



Ordinary Meeting

Council Chambers

Date: 18 July 2018

Time: 9:00am

AGENDA

THE ORDINARY MEETING OF THE MAREEBA SHIRE COUNCIL WILL BE HELD AT COUNCIL CHAMBERS, ON **WEDNESDAY, 18 JULY 2018** AND THE ATTENDANCE OF EACH COUNCILLOR IS REQUESTED.

PETER FRANKS
CHIEF EXECUTIVE OFFICER

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CORPORATE AND COMMUNITY SERVICES

REGIONAL LAND USE PLANNING

ITEM-1 **NEGOTIATED DECISION NOTICE - ROADHOUSE PROPERTY UNIT TRUST - MCU TOURIST PARK, SHORT-TERM ACCOMMODATION & FOOD AND DRINK OUTLET - 1, 3-5 & 7 WILLIAMS CLOSE, MAREEBA - MCU/17/0017**

MEETING: Ordinary

MEETING DATE: 18 July 2018

REPORT OFFICER'S TITLE: Senior Planner

DEPARTMENT: Corporate and Community Services

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	Roadhouse Property Unit Trust Pty Ltd	ADDRESS	1, 3-5 & 7 Williams Close, Mareeba
DATE OF NDN REQUEST	30 May 2018	RPD	Lots 10, 11 and 12 on SP168631
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Tourist Park, Short-term Accommodation & Food and Drink Outlet		

FILE NO	MCU/17/0017	AREA	Lot 10 - 1,465m2 Lot 11 - 5,133m2 Lot 12 - 5,499m2
LODGED BY	Freshwater Planning Pty Ltd	OWNER	Lot 10 - Mareeba Shire Council Lots 11 & 12 - G & C Williams
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Emerging Community zone & Recreation and Open Space zone		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	14		

- ATTACHMENTS:**
1. Decision Notice dated 18 April 2018
 2. Applicant's written representations received 30 May 2018 & 6 July 2018
 3. Applicant's Site Population Calculations

EXECUTIVE SUMMARY

Council approved a development application described in the above application details at its Ordinary Meeting held on 18 April 2018, subject to conditions.

The application is impact assessable and 14 properly made submissions were received in response to public notification of the application.

Freshwater Planning Pty Ltd, on behalf of the applicant, has subsequently made written representations to Council requesting amendments to the approved plans, Condition 3.4.3 Acoustic Screen Fencing, Condition 3.6 Maximum Accommodation Density and Condition 4.5.

It is recommended that the request be approved in part, and a negotiated decision notice be issued.

OFFICER'S RECOMMENDATION

It is recommended that:

- "1. In relation to the written representations made by Freshwater Planning Pty Ltd on behalf of Roadhouse Property Unit Trust Pty Ltd regarding the approved plans and conditions of the following development approval:

APPLICATION		PREMISES	
APPLICANT	Roadhouse Property Unit Trust Pty Ltd	ADDRESS	1, 3-5 & 7 Williams Close, Mareeba
DATE OF NDN REQUEST	30 May 2018	RPD	Lots 10, 11 and 12 on SP168631
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Tourist Park, Short-term Accommodation & Food and Drink Outlet		

and in accordance with the Planning Act 2016, the following

- (A) Approved plan/s of Council's Decision Notice issued on 18 April 2018 be amended as follows:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
1370-SK01-B	Existing Site Plan	Jim Papas	13.12.17
1370-SK02-B	General Arrangement of Proposed Development	Jim Papas	13.12.17
1370-SK03-B	General Arrangement – Sewerage Reticulation	Jim Papas	13.12.17

1370-SK04 B	General Arrangement – Landscape and Potable Water Reticulation	Jim Papas	13.12.17
1370-SK05 B	General Arrangement – Roadworks	Jim Papas	13.12.17
1370-SK06 B	Details, Pavement Notes etc.	Jim Papas	13.12.17
1370-SK07 A	General Arrangement – Temporary RV Arrangement	Jim Papas	11.01.18
1370-SK01 D	Existing Site Plan	Jim Papas	30.05.18
1370-SK02 C	General Arrangement of Proposed Development	Jim Papas	30.05.18
1370-SK03 C	General Arrangement – Sewerage Reticulation	Jim Papas	30.05.18
1370-SK04 C	General Arrangement – Landscape and Potable Water Reticulation	Jim Papas	30.05.18
1370-SK05 C	General Arrangement – Roadworks	Jim Papas	30.05.18
1370-SK06 C	Details, Pavement Notes etc.	Jim Papas	30.05.18
1370-SK07 C	General Arrangement – Temporary RV Arrangement	Jim Papas	30.05.18
BD17-11-839/SK1	Proposed Roadhouse	Buck Design Pty Ltd	Nov 17
BD17-11-839/SK2	Proposed Hostel Building	Buck Design Pty Ltd	Nov 17
Acacia 2 (Motel Units 4 rooms)	Floor Plan	Asset Cabins & Homes	25 Aug 2017
Acacia 2 (Motel Units 4 rooms)	Concept 3D	Asset Cabins & Homes	25 Aug 2017
Banksia (Manager's Unit)	-	Asset Cabins & Homes	21 Mar 2014
Bluegum Opt 1 (1 Bedroom Duplex)	-	Asset Cabins & Homes	2 Apr 2014
Bluegum Opt 2 (1 Bedroom Duplex Disabled Unit)	-	Asset Cabins & Homes	2 Apr 2014
Corroa 5RM	Floor Plan	Asset Cabins & Homes	21 Aug 2017
Mallee (2 Bedroom Family Suite)	Floor Plan	Asset Cabins & Homes	27 Sept 2017
Single Module Layout (Budget Accommodation with ensuite)	Floor Plan	-	-

- (B) Condition 3.4.3 as per Council's Decision Notice issued on 18 April 2018 be amended as follows:

3.4.3 Acoustic Screen Fencing - Stage 1

Prior to the commencement of the use of Stage 1, the applicant/developer must erect a solid 2.4 metre high, neutral colour, screen boundary fence for:

- (i) the entire northern boundaries of Lots 10 and 11 on SP168631; and*
- (ii) that part of the northern boundary of Lot 12 on SP168631, commencing at the western boundary of Lot 12 on SP168631 and extending to a minimum of twenty metres to the east of the eastern most budget accommodation building.*

The fence must be designed and constructed generally in accordance with the Department of Transport and Main Roads' Specification MRTS15 Noise Fences (July 2017). The applicant/developer must provide RPEQ certification that the fence has been designed and constructed in accordance with the beforementioned code of practice.

