;
- Rural Fire Levy: One hundred percent (100%) of the Rural Fire Levy.

b) Type B Community Groups

The following rebates and remissions are available to eligible Type B Community Groups:

- Rate Remission: Fifty percent (50%) of the general property rates up to a maximum of \$1,000 per year;
- Charge Remission: Twenty percent (20%) up to a maximum of \$200 per year on Utility Charges (Sewerage and Water Access Charges) and the Waste Management Levy;
- Rural Fire Levy: One hundred percent (100%) of the Rural Fire Levy.

4.2.5 Community Partnerships Program

Under the Community Partnerships Program (CPP), assistance is available to eligible, not for profit community organisations for financial assistance towards water consumption fees, if the annual water consumption exceeds \$100 per annum.

Eligible community groups are classified into three (3) categories depending on water usage and a level of assistance is provided to each category as follows:

- Group 1:** Community groups watering playing fields and large public lawns/grounds
Assistance: 35% of actual annual water consumption up to \$2,000 donation under CPP
- Group 2:** Community groups watering for dust suppression eg. horse and pony clubs, rodeo associations
Assistance: 35% of actual annual water consumption up to \$1,000 donation under CPP
- Group 3:** Community groups using water for human consumption and gardens
Assistance: 35% of actual annual water consumption up to \$500 donation under CPP

4.2.6 Other Council Assistance for Community Lessees

Other Council contributions to support the availability of affordable space for community activities include Council absorbing the costs associated with the preparation and maintenance of community leases, thereby not charging community lessees an Administration Fee or Rent. Similarly, legal costs will not be charged provided the standard documents are utilised.

4.3 LESSEE FINANCIAL RESPONSIBILITIES AND COUNCIL ASSISTANCE

Lessee responsibilities are indicated with "Yes" and the type of Council assistance available is identified.

Table 2. Lessee Responsibilities and Council Assistance

	Community Lease Conditions	Lessee Responsibilities	Council Assistance for Eligible Type A Community Groups	Council Assistance for Eligible Type B Community Groups
1	Term	10 years	-	-
2	Administration Fee / Rental	No	-	-
3	Legal Costs	No	-	-
4	Operating Expenses including Cleaning, Electricity, Gas, Telephone	Yes	-	-
5	General Property Rates	Yes	100% Remission	50% Remission up to \$1000 per year
6	Water Access Charge	Yes	100% Remission	20% Remission up to \$200 per year
7	Waste Management Levy	Yes	100% Remission	20% Remission up to \$200 per year
8	Sewerage Charge	Yes	100% Remission	20% Remission up to \$200 per year
9	Rural Fire Levy	Yes	100% Remission	100% Remission
10	Water Consumption	Yes	CPP donation for groups >\$100 water/yr: Group 1: 35% donation of annual water costs up to \$2,000 Group 2: 35% donation of annual water costs up to \$1,000 Group 3: 35% donation of annual water costs up to \$500	
11	Waste Collection	Yes	-	-
12	State Emergency Management Levy	Yes	-	-
13	Ground maintenance	Yes	-	-
14	Building & Facilities Maintenance	Yes	-	-
15	Insurance General Building	Yes, at lessee's discretion	-	-
16	Insurance Chattels/Contents	Yes	-	-
17	Insurance Public Liability	Yes	-	-
18	WPH&S Buildings	Yes	-	-

Explanatory Notes:

1. All community groups will be offered a **10 year term** with a streamlined option to renew for another 10 years to ensure security of tenure and eligibility for government grants; encourage investment for improved facilities for the benefit of the community; and foster a sense of "ownership" and responsibility for managing the facilities for which the group has exclusive use.
2. No **administration fee or rent** will be charged to community lessees as Council will absorb the costs associated with the preparation and maintenance of community leases as a contribution to supporting the availability of affordable space for community activities.
3. **Legal costs** will not be charged provided the standard documents are utilised.
4. **Operating costs including cleaning, electricity, gas and telephone** will be paid by all Groups to ensure these utilities are managed in a sensible manner.
5. As a result of the Rate Rebate and Remission Policy, only Type B Groups with a community lease will pay **general property rates** and they will receive a **remission** of fifty percent (50%) of the general property rate up to a maximum of \$1,000 per year. A **remission** of one hundred percent (100%) is available to Type A community groups including those with a community lease.
- 6-9. As a result of the Rate Rebate and Remission Policy, only Type B Groups with a community lease will pay **water access charge, sewerage charge and waste management levy** and they will receive a **charge remission** of twenty percent (up to a maximum of \$200 per year) on these utility charges. A **charge remission** of one hundred percent (100%) is available to Type A community groups including those with a community lease. A 100% remission for the rural fire levy applies to all eligible community groups with a community lease.
10. **Water consumption** will be paid by all community groups to ensure this resource is managed in a responsible and sustainable manner. Under the Community Partnerships Program, assistance is available to eligible, not for profit community organisations for financial assistance towards water consumption fees. Refer Section 4.2.5: CPP donation for groups using >\$100 water/year:

Group 1: 35% donation of annual water costs up to \$2,000
Group 2: 35% donation of annual water costs up to \$1,000
Group 3: 35% donation of annual water costs up to \$500
11. It is the responsibility of community groups with exclusive use of land or facilities to organise and pay for their own **waste collection service**.
12. All community groups are expected to pay the **State Emergency Management Levy** as Council is required to collect this levy and pass it onto the State Government.
- 13 & 14. Recognising that community lessees have exclusive occupation and use of land and/or facilities and buildings, it is reasonable to expect the group will be responsible for **grounds maintenance and all building and facilities maintenance**. However Council will consider undertaking major maintenance on a case by case basis as required.

15. Recognising that community lessees have exclusive occupation and use of facilities and buildings, it is reasonable to expect the group will be responsible for **general building and facilities insurance**. Groups may undertake to effect general building insurance, at their discretion and own expense.

16. All Groups are responsible for **insuring chattels and contents**. Council is not responsible for insuring the furniture or equipment or other unspecified contents contained within facilities and accepts no liability for equipment owned by community lessees.

17. Both Council and community lessees shall at their own cost maintain **public liability insurance** having a minimum limit of twenty million dollars.

18. All community lessees are responsible for complying with the relevant **work place health and safety** building requirements.

5. LEASE PROCESS

5.1 LEASE APPLICATION

All leases presently in operation will remain so until the expiration date, unless a community lessee requests to re-negotiate a new lease under this policy. All renewal leases and new leases will be drafted in accordance with this policy.

Groups wishing to apply to Council for a new community lease under this policy can register their interest by contacting Mareeba Shire Council and submitting a Community Lease Application Form (See Attachment 1):

T: 1300 308 461
E: info@msc.qld.gov.au

When a new space becomes available for lease, Council will invite applications through open advertisement and direct notification to groups who have registered interest and to Council's Indigenous Land Use Agreement (ILUA) partners.

The following factors will be assessed when considering an application:

- Alignment with Council strategies
- Type of services and activities the group provides
- If the group is willing to share the facility and/or building
- Planning and Building requirements
- Native Title and Cultural Heritage issues
- Ability to fulfil maintenance requirements
- Level of community need for the community activity proposed or proximity to other services offered
- Accessibility of the community activity proposed
- Community group facility requirements

- An assessment of the impact of the proposed activity on open space (where the lease is on open space)
- Whether there are alternative accommodation options for the applicant.

Applications are assessed by Council Officers and a recommendation is presented to the Mayor and Councillors. If approved, the lease document will be drafted, signed and the conditions come into effect.

5.2 LEASE REVIEW

Leases will be reviewed at the end of the 10 year term. Factors considered will be:

- Compliance with the core community activities as stated in the lease agreement;
- Compliance with lessee responsibilities such as maintenance and annual reporting;
- The level of community use of the facilities;
- Whether Council requires the land and/or buildings for another purpose which, in the opinion of Council, is of higher public interest;
- The commercial activities the group is undertaking.

5.3 RENEWAL OF LEASES

Subject to a satisfactory lease review as outlined at Section 4.5, a streamlined renewal process will be followed to execute a new lease for a further 10 years.

5.4 COMPLIANCE WITH LEASE CONDITIONS

Lessees pledge with Council that in accepting a lease that the Lessee shall comply with all conditions in the lease. It is the responsibility of Lessees to inform Council of any changes that impact on compliance with lease conditions, including changes in the group's level of commerciality. Non-compliance with lease conditions could result in the lease being terminated.

Leases will be terminated for non-payment of charges and / or loans if a Lessee falls in arrears for a period of in excess of two years (2) years and where a satisfactory repayment scheme is not agreed upon.

6. REVIEW

This policy is to remain in force until otherwise determined.

7. APPENDIX

APPENDIX 1: Application to Council for a Community Lease

Application to Council for a Community Lease

This form is to be completed by the interested Party and returned with any supporting documentation in a sealed envelope addressed to the Chief Executive Officer, Mareeba Shire Council.

1. Applicant Organisation's Details

Name of interested party

Address of interested party

Name of President

Telephone

Email

Name of Secretary

Telephone

Email

2. Please provide details of your preferred property choice

Preferred Choice 1

Address of property identified

Real Property Description

Lot Number

Plan Number

Detail any existing improvements /development on the property.

Preferred Choice 2

Address of property identified

Real Property Description

Lot Number

Plan Number

Detail any existing improvements /development on the property.

3. Attach a sketch drawing of the proposed tenure area.

4. Provide a brief history of the applicant organisation, including year of formation.

5. Provide membership details, including number of members for the previous three years.

6. What are the aims and objectives of the applicant organisation?

7. Does the applicant organisation hold or intend to hold any of the following licences?

Restricted Liquor Permit

Full Liquor Licence

Gaming Licence

8. Provide details of the applicant organisation's current and potential revenue raising streams?

9. Does the organisation have a Business Plan? If so please attach.

10. Provide details of the organisation's current financial position. Attach audited financial records or bank statements.

11. Outline the organisation's proposed use of the preferred property.

12. Provide details of the organisation's development plans for the preferred property.

Description of proposed development

Reasons to justify development

Expected timeframe for development

Estimated cost of development

Outline the source of funding

Resources required to ensure successful completion
of development

Attach any plans of future development

**13. What will be the frequency of use for the facility / land by your organisation? Please attach a
schedule of planned usage.**

**14. Will your organisation encourage shared use of the facility / land? Please attach details of shared
usage.**

13. Applicant Signature

Signed

Name

Position

Date

14. Attachments and Completion Checklist

Copy of Certificate of Incorporation

Copy of Constitution

Copy of Public Liability Cover

Sketch drawing of proposed tenure area

Business Plan

Audited financial records or bank statements

Plans for future development of property

Schedule of planned usage by organisation

Shared usage details

Completed and signed application form

*This form is to be completed by the interested Party and returned with any supporting documentation in a
sealed envelope addressed to the Chief Executive Officer, Mareeba Shire Council.*

ATTACHMENT 2**RATE REBATE AND REMISSION POLICY 2015 / 16**

Final <input checked="" type="checkbox"/>	Version:	4
File ref:	Policy Section:	Revenue
Date Adopted: 21 December 2016	Review Date:	June 2016; Dec 2016
Author: Manager Finance	Review Officer:	Director Corporate and Community Services

CONTENTS

1. POLICY INTENT	Page 1
2. SCOPE	Page 1
3. BACKGROUND / SUPPORTING INFORMATION	Page 1
4. POLICY STATEMENT	Page 1
4.1 Pensioner Remission	Page 1
4.1.1 Council Pensioner Remission	Page 2
4.1.2 State Government Pensioner Remission	Page 2
4.2 Community Group Rate and Charge Remission	Page 2
4.2.1 Types of Remissions	Page 3
4.2.1.1 Assessing Type A Groups: Limited Commerciality	Page 3
4.2.1.2 Remissions Granted to Type A Groups	Page 3
4.2.1.3 Assessing Type B Groups: Substantial Commerciality	Page 3
4.2.1.4 Remissions Granted to Type B Groups	Page 4
4.2.2 Application and Continuation of the Remission	Page 4
4.2.2.1 Application Process for Community Groups with Council Lease	Page 4
4.2.2.2 Application Process for Other Community Groups	Page 5
5. REVIEW	Page 5
6. DISTRIBUTION REGISTER	Page 5

1. POLICY INTENT

This document sets out Council policy, as per annual budget resolution, in relation to the granting of rebates and remissions on rates and charges.

2. SCOPE

This policy applies to:

- Pensioners who own and reside on their property within the Mareeba Shire Council area and who meet the requirements set out in the Pensioner Remission Policy Statement in this document.
- Not-for-Profit community, recreation and sporting Groups who meet the requirements set out in the Not-for-Profit Remission Policy Statement in this document.

3. BACKGROUND/SUPPORTING INFORMATION

The *Local Government Regulation 2012* - Chapter 4, Part 10 Concessions, gives local governments the power to grant concessions for rates and charges.

A concession may only be of the following types:

- (a) a rebate of all or part of the rates or charges
- (b) an agreement to defer payment of the rates or charges
- (c) an agreement to accept a transfer of unencumbered land in full or part payment of the rates or charges

A concession may only be granted by resolution of the Council and for the Mareeba Shire Council; this is done as part of the annual budget adoption process and also noted in the adopted Revenue Statement.

4. POLICY STATEMENT

4.1 PENSIONER REMISSION

Applicants for the remission of rates from the Mareeba Shire Council and the State Government must satisfy the following conditions:

- If an application is mailed in, it must be completed in detail and accompanied by a copy of both sides of the current Pensioner Concession Card (PCC) or a DVA Gold Card.
- An applicant must truthfully and correctly supply all information requested.
- The Council Pensioner Remission is allowable on only one property at a time
- A new application must be lodged if you change your address.
- Should all owners not be in receipt of a pension or allowance, a proportionate amount of remission may be payable based upon State Government Guidelines.

- If a co-owner is in a spousal or recognised de-facto relationship and is an approved pensioner and is wholly responsible for payment of all rates and charges, the subsidy will be granted in full.

4.1.1 Council Pensioner Remission

Council grants a remission of thirty percent (30%) of the general rates up to a maximum of \$240 per year to pensioners within the Mareeba Shire Council area, providing they qualify for a remission in accordance with the conditions, as set out below.

This excludes water usage charges, special rates or special charges, interest and other charges on land.

To be eligible you must be:

- A holder of a Pensioner Concession Card (PCC) or a DVA Gold Card.
- The owner or life tenant of the property which is your principal place of residence. A life tenancy can be created only by a valid Will and is effective only after the death of the property owner, or by a Supreme or Family Court Order.
- Legally responsible for the payment of local council rates and charges levied on that property.

The Council Pensioner Remission is allowable on only one property at a time and a new application must be lodged if you change your address.

The Council Pensioner Remissions can only be granted from the date on the pension card or 1 July 2015 (whichever is the latter), provided the application qualifies with Council's conditions.

Where the Council Pensioner Remission applies, Council will remit the appropriate amount off the rates notice.

4.1.2 State Government Pensioner Remission

In addition to the remission allowed by Council, the State Government Scheme for Subsidisation of Rates and Charges payable to Local Authorities by Approved Pensioners is administered by the Council and under this Scheme, a further 20% remission is allowed to approved Pensioners up to a maximum of \$200.00 per annum on rates and charges.

Where the State Government Pensioner Remission applies, Council will remit the appropriate amount off the rates notice and claim the reimbursement from the State Government.

4.2 COMMUNITY GROUP RATE AND CHARGE REMISSION

Community groups eligible for rate and charge remission are defined as:

- a) A not for profit incorporated Group or association of persons with the primary aim of conducting activities and providing services for community benefit; and
- b) The community group's membership or participation in activities is available to everyone who wishes to join;

- c) The community group relies predominantly on volunteer labour, community fundraising, membership fees and donations;
- d) The community group does not receive state or federal government operational grants and does not rely on a fee for service business model.

4.2.1 Types of Remission

Council grants a remission to Council approved not-for-profit community, recreation and sporting Groups, based on the level of commerciality of the Group. Council is committed to supporting not for profit community Groups to have access to affordable space for community activities but excludes the subsidisation of commercial activity. This assistance applies to eligible community groups in the shire, irrespective of whether or not they occupy Council land or facilities.

Therefore, community Groups are assessed, according to their level of commerciality, and assigned (by Council) to one of two community group types:

- Type A Community Group - limited commerciality
- Type B Community Group - substantial commerciality.

This categorisation not only enables Council to make available fair, reasonable and transparent assistance to each community group, depending on their level of commerciality, but it also recognises that community groups can change over time experiencing increased or decreased levels of commerciality and the group's categorisation can be changed accordingly.

Council will offer a higher level of assistance to Type A Community Groups than those assessed as Type B Community Groups.

4.2.1.1 Assessing Type A Groups: Limited Commerciality

The group's revenue raising streams are limited to membership fees, community donations, minor event charges, raffles and other fundraising and food canteen. If the group has a bar, then patrons are mainly members and limited profit is made.

4.2.1.2 Remissions Granted to Type A Groups

The following rebates and remissions are available to eligible Type A Community Groups:

- Rate Remission: One hundred percent (100%) of the general property rates per year;
- Charge Remission: One hundred (100%) per year on Utility Charges (Sewerage and Water Access Charges) and the Waste Management Levy;
- Rural Fire Levy: One hundred percent (100%) of the Rural Fire Levy.
- The State Emergency Management Levy is collected by Council on behalf of the State Government, so no remission or rebate from Council is available to community groups.

4.2.1.3 Assessing Type B Group: Substantial Commerciality

The group's revenue raising streams include those of Type A Groups but also include the regular operation of a bar and commercial kitchen, gaming machines, charge industry recognised gate entry fees and commercial sponsorship.

4.2.1.4 Remissions Granted to Type B Groups

The following rebates and remissions are available to eligible Type B Community Groups:

- Rate Remission: Fifty percent (50%) of the general property rates up to a maximum of \$1,000 per year;
- Charge Remission: Twenty percent (20%) up to a maximum of \$200 per year on Utility Charges (Sewerage and Water Access Charges) and the Waste Management Levy;
- Rural Fire Levy: One hundred percent (100%) of the Rural Fire Levy.
- The State Emergency Management Levy is collected by Council on behalf of the State Government, so no remission or rebate from Council is available to community groups.

4.2.2 Application and Continuation of the Remission

The remission/s, if approved, will apply from the start of the rating period in which the application was successful and will be shown on the rates notice.

Applications for Rate and/or Charge Remission will only be considered for not-for-profit Groups as defined above and which comply with all the eligibility criteria.

To be eligible you must:

- Operate within the boundaries of the Mareeba Shire Council;
- Own or lease and occupy the land on which the general rates are being levied and the rates notice issued in the Group's name;
- The property must not be used for residential purposes unless utilised for short-term accommodation for homeless and at risk persons or for accommodation of the aged;
- Not utilise gaming machines to raise revenue;
- In its constitution clearly prohibit any member of the Group making private profit or gain either from the ongoing operations of the Group or as a result of the distribution of assets if the Group was wound up (this condition does not apply to the owner of a cultural icon);
- Meet the definition of a not-for-profit community, recreation and sporting Group;
- Not have outstanding rates on the property.

The remission is not available on vacant land.

There is a responsibility upon the not-for-profit Group to contact the Council when there is a change that could affect the status of the remission so as to avoid the necessity for the Group to reimburse the remission so obtained, including changes in the level of commerciality of the Group

Where the Rate and Charge Remission applies, Council will remit the appropriate amount off the rates notice.

4.2.2.1 Application Process for Community Groups with Council Lease

- Council will allocate Rate Rebate and remission entitlements to Community Groups with a Council Lease.

- It is the responsibility of the Community Group to contact Council should you believe you have not been granted these entitlements.
- Council may need to conduct a site inspection and / or request further information.
- If in circumstances where a Group does not fulfil its lease obligations, the remission may be cancelled.

4.2.2.2 Application Process for Other Community Groups

- An initial application using the approved form must be lodged and approved applicants are reviewed annually for eligibility.
- The application must also include any two of the following supporting documentation:
 - a copy of the Group's constitution or certificate of incorporation;
 - minutes of its most recent Annual General Meeting;
 - incorporated groups are to provide a copy of their most recent audited financial statement (no greater than 12 months old), unincorporated groups are to provide a copy of their most recent reconciled financial statement (no greater than 12 months old);
 - details of the Group's not-for-profit status from the Australian Taxation office or similar.

5. REVIEW

It is the responsibility of the Director Corporate and Community Services to monitor the adequacy of this policy and recommend appropriate changes. This policy will be formally reviewed annually or as required by Council.

6. DISTRIBUTION REGISTER

Date	Issue No.	Copy No.	Issued To	Copy Type

This policy is to remain in force until otherwise determined by Council.

ATTACHMENT 3**COMMUNITY PARTNERSHIPS
PROGRAM POLICY**

Draft <input type="checkbox"/>	Final <input checked="" type="checkbox"/>	Version: 2
File ref: POL-COU	Policy Section: Council	
Date Adopted: 17/12/14	Review Date: 17/12/17	
Author: Manager Community Wellbeing		
Review Officer : Director Corporate and Community Services		

Update History:

Reviewed and amended 21/12/16

CONTENTS

1	BACKGROUND	Page 3
2	PURPOSE	Page 3
3	WHAT IS A COMMUNITY PARTNERSHIP?	Page 3
4	THE COMMUNITY PARTNERSHIP PROGRAM	Page 4
5	PROGRAM PRIORITIES AND ASSESSMENT	Page 4
	5.1 PROGRAM PRIORITIES	Page 4
	5.2 HOW WILL THE REQUEST BE ASSESSED?	Page 4
	5.3 WHEN CAN A REQUEST BE SUBMITTED?	Page 4
6	TYPE OF COUNCIL CONTRIBUTIONS	Page 5
	6.1 CASH DONATIONS	Page 5
	6.2 MAJOR COMMUNITY PARTNERSHIPS	Page 5
	6.3 IN-KIND CONTRIBUTIONS	Page 5
	6.4 RATE AND CHARGE REMISSIONS	Page 5
	6.4.1 Assessing Type A Groups: Limited Commerciality	Page 6
	6.4.2 Remissions Granted to Type A Groups	Page 6
	6.4.3 Assessing Type B Groups: Substantial Commerciality	Page 6
	6.4.4 Remissions Granted to Type B Groups	Page 6
	6.4.5 State Emergency Management Levy	Page 6
	6.4.6 Rate Rebate and Remission Policy	Page 6
	6.5 WATER CONSUMPTION FEES	Page 7
	6.6 COMMUNITY LOANS	Page 7
7	DELEGATED AUTHORITY	Page 7
8	ELIGIBLE APPLICATIONS	Page 7
9	INELGIBLE APPLICATIONS	Page 8
10	CONDITIONS	Page 8
11	FURTHER INFORMATION	Page 9

COMMUNITY PARTNERSHIPS PROGRAM POLICY

1 BACKGROUND

After a comprehensive review of the cash and in-kind assistance provided by the Mareeba Shire Council to community groups, the Community Partnerships Program Policy was adopted in 2014. The policy enables Council to respond in a fair and transparent manner to the increasing number of requests for community assistance that are best conceptualised as a "community partnership", with Council as one of the member partners.

It is directly linked to the following Corporate Plan Community Strategy (COM 3):

"Encourage the building of strong partnerships with community, private sector and government so as to build community capacity and develop strategies to encourage and support leadership and self-responsibility in the community."

The review of the Community Leasing Policy in 2016 necessitated amendments to the Community Partnerships Program Policy for rate remissions and water consumption.

The Community Partnerships Program Policy is aligned with the Community Leasing Policy and the Rate Rebate and Remission Policy.

2 PURPOSE

The purpose of the Community Partnerships Program (CPP) is to enhance community wellbeing and prosperity by contributing to community partnerships for events, projects and activities that deliver significant community benefits in towns, districts and the whole shire. The community benefits could include social, economic, environmental and cultural benefits.

The Community Partnerships Program is an efficient and effective means of harnessing Council and community resources to achieve community benefits, especially those that are community driven as it reinforces contributions to the event, project or activity as a shared responsibility by community partners.

3 WHAT IS A COMMUNITY PARTNERSHIP?

A community partnership is an agreement between Council and another partnership member or members to do something together that will benefit all involved, often resulting in achievements that might not have been possible alone.

The Community Partnerships Program is about *contributory* partnerships where partnership members co-contribute to the event or activity.