All fencing must be erected prior to the commencement of the use and must be maintained in good order and safe repair for the life of the development, to the satisfaction of Council's delegated officer.

- (C) Condition 3.6 as per Council's Decision Notice issued on 18 April 2018 be amended as follows:

3.6 Maximum Accommodation Density

Each bedroom within the development must accommodate no more than two (2) adult persons at any one time.

The total number of people accommodated by the approved development at any one time must not exceed 130 persons (inclusive of children).

- (D) Condition 4.5 as per Council's Decision Notice issued on 18 April 2018 be amended as follows:

4.5 Landscaping

4.5.1 The development must be generally landscaped in accordance with the Mareeba Roadhouse and Accommodation Park Landscape Documentation dated 10 May 2018 by Suzan Quigg Landscape Design.

4.5.2 For stage 1, the landscape works will be completed as per the approved landscape documentation on the perimeter of the development and around and through the stage 1 buildings. The balance area will be sown with lawn grasses. The remaining stages will be landscaped in accordance with the landscape documentation when each respective stage is developed.

- 4.5.3 *For stage 1, in addition to the approved landscape documentation, a two (2) metre high trellis, offset from the northern boundary fence, must be erected adjacent to the internal carpark (parking bays 22 to 23). Suitable vine creeper must be planted and allowed to establish over the trellis.*
- 4.5.4 *A minimum of 25% of new plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.*
- 4.5.5 *The landscaping of the site must be carried out in accordance with the endorsed landscape plan/s, and prior to the commencement of the use, and mulched, irrigated and maintained to the satisfaction of Council's delegated officer.*

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

THE SITE

The subject site is comprised of land described as Lots 10, 11 and 12 on SP168631, situated at 1 - 7 Williams Close, Mareeba.

The three (3) allotments are irregularly shaped, having a combined area of 12,097m² and a total frontage of approximately 188 metres to Williams Close. Williams Close is formed to a sealed standard with layback kerbing for the entire frontage of Lots 11 and 12.

Access to the site is obtained via Williams Close and ultimately via the Mulligan Highway.

A dwelling house with associated outbuilding is established on Lot 12. Both structures are outside the proposed development footprint and will be retained. There are no current buildings on either Lot 10 or 11.

Introduced landscaping is established over most of Lot 10 and also surrounding the dwelling house on Lot 12. Lot 11 does not contain any notable landscaping/vegetation.

The site contains a gentle slope and is provided with all available services. The site encompasses an easement, being Easement C on SP168631 which is for drainage purposes.

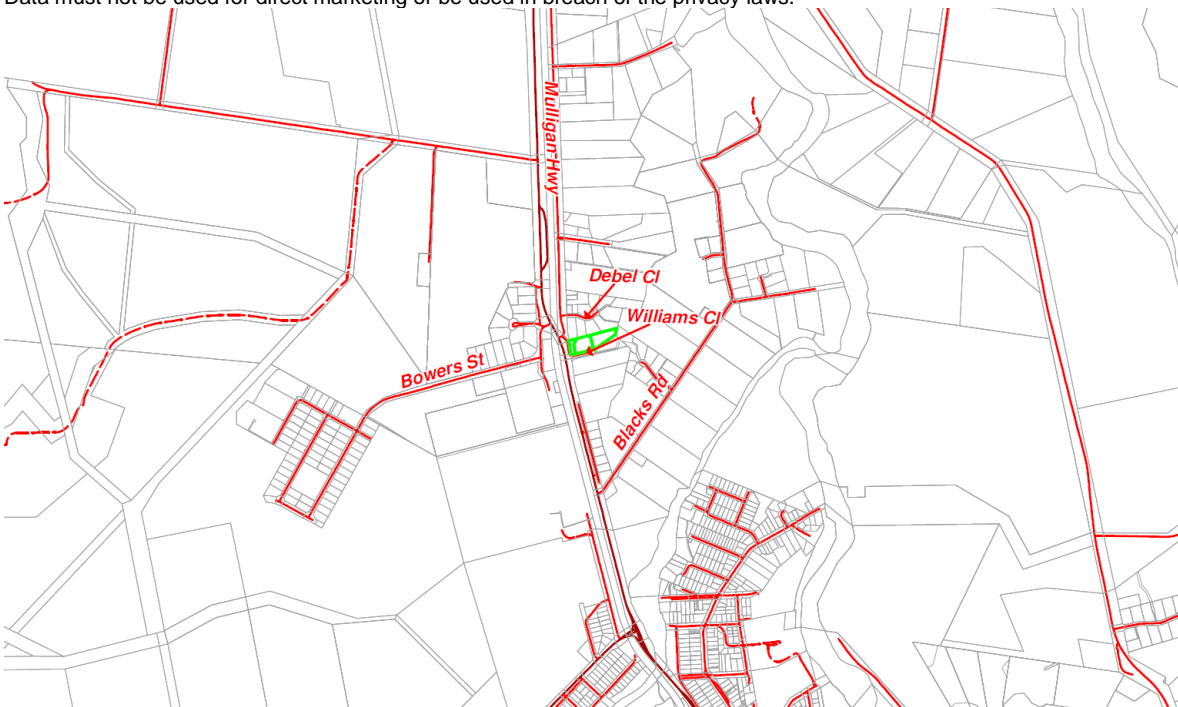
Under the Mareeba Shire Council Planning Scheme 2016, Lot 10 is zoned Recreation and Open Space and Lots 11 and 12 are zoned Emerging Community. Adjoining properties are predominantly zoned Emerging Community and are generally used for rural residential living purposes.