Council is one partnership member and other partnership members could be individuals, community groups, sporting clubs, service clubs, and not for profit organisations.

The partnership work is most often *in addition* to the regular work of the parties involved in the community partnership.

4 THE COMMUNITY PARTNERSHIPS PROGRAM

The Community Partnerships Program identifies, describes, and accounts for the partnership work that is in addition to the regular work of each partner, which is often times related to a specific event, activity, project or initiative.

The Community Partnerships Program Policy clearly sets out the types of assistance Council can contribute to the partnership and the process for negotiating the terms and conditions of the partnership with Council.

5 PROGRAM PRIORITIES AND ASSESSMENT

5.1 PROGRAM PRIORITIES

Priority will be given to requests for community partnerships:

- By not-for-profit organisations that rely on volunteers.
- That demonstrates contributions by other partnership members.
- That has a plan in place to become self-sustaining, if it is not a one off activity or event.
- That demonstrates the contribution by Council cannot be provided by any other partner and is crucial to the success of the event/activity/project.
- That demonstrates significant community benefits will be achieved by the partnership.
- That aligns closely with the Mareeba Shire Council Corporate Plan.

5.2 HOW WILL THE REQUEST BE ASSESSED?

To apply for assistance under the Community Partnership Program, individuals and organisations should firstly contact the Community Development Officer to discuss their community partnership. A letter of request or email should then be lodged with Council detailing the community partnership and the contribution requested of Council.

Requests for community partnerships will be assessed according to the following criteria:

- How well the application aligns with the program purpose and priorities.
- The level of community benefits to be achieved by the community partnership.
- The type and amount of Council co-contribution required, why it is required and why it cannot be provided by any other partner.
- The contribution by the community partnership members towards the event/project/activity.
- The financial viability of the community partnership.
- The amount of financial and/or in-kind support already committed by Council.
- The plan to become self-sustaining if the community partnership is for an event/activity/project that is ongoing.
- The level of alignment with the Mareeba Shire Council Corporate Plan.

5.3 WHEN CAN A REQUEST BE SUBMITTED?

Requests for a Council contribution to a community partnership must be submitted to Council at least six weeks before the contribution is required to allow quotes to be obtained and, where necessary, work to be scheduled.

**Community Partnerships Program Policy**

Requests requiring a significant Council contribution that are greater than \$5000 will be considered during the annual budget planning process and must be received by Council no later than 1 February each year.

6 TYPE OF COUNCIL CONTRIBUTIONS**6.1 CASH DONATIONS**

Council will consider contributing a cash donation to a community partnership. This includes cash for reimbursement of out of pocket expenses incurred by a community partner for approved activities.

6.2 MAJOR COMMUNITY PARTNERSHIPS

Council will consider contributing to major community partnerships especially for major community events, festivals and exceptional projects which demonstrate significant community, economic and /or environmental benefits and impacts and have high alignment with the Corporate Plan.

Special requests for major contributions by Council to community works programs on Council owned land and reserves, that are not included in Council's Land and Facilities budget, may also be considered.

Council Officers will liaise with major community partnership members to reach agreement on specific ways that they will acknowledge Council's assistance. Discussions will also be held to ensure effective and efficient use of Council funds and to settle on a planned approach towards decreasing reliance on Council assistance.

These requests will be considered on an annual basis, during the budget planning phase. Letters of request must be received at Council by 1 February of the financial year before the contribution is required.

6.3 IN-KIND CONTRIBUTIONS

Council will consider requests for in-kind contributions regarding the use of Council's tables, chairs and other event equipment on the basis that the community partner agrees to collect, clean and return the equipment to Council during normal Council business hours. Council will not deliver these items and any damages must be paid for by the other community partner/s.

Requests for in-kind contributions by Council to a community partnership, such as a community event or project, will be considered throughout the year, but must be received at least 6 weeks before the in-kind contribution is required.

6.4 RATE AND CHARGE REMISSIONS

Council grants a remission to Council approved not-for-profit community, recreation and sporting groups, based on the level of commerciality of the organisation. Council is committed to supporting not for profit community groups to have access to affordable space for community activities but excludes the subsidisation of commercial activity. This assistance applies to eligible community groups in the shire, irrespective of whether or not they occupy Council land or facilities.

Therefore, community groups are assessed, according to their level of commerciality, and assigned (by Council) to one of two community group types:

- Type A Community Group - limited commerciality
- Type B Community Group - substantial commerciality.

**Community Partnerships Program Policy**

This categorisation not only enables Council to make available fair, reasonable and transparent assistance to each community group, depending on their level of commerciality, but it also recognises that community groups can change over time experiencing increased or decreased levels of commerciality and the group's categorisation can be changed accordingly.

Council will offer a higher level of assistance to Type A Community Groups than those assessed as Type B Community Groups.

6.4.1 Assessing Type A Groups: Limited Commerciality

The group's revenue raising streams are limited to membership fees, community donations, minor event charges, raffles and other fundraising and food canteen. If the group has a bar, then patrons are mainly members and limited profit is made.

6.4.2 Remissions Granted to Type A Groups

The following rebates and remissions are available to eligible Type A Community Groups:

- Rate Remission: One hundred percent (100%) of the general property rates per year;
- Charge Remission: One hundred (100%) per year on Utility Charges (Sewerage and Water Access Charges) and the Waste Management Levy;
- Rural Fire Levy: One hundred percent (100%) of the Rural Fire Levy.

6.4.3 Assessing Type B Group: Substantial Commerciality

The group's revenue raising streams include those of Type A Groups but also include the regular operation of a bar and commercial kitchen, gaming machines, charge industry recognised gate entry fees and commercial sponsorship.

6.4.4 Remissions Granted to Type B Groups

The following rebates and remissions are available to eligible Type B Community Groups:

- Rate Remission: Fifty percent (50%) of the general property rates up to a maximum of \$1,000 per year;
- Charge Remission: Twenty percent (20%) up to a maximum of \$200 per year on Utility Charges (Sewerage and Water Access Charges) and the Waste Management Levy;
- Rural Fire Levy: One hundred percent (100%) of the Rural Fire Levy.

6.4.5 State Emergency Management Levy

The State Emergency Management Levy is collected by Council on behalf of the state government, so no remission or rebate from Council is available to community groups.

6.4.6 Rate Rebate and Remission Policy

The Rate Rebate and Remission Policy outlines the Community Group eligibility criteria and the application and continuation processes for the remission.

These requests will be considered on an annual basis, during the budget planning phase. Letters of application must be received at Council by 1 February of the financial year before the funding is required.

6.5 WATER CONSUMPTION FEES

Council will consider providing a donation towards water consumption costs for eligible community groups as follows:

Group 1: Community groups watering playing fields and large public lawns/grounds
Assistance: 35% of actual annual water consumption up to \$2,000 donation

Group 2: Community groups watering for dust suppression
Assistance: 35% of actual annual water consumption up to \$1,000 donation

Group 3: Community groups using water for human consumption and gardens
Assistance: 35% of actual annual water consumption up to \$500 donation

These requests will be considered on an annual basis, during the budget planning phase. Letters of application must be received at Council by 1 February of the financial year before the funding is required. Approved requests will be paid as a donation on the rates notice to offset the costs of water consumption.

6.6 COMMUNITY LOANS

Council may contribute to community partnerships with not-for-profit organisations in the form of a low interest or interest-free community loan. Applications will be assessed by Council on a case by case basis, taking into consideration the purpose of the loan and the extent to which the loan is expected to benefit the community. The terms of the loan will be managed according to the MSC Community Loan Policy.

These requests will be considered on an annual basis, during the budget planning phase. Letters of application must be received at Council by 1 February of the financial year before the funding is required.

7 DELEGATED AUTHORITY

Staff delegations are in place to simplify the process of approving requests for Council contributions to community partnerships that comply with the principles outlined in the policy.

Delegations for staff approved requests are as follows: Manager Community Wellbeing - \$500.

The Mayor and Chief Executive Officer have the delegated authority to make variations to particular circumstances regarding contributions provided under the Community Partnerships Program.

8 ELIGIBLE APPLICATIONS

Eligible community applications for Council contribution to community partnerships are those where:

- a) The applicant is an incorporated association or has an auspice body.
- b) The applicant or proposed event, project or activity is based within the Mareeba Shire Council boundaries.
- c) The project or activity provides a direct benefit to residents of the Mareeba Shire Council area.
- d) The applicant is able to demonstrate financial viability and competence and the ability to achieve stated goals.
- e) Incorporated groups are able to provide a copy of their most recent audited financial statement.
- f) Unincorporated groups are able to provide a copy of their most recent reconciled financial statement.

**Community Partnerships Program Policy**

- g) The applicant is an individual who can clearly demonstrate that the project or activity they propose demonstrates community benefit and the requested Council assistance will be used for community benefit.
- h) Applications from educational providers are made for donations towards initiatives outside of Education Queensland's responsibilities and which contribute to a broader community benefit. Such applications must be lodged by the school's Parents and Citizens Association or a suitable community-based auspice body.
- i) The application clearly demonstrates it meets the Community Partnerships Program priorities at Section 5 of this policy.
- j) The application is not retrospective to recover costs already incurred, except for the remittance of certain Council fees and charges.
- k) The community organisation is requesting cash or in-kind assistance for maintenance of community facilities that are not owned by Mareeba Shire Council.

9 INELIGIBLE APPLICATIONS

Applications not eligible for Council assistance are those where:

- a) The applicant is a political organisation.
- b) The funds are to be used towards wages/salaries.
- c) The applicant is a previous recipient of Council assistance who has failed to meet the conditions of financial or in-kind support received.
- d) The applicant is a group or organisation that has an unmet debt to Council at the time of the application.
- e) An application for a cash donation is applied for retrospectively.
- f) The request is for a private business venture or activity.
- g) Projects are under litigation.
- h) The request can be or is being dealt with by other Council provision for support including specific project grants or Council works program.
- i) The funds are to cover subscription or membership fees.
- j) The applicant or event has already received \$2,000 from Council in the financial year and is not classed as a major event.
- k) Incorporated groups are not able to provide a copy of their audited financial statement.
- l) Unincorporated groups are not able to provide a copy of their reconciled financial statement.
- m) An applicant's total expenses are being met through sponsorship.
- n) The community organisation is requesting cash or in-kind assistance for maintenance of community facilities that are owned by Mareeba Shire Council. These types of requests are to be referred to the Facilities Officer.
- o) The community organisation has a lease agreement with Mareeba Shire Council and the request from the organisation is for the Community Partnerships Program to cover part or all of the costs that the community organisation has agreed to meet as part of the terms and conditions of their lease with Council. For example, costs such as contents and public liability insurance will not be paid for by Council under the Community Partnerships Program as it is the responsibility of the community organisation leasing the facility to meet these costs as per the lease agreement.

10 CONDITIONS

The following conditions apply to requests for Council assistance under this program:

- a) The application is made in writing and submitted to Community Wellbeing Officer Mareeba Shire Council.
- b) Two quotes from local businesses are to be submitted with the application where the cost is above \$1,000.

**Community Partnerships Program Policy**

- c) Council donations to community organisations do not include GST.
- d) Any approved grant will lapse if not claimed within three months following the date of approval.
- e) All recipients of \$100 or more from Council through this policy are required to acknowledge the assistance of Mareeba Shire Council. This acknowledgement is to be included in promotional material for the event.
- f) The use of any part of the grant for purposes other than specified in the letter of approval is not permitted without prior approval in writing by Council.
- g) Mareeba Shire Council takes no responsibility for financial losses or physical injury incurred as a result of involvement in the supported event or activity.

11. FURTHER INFORMATION

For further information please contact:

Community Wellbeing Officer, Mareeba Shire Council

Tel: 1300 308 461

Website: www.msc.qld.gov.au

ITEM-14 COMMUNITY PARTNERSHIPS PROGRAM REQUEST FOR ASSISTANCE FROM DIMBULAH FOOTBALL CLUB

MEETING: Ordinary

MEETING DATE: 21 December 2016

REPORT OFFICER'S TITLE: Senior Engagement Officer

DEPARTMENT: Corporate and Community Services

EXECUTIVE SUMMARY

The Dimbulah Football Club has requested a \$15,000 interest free loan with repayments to be made over 3 years. The Club has recently been successful in securing a \$93,500 grant from the Department of National Parks, Sport and Racing for the establishment of two (2) new fields. The Club has demonstrated their financial ability to meet their obligations as part of the grant agreement but they would like to spread the financial outlay over a longer period of time.

OFFICER'S RECOMMENDATION

"That Council approve a \$15,000 community loan (3 year repayment term and interest free) to the Dimbulah Football Club in accordance with the Community Loans Policy."

BACKGROUND

Council supported the Dimbulah Football Club's application to the "Get Playing Places and Spaces" Program with a letter of support and provided in-kind assistance by surveying the levels of the proposed playing fields.

The two new fields will enable the Club to continue to provide safe sporting facilities for young people and the Club hopes to grow its membership as a result of the improved facilities.

History of Contributions

Other than annual Rate and Charges Remissions for Water Consumption Fees for the Club's sporting fields there have been no contributions.

LINK TO CORPORATE PLAN

COM 3 Encourage the building of strong partnerships with community, private sector and government so as to build community capacity and develop strategies to encourage and support leadership and self-responsibility in the community.

CONSULTATION*Internal*

Senior Community Wellbeing Officers
CEO

External

Nil

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

Nil

POLICY IMPLICATIONS

Community Partnerships Policy
Community Loans Policy

FINANCIAL & RESOURCE IMPLICATIONS*Capital*

Nil

Operating

Nil

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

N/A

IMPLEMENTATION/COMMUNICATION

Follow-up letter and arrangements required if loan is approved.

Date Prepared: 12 December 2016

INFORMATION SYSTEMS AND CUSTOMER SERVICE

ITEM-15 MAREEBA NEW CEMETERY - FULL GRAVE SLAB CAPACITY

MEETING: Ordinary

MEETING DATE: 21 December 2016

REPORT OFFICER'S TITLE: Coordinator Customer Service

DEPARTMENT: Corporate and Community Services

EXECUTIVE SUMMARY

Council is rapidly running out of space in the denominational Full Grave Slab sections of the Mareeba New cemetery and is seeking to identify a new section to be utilised once these have reached full capacity.

OFFICER'S RECOMMENDATION

"That Council approve the allocation of a new non-denominational Headstone on Beam section within the Mareeba New cemetery."

BACKGROUND

Council officers have identified an area of land within the Mareeba New cemetery which can be developed to allow for further non-denominational interments. This area is immediately adjacent to the existing Mausoleum Free Standing section as indicated in Attachment 1.

To enable Council to maximise the usage of the new section the intent would be to construct a concrete beam to allow for Headstone on Beam interments, and discontinue the support for Full Grave Slab interments. Refer to Attachment 2 for an indicative image of a Headstone on Beam configuration.

The Mareeba New cemetery supports multiple Full Grave Slab sections, which are currently segregated by religious denominations. It is the only cemetery in the shire which is configured in this way.

Following an interment the Full Grave Slab section allows the family of the deceased to construct a memorial which covers the entire plot. It is proposed that once the denominational sections are fully utilised no additional denominational or any full grave slab sections will be provided as there is insufficient space available.

LINK TO CORPORATE PLAN

Nil

CONSULTATION*Internal*

Manager Systems and Customer Service
Co-ordinator Customer Service

External

Nil

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

Nil

POLICY IMPLICATIONS

Cemeteries Policy - Section 7; Cemeteries Operations

FINANCIAL & RESOURCE IMPLICATIONS*Capital*

Funding for the construction of a concrete beam will be sought in FY18.

Operating

Nil

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

Nil

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

Nil

IMPLEMENTATION/COMMUNICATION

Advise respective funeral directors.

ATTACHMENTS

1. Map of proposed Headstone on Beam section
2. Example of Headstone on Beam configuration

Date Prepared: 8 December 2016

ATTACHMENT 1



ATTACHMENT 2



INFRASTRUCTURE SERVICES

ITEM-16 TRAFFIC ADVISORY COMMITTEE - MINUTES OF MEETING HELD 6 DECEMBER 2016

MEETING: Ordinary

MEETING DATE: 21 December 2016

REPORT OFFICER'S TITLE: Director Infrastructure Services

DEPARTMENT: Infrastructure Services

EXECUTIVE SUMMARY

Minutes of the Mareeba Shire Council Traffic Advisory Committee Meeting held on Tuesday, 6 December 2016 are presented for Council's information.

The action items presented in the minutes of the Traffic Advisory Committee (TAC) are recommendations to Council. Council's endorsement or contrary view of the recommendations is required.

OFFICER'S RECOMMENDATION

"That Council note the minutes of the Traffic Advisory Committee Meeting held 6 December 2016."

BACKGROUND

The Traffic Advisory Committees (TAC) is a consultative committee of Council established to raise community and other representative body concerns in relation to traffic conditions with Council and the Department of Transport and Main Roads.

LINK TO CORPORATE PLAN

COM 3 - Encourage the building of strong partnerships with community, private sector and government so as to build community capacity and develop strategies to encourage and support leadership and self-responsibility in 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

Internal resources for investigation and follow up actions.

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

Nil

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

Nil

IMPLEMENTATION/COMMUNICATION

Nil

ATTACHMENTS

1. Minutes of Mareeba Shire Council Traffic Advisory Committee Meeting held 6 December 2016.

Date Prepared: *7 December 2016*

TRAFFIC ADVISORY COMMITTEE MEETING
MAREEBA BOARDROOM, 65 RANKIN STREET, MAREEBA
TUESDAY, 06 DECEMBER 2016
9:37AM TO 10:45AM

MINUTES



PRESENT:

Mareeba Chamber of Commerce
Transport and Main Roads - Program Performance Advisor
QUBE Logistics
Queensland Police Service (QPS) - Mareeba
Queensland Police Service (QPS) - Mareeba
Queensland Police Service (QPS) - Mareeba
Mareeba Shire Council (MSC) - Councillor
Mareeba Shire Council (MSC) - Councillor
Mareeba Shire Council (MSC) - Director Infrastructure Services
Mareeba Shire Council (MSC) - Minutes Secretary

Joe Moro
David Hamilton
Darren Fuller
Aleida Day
John Ridgway
Derek Garner (Senior Sergeant)
Kevin Davies
Alan Pedersen (Chair)
Pat White
Marjorie Anthony

APOLOGIES:

Mareeba Chamber of Commerce
Queensland Police Service (QPS) - Mareeba Inspector
Queensland Police Service (QPS) - Mareeba
Mareeba Shire Council (MSC) - Councillor
Mareeba Shire Council (MSC) - Manager Technical Services

Sam Musumeci
Rolf Straatemeir
Mark Stewart
Angela Toppin
Val Shannon

1. MINUTES

Tuesday 20 September 2016

Minutes of the Mareeba Shire Council Traffic Advisory Committee Meeting held on Tuesday, 20 September 2016 were ratified by Council at their Ordinary Meeting of 12 October 2016.

2. BUSINESS ARISING FROM PREVIOUS MEETING

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Date
15.09-13	TMR (Brett Martin)	TMR is in receipt of a letter from QPS advising of the difficulty experienced by b-double drivers not being able to see the guardrail safety barrier on the Rex Range due to the height of the trucks	TMR investigating the possibility of installing guide posts on the guardrail safety barrier prior to the cane crushing season This matter also dealt with in Item 13.06-11 TMR to respond to QPS, looking to upgrade, funding applied for QUBE advised some upgrades carried out however still waiting further advice from TMR QPS to follow up Don Fowler to provide TMR with details of locations Item pending advice by Don Fowler / TMR	TMR	
15.12-02	QPS John Ridgway	Request for changed traffic speed limits in Mt Carbine	QPS raised with TMR at previous meeting personally, no action has been taken to date. To be raised with TMR Speed zones changes completed 09/03/2016 QPS advised southern side complete, northern side sign still to be moved to include truck pads - approximately another 200m TMR to investigate and advise through MSC RMPC Trucks Pads to be included in 60 zone TMR (David Hamilton) to investigate and advise TMR to refer to Minister Council to be advised prior to next TAC Meeting	TMR	Before 21/03/2017
15.12-03	Performance Motors (Kevin Dunn)	Short passing lane on Kuranda range, too short of distance for passing, when wet causing accidents	Funding a application made by TMR for upgrading, application unsuccessful TMR investigating changing the short passing lane to an emergency pullover in the vicinity of "The Hole" near Streets Creek Road geometry needs to be reviewed TMR to advise further TMR advised S3M available for upgrade, design currently underway Item pending updates and progress of works TMR recently completed a Planning Study of the Range, identifying action plan strategies TMR to confirm funding available next FY to undertake some of these works TMR to provide update, item pending	TMR	

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Date
16.03-02	Vaughan Street (Mareeba-Dimbulah Rd)	Council requests TMR make available funds or possibly enter a cost sharing agreement to seal between the existing edge of bitumen and the K&C on Vaughan Street to address dust issues	<p>Letter sent 20/10/2014</p> <p>Letter resent via email 22/01/2016</p> <p>Refer to Agenda Attachments for copy of letter and locality map</p> <p>TMR to follow up on letter, consultation with residents in the area to be carried out by MSC, MSC to prepare an indicative cost for TMR</p> <p>Estimate sent to TMR 23/03/2016</p> <p>TMR have advised all funds committed, however should there be any surplus they may be in a position to redirect funds to this project if it is documented and costed</p> <p>TMR advised no remaining funds for the FY available</p> <p>MSC design complete</p> <p>Item pending update by TMR re funding</p> <p>MSC to forward to TMR (David Hamilton) cost estimate and design as sent on 23/03/2016</p>	MSC	07/12/2016
16.03-03	Traffic Management Study Mareeba CBD	Council seeks to undertake a full traffic management study for the Mareeba CBD area, including vehicle and pedestrian movements, disability access and parking	<p>Letter to TMR 27/01/2016</p> <p>TMR interested in cost sharing agreement</p> <p>Draft Brief prepared and under review</p> <p>MSC provided TMR (Darryl Jones) draft hard copy of Brief, electronic draft copy to follow via email</p> <p>MSC met with DTMR on 09/09/2016 to finalise tender documents, minor changes required, waiting advice from TMR on cost sharing arrangement</p> <p>Letter from TMR offering contribution of up to \$55k (+GST) matching Council's funding allocation</p> <p>Tender responses received by MSC / TMR, pending evaluation: commencing week of 12 December</p> <p>Pending Evaluation</p>	MSC / TMR	
14.12-07	TMR SRD (Alison Barlow)	Bollards on Rankin Street, outside McDonalds Restaurant	<p>MSC advised rectification options being considered</p> <p>Options currently being reviewed by MSC</p> <p>Under design pending allocation of future capital works funding</p> <p>Installation of a concrete median from round-about to round-about is proposed</p> <p>Design still being worked with impacts to parking and PM school bus traffic being addressed</p> <p>Under investigation by MSC</p> <p>MSC Design office to investigate traffic management for Walsh, Rankin Streets including Target and Coles accesses, to be discussed with TMR</p> <p>MSC to commission traffic study of CBD including Rankin Street outside McDonalds</p> <p>Refer to Item 16.03-03</p>		

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Date	
	15.03-01	MSC Mayor (Tom Gilmore)	The Mayor has requested the Committee consider the removal of at least one (1) car parking space to the RHS of the exit from Target Country building in Walsh Street due to poor visibility, particularly for people in small vehicles. It is considered to be a dangerous situation	<p>MSC advised rectification options being considered Options currently being reviewed by MSC</p> <p>Under design pending allocation of future capital works funding Installation of a concrete median from round-about to round-about is proposed</p> <p>Design still being worked with impacts to parking and PM school bus traffic being addressed</p> <p>Under investigation by MSC</p> <p>MSC Design office to investigate traffic management for Walsh, Rankin Streets including Target and Coles accesses, to be discussed with TMR</p> <p>MSC to commission traffic study of CBD including Rankin Street outside McDonalds Refer to Item 16.03-03</p>		
	15.12-01	QPS (Derek Garner)	Byrnes / Rankin Street, one lane people using the backing out area as second lane	To be raised with TMR MSC to commission traffic study of CBD area, Refer to Item 16.03-03		
	16.06-05	Councillor (Mary Graham)	Keep right for through traffic on Byrnes Street	To be investigated in CBD Traffic Study Refer to Item 16.03-03		
16.03-04	St Thomas's P&F Representative (Dave Saul)	St Thomas's P&F seeks approval for the temporary reduction of the speed limit, around Centenary Park on Mareeba Market days, similar to the Yungaburra Markets	Locations for temporary signage identified and matter to be dealt with by TMR	TMR	21/03/2016	
	16.06-03	Councillor (Alan Pedersen)	Enquiry received requesting a temporary 40kph zone on Byrnes Street from the Heritage Centre to the Cairns Connection road on market days	<p>MSC to email signage proposal to TMR for consideration Signage plan forwarded to DTMR, waiting their official response</p> <p>TMR advised Traffic Management Plan required; TMR to meet with St Thomas's P&F Representative TMR seeks formal process of signage management</p> <p>Refer to Item 16.03-04</p>		
16.03-05	Principal Mareeba State School (Mandy Whybird)	Concerns raised by the School Principal advising parents are parking on the footpath in Sutherland Street creating a safety issue for children/pedestrians leaving school whereby they are walking on the road. Photos and Transport Operations Part 12 tabled. (Relates to CRM/16/01256)	<p>Reports received by QPS who are patrolling the area Cautions issued during initial patrol of the area, tickets are now being issued</p> <p>QPS will continue to monitor</p> <p>TAC Committee resolved to recommend Council write to Principal Residents consulted seeking views on proposal to convert Sutherland Street to "one way" traffic Results attached</p> <p>MSC resolved to trial "one way" traffic for a period of 6 months Temporary change will be put in place over school holidays Trial still underway, change working effectively Trial period ends January 2017 Temporary works to remain in place while funding for permanent solution is sought Item pending funding</p>	MSC		

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Date
16.03-08	QPS (Derek Garner)	With the recent commencement of Springmount Raceway activities, concerns were raised regarding the possible conflict of cane hauling trucks and drag strip attendees along Springmount Road. As part of the Development Conditions imposed by Council, Springmount Raceway need to meet a number of requirements such as appropriate sign alerting road users to the upcoming event.	<p>QPS to provide Mackay Sugar with contact details for Springmount Raceway</p> <p>Mackay Sugar to include information in their driver induction alerting drivers to the scheduled raceway meeting dates etc</p> <p>MSC to provide to QPS for their information, a copy of the development conditions issued to Springmount Raceway relating to traffic management</p> <p>Information forwarded to QPS 16/03/2016</p> <p>QPS advised they would contact Raceway organisers regarding signage and contact with Mackay Sugar for the up and coming events in July and August</p> <p>QPS also advised motorists were confused as to the location of Springmount R/way</p> <p>Event / Directional signage sought, approval required by TMR / Council</p> <p>QPS to approach raceway organisers</p> <p>Variable message board an option</p> <p>Springmount Raceway organisers to be approached by Cr Dawles to investigate the use of temporary directional signage to be located at key locations on race days</p> <p>No issues reported by QPS</p> <p>No further action required by this Committee, resolved to remove from the minutes</p>	QPS / TMR	
16.06-04	QPS (Inspector Roif Straatemier)	<p>Information sought from TMR on the following items:</p> <ol style="list-style-type: none"> Update on overtake lane between Mareeba and Kuranda What is required for "High Crash Zone" signs to be placed between Mareeba and Kuranda 	<p>#1 - Refer to Item 15-03-03 above</p> <p>Contract awarded by TMR to H&H for works on the Kennedy Highway including overtake lanes west of Davies Creek</p> <p>#2. QPS to liaise with TMR as to locations for low cost solutions</p> <p>QPS checking crash rates, will review in 2 months</p>	QPS / TMR	
16.06-08	Mareeba Chamber (Sam Musumeci)	Seeks the review of line marking and speed signage heading into the Mareeba Industrial Estate in particular Bower / Barrett Streets	<p>MSC to install traffic counters, review and investigate current signage</p> <p>Traffic counters to be installed, programmed to be carried out</p> <p>Traffic count to be completed, signage to be reviewed</p> <p>Results from traffic count completed in 2013,</p> <p>traffic counters to be installed to gauge current movements</p>	MSC	
16.06-09	Mareeba Chamber (Sam Musumeci)	Follow up on previous requests by Fruit Growers for acceleration / de-acceleration lanes to be constructed on the Kennedy Highway at the intersections of Gilmore / Kay Road	<p>TMR advised response sent to MSC</p> <p>Departmental response received 07/07/2016</p> <p>Letter of 07/07/2016 from TMR advised assessment complete, upgrade did not meet the requirements for inclusion in the Safe Roads Sooner program; speed and truck turning signage upgraded and installed, TMR will continue to monitor safety & review any requirements for upgrading</p>		

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Date
16.09-10	QPS (John Ridgway)	Reported visibility issues travelling north from "jump up" on Kennedy Highway near Walkamin, double white lines need to be extended	TMR to investigate Item pending action by TMR	TMR	
16.09-01	Council Meeting 17/08/2016	Unregistered dirt bikers on Mines Road / Railway Corridor	Email request to QPS 30/08/2016 QPS to monitor QPS advised they will continue to monitor No further action required by this Committee, resolved to remove from the minutes		
16.09-02	Patrick Herlihy (CRM/16/01223; 1237; 3916)	Reports unregistered motor bike riders using the track coming from Doyle Street across the pedestrian bridge at Granite Creek onto Carroll Street Mareeba	Issue to be raised with QPS QPS to monitor QPS advised they will continue to monitor No further action required by this Committee, resolved to remove from the minutes		
16.09-03	Shirley Osbourne Dimbulah/Mutchilba Community BBQ CRM/16/08741	Access from Mareeba-Dimbulah Road to Chircan Road is too narrow - the intersection is too narrow for a low loader to turn into Chircan Road due to the site of the culvert. They currently load heavy vehicles on the highway which is dangerous practice but the heavy vehicles cannot get into Chircan Road to the property. Chircan Road is a Council road intersecting with a main road so any improvements require DTMR approval.	Issue to be raised with TMR TAC Committee resolved to recommend Council write to the customer seeking their proposal Letter sent, item pending response from customer Pending response from customer	MSC	
16.09-04	Jenny Lott Julatten Community BBQ CRM/16/09098	Bushy Creek Causeway has been a problem for a long time in the wet season. Can't get in/out of property and there is no mobile coverage. It seems to be getting slowly worse. Other community members commented: New bridge has made the flooding worse; it is more important now as young people are travelling to work on the coast and parents worry about them being stranded. It is a safety issue.	Issue to be raised with TMR TMR to advise MSC of the rehabilitation program and flood monitoring station Bushy Creek Causeway replacement of concrete approaches TMR to advise Committee of solution	TMR	
16.09-05	Peter Sherpio Julatten Community BBQ	Request the widening of Rifle Creek Bridge, widening a higher priority than raising	Issue to be raised with TMR TMR advised rehabilitation works currently planned for Spear Creek however widening of Rifle Creek is not in the short term plan TMR advised no funding available for widening of Rifle Creek No further action required by this Committee, resolved to remove from the minutes		
16.09-06	Carol Illies Julatten Community BBQ	Reports visibility issues, trees are blocking the view on the corner Rifle Creek (from southern side)	Issue to be raised with TMR Issue raised by MSC at RMPC Meeting (David Matuschka) TMR to follow up with David Matuschka TMR advised visibility improved No further action required by this Committee, resolved to remove from the minutes		

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Date
16.09-07	QPS (Inspector Rolf Straatemeier)	Keep Left Strategy - issue of international visitors failing to keep left.	<p>Workshops will be held every 2 weeks identifying strategies to address issue</p> <p>Funding is currently being sourced to undertake line marking and install warning signage similar to that used in Stanthorpe</p> <p>MSC currently working with QPS to identify high risk locations</p> <p>Fruit Growers to be approached to incorporate information for "keep Left Strategy" in safety inductions of backpackers</p> <p>Sites identified across the Tablelands for signage</p> <p>QPS to supply rubber wrist bands to Mareeba District Fruit & Veggie Growers</p> <p>Confluent signage to be provided to Mareeba District Fruit & Veggie Growers</p> <p>Matter ongoing</p>	MSC / QPS	

HEAVY VEHICLE / TRUCK STOP RELATED ISSUES PENDING FURTHER CONSIDERATION

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Date
15.09-04	Ray Blain	Complaint received from Speewah resident of Blenners Transport B-Doubles parking on Freedom Close, Speewah. Access to site is Council's responsibility, suggested Council discuss with TMR to destroy site. A number of safety and legal issues for heavy vehicles accessing the site - breach of road rules crossing double white lines. De-gazetting the road not an option?? Is ffg de-acceleration lane an option?	<p>TMR advised no funding resource available for truck pads and reiterated that this is commercial activity not a TMR responsibility QT (Ray Blain) to monitor the situation but can only deal with heavy vehicles being off route which is not a legal issue</p> <p>It was identified that the main issues outstanding on the agenda all related to the lack of truck stops in the MSC area. Items relating to this issue are all highlighted in yellow</p> <p>Ray Blain to monitor, Ray spoke with Blenners and movement to cease.</p> <p>Mareeba District Fruit & Veggie Growers (Joe Miro) to liaise with TMR and ffg</p> <p>Mareeba Chamber to write to TMR</p>	Mareeba Chamber	
13.06-13	Ray Blain	Seeks an update on the current status of the extension of the B-Double route to Koah and de-coupling pad area between Kuranda and Mareeba	<p>Chamber advised they are working with transport operators gathering data for a report to be presented to TMR.</p> <p>Email dated 26/09/2013 from Chamber advising they are working with TMR & MP David Kempton to seek responses from Transport Operators</p> <p>Chamber proposes to meet with Transport Operators in February 2014</p> <p>TMR currently reviewing B-Double Route, TMR does not install truck pads,</p> <p>Fruit & Veggie growers to review options being presented and in particular Speewah turnoff using the old TMR Road</p> <p>Chamber to advise on progress</p> <p>David Kempton is looking into the matter</p> <p>Transport operators can apply for a permit but there is no turning area which is a requirement by NHVR</p> <p>Photo taken on 12 June 2015 of truck de-coupled in the deceleration lane on Kennedy Highway in the vicinity of Cardinia Bvd, Speewah</p> <p>TMR advised this is an enforcement issue.</p> <p>MSC to forward information to QT</p> <p>TMR reiterated that de-coupling areas are not provided by TMR, this is the responsibility of the heavy vehicle transport industry</p> <p>B-Doubles can access Kennedy Highway provided transport operators can operate on-site</p> <p>Inspector Ray Blain has talked with Blenners Transport regarding de-coupling at Speewah. De-coupling has ceased. Also a plan has been sent to TMR (Darryl Jones) showing possible locations for de-coupling pads</p> <p>05/04/2016 Council received further reports and photos of de-coupling</p>		

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Date
13.06-14		Truck pad on the Mulligan Highway north of Mareeba	<p>by heavy vehicle operators, information forwarded to QT for action <i>Sam Musumeci advised of a meeting with fgf Proposed coupling / de-coupling at quarry near Windy Hollow Road on Kennedy Highway input to be sought from QPS / TMR to progress this matter</i></p> <p>TMR representative advised that the facility is not the responsibility of TMR even though it is located on State Controlled Road, Council has the option to close it as the facility is the responsibility of Council.</p> <p>Matter to be considered at a future meeting</p> <p>Matter to be considered by MSC, concerns of activity at location raised TS advised option of Springs Road not suitable due to safety & visibility issues</p> <p>Matter to be brought forward for consideration by Council</p> <p>Site at Bibohra Store being investigated</p> <p>Mayor advised Bibohra Store proprietors are generally in favour of the proposal of a truck stop. Suggested next steps:</p> <ul style="list-style-type: none"> • Council staff to discuss details with Bibohra Store proprietors • Undertake survey and concept design and cost estimate <ul style="list-style-type: none"> • List for future Capital Works consideration <p>Council Officer met with Store proprietors</p> <p>Engineering and survey being undertaken, concept designs to be developed for discussion with TMR and Store owners.</p> <p>Once approved by all parties, cost estimate will be prepared for inclusion on the Capital Works List for consideration.</p> <p>Survey completed, design in progress for review by TMR and Store Owners</p> <p>Funding opportunities available which will be investigated</p> <p>Currently with MSC Design Services section, programmed to commence after completion of 2015/16 capital works design programme later this calendar year</p> <p>MSC to follow up with Design section as to status</p>		
14.06-01	Cr Jenny Jensen	TRC resolved on 05/12/2013 to refer matter to TAC. Concerns raised regarding the safety of the current intersection of Springs Road and the Burke Development Road being used by B-Double transports, and requested that the matter be referred to the Traffic Advisory Committee for their consideration. TAC to consider the need for improvements to the current intersection of Springs / BDR to accommodate the safe use of the intersection by B-Double transports.	<p>Pending outcome of investigation of possible alternatives</p> <p>This matter dealt with in Item 13.06-14</p>		

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Date
15.03-06	Councillor (Mary Graham)	Request for a truck stop on the southern side of Mareeba, currently where screenings are stock piled	Pending further investigation		
3. NEW BUSINESS FOR CONSIDERATION (Incoming Correspondence / Requests)					
Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Date
16.12-01	Bette Brandon (CRM/16/09685)	Julatten CBBQ: Issue of overflowing bins at Rex Range Lookout. Additional bins required in a more visible location, tourists and locals contributing to the problem.	Email forwarded to TMR 26/09/2016 It is proposed the bins are removed No further action required by this Committee, resolved to remove from the minutes		
16.12-02	Malcolm Harley (CRM/16/09758)	Mt Molloy CBBQ: Request for a foot bridge to be constructed across the Manganesse Creek	No funding available No further action required by this Committee, resolved to remove from the minutes		
16.12-03	Lorne Cubit (CRM/16/09739)	Mt Molloy CBBQ: Request for larger speed limit sign through the township of Mt Molloy as motorists are exceeding the 50kph speed limit through town	Signage sufficient No further action required by this Committee, resolved to remove from the minutes		
16.12-04	Carol Iles (CRM/16/09677)	Julatten CBBQ: Suggests GIVE WAY sign be changed to a STOP sign on Rifle Creek Bridge	Email forwarded to TMR 30/09/2016 Visibility has improved the site, stop sign no - site distance clear No further action required by this Committee, resolved to remove from the minutes		
16.12-05	Melissa Blore (CRM/16/09736)	Mt Molloy CBBQ: Rifle Creek Bridge crossing it is not just about signage, we need to deal with the culture of how people deal with that bridge, especially the cane trucks	Noted No further action required by this Committee, resolved to remove from the minutes		
16.12-06	Tanya Burke	Mareeba-Kuranda Road: Reports of a near miss whilst turning right into the Emerald Creek Ice Creamery coming from Cairns, turning lanes are required	No further action required by this Committee, resolved to remove from the minutes		
16.12-07	Jasper Grievson (CRM/16/09980)	Koah CBBQ: Resident raised concerns regarding the current condition of the Kuranda Range; concern about how Council will be consider allowing more subdivisions	No further action required by this Committee, resolved to remove from the minutes		
16.12-08	Peter Danford (CRM/16/09904)	Koah CBBQ: Palm Valley Road / Kennedy Highway - Request upgrade of intersection with a slip lane	No funding available for the upgrade of this intersection, Motorists are encouraged to use Koah Road where there is a designated turning lane No further action required by this Committee, resolved to remove from the minutes	TMR	
16.12-09	John Nethery (CRM/16/09896)	Chillagoe CBBQ: Burke Developmental Road - Request for remaining 15.4km of unsealed section to be sealed	2 of the 4 remaining unsealed sections has been approved, works to commence after the wet season Letter to customer advising 2 of the 4 remaining unsealed sections approved No further action required by this Committee, resolved to remove from the minutes		

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Date
16.12-10	Sarah MacPherson (CRM/16/10576)	Kuranda CBBQ: Kennedy Highway / Warril Drive Kuranda Intersection - The exit from Warril Drive onto the Highway is dangerous	TMR advised signage moved to include Warril Drive intersection in the 80kph zone No further action required by this Committee, resolved to remove from the minutes.		
16.12-11	Myra McLeod	Requests the installation of signage located on the Mareeba side of Mt Molloy requesting heavy vehicles to slow down and refrain from using their air brakes in town to reduce the noise level on approaching the Spear Creek bridge works	"Limit Compression Braking" signage already in place No further action required by this Committee, resolved to remove from the minutes		
16.12-12	Councillor (Kevin Davies)	Request for the speed limit on the Atherton-Mareeba Road either side of the McIver Rd intersection can the 60 and 80 be relocated approximately 200m South of this intersection	TMR to review and advise	TMR	

4. GENERAL BUSINESS

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Date
16.12-13	MSC (Pat White)	NHVR seeks consent from Council to add council managed roads allowing the operation of heavy vehicles (Class 1 SPV) on Council's entire road network	MSC raised concerns with regard to the current condition of its timber bridges TMR advised they have provided a blanket approval subject to restricted structures being listed, bridge conditions reports are required	MSC	
16.12-14	TMR (David Hamilton)	TMR representative advised: <ul style="list-style-type: none"> Visual Message Boards (VMBs) for Kuranda Range to be installed in the coming months Upgrade of road condition signage to be automated in the next 2-3 months Contractor engaged for proposed road safety audit review along the Kennedy Highway from Mareeba to Top of the Range Kuranda 	Noted		
16.12-15	Councillor (Alan Pedersen)	TMR were advised that the McLeod River bridge is falling		TMR	

5. FUTURE MEETINGS

Meeting dates for 2017:

- Tuesday, 21 March
- Tuesday, 20 June
- Tuesday, 19 September
- Tuesday, 5 December

6. CLOSURE

10:45am

TECHNICAL SERVICES

ITEM-17 INFRASTRUCTURE SERVICES - TECHNICAL SERVICES MONTHLY ACTIVITIES REPORT - NOVEMBER 2016

MEETING: Ordinary

MEETING DATE: 21 December 2016

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

DEPARTMENT: Infrastructure Services, Technical Services Group

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 November 2016.

OFFICER'S RECOMMENDATION

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

BACKGROUND

TECHNICAL SUPPORT SECTION

Design

- 2016/17 Capital Works
 - Springmount Road, Arriga - Formation rehabilitation, widening and seal - ongoing
 - Myola Road, Kuranda - Formation widening and seal - complete, line marking required
 - Bowers Street, Mareeba - Road reconstruction - Design complete
 - Iluka Street, Mareeba - Road pavement widening - Design complete
 - Euluma Creek Road, Julatten - Causeway Upgrade - Design complete
 - Ray Road, Mareeba, - Formation widening and seal - Undergoing design stage
 - St Stephen's Catholic College Pick-Up / Drop-Off Zone, Mclver Road, Mareeba - Design Complete.
 - Cater Road, Mareeba - Inlet pit design for drainage issues
 - Bolwarra Road, Tate River Crossing Renewal and Upgrade - Letter of acceptance sent to GHD for approval to begin design and documentation
 - Thongon Street, Kuranda - Replace damaged kerb and channel - Design

- Mareeba Waste Transfer Station - Station upgrade design - ongoing.
- Leadingham Creek Road, Dimbulah - Bridge Upgrade - Submissions received from consultants and evaluated, letter of acceptance sent to GHD for approval to begin design and documentation
- CBD Traffic Study tender closed
 - TMR have offered to contribute up to \$55k (+GST) matching Council's funding allocation
 - Tender responses received by MSC / TMR which are pending evaluation. Evaluations to take place the week commencing December 12

Soils Lab

- External Contractors - Council provided services to 7 external agencies and Councils

Survey

Surveys were undertaken at:

- Mareeba Landfill
- Rob Veivers Drive, Kuranda - Control Survey works only
- Thongon Street Kerb and Channel
- Wessel Road
- Ray Road Widening
- Heritage Centre Lease
- Myola Road Widening
- Springmount Road Widening
- Lawson Street Footpath
- Bowers Street Rehabilitation

GIS

- Collecting Global Navigation Satellite System (GNSS) data for various projects;
 - Mareeba CBD footpaths
 - Kuranda Sewerage Treatment Plant for use in environmental compliance documents
- Editing water, roads and stormwater GIS layers including collating data on completed capital works projects for capitalisation eg Mareeba Swimming Pool
- Generating an orthomosaic photo, 3D model and animation of the new Mareeba Sewerage Treatment Plant from aerial photos captured by UAV
- External maps, layers and queries such as Transport and Main Roads request for MSC gazetted roads and Mutchilba township map
- Various internal maps, layers, data such as investigating the addition of a cemetery layer to MapInfo interface, maps for communities projects, weeds maps, creating styled KMZ of sewerage layers for Water Services outdoor staff to use on mobile phones, map of Burke Developmental Road seal proposals, working on gravel layer and extractive industry layer
- Organising purchase of 2015 imagery from DNRM for MapInfo
- Meeting with MapInfo representatives to discuss future MapInfo interface options

Technical Investigations

- St Stephen's Catholic College Pick-up / Drop-Off Zone, McIver Road, Mareeba
 - Site meetings with the school representatives to ascertain requirements and locations
 - Liaise with Design Section for plans
- Kuranda Heritage Markets request for road closure over reserve adjacent to markets
 - Site Visit, met with owner to discuss concerns and possible options
 - Applications to DNRM for road closure/ road licence over area
 - Investigate possible signage to deter unwarranted parking

SUBDIVISIONS AND INVESTIGATIONS**Subdivisions**

- Current - Under construction
 - Amaroo Stage 8 (90% completed)
 - Mt Emerald Wind Farm - Irrigation Pipeline Protection Slab
- 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 Stage 1A, 1B, 2 and 3
 - Hoolahan Drive - Construction of easement drainage
- Operational Works
 - 112 Barnwell Road - Dam Construction (95% completed)

PROJECT MANAGEMENT**Building**

- Koah Hall, Place of Refuge - Contract work completed, finalising water treatment of existing bore water
- Kuranda SES shed extension - Waiting final inspection. Electrical component to be completed by others
- MSC Depot Soils Lab - Complete
- Solar Tender - Rankin and Kowa Street offices - Tenders received and assessed. To be workshopped with Council

2016-17 Reseals Bitumen and Asphalt Program

- Bitumen reseals complete with exception of Chillagoe township
- Fulton Hogan will complete the bitumen program pre-Christmas
- Chettle Road rectification works scheduled under Defects Liability
- Regional Asphalt Program currently out to Tender - commencement March-April 2017

FLEET AND WORKSHOP SECTION

- | | |
|----------------------------------|----|
| • Routine Vehicle/Plant Services | 26 |
| • Planned routine maintenance | 58 |
| • Breakdowns < 8 hrs Downtime | 3 |
| • Breakdowns > 8 Hrs Downtime | 1 |
-

FACILITIES SECTION

Caravan Parks

Dimbulah Caravan Park

In November 2016, 408 bookings were recorded for Dimbulah Caravan Park. The total figures this year compared to October 2015 has slightly increased by 67.

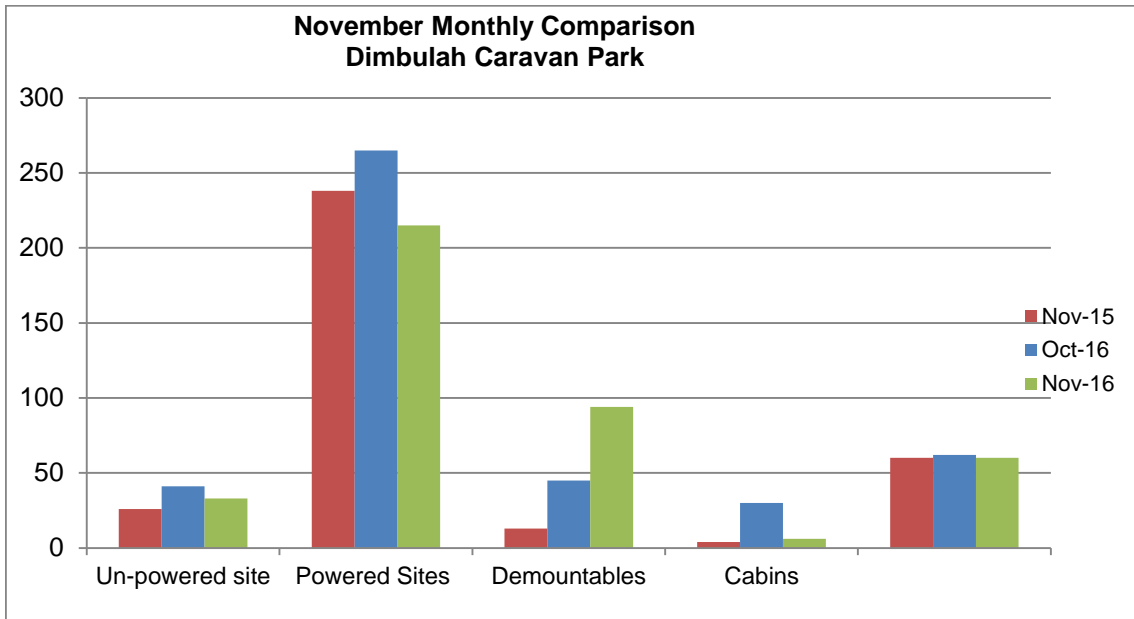


Figure 1. Monthly comparison Dimbulah Caravan Park

Mareeba Riverside Caravan Park

In November 2016, 390 bookings were recorded for Mareeba Riverside Caravan Park. The total figures this year compared to October 2015 has decreased by 217.