The north Mareeba industrial area is situated to the west of the subject site, on the opposite side of the Mulligan Highway.



Map Disclaimer:

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



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BACKGROUND AND CONTEXT

Council at its Ordinary Meeting on 18 April 2018 approved the application made by Freshwater Planning Pty Ltd on behalf of Roadhouse Property Unit Trust Pty Ltd for the issue of a development permit for Material Change of Use - Tourist Park, Short-term Accommodation & Food and Drink Outlet over land described as Lots 10, 11 and 12 on SP168631, situated at 1 - 7 Williams Close, Mareeba.

The approval was granted subject to conditions and the Decision Notice was issued on 18 April 2018 and is included as **Attachment 1**.

The applicant has written to Council making representations (**Attachment 2**) in relation to the approved plans, Condition 3.4.3, Condition 3.6 and Condition 4.5, and requests the issue of a negotiated decision notice.

APPLICANT'S REPRESENTATIONS

Approved Plans

The following plans are Approved plans for the development:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
1370-SK01 B	Existing Site Plan	Jim Papas	13.12.17
1370-SK02 B	General Arrangement of Proposed Development	Jim Papas	13.12.17
1370-SK03 B	General Arrangement – Sewerage Reticulation	Jim Papas	13.12.17
1370-SK04 B	General Arrangement – Landscape and Potable Water Reticulation	Jim Papas	13.12.17
1370-SK05 B	General Arrangement – Roadworks	Jim Papas	13.12.17
1370-SK06 B	Details, Pavement Notes etc.	Jim Papas	13.12.17
1370-SK07 A	General Arrangement – Temporary RV Arrangement	Jim Papas	11.01.18
BD17-11-839/SK1	Proposed Roadhouse	Buck Design Pty Ltd	Nov 17
BD17-11-839/SK2	Proposed Hostel Building	Buck Design Pty Ltd	Nov 17
Acacia 2	Floor Plan	Asset Cabins & Homes	25 Aug 2017
Acacia 2	Concept 3D	Asset Cabins & Homes	25 Aug 2017
Banksia	-	Asset Cabins & Homes	21 Mar 2014
Bluegum Opt 1	-	Asset Cabins & Homes	2 Apr 2014

<i>Bluegum Opt 2</i>	-	<i>Asset Cabins & Homes</i>	<i>2 Apr 2014</i>
<i>Correa 5RM</i>	<i>Floor Plan</i>	<i>Asset Cabins & Homes</i>	<i>21 Aug 2017</i>
<i>Mallee</i>	<i>Floor Plan</i>	<i>Asset Cabins & Homes</i>	<i>27 Sept 2017</i>

Representation by Applicant

"This Response provides an Amended set of Proposal Plans to those that were approved as a result of the imposed Condition 3.6 Maximum Accommodation Density that was inserted during the Council's Ordinary Meeting. The proponents Consultant, Jim Papas Civil Designer Pty Ltd, has confirmed that the Amended Plans do not increase the maximum population over the site, instead slightly reducing it. The Amended Plans also ensure that an appropriate and acceptable level of parking is provided for the Approved Use. Calculations provided by Jim Papas Civil Engineering Designer Pty Ltd can be made available at Council's request. It is considered that the Amended Proposal Plans are acceptable and are as a result of the imposed Condition 3.6 Maximum Accommodation Density as executed by Council within its Ordinary Meeting.

In addition to the Amended Proposal Plans, a detailed set of Landscaping Plans are attached and have been provided to demonstrate that an appropriate level of amenity, through Landscaping, is provided with the Approved Staged Development."

In response to queries by Council officers, the following additional information was supplied by Freshwater Planning on 6 July 2018:

"All the buildings, with the exception of the Correa five unit, are identical floor plans to the ones originally submitted. The only reason for the change from the original names is that they were propriety names and we now describe the buildings as what type they are (i.e. the Acacia is now motel 4 rooms etc). The Correa was a 5 room single accommodation with ensuite and on stumps, this is replaced with two ATCO 4 room single with ensuite. This has been taken in to account in the population calculations and car parking.

All buildings are single storey with the ATCO units the only ones on stumps about 450 mm high, resulting floor height will be approx. 700 mm AGL.

In relation to the site population, the following has been provided and is as per attached. I understand that Council's Planning Officers are requesting that we confirm that the site population is capped at 130 persons in accordance with the attached site population calculations. This is considered to be confirmed (by way of attached population calculation and is in accordance with Council's condition limiting the population to no more than 2 persons per bedroom for the purpose of excluding backpacker's accommodation. Consequently, the site population is reduced from the initial 138 persons to 130 persons."

The applicant's total site population calculation is included as **Attachment 3**.

Response

Council officers have reviewed the applicant's representations and provide the following comparison commentary between the approved plans and the proposed amended plans.

- Building floor area (approved plans) - 2,167m², site cover 17.9%
- Building floor area (proposed plans) - 2,316m², site cover 19.14%

The relatively small increase in floor area and site cover is primarily due to the inclusion of covered verandas for the motel unit buildings and the budget accommodation buildings.

There is also a proposed increase in the number of rooms to be available on site.