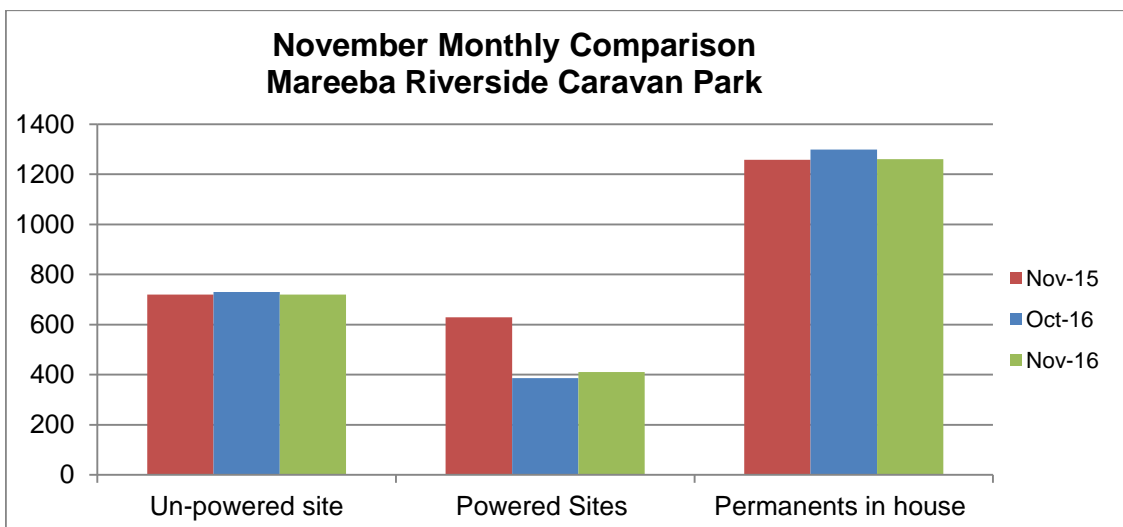


Figure 2. Monthly comparison Mareeba Riverside Caravan Park

Public Halls

A total number of 115 hall bookings in November 2016 compared to last month of 137. Bookings have increased compared to November 2015 which was 71.

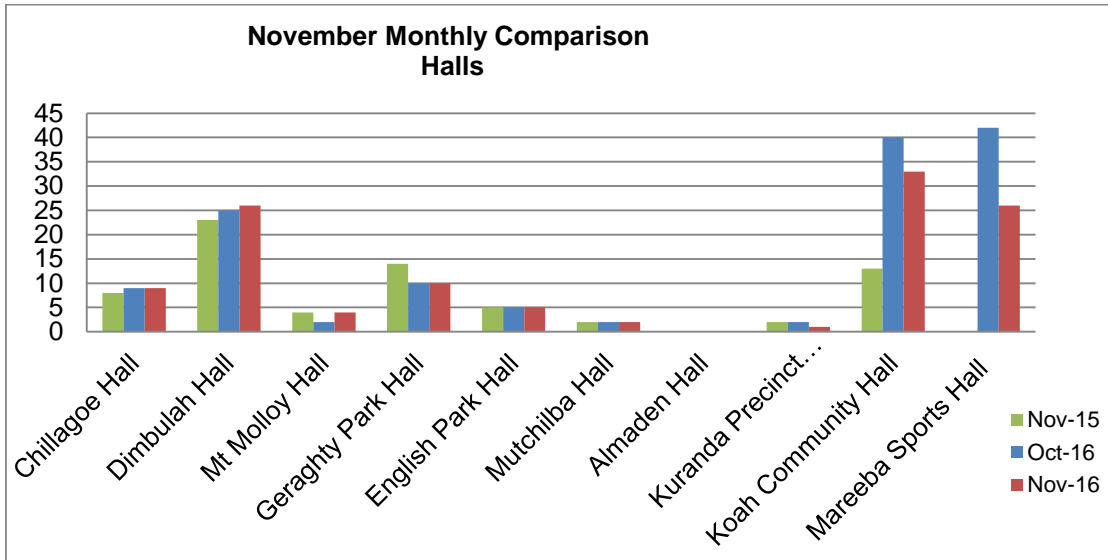


Figure 3. Monthly comparison halls

Swimming Pools

For November 2016 the total number of patrons that used all 3 pools was 13,497. A slight decrease of 199 compared to November 2015. Mareeba Pool had 10,317 patrons attend, Kuranda Aquatic Centre had 1,947 while Dimbulah had 1,233 patrons.

Mareeba Swimming Pool recorded the best November in 8 years.

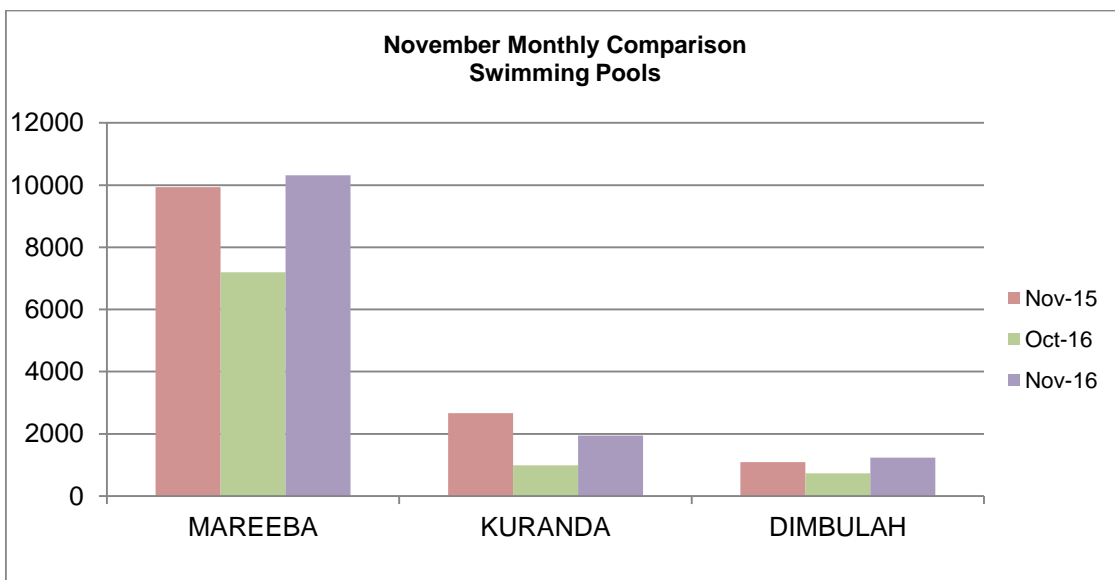


Figure 4. Monthly comparison swimming pools

Park Hire

Council parks recorded 26 bookings for the month of November 2016, a slight decrease of 5 from last month.

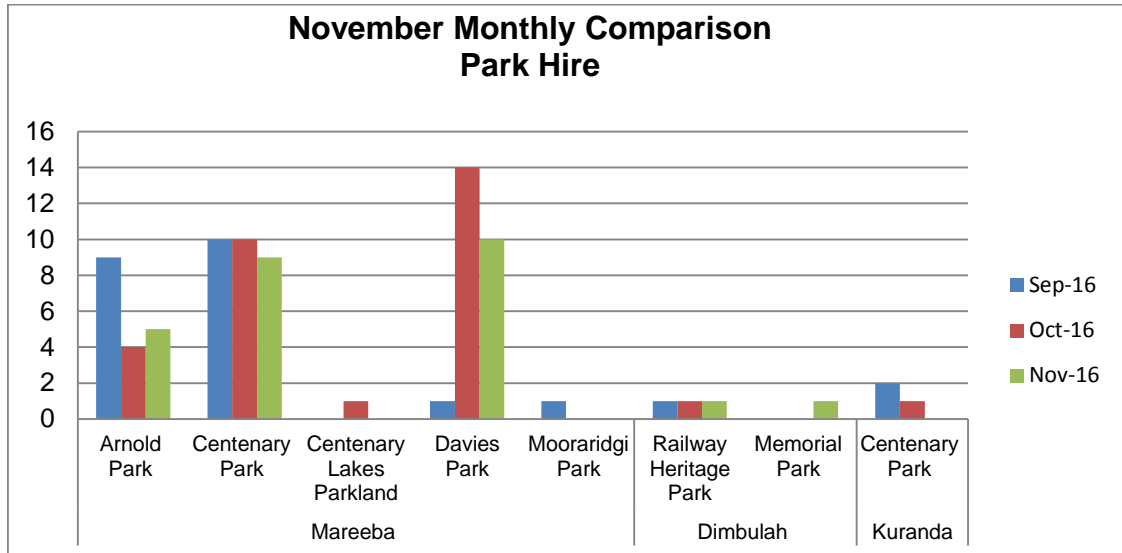


Figure 5. Monthly comparison Park Hire

Vandalism and Graffiti

During November 2016, six reports of graffiti and vandalism were reported at:

- Mareeba Arnold Park and Toilet block - Walsh Street Bus Shelter
- Mareeba Sports Hall (aka PCYC Sports Hall)
- Mareeba Old Bowls Club and Fence

Graffiti and Vandalism	Year to date actuals
2015-16	\$2,134
2016-17	\$2,135

Currently there is no allocated budget for graffiti and vandalism, these costs are being booked to operational.

Retransmission Sites

On 8 and 9 November 2016 upgrades and activities were completed at the Retransmission sites located in Chillagoe and Speewah.

Chillagoe

- Hut was inspected and found in good condition. Hut secured to slab and cleaned from dust.
- Equipment racks were inspected and cleaned.
- TV equipment inspected and cleaned and found in good working condition. All the parameters were correct, output power was at optimal level, very low reflected power was found.
- Satellite receivers, transcoder and remultiplexers were inspected and found in good working condition.

- New FM equipment installed (two satellite receivers with CAM cards and two 30W transmitters).
- Mains voltage and air conditioners were inspected and found fully operational.
- A new Remote Control Unit and Remote Mains Switch were installed and successfully tested.
- Mast, antenna system and satellite dishes were inspected and found fully operational.

Speewah

- Relocation of all the TV and FM antenna systems onto the new 60m tower was completed and successfully tested.
- Hut was inspected and found in good condition and cleaned of dust.
- Equipment rack was inspected and cleaned.
- TV equipment inspected and cleaned and found in good working condition. All the parameters were correct, output power was at optimal level, no reflected power was found.
- Surge protection step-down transformer, remote mains switch and UPS were installed as planned.
- Remote Control Unit was inspected and found fully operational.

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
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: *7 December 2016*

WORKS

ITEM-18 **TMSC2016-16 PROCUREMENT OF TYPE 2.2 ROAD BASE - RAY ROAD REHABILITATION AND WIDENING PROJECT**

MEETING: Ordinary

MEETING DATE: 21 December 2016

REPORT OFFICER'S TITLE: Manager Works

DEPARTMENT: Infrastructure Services, Works Group

EXECUTIVE SUMMARY

Tender TMSC2016-16 is for the supply and delivery of Type 2.2 Road Base for the Ray Road, Mareeba - Rehabilitation and widening project.

The report provides a comparison of tenders received and makes a recommendation on the preferred tenderer.

OFFICER'S RECOMMENDATION

"That Council award Tender TMSC2016-16 Supply and Delivery of Type 2.2 Road Base - Ray Road, Mareeba Rehabilitation and Widening project to Wallace Quarrying and Mining at the following unit rates (GST Inclusive):

- 10,000 tonnes Type 2.2 Road Base \$20.95 per tonne

amounting to a total value of \$209,500.00 (inclusive of GST)."

BACKGROUND

A summary of the tenders received is as set out below. The tender from Wallace Quarrying & Mining is the most advantageous supply arrangement for Council.

Submission From	Amount (Approx 10,000 tonnes)	Additional Information
Wallace Quarrying & Mining	Rate: \$20.95 per tonne Total: \$209,500.00	Including GST
Wongabel Quarries	Rate: \$35.20 per tonne Total: \$352,000.00	Including GST
Pioneer Nth Qld	Rate: \$33.10 per tonne Total: \$331,000.00	Including GST

Wallace Quarrying & Mining is able to meet specification requirements with respect to gravel quality.

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: 09 December 2016

ITEM-19 **TMSC2016-17 PROCUREMENT OF FULL SERVICES SEAL EXCLUDING TRAFFIC CONTROL - RAY ROAD REHABILITATION AND WIDENING**

MEETING: Ordinary

MEETING DATE: 21 December 2016

REPORT OFFICER'S TITLE: Manager Works

DEPARTMENT: Infrastructure Services, Works Group

EXECUTIVE SUMMARY

Tender TMSC2016-17 is for the supply and delivery of Full Service Seal excluding traffic control for the Ray Road, Mareeba -Rehabilitation and Widening Project.

The report provides a comparison of tenders received and makes a recommendation on the preferred tenderer.

OFFICER'S RECOMMENDATION

"That Council award Tender TMSC2016-17 - Full Service Seal excluding Traffic Control - Ray Road, Mareeba to Pioneer North Qld at the following unit rates (GST Inclusive):

1st Coat - Spray Rate 1.70 l/m² - 23,050m²				
Supply, Cart, Heat & Spray C170 Bitumen	Litre	39,185	\$1.056	\$41,379.36
Supply, Incorporate, Heat and Spray Bitumen Cutter @ 3%	Litre	1,175	\$1.87	\$2,197.25
Supply, Incorporate, Heat and Spray Adhesion Agent @ 0.5%	Litre	196	\$8.80	\$1,724.80
Supply, Load, Spread and Roll Pre-Coated 16mm Cover Aggregate @ 85m ² per m ³	M ³	271	\$139.15	\$37,709.65
2nd Coat - Spray Rate 1.2 l/m² - 23,050m²				
Supply, Cart, Heat & Spray C170 Bitumen	Litre	27,660	\$1.034	\$28,600.44
Supply, Incorporate, Heat and Spray Adhesion Agent @ 0.5%	Litre	138	\$8.80	\$1,214.40
Supply, Load, Spread and Roll Pre-Coated 10mm Cover Aggregate @ 120m ² per m ³	M ³	192	\$132.00	\$25,344.00
TOTAL:				\$138,169.50

"

BACKGROUND

A summary of the tenders received is as set out below. The tender from Pioneer North Qld is the most advantageous supply arrangement for Council.

Submission From	Amount (Approx 10,000 tonnes)	Additional Information
Pioneer Nth Qld	\$138,169.50	Including GST
FGF Bitumen	\$152,975.35	Including GST

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: 09 December 2016

ITEM-20 **INFRASTRUCTURE SERVICES - WORKS SECTION**
PROGRESS REPORT - NOVEMBER 2016

MEETING: Ordinary

MEETING DATE: 21 December 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 November 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 November 2016."

BACKGROUND

Works Group

Maintenance Activities

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

Description	Activity
Leafgold Weir Road, Dimbulah	Slashing, tree clearing / vegetation management
Hurricane Road, Hurricane	Grading unsealed roads
Churchill Creek Road, Julatten	Grading unsealed roads, road furniture
Clacherty Road, Julatten	Culvert repairs, slashing, grading unsealed roads, road furniture
Euluma Creek Road, Julatten	Culvert repairs, road furniture, slashing
McDougall Road, Julatten	Grading unsealed roads, road furniture
Morrish Road, Julatten	Grading unsealed roads, road furniture, slashing
Mount Lewis Road, Julatten	Clean Inlet/Outlets culverts, Culvert Repairs, Grading Unsealed Roads, Slashing
Nine Mile Road, Julatten	Clean Inlet/Outlets culverts, grading unsealed roads, road furniture, slashing
Pinnacle Road, Julatten	Road furniture, grading unsealed roads, road furniture, slashing
Rasmussen Road, Julatten	Grading unsealed roads
Black Mountain Road, Julatten	Culvert repairs, slashing, grading unsealed roads, road furniture
Barron Falls Road, Kuranda	Bitumen patching, road furniture, slashing
Meeroo Street, Kuranda	Bitumen patching
Oak Forest Road, Kuranda	Clean Inlet/Outlets culverts, slashing
Byrnes Street, Mareeba	Concrete footpath maintenance, road furniture
East Mary Road, Mt Carbine	Grading unsealed roads, road furniture
Mt Spurgeon Road, Mt Carbine	Grading unsealed roads, road furniture
Pump Road, Mt Carbine	Bitumen patching, grading unsealed roads
Carbine Landfill Access, Mt Carbine	Grading unsealed roads

Description	Activity
No Name Road 112 opposite Mt Spurgeon, Mt Carbine	Grading unsealed roads
Wetherby Road, Mt Molloy	Clean Inlet/Outlets culverts, grading unsealed roads, road furniture
Wessel Road, Mt Molloy	Clean Inlet/Outlets culverts, grading unsealed roads, road furniture
McLeod Road, Mutchilba	Slashing
Ganyan Drive, Speewah	Bitumen patching, slashing
Speewah Road, Speewah	Clean Inlet/Outlets culverts, Slashing, Tree Clearing / Vegetation Management
Bischoff Mill Road -Watsonville	Grading unsealed roads
Walsh River Road, Watsonville	Grading unsealed roads

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	\$1,368,622	\$1,366,021

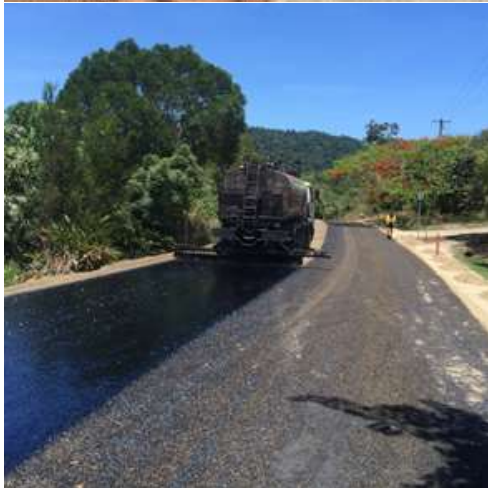
Capital Works

Myola Road , Kuranda - Pavement Rehabilitation, Widen and Seal

Pavement rehabilitation and widening works continued at Myola Road, Kuranda in November and sealing and hydromulching works were completed late November. The project is 1,063m in length and extends from Warrill Creek to Barnwell Road.

Line marking and bike lane delineation will be carried out mid-December.

The funding for the project was 50% R2R and 50% TIDS.



Euluma Creek Road Causeway Upgrade

Work commenced on the extension of the existing causeway on Euluma Creek Road at Julatten in mid-November. The project was completed by the end of November and the road was reopened to traffic on 2 December.

The existing causeway was asphalt overlayed and the concrete extended 13m towards Morrish Road and 50m towards Devil Devil Creek.

Works were completed under time and under budget. The funding for the causeway upgrade was 60% Contribution and 40% Community Resilience Program.



Springmount Road Widening and Pavement Upgrade

Works commenced early November on pavement widening and upgrade at Springmount Road, Arriga. The scope of the project includes the widening of the existing formation to 8.0m, increasing the sealed width to 7.0m, reinstating existing driveways, extending existing culverts and the installation of guardrail protection around Ergon infrastructure.

Works are proceeding on time and within budget and the application of a two coat bitumen seal is programmed for the second week in December.

The funding for the project is 50% TIDS and 50% Heavy Vehicle Safety and Productivity Program.



Step Renewal, Coondoo Street Kuranda

The steps leading from the old Kuranda Library Car Park to Coondoo Street were upgraded in November. The existing steps and pathway were becoming uneven and broken due to tree root invasion from nearby trees.



TMR Burke Developmental Road Gravel Resheet

Work commenced in mid-November on the gravel resheeting of 4km of the Burke Developmental Road between Almaden and Chillagoe.

The scope of the project includes treatment of the existing subgrade and overlaying with 150mm of running course gravel, cleaning and re-establishing table drains and installing rock check dams to assist in erosion control.

The works are valued at \$630,000 and is programmed for completion in the second week of December.



TMR Routine Maintenance Performance Contract (RMPC)

Routine maintenance activities were undertaken during November 2016 at the following location;

Primary Location	Activity Name
Burke Developmental Road	Edge repair (Manual) min 1 tonne. includes traffic control
	Pothole patching, includes traffic control
	Repair or replace guide markers
	Repair signs (excluding guide signs)
Kennedy Highway / Cairns / Mareeba Mossman / Mt Molloy Road	Rest area servicing
	Clean and/or paint guide markers
	Clean earth and concrete surface drains, includes traffic control
	Other culvert, pipe and pit work
	Other surface drain work
	Other vegetation control works
	Repair Signs (excluding guide signs)
Mulligan Highway / Mt Molloy / Lakeland	Roadside litter collection, rural
	Rest area servicing
	Roadside litter collection, rural
	Incident management, emergency callout
Mulligan Highway / Mareeba / Mt Molloy	Clean and/or paint guide markers
	Repair or replace guide markers
	Edge repair (Manual) min 1 tonne. includes traffic control
	Other furniture repairs

The total claim to DTMR for the works listed above for the month of November 2016 was \$89,647.11.

Parks and Gardens Section

Maintenance Activities

Parks and Gardens maintenance activities accruing more than \$1,000 in expenditure were carried out in November 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
Byrnes Street Medians, Mareeba
Council Office and Library, Mareeba
Railway Park, Dimbulah
Jensen Park, Mareeba
Parks, Library, CBD and Streets, Kuranda
Esplanade, Kuranda
Roscommon Park, Speewah
Borzi Park, Mareeba
Davies Park, Mareeba
Vains Park, Mt Molloy
Recreational Reserves including Tennis Court, Chillagoe
Street Mowing, Mareeba
Nursery, Mareeba
Furniture and Playground Equipment
Sunset / Sunbird Park, Mareeba
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	\$644,587	\$717,556

Bridge Section

Maintenance Activities

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

Location
Inspections
Inspections and general expenses

Annual Budget	Year to Date Budget	Year to Date Actual
\$514,697	\$213,307	\$101,275

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

To date two hundred and five (205) inspections have been completed.

Land Protection Section

Annual Budget	Year to Date Budget	Year to Date Actual
\$394,729	\$151,167	\$188,226

NAMAC: The Natural Assets Management Advisory Committee held their quarterly meet at Mareeba Shire Council in November. The meeting included all local government Biosecurity Officers from the FNQROC region where 3 monthly work plans were tabled.

Tramp Ants: Mareeba Shire contributes to the State driven eradication programs on Yellow Crazy Ants and Electric Ants in Kuranda by brush cutting undergrowth and spray areas of Giant Bramble so that the operators can gain access to carry out control works

Gamba Grass: Revisit and respray as necessary, Gamba Grass in our eradication area on the Upper Leadingham Creek (Walsh Catchment) and on the Hodgkinson River (Upper Mitchell River Catchment). This work involves Council installing a buffer that is clear of Gamba Grass between the eastern and western catchments and is strategically pushing the grass down the western fall of the rivers.

Parthenium Weed: The known, mapped sites were revisited to ensure that the affected landowners are complying with their obligation to remove all plants prior to flowering. All are complying. Biosecurity staff followed up two calls of suspected Parthenium outbreaks (both proved negative) and properties were inspected in and around Mt Molloy that were at risk of harbouring the weed. Biosecurity officers report that no new infestations were located in November.

Jatropha Curcas (Kosters Curse) and the Two Miconia species: All of these plants pose a serious risk to the continued biodiversity of our rainforests. They also have the ability to disrupt grazing systems, infest horticulture farms, and affect the amenity of rural residents adjacent to the forests. Working in conjunction with Biosecurity Queensland and affected landowners Council has surveyed forests, creek lines and old logging roads in Kuranda and Julatten. All plants found are removed, seeds collected for deep burial in landfill and the sites are mapped on to Council and Government GIS for future revisits.

Rubber Vine and Bellyache Bush: Council has been working with affected property owners and the Mitchell River Group on Emu Creek and Gibb Creek. Officers have been re-treating these woody weeds in the riparian areas of this catchment. This has been a long running, strategically driven removal program. Staff have implemented fully integrated

control methods from mechanical removal, fire, herbicides and biological controls. The top half of these works are now free of these weedy plants while the creek from Petford down to the junction with the Walsh River is still going to require follow up control work. The entire area treated is approximately 1,450 hectares.

Vertebrate Pests: The large pastoral properties west of Chillagoe have co-operated in a co-ordinated 1080 baiting program. This area of country covers approximately 1,200 square kilometres. Meeting with this cross section of pastoralists from a diverse range of country and vegetation types gives officers the opportunity to show brochures and fact sheets of the pest plants that may be present on their runs and to ask them to be aware and to report any suspected sightings. Early detection and intervention gives Council the best opportunity to effectively remove the plants before becoming too widely spread.

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
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: *9 December 2016*

WATER & WASTE

ITEM-21 WATER ALLOCATIONS TEMPORARY LEASE

MEETING: Ordinary

MEETING DATE: 21 December 2016

REPORT OFFICER'S TITLE: Manager Water and Waste

DEPARTMENT: Infrastructure Services, Water and Waste Group

EXECUTIVE SUMMARY

At Council's directive all seven (7) lots of 100 megalitres (7 x 100 ML) of medium priority water allocations (specific volume to be determined subject to the Announced Allocation) owned by Council were tendered for temporary lease in October 2016.

Four submissions were received; three from farming enterprises and one from an industrial-agricultural related company.

OFFICER'S RECOMMENDATION

"That Council:

1. accept the tendered offer of \$157.00 per ML for seven (7) lots of 70 megalitres medium priority water allocations for the remainder of this Water Year (subject to the Announced Allocation) from Rosella Sub TC Pty Ltd, and
2. authorise Council Officers to negotiate with Rosella Sub TC Pty Ltd for any additional available Water Allocation that Sunwater grants for these lots at the tendered offer of \$157.00 per ML, and
3. enter into a legally binding agreement for the continuation of the Temporary Transfer arrangement for a further three (3) years with an option for a further one (1) year at a mutually agreed price per ML."

BACKGROUND

The QLD Government have established a statutory planning framework for the sustainable allocation and management of Queensland's water resources through the Water Act 2000 (the Act). Resource Operations Plans (ROP) are subordinate legislature under the Act which set out the water sharing rules for each river catchment system within QLD. The Barron River ROP¹ is split into two water sharing areas:

- Supplemented, and
- Un-supplemented

¹ For more information in relation to the Barron ROP please refer to: <https://www.dnrm.qld.gov.au/water/catchments-planning/catchments/barron>

The supplemented area is managed by SunWater and is operated under a Resource Operations Licence (ROL).

The Barron ROP allows for the temporary and permanent water trading¹ within the supplemented area managed by SunWater.

As the ROL holder SunWater sets the Announced Allocation² (AA). The AA relates to the volume of water stored in Tinaroo Falls Dam (TFD)) at the start of the Water Year (which for this scheme coincides with the financial year) and determines how many megalitres of each WA may be drawn from the system. If at the start of the water year the dam is overflowing then the AA will automatically be set as 100% and will not change throughout the water year. However if the dam water level is below the spillway then the AA will be calculated by SunWater and announced as a percentage less than 100%. The AA remains unchanged unless inflow to the dam increases, which may lead to an increase in the AA.

Seven medium priority WA's of 100 ML each, owned by Council and not previously used (nor designated for use in the foreseeable future), were recently offered for temporary lease (known within the industry as Temporary Transfer) to the public via tender.

At the start of the present water year SunWater set the AA to 70% and was unchanged at the start of this tender. This meant that out of 700 ML Medium Priority Water Allocations held by Council there were 490 ML available for Tender. However, prior to the tender closing (15 November 2016) the AA rose to 75% which means that there is now 525 ML available for Temporary Transfer (TT).

The tender closed 11.00 AM AEST Tuesday 15 November 2016 and four submissions were received.

Submissions Received

Tenderer	No of Lots	Nominal Allocation ML per Lot	Months Nominated	Price per ML (Ex GST)	Total price (Ex GST)
Colin, Louise and Nathan Foyster (Aussie Orchards)	4	70	7	\$130.00	\$36,400.00
Rosella Sub TC Pty Ltd	7	70	7	\$157.00	\$76,930.00
Lecker Farming P/L	1	70	7	\$155.00	\$10,850.00
MSF Sugar Limited	7	70	6	\$73.57	\$36,050.00

The clear choice from these submissions is Rosella Sub TC Pty Ltd as their submission was for all of the available water for the highest return to Council.

¹ For more information in relation to Water Trading please refer to: <https://www.business.qld.gov.au/industry/water/managing-accessing/markets-trading>

² For more information regarding the Announced Allocation in relation to the Mareeba Dimbulah Water Supply Scheme please refer to: <http://www.sunwater.com.au/schemes/mareeba-dimbulah/scheme-information/announced-allocations>

Recommendation

It is recommended that should Council approve the temporary transfer of water to Rosella Sub TC Pty Ltd by tender for the remainder of this water year, that Council also approve Council Officers to negotiate with Rosella Sub TC Pty Ltd for:

1. the increased volume of water, 525 ML (75% of AA) at \$157.00 per ML amounting to \$82,425, and
2. to further negotiate and enter into a contract with Rosella Sub TC Pty Ltd for a price per megalitre for a period of up to three years for all available water (subject to AA).

LINK TO CORPORATE PLAN

COM 3 - Encourage the building of strong partnerships with community, private sector and government so as to build community capacity and develop strategies to encourage and support leadership and self-responsibility in the community.

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*

Manager Finance

Engineer Water and Waste

External

Nil

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

Local Government Act 2009

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS*Capital*

Nil

Operating

Nil

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

Nil

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

Nil

IMPLEMENTATION/COMMUNICATION

Open tender process

ATTACHMENTS

Nil

Date Prepared: *8 December 2016*

ITEM-22 INFRASTRUCTURE SERVICES - WATER AND WASTEWATER GROUP - MONTHLY OPERATIONS - NOVEMBER 2016**MEETING:** Ordinary**MEETING DATE:** 21 December 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 November 2016.

OFFICER'S RECOMMENDATION

"That Council receive and note the November 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

- Tender received and assessed for the Kuranda Suburban Water Security Upgrade project.
- The shed extension works for the sludge management facility underway with the concrete slab extension complete, shed extension works to be delivered next.

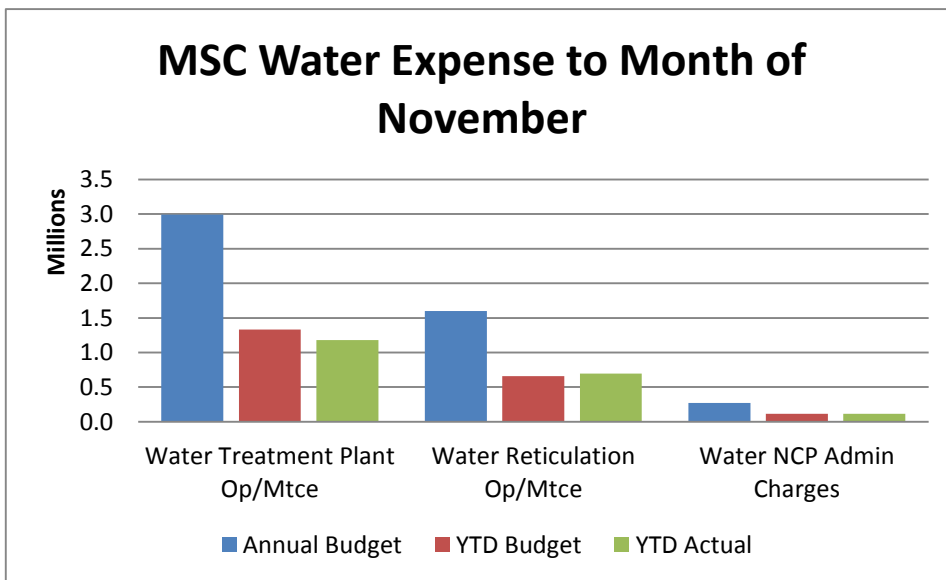


2. Environmental Monitoring - Treatment

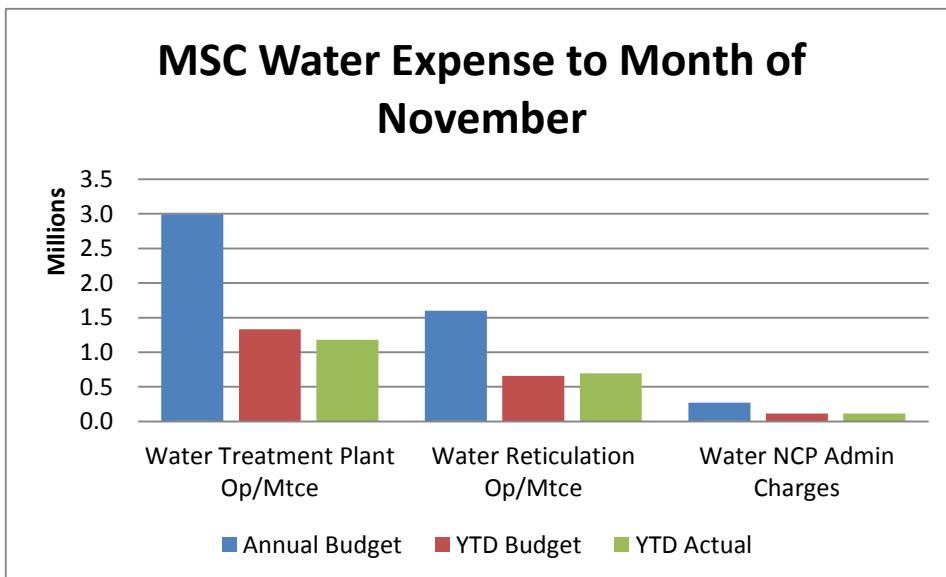
- Mareeba STP compliant with Transitional Environmental Plan (TEP)
- Kuranda STP remains compliant with licence conditions

3. Budget - Water

Graphical - Revenue

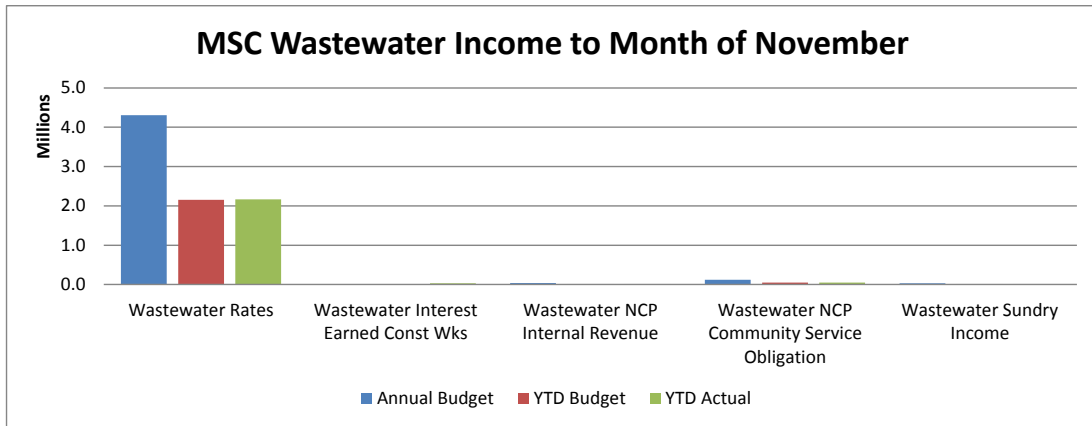


Graphical – Expense

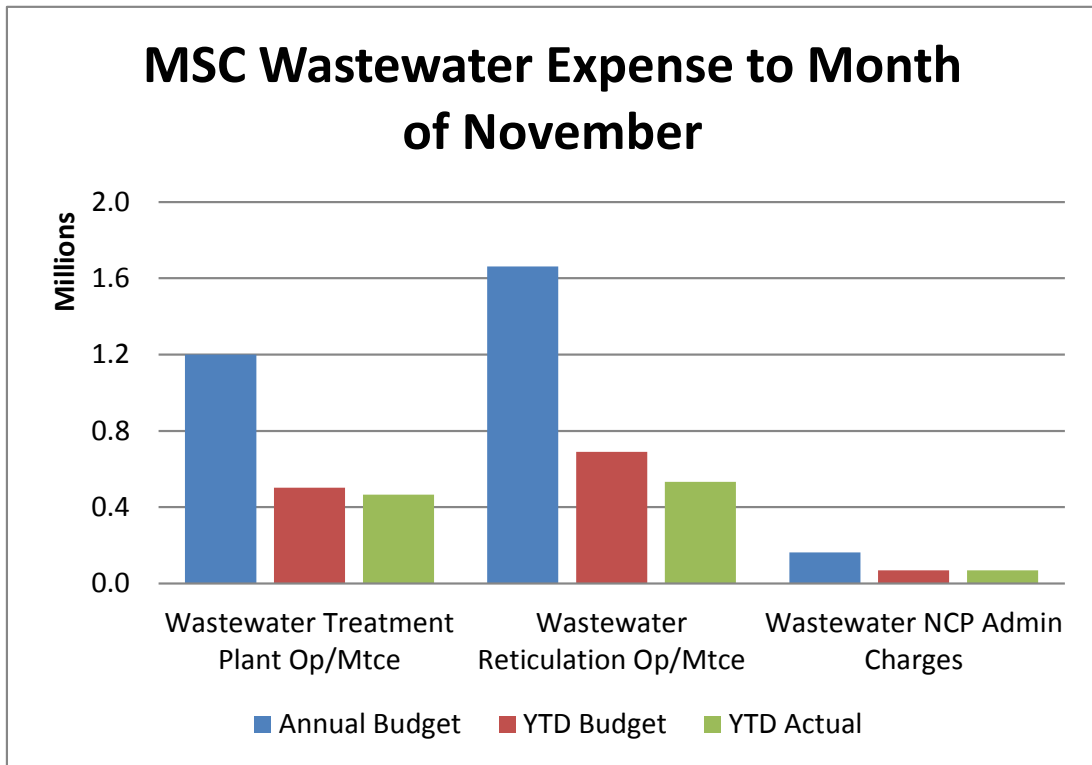


4. Budget - Wastewater

Graphical - Revenue

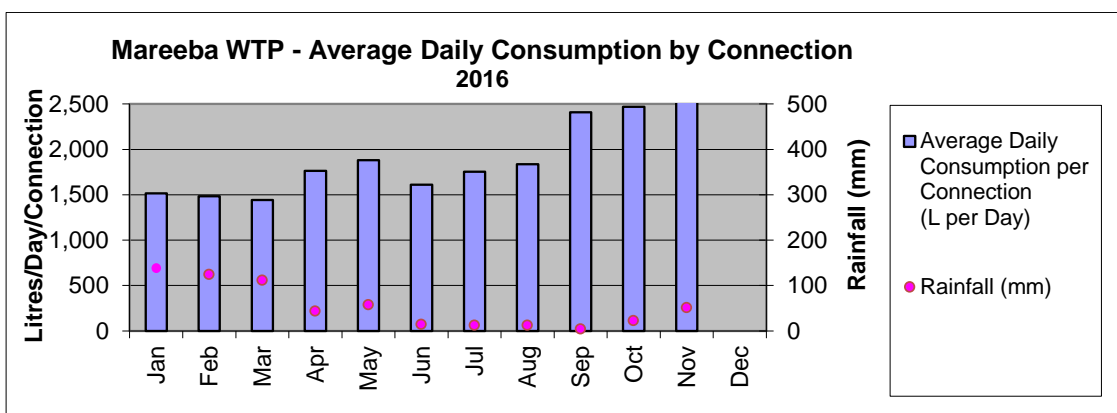
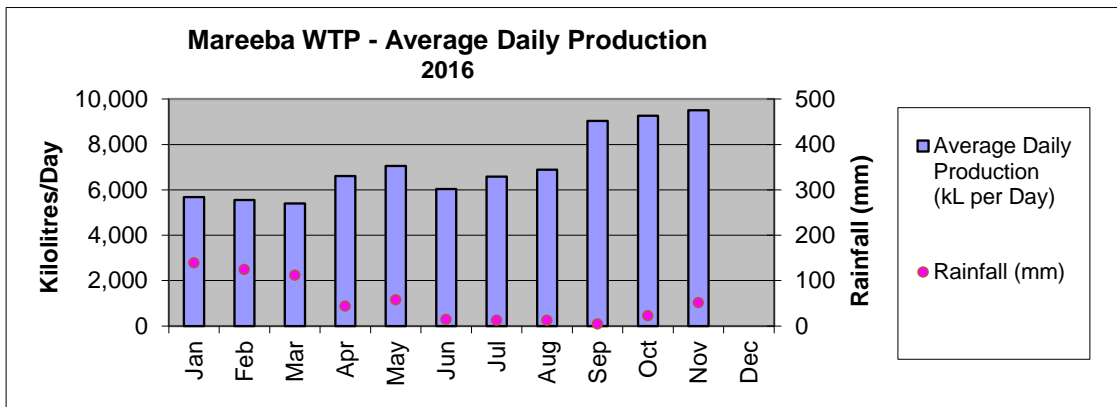
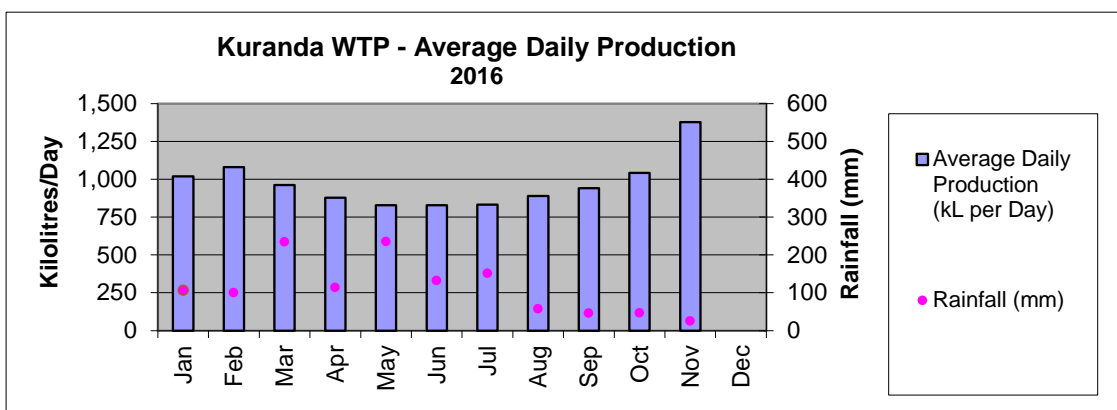


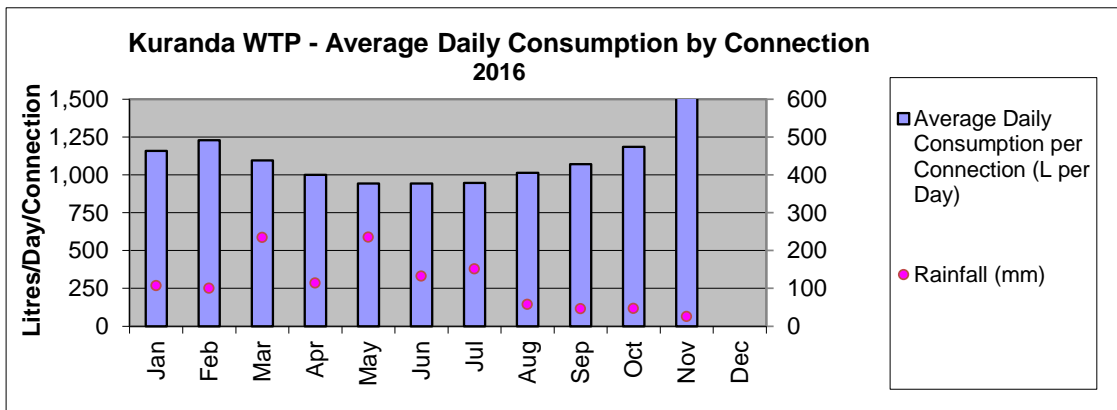
Graphical – Expense



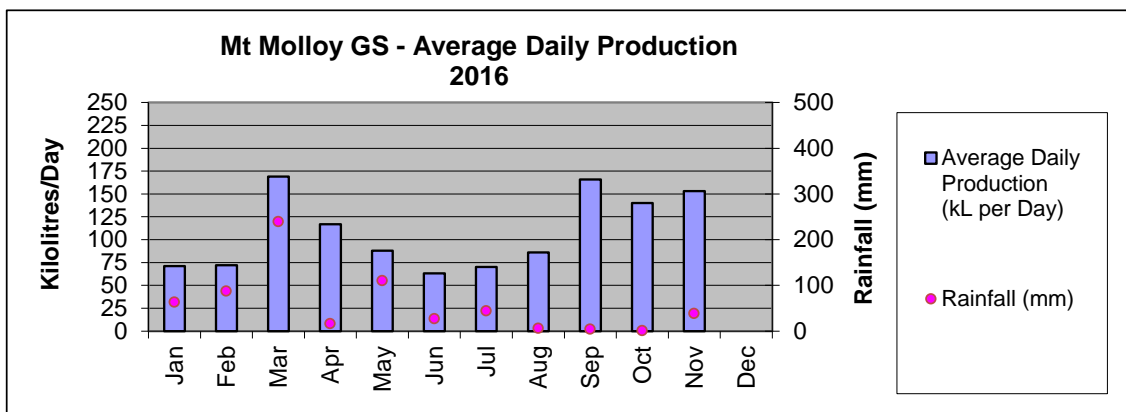
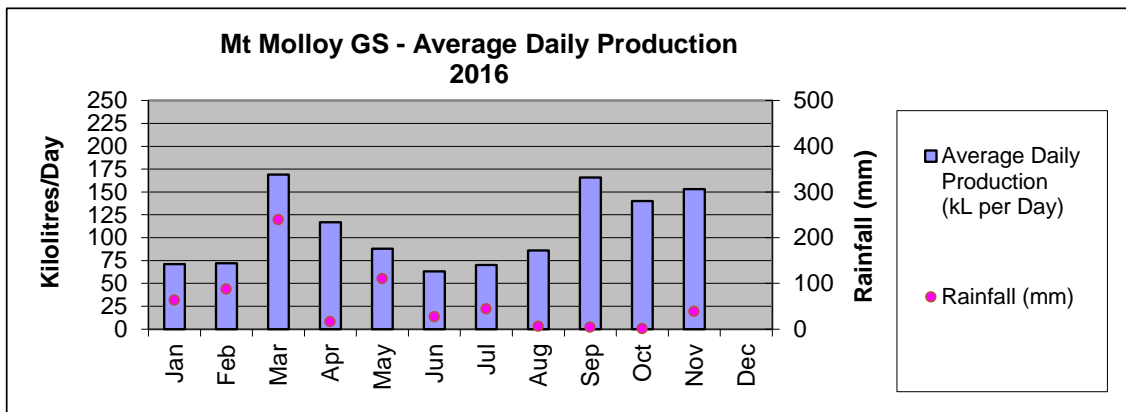
5. Chlorine Residual Readings