- Total rooms (approved plans) - 70 rooms @ 2 persons per room - 140 persons total site population
- Total rooms (proposed plans) - 81 rooms @ 130 persons total site population

Notwithstanding the proposed increase in the total number of rooms, the applicant has proposed a variation (Attachment 3) of the two (2) persons per room cap applied by Condition 3.6, which will result in the lessor 130 persons total site population. Condition 3.6 will be amended to cap site population at a maximum of 130 accommodated guests.

It is therefore recommended that the approved plans be amended as follows:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
<i>1370-SK01-B</i>	<i>Existing Site Plan</i>	<i>Jim Papas</i>	<i>13.12.17</i>
<i>1370-SK02-B</i>	<i>General Arrangement of Proposed Development</i>	<i>Jim Papas</i>	<i>13.12.17</i>
<i>1370-SK03-B</i>	<i>General Arrangement – Sewerage Reticulation</i>	<i>Jim Papas</i>	<i>13.12.17</i>
<i>1370-SK04-B</i>	<i>General Arrangement – Landscape and Potable Water Reticulation</i>	<i>Jim Papas</i>	<i>13.12.17</i>
<i>1370-SK05-B</i>	<i>General Arrangement – Roadworks</i>	<i>Jim Papas</i>	<i>13.12.17</i>
<i>1370-SK06-B</i>	<i>Details, Pavement Notes etc.</i>	<i>Jim Papas</i>	<i>13.12.17</i>
<i>1370-SK07-A</i>	<i>General Arrangement – Temporary RV Arrangement</i>	<i>Jim Papas</i>	<i>11.01.18</i>
1370-SK01 D	Existing Site Plan	Jim Papas	30.05.18
1370-SK02 C	General Arrangement of Proposed Development	Jim Papas	30.05.18
1370-SK03 C	General Arrangement – Sewerage Reticulation	Jim Papas	30.05.18
1370-SK04 C	General Arrangement – Landscape and Potable Water Reticulation	Jim Papas	30.05.18
1370-SK05 C	General Arrangement – Roadworks	Jim Papas	30.05.18
1370-SK06 C	Details, Pavement Notes etc.	Jim Papas	30.05.18

1370-SK07 C	General Arrangement – Temporary RV Arrangement	Jim Papas	30.05.18
<i>BD17-11-839/SK1</i>	<i>Proposed Roadhouse</i>	<i>Buck Design Pty Ltd</i>	<i>Nov 17</i>
<i>BD17-11-839/SK2</i>	<i>Proposed Hostel Building</i>	<i>Buck Design Pty Ltd</i>	<i>Nov 17</i>
Acacia 2 (Motel Units 4 rooms)	Floor Plan	Asset Cabins & Homes	25 Aug 2017
Acacia 2 (Motel Units 4 rooms)	Concept 3D	Asset Cabins & Homes	25 Aug 2017
Banksia (Manager's Unit)	-	Asset Cabins & Homes	21 Mar 2014
Bluegum Opt 1 (1 Bedroom Duplex)	-	Asset Cabins & Homes	2 Apr 2014
Bluegum Opt 2 (1 Bedroom Duplex Disabled Unit)	-	Asset Cabins & Homes	2 Apr 2014
<i>Correa 5RM</i>	<i>Floor Plan</i>	<i>Asset Cabins & Homes</i>	<i>21 Aug 2017</i>
Mallee (2 Bedroom Family Suite)	Floor Plan	Asset Cabins & Homes	27 Sept 2017
Single Module Layout (Budget Accommodation with ensuite)	Floor Plan	-	-

Condition 3.4.3

3.4.3 Acoustic Screen Fencing - Stage 1

Prior to the commencement of the use of Stage 1, the applicant/developer must erect a solid 2.4 metre high, neutral colour, screen boundary fence for:

- (i) the entire northern boundaries of Lots 10 and 11 on SP168631; and*
- (ii) that part of the northern boundary of Lot 12 on SP168631, commencing at the western boundary of Lot 12 on SP168631 and extending to a minimum of twenty metres to the east of the proposed backpackers accommodation building.*

The fence must be designed and constructed in accordance with the Department of Transport and Main Roads' Road Traffic Noise Management: Code of Practice, Chapter 5. The applicant/developer must provide RPEQ certification that the fence has been designed and constructed in accordance with the beforementioned code of practice.

All fencing must be erected prior to the commencement of the use and must be maintained in good order and safe repair for the life of the development, to the satisfaction of Council's delegated officer.

Representation by Applicant

"It is requested that Council Amend this Condition removing the Fencing design and construction requirements with regards to the Department of Transport and Main Roads' Road Traffic Noise Management: Code of Practice, Chapter 5. It is acceptable and considered appropriate that any Acoustic Fencing provided onsite be designed and constructed in accordance with a RPEQ Certification. The proponents Civil Consultant has reviewed this document and notes that these required practices are not required nor relevant to this proposal and should be removed.