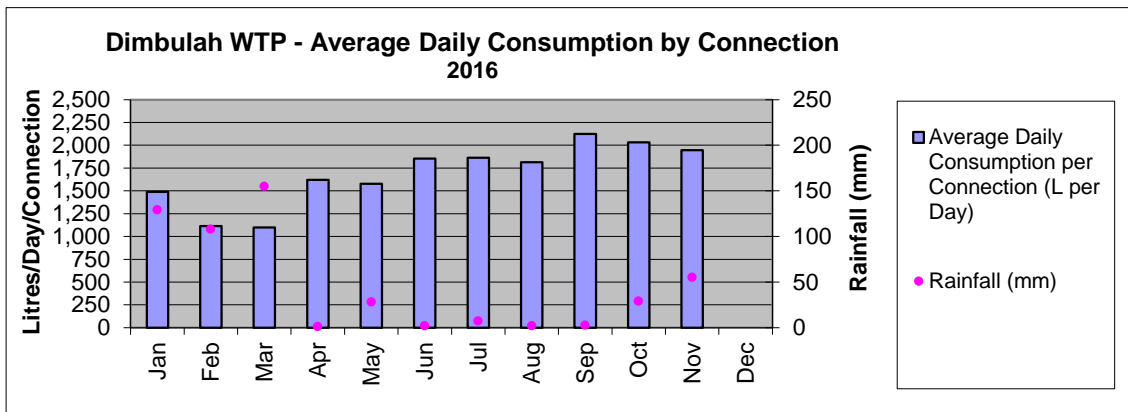
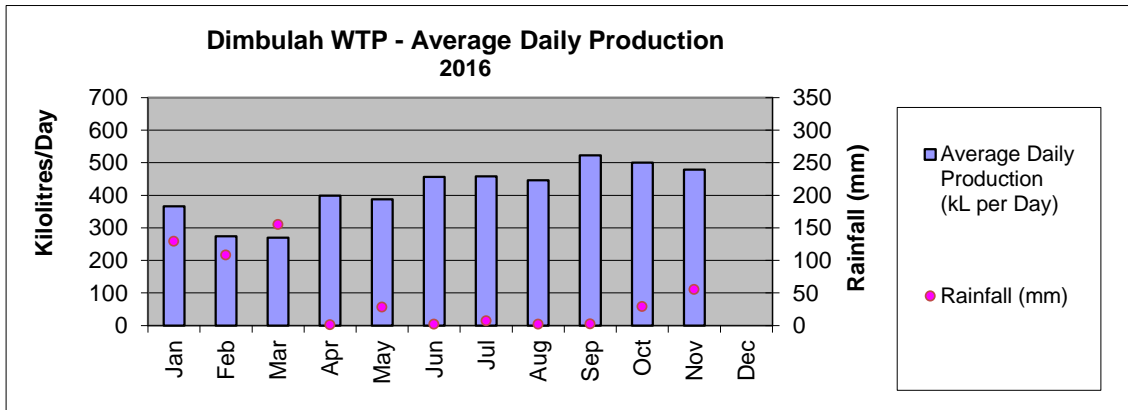
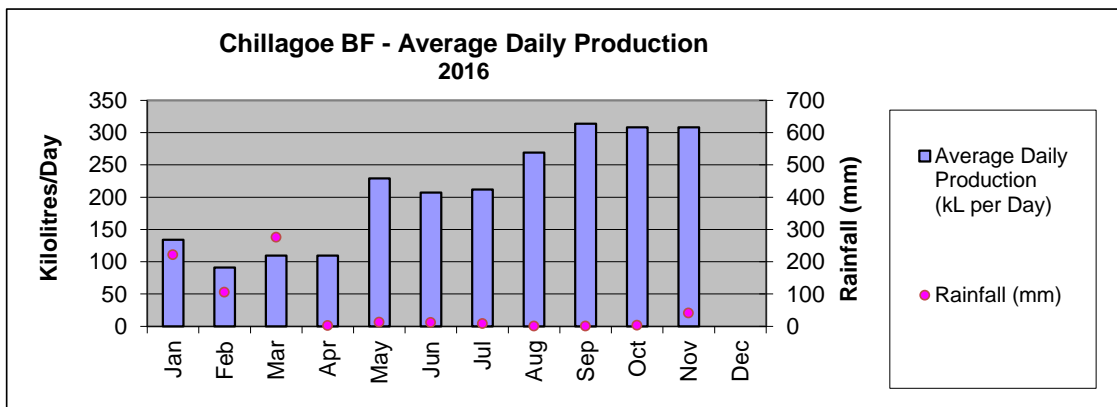
November 2016	Chlorine Residual Readings 2016 Australian Drinking Water Guidelines Maximum 5mg/L												
	Wed 2nd	Fri 4th	Mon 7th	Wed 9th	Fri 11th	Mon 14th	Wed 16th	Fri 18th	Mon 21st	Wed 23rd	Fri 25th	Mon 28th	Wed 30th
	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free 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	1.17	1.19	1.12	1.18	1.12	0.89	1.15	1.19	1.15	1.18	1.15	1.16	1.06
Wylandra Drive Mareeba	0.90	0.70	0.54	0.56	0.67	0.39	0.44	0.71	0.88	0.78	1.14	0.82	0.51
Gregory Terrace Kuranda	1.01	1.08	0.93	0.69	0.74	0.59	0.78	0.80	0.75	0.81	0.90	0.61	0.75
Mason Rd PS Kuranda	1.06	0.96	1.10	1.00	0.95	0.85	0.90	0.81	0.83	0.68	0.88	0.93	0.67
Chillagoe	0.88	0.89	0.76	0.97	0.72	0.80	0.94	0.66	0.65	0.73	0.76	0.72	0.83
Dimbulah	1.02	1.01	0.95	1.17	1.20	0.86	0.70	1.12	1.14	1.13	1.14	1.13	0.97

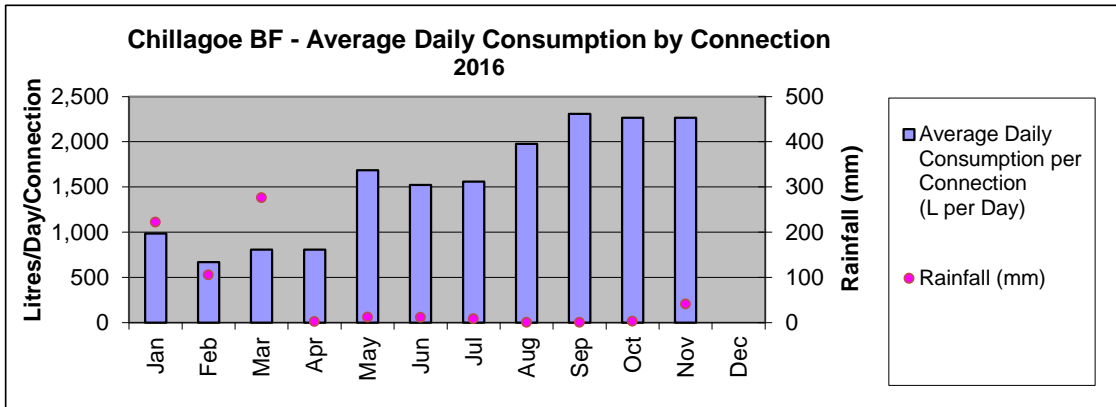
Mareeba Water Supply Scheme – Operations Data

7. Kuranda Water Supply Scheme - Operations Data




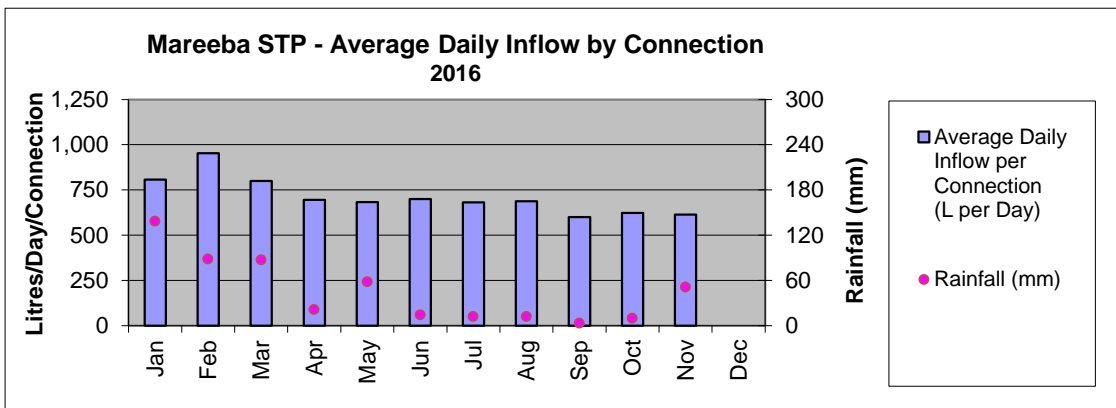
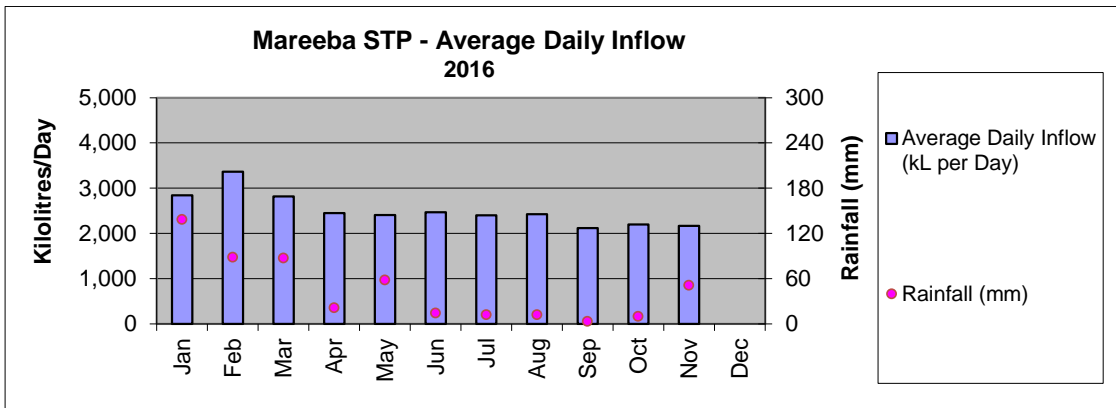
8. Mount Molloy Water Supply Scheme - Operations Data



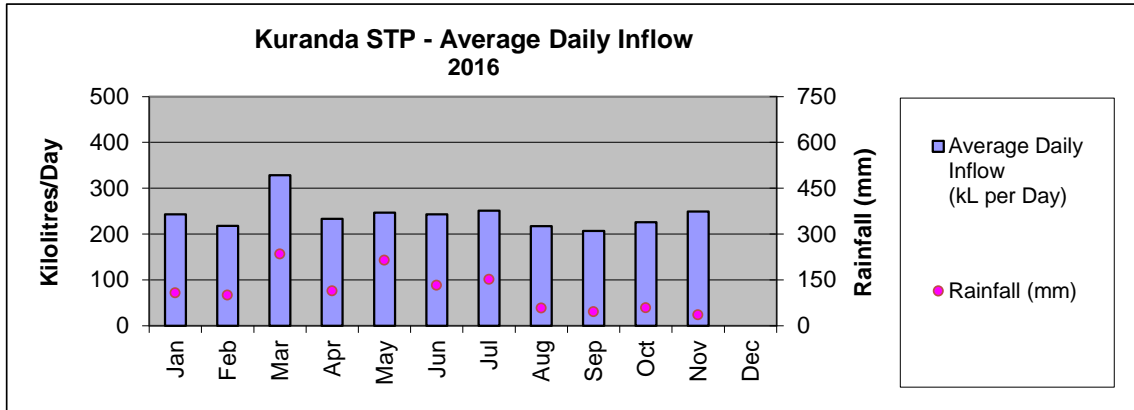
9. Dimbulah Water Supply Scheme - Operations Data

10. Chillagoe Water Supply Scheme - Operations Data




11. Mareeba Wastewater Treatment Plant - Operations Data



12. Kuranda Wastewater Treatment Plant - Operations Data



Date Prepared: 6 November 2016

**ITEM-23 INFRASTRUCTURE SERVICES - WASTE OPERATIONS
REPORT - NOVEMBER 2016****MEETING:** Ordinary**MEETING DATE:** 21 December 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 November 2016.

OFFICER'S RECOMMENDATION

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

BACKGROUND**Summary of Waste Activities**

The following is a 'snapshot' of the waste activities undertaken during the month of November 2016.

1. Waste Operations

- 4,791 vehicles entered Mareeba waste facility (to drop off or pick waste).
- 539 vehicles deposited waste to Mareeba Landfill (total).
- 301 Suez vehicles deposited waste to Mareeba Landfill.
- 51 Suez vehicles removed waste from Mareeba WTS to recycling facility in Cairns.
- 139 m³ of mulch sold (90 in bulk sales and 49 in small lots less than 3 m³).
- Paper collection fence has been erected around the top of cell 2 and 3.
- Chillagoe and Almaden landfill pits cleaned out and sites cleaned up, tyres returned to Mareeba.
- Batter spraying of seed mixture commenced on the 22 November (all sides of cells) and completed 25 November.
- All transfer stations and Mareeba landfill are currently operational.

2. LAWMAC

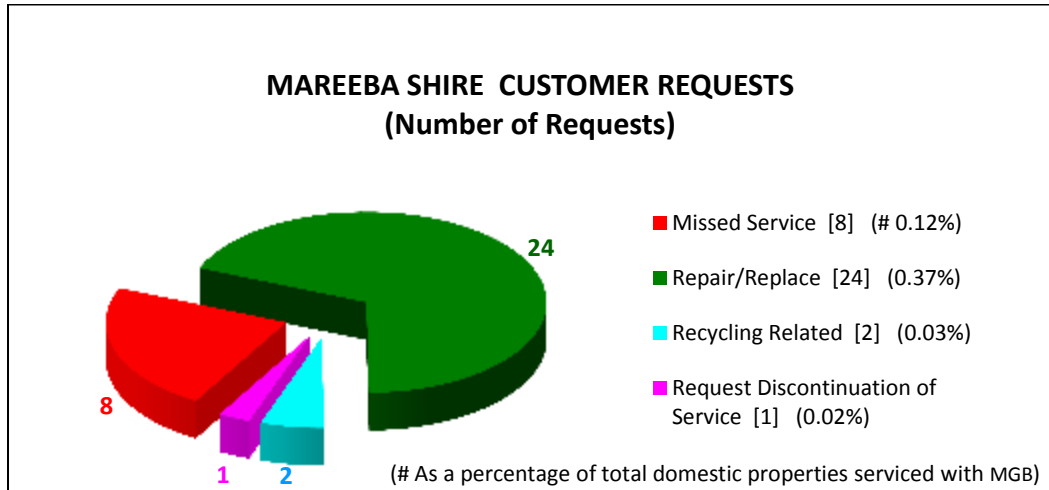
- MSC hosted the Local Authority Waste Management Advisory Committee (LAWMAC) Workshop on 24 and 25 November.
- There were 52 attendees: from as far south as Mackay, to Mt Isa in the west and Cook and Torres Councils in the north.
- Mareeba Shire's facilities received some very favourable comments from the attendees and overall the event was a great success. Thanks to MSC staff that organised the event.

3. Photos of Old Mareeba Landfill Capping Project



4. Customer Service Waste Statistics

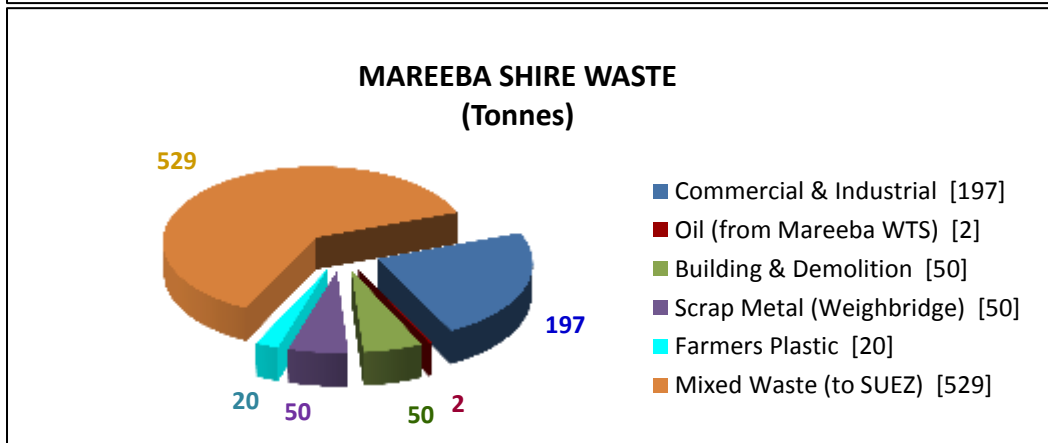
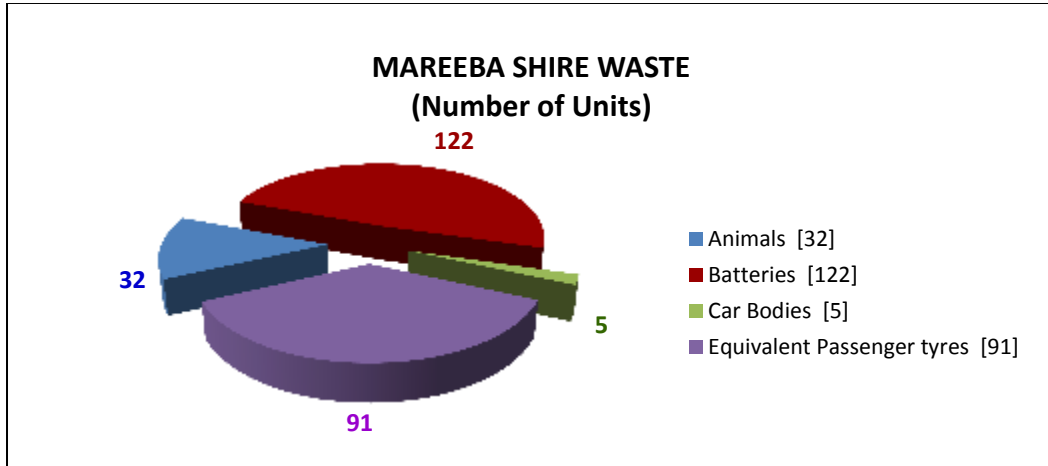
The following graph displays customer requests logged in the Customer Request Management (CRM) system during the month of November 2016.



5. Waste Collected at Each of the Transfer Stations

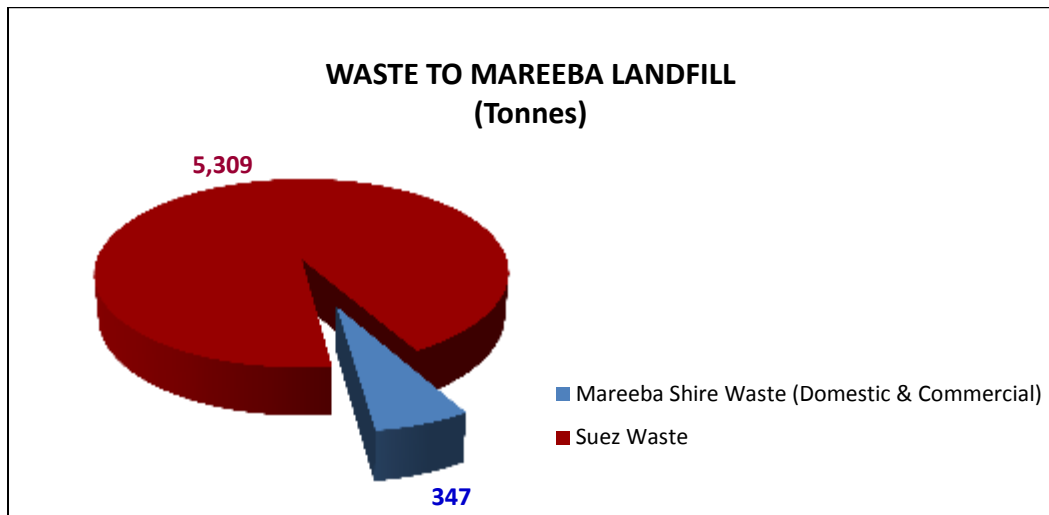
Waste material collected at each of the waste transfer stations is either deposited directly to the Mareeba landfill, recycled or transported to the Suez facility in Cairns for processing.

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



6. 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.



7. Revenue

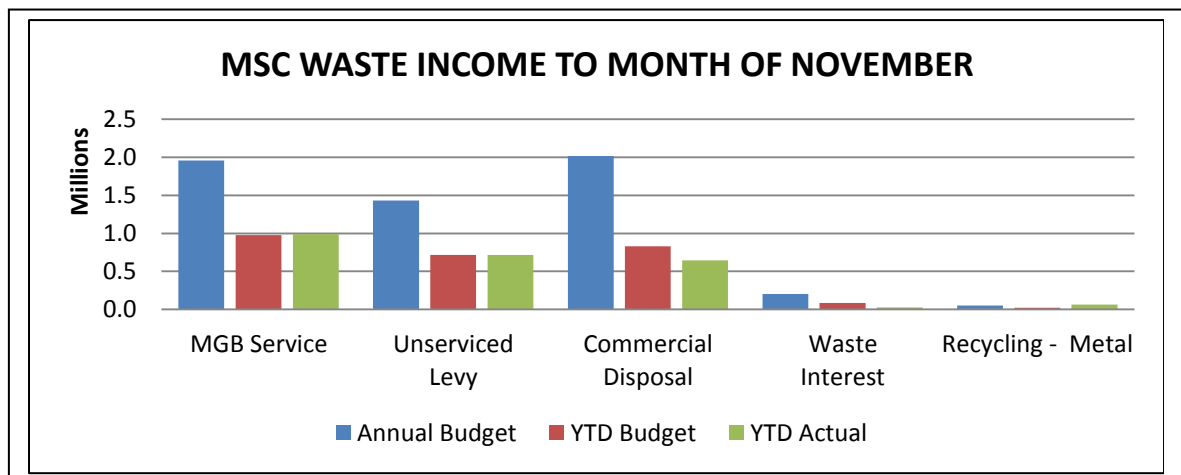
The income is derived from:

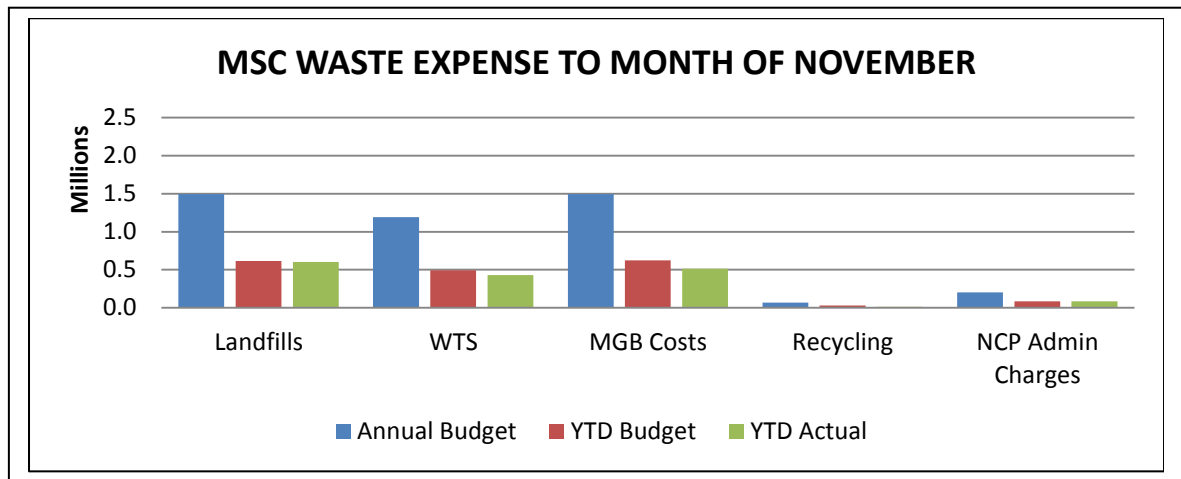
- Commercial disposal (predominantly Suez)
- Interest earned
- Interest on Constrained Works
- Recycling (steel, batteries)
- Rates

The expenditure is derived from:

- Waste administration
- Landfill management
- Transfer station management

8. 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: *1 December 2016*

PROJECT MANAGEMENT

ITEM-24 MAREEBA AIRPORT UPGRADE - QMSC2016-17 AVIATION COMMERCIAL PRECINCT EARLY WORKS

MEETING: Ordinary

MEETING DATE: 21 December 2016

REPORT OFFICER'S TITLE: Contracts and Project Management Officer

DEPARTMENT: Infrastructure Services

EXECUTIVE SUMMARY

Council has received grant funding from the State and Australian governments towards the upgrading of the Mareeba Airport. Expressions of Interest have been invited for construction of the airside infrastructure, with construction to commence from April 2017.

To expedite construction of the new Aviation Commercial Precinct (Western Lease Area), four (4) local contractors were invited to quote on an "Early Works" package, which includes a small area of clearing, removal of surface cobbles and boulders and reinstatement of the site.

This report provides a comparison of quotes received and makes a recommendation on the preferred contractor.

OFFICER'S RECOMMENDATION

"That Council, in accordance with Section 235 (b) of the Local Government Regulations, award Quote QMSC2016-17 Mareeba Airport Upgrade: Aviation Commercial Precinct - Early Works to A&A Bonadio and R&V Bonadio at the rates supplied in their quotation response."

BACKGROUND

Council has received two (2) grants - \$13M from the Queensland State Government's Royalties for Regions program and \$5M from the Australian Government's National Stronger Regions Fund - towards the upgrading of the Mareeba Airport.

The scope of the Mareeba Airport Upgrade Project includes lengthening and strengthening the runway, upgrade to airfield lighting, construction of new taxiways and construction of an 8 hectare Aviation Commercial Precinct to accommodate at least 50 new serviced lease spaces including connection to existing underground water, sewerage, electricity and telecommunications. Expressions of interest have been invited for the construction of the airside infrastructure, and work is scheduled to commence from April 2017.

The ground conditions at the Mareeba Airport site are generally known to contain a moderate amount of basalt cobbles and boulders amongst the clayey silt soil. To expedite construction of the Aviation Commercial Precinct, removal of rocks from the ground surface in this area will be undertaken as an "Early Works" package. The scope of work includes clearing the remaining area for the future Aviation Commercial Precinct, stripping topsoil, removing cobbles and boulders to a nominal depth of up to 500mm below the existing surface and reinstatement of the site.

Due to the uncertain ground conditions and extent of work, and to ensure that the work could be delivered prior to the wet season, quotes were invited based on a list of equipment and hire rates. Respondents were also requested to provide details of their experience, methodology and timeframe for delivery of the work. Respondents were required to lodge written sealed quotes to Council, by the closing time. Quotes closed at 4:00pm AEST Thursday, 1 December 2016.

Quotes were invited and received from four (4) suitably experienced local contractors:

- A&A Bonadio and R&V Bonadio
- Dun-Movin' Earthworks
- Wallace Quarrying & Mining Pty Ltd
- FGF Developments Pty Ltd

While all four respondents would be suitable, A&A Bonadio and R&V Bonadio has been selected as the recommended contractor to complete this work. A&A Bonadio and R&V Bonadio has provided reasonable hire rates, and is known to be experienced and be able to deliver the work efficiently, and is available to commence work immediately.

Due to the size of the site, and the amount of rock that may be present, it is possible that the total value of this work could exceed the minimum large-sized contracting threshold of \$200,000 (Exclusive of GST) as defined in Council's Procurement Policy. However, in accordance with Section 235 (b) of the Local Government Regulations, Council can enter a large-sized contract without first inviting tenders because of the specialised nature of the services that are sought. In addition, the timelines associated with tendering would push this work out to the middle of the 2016/17 wet season.

In accordance with the quotation request, payment to the contractor will be based on actual hours worked hire rates as quoted. The Contractor will be required to present daily dockets detailing the machinery and labour hours and work completed by 10am the following business day for agreement and approval by Council's authorised officer. To keep track of costs, officers will maintain records and cost estimates for work performed on a daily basis and provide regular updates to Council.

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*

Director Infrastructure Services
Manager Works

External

Jacobs Engineering Group

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

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

POLICY IMPLICATIONS

Procurement Policy

FINANCIAL & RESOURCE IMPLICATIONS*Capital*

The Mareeba Airport Upgrade project is to be funded over the 2016/2017 and 2017/2018 financial years. Funding has been made available from the Australian 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: 13 December 2016

**ITEM-25 MAREEBA AIRPORT UPGRADING - NOVEMBER 2016
PROGRESS REPORT**

MEETING: Ordinary

MEETING DATE: 21 December 2016

**REPORT OFFICER'S
TITLE:** Contracts and Project Management Officer

DEPARTMENT: Infrastructure Services

EXECUTIVE SUMMARY

Council has received grant funding from the State and Australian Governments towards the upgrading of the Mareeba Airport.

Design and construction of the Mareeba Airport Upgrading is underway, this report sets out progress to date.

OFFICER'S RECOMMENDATION

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

BACKGROUNDFunding

Council has received two (2) grants - \$13M from the Queensland State Government's Royalties for Regions program and \$5M from the Australian Government's National Stronger Regions Fund - towards the upgrading of the Mareeba Airport. Both these grants are for specific aspects of the proposed upgrading project.

The final funding agreements with the Australian Government and State Government have been reviewed, signed and executed. Milestone reporting is being provided to the Australian and State Governments as required under the funding agreements. Council has received the first milestone payment of \$1.3 million from the State Government with further payment due following lodgement of reports in November 2016.

Master Concept Layout

A revised concept layout for the airport upgrading was accepted by the Mareeba Airport Steering Committee in November 2016 and is included in this report. This design is being further developed to detailed design.

Programme

A programme of works has been prepared which reflects the works and commitment made by Council in the funding agreements. The project is on schedule to meet final completion ahead of the target completion date of August 2018 as set in the funding agreement. Some

amendments to intermediate milestone have been requested to reflect the planned cash flow based on wet season and construction timeframe constraints.

Airport Water Supply Upgrade

Tender TMSC2016-07 for upgrade of the water supply services was awarded to FGF Developments Pty Ltd in July 2016 and work commenced from mid-August 2016. The majority of work has now been completed, with commissioning of new booster pumps and back-up generator for the potable and firefighting water supplies still to be completed. Cut-in works to connect the new water supply will be undertaken in mid-December 2016 with all works to be closed out in early January 2017.

Ray Road and Vicary Road Upgrade

Practical Completion in late October 2016. LDI Constructions will return to complete line-marking in January 2017.

Vicary Road Leased Area Pavements

Northern Civil Earthworks were awarded the tender for the Vicary Road leased area pavements in July 2016. Commencement of work has been deferred to early 2017 by mutual agreement with the contractor to minimise disruptions to airport users over the Christmas holiday period. The work is scheduled for completion in late February 2017, weather permitting.

Airside Infrastructure.

Jacobs Engineering Group has been engaged to undertake the detailed design and documentation for the runway, taxiways, airfield lighting and aviation commercial precinct (western lease area). This design work is progressing well, with a 30% design meeting between Jacobs and Council scheduled prior to the Christmas shutdown. The final detailed design is scheduled for delivery at the end of January 2017.

Expressions of Interest (EOIs) have been invited from suitable qualified contractors for construction of the airside infrastructure. EOIs close on 31 January 2017. EOIs will be used to develop a shortlist of tenderers to be invited to tender on construction of the airside infrastructure in early 2017. It is anticipated that a tenderer or tenderers will be appointed to the work to construct the airside infrastructure in April 2016 and that work will commence from May 2017.

Expenditure

Expenditure to date of \$2,678,638 comprises survey, design, ground clearing, soil testing, master planning, business planning and construction. This amount includes current commitments of \$1,019,589 which are 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 (\$403,193 remaining), FGF Developments for Contract TMSC2016-07 Mareeba Airport Redevelopment - Water Main Upgrade (\$129,331 remaining) and Jacobs Engineering Group for design (\$231,078 remaining).

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*

Director Infrastructure Services
Manager Works

External

Commonwealth and State Governments
Jacobs Engineering Group

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

As detailed in the funding agreements Council has signed with the State and Australian 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 Australian 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

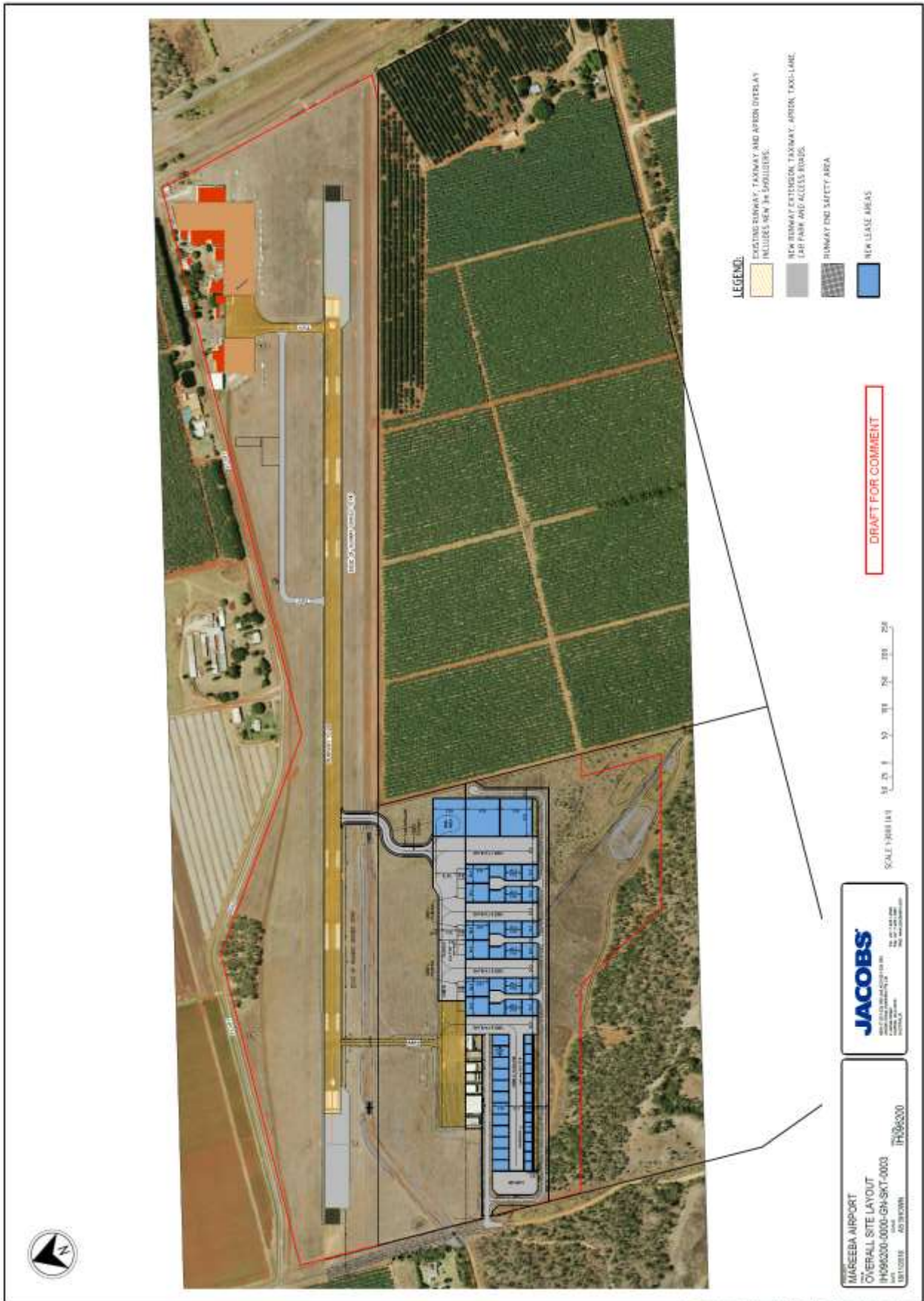
All communications are required to follow set out protocols within the funding agreements between the Commonwealth and State Governments.

ATTACHMENTS

1. Overall Site Layout Plan - November 2016

Date Prepared:

9 December 2016



Mareeba Airport: Overall Site Layout Plan

ITEM-26 **CONTRACT TMSC2015-13 MAREEBA WASTEWATER TREATMENT PLANT - DESIGN & CONSTRUCTION - NOVEMBER 2016 PROGRESS REPORT**

MEETING: Ordinary

MEETING DATE: 21 December 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 been completed 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 November 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.

Downer mobilised to site in late May 2016, supplied final 100% design stage drawings on 15 July 2016 and construction currently progressing ahead of schedule by several weeks. During November 2016, the following work was undertaken:

- Concrete walls and walkways poured for Digesters and Sequential Batch Reactor (SBR)
 - Installation of hand rails and pipe supports to Digester walkways
 - Commencement of backfill to SBR
 - Construction of concrete base slab and block work walls for Administration Building and Motor Control Centre (MCC)
 - Commencement of base slab for Sludge Dewatering and Blower Buildings
 - Completion of outfall drain
 - Installation of site electrical conduits and pits
 - Assembly and testing of Decanters and Sludge Dewatering Press in preparation for dispatch from China and Italy respectively in the first week of December 2016
 - Factory Acceptance Testing (FAT) of Programmable Logic Control (PLC) and software to prior to finalisation and installation into new plant.
 - Pumps and pipework received on-site
-

Primary activities scheduled for December are the completion of concrete works for the bioreactor, digesters and chlorine contact tank, commencement of hydrostatic testing of the digesters and SBR, installation of pipework and other services and construction of the site buildings. Downer will be closing the site from 23 December 2016 for the Christmas-New Year period and will re-commence work on-site from 19 January 2017.

Milestone reporting is being provided to the Australian and State Governments as required under the funding agreements. The Australian Government has paid Council \$600,000 to date from National Stronger Regions Fund. A payment of \$300,000 has been received from the State Government's Building Our Regions program and a further claim of \$300,000 has been made in late November 2016.

Additional funding of \$411,000 (60% subsidy) through the Queensland Government's Local Government Grants and Subsidy Scheme was announced in November 2016 for the Mareeba Industrial Waste Reival Facilities project. This project will allow Council to optimise the new Mareeba Wastewater Treatment Plant's capability to receive and treat industrial waste and leachate from the Mareeba Landfill.

Expenditure

The expenditure to date of \$15,959,861 includes current committals of \$9,108,295 which is primarily made up of the purchase orders raised on Downer Utilities Australia (balance of committal is \$8,335,608) for Contract TMSC2015-13 Mareeba Wastewater Treatment Plant – Design and Construction and a purchase order of \$732,441 against Bilfinger for Contract TMSC2015-08 Mareeba Wastewater Treatment Plant – Inlet Works. Other minor committals and expenditure are also included in the total expenditure to date.

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

Director Infrastructure Services
Manager Water & Waste

External

Contractors

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

Council has an agreed 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 Australian 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 Australian and State governments.

ATTACHMENTS

1. Progress Photographs – November 2016

Date Prepared: 9 December 2016



15 November 2016 - Pumps received on-site



22 November 2016 - Concrete floor slab for Administration and Motor Control Centre (MCC) building being poured



22 November 2016 - Progress on construction of Sequential Batch Reactor (SBR) walls and installation of walkway handrails commenced



30 November 2016 - Aerial photograph of the project site



30 November 2016 - Aerial photograph of the project site showing construction of the site buildings

**ITEM-27 TENDER EVALUATION TMSC2016-13 KURANDA
RESERVOIRS****MEETING:** Ordinary**MEETING DATE:** 21 December 2016**REPORT AUTHOR/
OFFICER'S TITLE:** Contracts and Project Management Officer**DEPARTMENT:** Infrastructure Services

EXECUTIVE SUMMARY

The Kuranda Suburban Water Security Project will see the design and construction of two drinking water reservoirs to deliver water security to communities serviced by the existing reservoirs at Platypus Close (located off Mason Road) and Hilltop Close (located off Warril Drive).

Tenders for TMSC2016-13 Kuranda Suburban Water Security Project: Construct Reservoirs at Platypus Close and Hilltop Close closed at 11:00am Tuesday, 6 December 2016 and five (5) responses were received.

This report provides a comparison of tenders received and makes a recommendation on the preferred tenderer.

OFFICER'S RECOMMENDATION

"That Council award Tender TMSC2016-13 Kuranda Suburban Water Security Project: Construct Reservoirs at Platypus Close and Hilltop Close to FGF Developments Pty Ltd for a total value of \$1,464,940.40 (inclusive of GST)."

BACKGROUND

Aurecon was commissioned by Mareeba Shire Council in 2014 to undertake preliminary assessments, concept designs and cost estimates for the Kuranda, Mount Molloy and Chillagoe service reservoirs. From the report, the most urgent water reservoir capacity shortages were identified in Kuranda at Myola Road, Warril Drive and Mason Road. Mareeba Shire Council was able to address the shortage at Myola Road, with funding assistance from the former Royalties for the Regions program to build a new reservoir on Myola Road in 2015.

The Kuranda Suburban Water Security Project is to complete the outstanding water capacity shortages in Kuranda and deliver water security to the communities serviced by the reservoirs at Platypus Close (located off Mason Road) and Hilltop Close (located off Warril Drive).

Council has received a contribution of \$650,000 from the State Government's Building Our Regions program to undertake the project with Council funding the balance of the work.

Hilltop Close Reservoir and Booster Pump Station:

The existing 340kL 12m diameter concrete block ground-level reservoir is leaking at various locations around the walls and at the wall / floor interface. Council previously installed a synthetic liner inside the reservoir which has now split and the overall structure is quickly reaching the end of its service life. The existing reservoir will be demolished, and a new 500kL reservoir will be constructed in its place.

To maintain service to the local area during the decommissioning and construction at Hilltop Close, the local network will be supplied by an inline booster pump station. The existing booster pump station will be replaced with a new pump station capable of servicing the network while the reservoir is offline and to provide tank filling during normal operation of the reservoir.

Mason Road Reservoir:

The existing 636kL 16m diameter concrete ground-level reservoir is located at the top of Platypus Close is in good condition and will be retained. An additional 500kL reservoir will be constructed adjacent the existing reservoir.

The list of tenders received and the tendered amount, is provided in the table below.

Tenderer	Price (ex GST)	Price (incl GST)
Pumping, Irrigation & Machinery Services	\$1,125,320.20	\$1,237,852.22
Bargara Concrete Tanks Pty Ltd	\$1,365,512.00	\$1,502,063.20
LDI Constructions Pty Ltd	\$1,373,022.00	\$1,510,324.20
JPMI	\$1,786,372.00	\$1,965,009.20
FGF Developments Pty Ltd	\$1,331,764.00	\$1,464,940.40

Tenders were assessed on the following criteria and weightings:

Tender Price	40%
Work Methodology and Approach	20%
Relevant Experience	15%
Key Personnel Skills, Experience and Resources	15%
Local Content	10%

Price is a calculated formula dependent on the actual tender received against the median of all prices received. Scores for the other criteria are subject to knowledge of the tenderers performance on previous projects. Scores for each criterion are out of 10.

Scoring of the tenderers for this contract resulted in the following (scores out of 10):

Tenderer	Score
FGF Developments Pty Ltd	7.55
JPMI	6.83
LDI Constructions Pty Ltd	5.99
Bagara Concrete Tanks	5.95
Pumping, Irrigation & Machinery Services	5.93

The highest scoring tenderer, FGF Developments Pty Ltd, is a Cairns based civil contractor with a depot in Mareeba that has local experience in similar civil construction and water reservoir projects. FGF Developments Pty Ltd completed the Myola Reservoir for Mareeba Shire Council in 2015.

FGF Developments Pty Ltd tendered a construction program showing the work being completed within 26 weeks of contract award, with 15 weeks construction on-site. FGF Developments Pty Ltd supplied a logical, comprehensive works methodology statement detailing how the work will be undertaken.

The scoring reflects the opinion that FGF Developments Pty Ltd offers Council the best value for money, background, experience, skill and methodology to satisfactorily meet the requirements for design and construction of the reservoirs and booster pump station.

The tendered price from FGF Developments Pty Ltd is within the available funding for the project.

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
Manager Water and Waste
Water and Waste Engineer
Water and Waste Operational Staff

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

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS*Capital*

The tendered amount is within the 2016/17 budget for the Mason Road Reservoir and the Warril Drive Reservoir projects.

Operating

Nil

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

Yes.

IMPLEMENTATION/COMMUNICATION

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

ATTACHMENTS

Nil

Date Prepared: 8 December 2016

ITEM-28 INVESTIGATION AND OPTIONS ASSESSMENT FOR FOUR TIMBER BRIDGES

MEETING: Ordinary

MEETING DATE: 21 December 2016

REPORT OFFICER'S TITLE: Contracts and Project Management Officer

DEPARTMENT: Infrastructure Services

EXECUTIVE SUMMARY

Council commissioned a Level 3 RPEQ Bridge Inspection program to be undertaken in 2015, to assist Council officers with planning future rehabilitation works on these bridges for inclusion in Council's PPT and 10 year forward capital works program, Council then engaged Wood Research and Development Pty Ltd in October 2016 to undertake further investigation and options assessment for rehabilitation of four (4) high-risk timber bridges.

- *Flaggy Creek on Mona Mona Road, Myola*
- *Bushy Creek on Mount Lewis Road, Julatten*
- *Nissen Creek on Mount Lewis Road, Julatten*
- *Barron River on Anzac Avenue, Mareeba*

This report sets out the findings of the investigation and makes recommendations for future management of these bridges.

OFFICER'S RECOMMENDATION

"That Council:

1. Receive and note the report on the Investigation and Options Assessment for Four (4) Timber Bridges; and
2. Approve an inspection regime for detailed assessment of these bridges to be undertaken in February/March 2017; and
3. Include rehabilitation of these bridges for Council consideration in a future Capital Works Program; and
4. Approve the application for funding to rehabilitate these bridges as listed in this report under any future grants and subsidy programs."

BACKGROUND

Pitt & Sherry (Operations) Pty Ltd were engaged by Mareeba Shire Council to undertake Level 3 Inspections of 22 bridges throughout the shire during January and February 2015. Level 3 Bridge Inspections typically address bridge condition and structural assessment.

A number of recommendations regarding load limits, and corrective/preventative actions to prolong the useful life of the bridges were provided and tabled at the Council meeting in June 2015. The bridges assessed as most at risk at that time, namely Grove Creek Bridge at Speewah and Walsh River Bridge at Springmount Road were included in 2015/16 and 2016/17 Capital Works programmes respectively.

To assist Council officers with planning future rehabilitation/replacement works on the remaining bridges for inclusion in Council's PPT and 10 year forward capital works program, quotes were invited for investigation and options assessment for four (4) timber bridges. These four bridges were assessed as high-risk based on current condition (as per the Level 3 reports) and criticality factors (traffic volume and type, detour distance):

- Flaggy Creek on Mona Mona Road, Myola
- Bushy Creek on Mount Lewis Road, Julatten
- Nissen Creek on Mount Lewis Road, Julatten
- Barron River on Anzac Avenue, Mareeba

Three consultants were invited to provide quotes:

- Wood Research and Development
- GHD
- AECOM

AECOM declined the opportunity to quote prior to the closing date, and quotes were received from Wood Research & Design (WRD) and GHD. WRD were engaged for the work as they supplied the lowest quote, and have extensive experience in assessment and rehabilitation of timber bridges.

WRD completed site inspection and non-destructive testing of the bridges in late October 2016 and prepared reports and costed rehabilitation/replacement options for each of the four (4) bridges assessed.

Investigation findings:

The investigations undertaken by WRD identified issues that were not detected during the Level 3 reports undertaken by Pitt & Sherry last year. This was due to a couple of reasons:

1. WRD used non-destructive compression wave testing to determine the soundness and strength of the timber based on how sound waves travel through the timber. WRD claim this provides more information than was obtained through drilling, which only confirms the presence of timber, not its strength or quality.
2. WRD have considered the effects of failure of poor-condition components on the overall behaviour of the structure and used this to predict the possible failure mechanisms of the structure in more detail than that in the Pitt & Sherry reports. The failure mechanism has resulted in a different risk profile for some bridges, and hence a different recommended load limit.

3. It is likely that further deterioration of the bridges has occurred since the Pitt & Sherry inspections were undertaken almost 2 years ago, as no treatments (apart from load-limiting) have been undertaken to prevent further deterioration of the structures.