In addition to this, it is requested that the Condition be amended to remove the Fencing requirement for the entire northern boundary of Lot 10 on SP168631. The northern boundary of Lot 10 adjoins Open Space (Parklands) of which provides a substantial visual aesthetics and amenities to the site and Approved Development. The proponent of the Development notes that the attached image below demonstrates the visual aspect of the site from the location of the Approved Restaurant's windows which is of vital aesthetics to the site and proposal that would be lost with the provision of a 2.4 metre high solid fence. It is not understood as to why the Fencing is required to Acoustically Screen the adjoining vegetated parkland. It is considered appropriate and acceptable in this instance that the provision of Acoustic Screen Fencing be provided for any Tourist/Accommodation Uses that adjoin the Rural Residential Uses of Debel Close. In addition to this the proponent is content to provide supplementary Acoustic Screen Fencing along the common boundary of Lots 8 and 9 on RP901433 for an appropriate length (approximately 15 metres) from the southern corner that adjoins the site to ensure appropriate amenity and screening is provided to the Debel Close residents, in particular 4 Debel Close. The proponent additionally notes that any Acoustic Screen Fencing provided along this common boundary of Lots 8 and 9 would not adversely affect any visual amenity to the Residents of 4 Debel Close as this neighbouring property contains a septic absorption mound and a cluster of sheds and general storage of items (as demonstrated in the images below) which the proposed Fencing is not considered to affect the visual amenity of the park. It is further noted that the existing dwelling is approximately greater than 35 metres further towards the front boundary from the proposed additional Screened Fencing with the existing Shed diminishing any view of this park area from the dwelling. It is considered that the proposed amended Condition below provides for a more appropriate outcome providing a greater level of Acoustic Screening to the adjoining residential properties of Debel Close without affecting any visual aspect of the Parklands.

It is requested that Condition 3.4.3 be amended to the following:

3.4 Noise Nuisance

3.4.3 Acoustic Screen Fencing - Stage 1

Prior to the commencement of the use of Stage 1, the applicant/developer must erect a solid 2.4 metre high, neutral colour, screen boundary fence for:

- (i) the entire northern boundaries of Lots ~~10 and~~ 11 on SP168631; and*
- (ii) provide additional fencing approximately 15 metres from the southern point of the adjoining common boundaries of Lots 8 and 9 on RP901433.*
- (iii) that part of the northern boundary of Lot 12 on SP168631, commencing at the western boundary of Lot 12 on SP168631 and extending to a minimum*

of twenty metres to the east of the proposed backpackers accommodation building.

~~*The fence must be designed and constructed in accordance with the Department of Transport and Main Roads' Road Traffic Noise Management: Code of Practice, Chapter 5. The applicant/developer must provide RPEQ certification that the fence has been designed and constructed in accordance with the beforementioned code of practice relevant standards.*~~

All fencing must be erected prior to the commencement of the use and must be maintained in good order and safe repair for the life of the development, to the satisfaction of Council's delegated officer."

Response

Condition 3.4.3 has been imposed on the development as a means of protecting the established amenity of the neighbouring Debel Close properties from the potential adverse impacts of additional noise. The acoustic fence will also play an important role in maintaining the privacy of the surrounding residents.

The applicant is requesting the removal of the section of fencing adjoining Lot 9 on RP901433 (the Debel Close park area) in order to allow the development (restaurant) to take advantage of visual aesthetics offered by the established vegetation within Lot 9. The removal of this section of fencing will obviously reduce the acoustic shielding intended by Condition 3.4.3 and will also negatively impact on the privacy of Lot 8 on RP901433.

A replacement 15 metre section of fencing along the common boundary of Lots 8 and 9 on RP901433 has been proposed by the applicant to mitigate any additional impacts on Lot 8. It is Council officer's opinion that the replacement section of fencing may limit the additional impacts, but not avoid them completely. It is noted that the current owners of Lot 8 on RP901433 are submitters against the proposed development and that Lot 9 on RP901433 is a freehold Lot.

The applicant's request to remove the section of fencing adjoining Lot 9 on RP901433 is not supported.

The applicant's commentary on the Department of Transport and Main Roads' Road Traffic Noise Management: Code of Practice, Chapter 5 reference is noted. This reference should be amended to the July 2017 Department of Transport and Main Road's specification.

It is therefore recommended that Condition 3.4.3 be amended as follows:

3.4.3 Acoustic Screen Fencing - Stage 1

Prior to the commencement of the use of Stage 1, the applicant/developer must erect a solid 2.4 metre high, neutral colour, screen boundary fence for:

- (i) the entire northern boundaries of Lots 10 and 11 on SP168631; and*
- (ii) that part of the northern boundary of Lot 12 on SP168631, commencing at the western boundary of Lot 12 on SP168631 and extending to a minimum of twenty metres to the east of the **eastern most budget accommodation building**.*

*The fence must be designed and constructed in accordance with the Department of Transport and Main Roads' **Specification MRTS15 Noise Fences (July 2017) Road Traffic Noise Management: Code of Practice, Chapter 5**. The applicant/developer must provide RPEQ certification that the fence has been designed and constructed in accordance with the beforementioned code of practice.*

All fencing must be erected prior to the commencement of the use and must be maintained in good order and safe repair for the life of the development, to the satisfaction of Council's delegated officer.

Condition 3.6

3.6 Maximum Accommodation Density

Each bedroom within the development must accommodate no more than two (2) persons at any one time.

Representation by Applicant

"The proponent accepts this Condition's intent to ensure that mass boarding of patrons within a single room is avoided. The Attached Amended Plans provide an updated design of the proposal to come in line with this Condition, as per previously outlined. It is requested that the above Condition be amended to include the term 'adult' ensuring to protect the Proposal from mass boarding of adult patrons while allowing for the provision of families staying at the development. This will allow for young families to be able to be accommodated within a single room without affecting the abovementioned Condition.

It is requested that Condition 3.6 Maximum Accommodation Density be amended to the following:

3.6 Maximum Accommodation Density

*Each bedroom within the development must accommodate no more than two (2) **adult** persons at any one time."*

On the 6 July 2018, the applicant provided site population calculations (Attachment 3) for the amended development.

Response

It is recommended that Condition 3.6 be amended as follows:

3.6 Maximum Accommodation Density

*Each bedroom within the development must accommodate no more than two (2) **adult** persons at any one time.*

The total number of people accommodated by the approved development at any one time must not exceed 130 persons (inclusive of children).