A summary of the investigation findings is as follows:

Bridge	Traffic Count	Alternate Route?	Previous Load Limit	New Load Limit
Anzac Avenue over Barron River, MAREEBA	6036 VPD, 5.10% CV, 2016	Yes via Kennedy Hwy & Byrnes St	15 tonnes	5 tonnes & a speed limit of 50km/hr
Mt Lewis Road over Bushy Creek, JULATTEN	230 VPD, 4% CV, 2011	Nil	12 tonnes	3 tonnes & a speed limit of 50km/hr
Mt Lewis Road over Nissen Creek, JULATTEN	230 VPD, 4% CV, 2011	Nil	12 tonnes	5 tonnes & a speed limit of 50km/hr
Mona Mona Road over Flaggy Creek, MYOLA	Unknown. Estimated <50VPD	Yes via Kennedy Hwy & Black Mountain Road	8 tonnes	3 tonnes & a speed limit of 50km/hr

VPD = vehicles per day

CV = commercial vehicles

All four (4) bridges, with the exception of Anzac Avenue, are low-order bridges with no significant growth in traffic volumes. Anzac Avenue Bridge is a high-order bridge, carried more traffic than any other Council-owned bridge in the shire. Anzac Avenue has experienced a significant increase in traffic volumes in recent years, with current traffic volumes increasing by approximately 40% from 2011 to 2016.

Short-Term Management Approach

To ensure public safety and reduce Council's risk, new load limits were installed on the above bridges in mid-November 2016. A media release regarding the new load limits was also distributed to advise the public of the changes and Variable Message Signs (VMS) were installed either side of the Anzac Avenue. Bus companies and Council Works crews were also advised of the new load limits, as they were identified as being most impacted by the new load limits.

It should be noted that the new load limits are recommended by WRD as an interim treatment only, on the basis that repair works are undertaken in the near future. WRD have certified these load limits based on a maximum period of four (4) months and on frequent visual inspections being undertaken on the bridges. Therefore, it would be prudent to undertake detailed investigations on these bridges again prior to the expiry of the four-month period.

Long-Term Management Approach

To ensure these bridges continue to remain in service, rehabilitation work must be undertaken in the future.

In general, the bridge substructure (abutments, piles, piers and headstocks, as applicable) are in sound condition, but the superstructure (girders, decks and kerbs) are in poor condition. This makes the option to rehabilitate these bridges using timber repair methods and replacement components feasible and cost-effective in comparison to replacement of

the substructure with a concrete bridge. The quoted repairs will reinstate the bridges to a full-capacity (T44) rating and essentially renew these asset components.

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

Director Infrastructure Services
Manager Works

External

Wood Research and Development Pty Ltd

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

Council has imposed legal load limits on the four (4) bridges assessed based on the inspections undertaken in October 2016. Further load limits may need to be imposed following future investigation and assessment.

POLICY IMPLICATIONS

Procurement Policy 2016/17
Asset Management Policy

FINANCIAL & RESOURCE IMPLICATIONS

Capital

Any future rehabilitation or replacement of timber bridges will be reflected in Council's PPT and 10 year forward capital works program.

Operating

Bridge maintenance is included in 2016/2017 budget

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

Yes

IMPLEMENTATION/COMMUNICATION

Regulatory signage was installed and a media release was distributed in mid-November 2016 to advise the public of the new load limits imposed on the affected bridges.

ATTACHMENTS

Nil

Date Prepared: *9 December 2016*

ITEM-29**MAREEBA WASTEWATER TREATMENT PLANT - INLET
WORKS - VARIATIONS CONFIDENTIAL****REASON FOR CONFIDENTIALITY**

This report is **CONFIDENTIAL** in accordance with Section 275(1) (e) and (h) of the Local Government Regulation 2012, which permits the meeting to be closed to the public for business relating to the following:

- (e) contracts proposed to be made by Council.
- (h) other business for which a public discussion would be likely to prejudice the interests of Council or someone else, or enable a person to gain a financial advantage.

CHIEF EXECUTIVE OFFICER

ITEM-30 PETITION FOR RECYCLING IN KURANDA

MEETING:	Ordinary
MEETING DATE:	21 December 2016
REPORT OFFICER'S TITLE:	Chief Executive Officer
DEPARTMENT:	Office of the Chief Executive Officer

EXECUTIVE SUMMARY

This report introduces a petition which was emailed to Council on 9 November 2016, requesting Council to introduce recycling waste collection services for the Kuranda Township and market areas.

OFFICER'S RECOMMENDATION

"That Council receive the petition and to await a future meeting, when a report on the tender for the provision of Recycling Collection services in the Shire is tabled."

BACKGROUND

In terms of Council's Standing Orders Council has three (3) options with regard to petitions that are tabled and these are:

1. The petition be received and consideration stand as an order of the day for the meeting; or for a future meeting; or
2. Petition be received and referred to a committee or officer for consideration and a report to the local government; or
3. The petition not be received.

While the petition does not meet the requirements as per the Standing orders in that it is not in the required format with the actual Petition itself on each page of the petition nor does it have the signatures of the Petitioners. However it is proposed that it be accepted as the intention of the petitioners is fairly clear and the names and location of the 176 petitioners are provided.

The Petition calls for Council to introduce recycling waste collection services for the Kuranda township and market areas.

The benefits of recycling are certainly acknowledged with Council promoting recycling and providing recycling drop off points at the Transfer Stations and in Arara St Kuranda. Council however surveyed the community last year regarding the introduction of a Recycling street collection service based on estimated costs. This survey showed a minimal interest by ratepayers in such a service. Council however decided to include the provision of such a service, as a separable portion, in the recent call for tenders for our Waste Management Street Collection Service. This will then provide an exact costing for such a service and with this information the Council has indicated that would again engage with the Ratepayers to determine the level of interest.

The timing of this report is uncertain, as the Cairns Materials Recycling Facility (MRF), which is where Mareeba Shires Recycling would have to be taken to, is unable to provide a cost per tonne rate. This is due to the uncertainty of the impacts of the new Container Deposit Scheme (CDS) the State is introducing in 2018, will have on their operation. The CDS process will be finalised in the coming months as it is planned to be based on the New South Wales scheme which is due to commence on 1 July 2017. Once the CDS process is publically released the Cairns MRF will be able to calculate their per tonne cost they will have to charge. This will in turn allow the cost to deliver a street collection recycling service to be finalised. Once these costs are finalised a report will be prepared for consideration by Council.

The Petition is attached as part of this report.

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

Mayor

Chief Executive Officer

Director Infrastructure Services

External

Nil

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

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS*Capital*

Nil

Operating

Nil

IMPLEMENTATION/COMMUNICATION

The Head Petitioner will be notified of Council's decision.

ATTACHMENTS

1. Email to Mareeba Shire Council enclosing petition

ATTACHMENT 1

From: Cr. Tom Gilmore
Sent: Wednesday, 9 November 2016 11:37 AM
To: ##Records
Subject: Joanna Walker submits resident petition requesting recycling waste collection services for the Kuranda township and market areas
Attachments: demand-recycling-services-for-kuranda-and-compulsory-bins-in-all-market-areas_110816.pdf
Categories: Added to ECM

From: Joanna Walker [<mailto:missjoannamareewalker@gmail.com>]
Sent: Wednesday, 9 November 2016 8:43 AM
To: Cr. Tom Gilmore
Subject: Petition

Councilor Gilmore,

As I am sure you are aware, there is no recycling services in Kuranda or the market areas. Due to my work in the tourist industry, many people have voiced their concern over this. It is because of this I have chosen to gather signatures to present to you on behalf of the people. Please find the document attached.

kindest regards

Joanna

Mareeba Shire Council Mayor Tom Gilmore

	Name	From	Comments
1.	jo walker	caims, Australia	
2.	Glennis Whitney	Nth Rockhampton, Queensland Australia, Australia	
3.	Brenda Towers	Durham, United Kingdom	
4.	linda detels	SAN FRANCISCO, CA	
5.	zara sziz	staffordshire, United Kingdom	
6.	natasha on holidays	Toronto, Canada	
7.	m r	HAMDEN, CT	
8.	Anna Neusuess	Berlin, Germany	
9.	Simon Volk	Cairns, Australia	Can't believe kuranda doesn't have recycling
10.	Carol Jacklin	Barton, United Kingdom	
11.	Alexandra Gundelfingen	Poprad, Slovakia	
12.	Judy Miller-Lyons	HIGHLAND MILLS, NY	
13.	Janet Clarke	Burgess Hill, United Kingdom	
14.	Glen Venezio	SAN JUAN, PR	
15.	Tony Guzman	Doral, Dominican Republic	
16.	Bettina Lorenz	Rheda, Germany	
17.	Joseph Wenzel	LAKE ELMO, MN	
18.	Lisette de Waard	Lelystad, Netherlands	
19.	Keith Melton	Weston, United Kingdom	
20.	Annebelle T.	Kings Lynn, United Kingdom	
21.	Dina Smith	NEWINGTON, NH	
22.	Daniel Partow	ALLEN, TX	

Page 1 - Signatures 1 - 22

	Name	From	Comments
23.	Mark Stewart	Aberdeen, United Kingdom	
24.	Cathy Botha	Johannesburg, South Africa	
25.	mauricio carvajal	santiago, Chile	
26.	Feather Winger	vienna, Austria	
27.	Stuart Paterson	Chelmsford, United Kingdom	
28.	One Heart inc	BARABOO, WI	
29.	Mariana Lukacova	Moldava Nad Bodvou, Slovakia	
30.	Ted Williams	RALLS, TX	
31.	Aviva Shüsselberg	Rego Park, NY	
32.	rose wild	BUFFALO, NY	
33.	Monika Bachmann	Euskirchen, Germany	
34.	Hugh Smith	Barnsley, United Kingdom	
35.	djamila grouci	Nanteuil les meaux, France	
36.	ivana Dzobova	Humenne, Slovakia	
37.	Petra Hegenscheidt	Essen, Germany	
38.	Antiope Kalmouki	Athens, Greece	
39.	cornelia heppner	Bremerhaven, Germany	
40.	angelika wegner	burscheid, Germany	
41.	cheneval catherine	chambery, France	
42.	Kim J prob sending stars	Peterboro, United Kingdom	
43.	GGmaSheila Di	WILLMAR, MN	
44.	Thomas Boehm	Nürnberg, Germany	
45.	Marion Schorr	Kelmis, Belgium	
46.	Patricia Harris	THOMPSON, MO	
48.	Mary c	Toronto, Canada	Please watch shows "Planet Earth" : "Our Loving Home" on www.suprememastertv.com
49.	Sabine Möhler	Esselbach, Germany	
50.	Rita Staempfli	Kirchdorf, Switzerland	
51.	Paulo Reeson	Toronto, Canada	

	Name	From	Comments
52.	Karin Zimmermann	Hiersbruck, Germany	
53.	Athina Peter	Hamburg, Germany	
54.	Craig Kemp	Inala, Australia	
55.	Tina Weaver	Coorparoo, Australia	
56.	Ashley Maxwell-Lam	Highland Park, Australia	Step it up North Queensland! These natural treasures are not yours to own and gamble with...the beauty of North Queensland is what attracts visitors so unless you want to live in trash then fix it!
57.	Kim Bolton	Bentley park, Australia	
58.	Kelsey Smith	Werribee, Australia	
59.	Harley Everson	Kewarra, Australia	
60.	isreal seaton	kuranda, Australia	
61.	irene Gorman	Peeramon, Australia	With the high tourist flow there is a disproportionately large generation of recyclable rubbish for the population size with no user-friendly way of diverting this rubbish into recycling. Providing recycling bins at the village could have a major impact for little cost.
62.	Josh Seaton	Kuranda, Australia	
63.	Brandan Nankivell	smithfield, Australia	
64.	Leah Georgeson	Cairns, Australia	
65.	Jody Whelan	Cairns, Australia	
66.	Rhonda Dooley	Brisbane, Australia	
67.	Ailie Suzuki	Queenstown, New Zealand	I cannot believe nor understand how in this day and age such a town as Kuranda STILL does not provide a recycling facility!!
68.	Jasmine Day	Redlynch, Australia	
69.	Scott Ringin	Cairns, Australia	This is 2016 and we live in the reef, come on now.
70.	Bridie Coupland	kuranda, Australia	I live in kuranda and every week i throw probably 3 times as much recyclable material in the bin than non recyclable. Such a waste!
71.	Sjoerd Van Veen	Elshout, Netherlands	
72.	Rhiannon Williams	Cairns, Australia	
73.	Meg Markle	Clifton beach, Australia	
74.	David o'carroll	kewarra beach, Australia	
75.	Alex Flower	Cairns, Australia	
76.	William Conway	brisbane, Australia	

	Name	From	Comments
77.	Paul Vanderser	Kuranda, Australia	
78.	Dympna Cullen	Bundeena, Australia	
79.	Kestell Vaneck	Smithfield, Australia	
80.	Lisa Polman	Cairns, Australia	I think it is crazy that a major tourist destination that promotes the beauty of nature doesn't even do the basic such as provide recycling facilities.
81.	Rowena Molina	Kewarra Beach, Australia	Our recycling bin on the northern beaches is always overflowing and our rubbish bin is rarely 1/4 full each week. Surely this is something Kuranda should be on board with, especially nestled right in the heart of the wet tropics world heritage area.
82.	Sera Steves	Speewah, Australia	
83.	Elizabeth Biggs	Cairns, Australia	I used to live in Kuranda n that is one of the best place to live on Cairns... So we can keep the place clean
84.	Peita Harrison	Townview, Australia	
86.	madi sparrow	Koah, Queensland, Australia	
87.	wendie Brink	Holloways Beach, Australia	
88.	Nakia Hunter	White rock, Australia	
89.	stacey o'brien	mareeba, Australia	
90.	Ryan Taylor	Kuranda, Australia	
91.	Wil Kemp	Clemson ave, Australia	
92.	Ryan Pilgrim	Cairns, Australia	More effort to recycle needs to be made to Queensland in general. We are so far behind the rest of western countries its laughable but at the same time disgusting.
93.	Carina Staer	Adelaide, Australia	
94.	Sanjeev Kumaran	Kewarra beach, Australia	
95.	Rachael Price	Koah, Australia	
96.	Jax Bergersen	Kuranda, Australia	We should be leading this initiative
97.	Cate Adams	Mareeba, Australia	Our recyclables get trucked down to Cairns to be processed with regular rubbish and when it doesn't compost, it is trucked back up the range again to Landfill. Stop the Waste. Stop contaminating the Cairns AIRRF composting System. Truck it down and leave it at the Recycling station. Many Kuranda visitors are appalled to find that there are no recycling bins in public places. It does not fit with the image of Kuranda as an environmentally conscious Village in the Rainforest.
98.	Karen O'Hara	Kuranda, Australia	

	Name	From	Comments
99.	Adele Lawson	Kuranda, Australia	
100.	Liz Tonkin	Kuranda, Australia	Still can't believe we even have to do this in this day and age !!!
101.	Wendy Hodge	Kuranda, Australia	
102.	Rosario Rengifo	Kuranda, Australia	
103.	Nathan Sutherland	Kuranda, Australia	Staggering to think we need a petition for this.
104.	Racheal Love	Speewah, Australia	
105.	Tanya Veld	Koah, Australia	Lead the way
106.	Sacha Matjean	Kuranda, Australia	
107.	John Krylyszyn	Kuranda, Australia	Time to get a screaming kicking council into the 21 century and do the right thing.
108.	Tina Hyslop	Kuranda, Australia	World heritage area with huge tourist volume and we don't recycle? Crazy
109.	Melina Clark	Kuranda, Australia	
110.	Duncan Klaho	Mareeba, Australia	I have been a long time advocate of recycling for Mareeba Shire. It was discontinued by the previous Borzi led team on the grounds that it wasn't economically viable. I don't believe that the full environmental cost was factored in.
111.	Kate Murphy	Warrandyte, Australia	
112.	Eva Podsiadlowski	Kuranda, Australia	
113.	Tracy Harrington	Kuranda, Australia	
114.	sandy baill	cairns, Australia	
115.	JOHN MCGARTHY	KURANDA, Australia	
117.	Susan Ziberstein	Kuranda, Australia	Ridiculous that Kuranda doesn't recycle as a matter of course. How backward and cheap is our council!
118.	Joel Sellings	Kuranda, Australia	
119.	Sara Pearce	Cairns, Australia	
120.	cardice walsh	kuranda, Australia	How is it that we don't have it already! EVERYWHERE else does.
121.	Jule Hanger	Kuranda, Australia	
122.	Tracy Busch	Koah, Australia	
123.	shana Parata	Speewah, Australia	Most would expect that in a place like Kuranda, being a rainforest and in such close proximity to the Great Barrier Reef, we'd have a recycling system in place... It's not only shameful but irresponsible.
124.	Melissa Clinton	Speewah, Australia	

	Name	From	Comments
125.	Andree Gower	Herberton, Australia	Absolutely needed for this beautiful rainforest town/tourist attraction. I cannot believe there is no recycling currently in place, how do we preserve this beauty with caring for our environment through recycling.
126.	Mannah Watter	Kuranda, Australia	
127.	Jo Martin	Kuranda, Australia	yes please! I know... we are so backward up here. living in the blue mountains over ten years ago and we had kerbside recycling - brilliant feel-good service! thanks for campaigning for this service Jo Walker :-)
128.	Gayle Hamish	Kuranda, Australia	
129.	Annie Dobson	Kuranda, Australia	
130.	Rukmani Rusch	Freshwater, Australia	Kuranda is the one place where residents would be committed to using these bins!
131.	Rosalind Strong	Bournemouth, United Kingdom	
132.	Louise Mabbutt	Kuranda, Australia	Re-cycling of household waste is common place throughout the western world. In a world heritage rainforest area our local government should be making this a priority
133.	Eva smith	kuranda, Australia	
134.	Kitty Clignett	Kuranda, Australia	
135.	Janice Glass	Westcourt, Australia	
136.	jan Brown	Brisbane, Australia	This town is a tourist town. It has thousands of people visiting it. Therefore it should have rubbish and recycle bin throughout the town.
137.	Belinda de Silva	Kuranda, Australia	
138.	Tracy Dods	Blackheath., Australia	
140.	Ian Whitaker	Kuranda, Australia	
141.	Sophie McGrath	Koah, Australia	It is 2016 people !
142.	Kristy Madden	Kuranda, Australia	Of course there should be!
143.	Ricardo Rusch	Armadale, Australia	Here in Melbourne we have recycling for a city of over 4 million people as well as free hard rubbish collection several times a year and MSC cant handle a tiny population like the have in a world heritage area. Its pathetic.
144.	Terina Dent	Kuranda, Australia	
145.	Julia Doherty	Melbourne, Australia	
146.	Diana Kain	Kuranda, Australia	
147.	George Howatt	Thirsk, United Kingdom	
148.	Jenny Murphy	Mareeba, Australia	There should be bins for recycling everywhere including in Mareeba town. We need a recycling shop at mareeba dump site please

	Name	From	Comments
149.	Keila Waksvik	Kuranda, Australia	Bins should be colour coded for waste/plastic, glass etc/paper.
150.	Lilli Madden	Yarravel, Australia	I used to live in Kuranda and think this is an amazing idea.
151.	Shannon Fabris	Kuranda, Australia	
152.	Verity Roser	Umina Beach, Australia	
153.	Seamus Campbell	Mareeba, Australia	
154.	Joann Henderson	PALM COAST, FL	
155.	Jessica Herring	kuranda, Australia	It's just crazy there is no recycling! So behind the times. It should be compulsory and everyone should be more aware of their waste and environmental impact especially living in this sacred world heritage rainforest area...
156.	Astro Brim	Kuranda, Australia	
157.	teia mahaki	annandale., Australia	Kuranda is one of the most beautiful places and has a delicate ecosystem. please provide a facility for the many that care for our town.
158.	Dylan Eszenfield	Kuranda, Australia	
159.	Lydia Martin	cairns, Australia	
160.	Chelsea Copland	Cairns, Australia	
161.	Eve Hicks	Kuranda, Australia	Kuranda is an environmentally friendly Village. Visitors often comment that they can't believe we, of all places don't have recycling bins. I personally only have 1 or 2 grocery size bags of recyclables but am willing to pay for the service. Keep Australia green, Kuranda too.
162.	Carly Norbury	South Mission Beach, Australia	
163.	Tara Cotter-clausen	Cairns, Australia	
164.	Sides Henderson	Kuranda, Australia	SO NEEDED PLEASE AND THANK YOU!
165.	imogen b	wilston, Australia	
166.	Zane Tow	Brisbane, Australia	
167.	Jon Trapnell	Kuranda, Australia	
168.	Nathan Roff	ASHGROVE, Australia	
169.	abbie cruickshank	cairns, Australia	
170.	Sieglinde Du Preez	East London, South Africa	
171.	M Utegit	Nelson Bays, New Zealand	
172.	Wendy Jenkinson	Cairns, Australia	
173.	Sarri-Mai Garling	Coburg, Australia	

	Name	From	Comments
174.	Maddy Hughes	Cairns, Australia	
175.	Joshua Flanagan	Cairns, Australia	
176.	Clancy Gillingham	BLACKWATER, Australia	

BUSINESS WITHOUT NOTICE

NEXT MEETING OF COUNCIL

The next meeting of Council will be held at Mareeba 9:00 am on Wednesday 25 January 2017

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

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

New Development Applications					
Application #	Lodgement Date	Applicant/ Address	Property Description	Application Type	Status
DA/16/0057	3/11/2016	Bright Acquisitions Pty Ltd & L Miller 99 Leonardi Road & 186 Tinaroo Creek Road, Mareeba	Lot 4 on SP109027 & Lot 560 on NR6544	Reconfiguring a Lot - Boundary Realignment	In referral stage.
DA/16/0058	3/11/2016	RATCH Australia Corporation Kippin Drive, Arriaga	Lot 2 on SP231871	Material Change of Use - Transport Depot (Contractors Yard)	In referral stage.
DA/16/0059	8/11/2016	Mareeba Shire Council 23 Platypus Close, Kuranda	Lot 19 on RP692273	Material Change of Use - Utility Installation (Water Reservoir)	Approved on 18 November 2016.
DA/16/0060	8/11/2016	Mareeba Shire Council 4 Hilltop Close, Kuranda	Lot 87 on RP746617	Material Change of Use - Utility Installation (Water Reservoir)	Approved on 16 November 2016.
DA/16/0061	22/11/2016	Urban Sync 151 Ray Road, Mareeba	Lot 1 on RP720057	Reconfiguring a Lot - Subdivision (1 into 2 lots)	In decision making stage.
DA/16/0062	22/11/2016	S & F Derakhshan 8-10 Forest Close, Kuranda	Lot 3 on SP146500 & Lot 11 on RP951466	Reconfiguring a Lot - Subdivision (2 into 3 lots)	In decision making stage.
DA/16/0063	25/11/2016	P & J Ah Loy & L Mosch Leedingham Creek Road, Dimbulah	Lot 122 on HG655 & Lot 191 on SP284101	Reconfiguring a Lot - Boundary Realignment	Approved on 30 November 2016.
DA/16/0064	30/11/2016	Prime Construction (Old) Pty Ltd 10 Karobean Drive, Mareeba	Lots 1 & 2 on SP273691	Reconfiguring a Lot - Subdivision (2 into 3 lots)	In acknowledgement stage.

November 2016 (Regional Land Use Planning)

Decision Notices issued under Delegated Authority					
Application #	Date of Decision Notice	Applicant	Address	Property Description	Application Type
DA/16/0059	17/11/2016	Mareeba Shire Council	23 Platypus Close, Kuranda	Lot 19 on RP892273	Material Change of Use - Utility Installation (Water Reservoir)
DA/16/0060	17/11/2016	Mareeba Shire Council	4 Hilltop Close, Kuranda	Lot 87 on RP746617	Material Change of Use - Utility Installation (Water Reservoir)
DA/16/0063	1/12/2016	P & J Ah Loy & L Mosch	Leadingham Creek Road, Dimbulah	Lot 122 on HG655 & Lot 191 on SP284101	Reconfiguring a Lot - Boundary Realignment

Survey Plans endorsed					
Application #	Date	Applicant	Address	Property Description	No of Lots
DA/15/0033	28/11/2016	R Jones	76 Koah Road, Koah	Lot 5 on RP735328	2 lots

November 2016 (Regional Land Use Planning)

APPENDIX - CONFIDENTIAL ITEMS