Condition 4.5**4.5 Landscaping**

- 4.5.1 *The development must be landscaped in accordance with an approved landscape plan.*
- 4.5.2 *Prior to the issue of the development permit for operational works, a detailed landscape plan showing each stage, must be prepared for the site and submitted to Council's delegated officer for consideration and approval.*
- 4.5.3 *The landscape plan must demonstrate compliance with the Landscaping Code. Plant species are to be generally selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.*
- 4.5.4 *The landscaping plan must incorporate the following:*
- *the planting of street trees along the Williams Close frontage;*
 - *landscaping strips within the subject land, along the Williams Close frontage, the northern boundary and internal roads.*
- 4.5.5 *A minimum of 25% of new plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.*
- 4.5.6 *The landscaping of the site must be carried out in accordance with the endorsed landscape plan/s, and prior to the commencement of the use, and mulched, irrigated and maintained to the satisfaction of Council's delegated officer.*

Representation by Applicant

"Attached to this Request for a Negotiated Decision Notice are a set of detailed Landscaping Plans from Susan Quigg Landscape Designer of the development. It is requested that this Condition be amended to reflect the attached detailed Landscaping Plans which are considered to be designed in accordance with the abovementioned Conditions. These Landscaping Plans ensure that appropriate amenity and visual aesthetics are incorporated with the development.

It is requested that Condition 4.5 Landscaping be amended to the following based upon the attached Landscaping Plans:

4.5 Landscaping

Landscaping shall be provided generally in accordance with the attached Susan Quigg Landscaping Designer Landscaping Plans to the satisfaction of Council's delegated officer."

"The landscape works will be completed as per plan on the perimeter of the development and around and through the stage 1 buildings, the balance area will be sown with lawn grasses and the landscape as per plan added when the additional stage/ stages are added. We will be using the advanced stock as described on the landscape plan. There is no landscaping on the northern boundary as the fence is 2.4 high and there is little room to establish plants and these

plants in the main wouldn't be seen by either the neighbours or the residents given the height of the fence which will also result in poor growing conditions due to the height. If required I could erect a trellis offset from the fence and grow some vine creeper on it."

Response

It is recommended that Condition 4.5 be amended as follows:

4.5 Landscaping

~~4.5.1 The development must be landscaped in accordance with an approved landscape plan~~ **the Mareeba Roadhouse and Accommodation Park Landscape Documentation dated 10 May 2018 by Suzan Quigg Landscape Design.**

~~4.5.2 Prior to the issue of the development permit for operational works, a detailed landscape plan showing each stage, must be prepared for the site and submitted to Council's delegated officer for consideration and approval.~~

~~4.5.3 The landscape plan must demonstrate compliance with the Landscaping Code. Plant species are to be generally selected from the Plant Schedule in Planning Scheme Policy 6 – Landscaping and preferred plant species.~~

~~4.5.4 The landscaping plan must incorporate the following:~~

- ~~• the planting of street trees along the Williams Close frontage;~~
- ~~• landscaping strips within the subject land, along the Williams Close frontage, the northern boundary and internal roads.~~

4.5.2 For stage 1, the landscape works will be completed as per the approved landscape documentation on the perimeter of the development and around and through the stage 1 buildings. The balance area will be sown with lawn grasses. The remaining stages will be landscaped in accordance with the landscape documentation when each respective stage is developed.

4.5.3 For stage 1, in addition to the approved landscape documentation, a two (2) metre high trellis, offset from the northern boundary fence, must be erected adjacent to the internal carpark (parking bays 22 to 23). Suitable vine creeper must be planted and allowed to establish over the trellis.

4.5.54 A minimum of 25% of new plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.

4.5.65 The landscaping of the site must be carried out in accordance with the endorsed landscape plan/s, and prior to the commencement of the use, and mulched, irrigated and maintained to the satisfaction of Council's delegated officer.

Date Prepared: 9 July 2018

ATTACHMENT 1

18 April 2018

65 Rankin Street
PO Box 154 MAREEBA QLD 4880**P:** 1300 308 461
F: 07 4092 3323**W:** www.msc.qld.gov.au
E: info@msc.qld.gov.auSenior Planner: Brian Millard
Direct Phone: 4086 4657
Our Reference: BM:nj
Your Reference: F17/34Roadhouse Property Unit Trust
C/- Freshwater Planning Pty Ltd
17 Barron View Drive
FRESHWATER QLD 4870

Dear Sir/Madam

Decision Notice
Planning Act 2016

I refer to your application and advise that on 18 April 2018, Council decided to approve the application in full subject to conditions.

Details of the decision are as follows:

APPLICATION DETAILSApplication No: MCU/17/0017
Street Address: 1, 3-5 & 7 Williams Close, Mareeba
Real Property Description: Lots 10, 11 & 12 on SP168631
Planning Scheme: Mareeba Shire Council Planning Scheme 2016**DECISION DETAILS**Type of Decision: Approval
Type of Approval: Development Permit for Material Change of Use - Tourist Park, Short-term Accommodation & Food and Drink Outlet
Date of Decision: 18 April 2018**CURRENCY PERIOD OF APPROVAL**

The currency period for this development approval is six (6) years starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)

INFRASTRUCTURE

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

ASSESSMENT MANAGER CONDITIONS

(A) ASSESSMENT MANAGER’S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out substantially in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, 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 for each stage of the development must be complied with to the satisfaction of Council’s delegated officer prior to the commencement of the use for each stage, except where specified otherwise in these conditions of approval.
 - 2.2 Prior to the commencement of use for each stage, the applicant must demonstrate to Council that all the conditions of the development permit for the relevant stage have been complied with, except where specified otherwise in these conditions of approval.
3. General
 - 3.1 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
 - 3.2 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to the commencement of the use of the respective stage, and at the rate applicable at the time of payment.

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

3.4 Noise Nuisance

3.4.1 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 and a maximum noise level of 8dB(A) above background levels as measured from commercial locations.

3.4.2 The applicant is required to install and maintain suitable screening to all air conditioning, lift motor rooms, plant and service facilities located at the top of or on the external face of the building. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the facade of the building. There are to be no individual external unscreened air conditioning units attached to the exterior building facade.

3.4.3 Acoustic Screen Fencing - Stage 1

Prior to the commencement of the use of Stage 1, the applicant/developer must erect a solid 2.4 metre high, neutral colour, screen boundary fence for:

- (i) the entire northern boundaries of Lots 10 and 11 on SP168631; and
- (ii) that part of the northern boundary of Lot 12 on SP168631, commencing at the western boundary of Lot 12 on SP168631 and extending to a minimum of twenty metres to the east of the proposed backpackers accommodation building.

The fence must be designed and constructed in accordance with the Department of Transport and Main Roads' *Road Traffic Noise Management: Code of Practice, Chapter 5*. The applicant/developer must provide RPEQ certification that the fence has been designed and constructed in accordance with the beforementioned code of practice.

All fencing must be erected prior to the commencement of the use and must be maintained in good order and safe repair for the life of the development, to the satisfaction of Council's delegated officer.

3.4.4 Full time onsite manager

A full time, onsite manager must be present onsite at all times during the operation of the approved use. The contact details for the onsite

manager are to be made public accessible to all adjoining property owners.

3.5 Waste Management

On site refuse storage area must be provided and be screened from view from adjoining properties and road reserve by a 1 metre wide landscaped screening buffer or 1.8m high solid fence.

Certification by a Registered Professional Engineer of Queensland (RPEQ) must be provided to Council which demonstrates that internal access is of adequate design and construction to allow waste collection/delivery vehicle to enter and exit the site in a forward gear, prior to the issue of a development permit for operational works.

3.6 Maximum Accommodation Density

Each bedroom within the development must accommodate no more than two (2) persons at any one time.

4. Infrastructure Services and Standards

4.1 Access

Commercial access crossovers must be constructed (from the edge of the road pavement to the property boundary of the subject land) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

4.2 Stormwater Drainage/Water Quality

4.2.1 Prior to the approval of 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. Where staged works are proposed, the Stormwater Management Plan and Report must detail the stormwater drainage for the whole of the development and for each stage of the development.

4.2.2 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.

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

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

4.3 Frontage Works - Williams Close - Stage 1

Prior to the commencement of Stage 1 of the use, the applicant/developer is required to widen Williams Close, generally in accordance with Drawing No. 1370-SK02 Amdt B, designed in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

The widening works must be bitumen or asphalt standard, and must include sufficient overlapping of the existing bitumen seal to ensure an appropriate bond of surfaces is achieved, to the satisfaction of Council's delegated officer.

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

4.4 Car Parking/Internal Driveways

The developer must ensure that the development is provided with 55 on-site car parking spaces and one (1) 20 seater bus parking bay which are available solely for the parking of vehicles associated with the use of the premises.

The onsite car parking spaces must be provided for the approved stages as follows:

Stage 1 - 22 spaces.

Stage 2 - 10 spaces.

Stage 3 - 10 spaces.

Stage 4 - 2 spaces.

Stage 5 - 1 space.

Stage 6 - 6 spaces.

Stage 7 - 4 spaces & 1 20-seater bus parking space.

All car parking spaces and internal driveways/vehicle manoeuvring areas (as shown on the approved plans) must be sealed, line marked where necessary, and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.

All car parking spaces and internal driveways must be constructed in compliance with the following standards and to the satisfaction of Council's delegated officer:

- Australian Standard AS2890:1 Off Street Parking – Car Parking Facilities;

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- Australian Standard AS1428:2001 – Design for Access and Mobility.

A sign must be erected in proximity to the access driveway indicating the availability of on-site car parking.

Access to the site is restricted to 2 axle vehicles with the exception of delivery/service vehicles.

4.5 Landscaping

4.5.1 The development must be landscaped in accordance with an approved landscape plan.

4.5.2 Prior to the issue of the development permit for operational works, a detailed landscape plan showing each stage, must be prepared for the site and submitted to Council's delegated officer for consideration and approval.

4.5.3 The landscape plan must demonstrate compliance with the Landscaping Code. Plant species are to be generally selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.

4.5.4 The landscaping plan must incorporate the following:

- the planting of street trees along the Williams Close frontage;
- landscaping strips within the subject land, along the Williams Close frontage, the northern boundary and internal roads.

4.5.5 A minimum of 25% of new plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.

4.5.6 The landscaping of the site must be carried out in accordance with the endorsed landscape plan/s, and prior to the commencement of the use, and mulched, irrigated and maintained to the satisfaction of Council's delegated officer.

4.6 Lighting

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

- (a) Where the existing reticulated water supply does not currently service the site or is not at an adequate capacity, the developer is required to extend or upgrade the reticulated water supply infrastructure to connect the site to Council’s existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).
- (b) A water service connection must be provided to the subject lot in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council’s delegated officer.

Prior to works commencing, plans for the works described above must be approved as part of an Operational Works application.

4.8 Sewerage Connection

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

Where sewerage connections are not available to the site, or where existing connections are not satisfactory for the proposed development, the developer is required to extend or upgrade the reticulated sewerage infrastructure to connect the site to Council’s existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).

Prior to works commencing, plans for the works described above must be approved as part of an Operational Works application.

5. Additional Payment Condition/s

- 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 a one-off payment of **\$69,600.00** 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.

Category	Use Charge	Unit of Measure	Charge Rate	No of Units	Amount
Proposal					
Stage 1	Accommodation (short term)	1-2 bed cabin	\$3,000.00	3	\$9,000.00
		3 or more bed cabin	\$4,200.00	2	\$8,400.00
		Total Stage 1			\$17,400.00
Stage 2	Accommodation (short term)	1-2 bed cabin	\$3,000.00	0	\$0
		3 or more bed cabin	\$4,200.00	2	\$8,400.00
		Total Stage 2			\$8,400.00
Stage 3	Accommodation (short term)	1-2 bed cabin	\$3,000.00	0	\$0
		3 or more bed cabin	\$4,200.00	2	\$8,400.00
		Total Stage 3			\$8,400.00
Stage 4	Accommodation (short term)	1-2 bed cabin	\$3,000.00	2	\$6,000.00
		3 or more bed cabin	\$4,200.00	0	\$0
		Total Stage 4			\$6,000.00
Stage 5	Accommodation (short term)	1-2 bed cabin	\$3,000.00	2	\$6,000.00
		3 or more bed cabin	\$4,200.00	0	\$0
		Total Stage 5			\$6,000.00
Stage 6	Accommodation (short term)	1-2 bed cabin	\$3,000.00	8	\$24,000.00
		3 or more bed cabin	\$4,200.00	0	\$0
		Total Stage 6			\$24,000.00
Stage 7	Accommodation (short term)	1-2 bed cabin	\$3,000.00	0	\$0

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		3 or more bed cabin	\$4,200.00	2	\$8,400.00
Total Stage 7					\$8,400.00
Credit					
Water (Lot 10 and 11 only)	-	Per Service	\$4,500.00	2	\$9,000.00
TOTAL					\$69,600.00

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

- The trunk water supply and sewerage network servicing the land.

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

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

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

REFERRAL AGENCIES

The referral agencies applicable to this application are:

Material change of use of premises near a State transport corridor or that is a future State transport corridor		
Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorizing instrument, if all or part of the premises— (a) are within 25m of a State transport corridor; or	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4	State Assessment & Referral Agency (SARA) Department of Infrastructure, Local Government & Planning PO Box 2358 Cairns Qld 4870 CairnsSARA@dilgp.qld.gov.au

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<p>(b) are a future State transport corridor; or</p> <p>(c) are—</p> <p>(i) adjacent to a road that intersects with a State-controlled road; and</p> <p>(ii) within 100m of the intersection</p>		
Aspect of development stated in schedule 20		
<p>Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument or section 21, if—</p> <p>(a) the development is for a purpose stated in schedule 20, column 1 for the aspect; and</p> <p>(b) the development meets or exceeds the threshold—</p> <p>(i) for development in local government area 1—stated in schedule 20, column 2 for the purpose; or</p> <p>(ii) for development in local government area 2—stated in schedule 20, column 3 for the purpose; and</p> <p>(c) for development in local government area 1—the development is not for an accommodation activity or an office at premises wholly or partly in the excluded area</p> <p>However, if the development is for a combination of purposes stated in the same item of schedule 20, the threshold is for the combination of purposes and not for each individual purpose.</p>	<p>Schedule 10, Part 3, Division 4, Subdivision 1, Table 1</p>	<p>State Assessment & Referral Agency (SARA) Department of Infrastructure, Local Government & Planning PO Box 2358 Cairns Qld 4870</p> <p>CairnsSARA@dilgp.qld.gov.au</p>

A copy of any referral agency conditions is attached.

APPROVED PLANS

The following plans are Approved plans for the development:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
1370-SK01 B	Existing Site Plan	Jim Papas	13.12.17
1370-SK02 B	General Arrangement of Proposed Development	Jim Papas	13.12.17
1370-SK03 B	General Arrangement – Sewerage Reticulation	Jim Papas	13.12.17
1370-SK04 B	General Arrangement – Landscape and Potable Water Reticulation	Jim Papas	13.12.17
1370-SK05 B	General Arrangement – Roadworks	Jim Papas	13.12.17
1370-SK06 B	Details, Pavement Notes etc.	Jim Papas	13.12.17
1370-SK07 A	General Arrangement – Temporary RV Arrangement	Jim Papas	11.01.18
BD17-11-839/SK1	Proposed Roadhouse	Buck Design Pty Ltd	Nov 17
BD17-11-839/SK2	Proposed Hostel Building	Buck Design Pty Ltd	Nov 17
Acacia 2	Floor Plan	Asset Cabins & Homes	25 Aug 2017
Acacia 2	Concept 3D	Asset Cabins & Homes	25 Aug 2017
Banskia	-	Asset Cabins & Homes	21 Mar 2014
Bluegum Opt 1	-	Asset Cabins & Homes	2 Apr 2014
Bluegum Opt 2	-	Asset Cabins & Homes	2 Apr 2014

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Correa 5RM	Floor Plan	Asset Homes	Cabins &	21 Aug 2017
Mallee	Floor Plan	Asset Homes	Cabins &	27 Sept 2017

REFERENCED DOCUMENTS

Not Applicable.

ADVISORY NOTES

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

(A) ASSESSMENT MANAGER'S ADVICE

(a) 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) Water Meters/Water Service Connection

Prior to the water service connection works commencing and the installation of the meters by Council, an application for a Plumbing Compliance Permit is required to be submitted with detailed hydraulic drawings. The cost of the required water connection and meter (capping of any existing meter may be required) will be determined based upon the approved hydraulic drawings at the time of lodgement of a Water Quotation Request.

(c) Food Premises

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

(d) A Trade Waste Permit will be required prior to the commencement of use.

(e) Compliance with applicable codes/policies

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

(f) 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.

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(g) Environmental Protection and Biodiversity Conservation Act 1999

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

(h) Cultural Heritage

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

(i) 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.

(B) REFERRAL AGENCY CONDITIONS

Department of State Development, Manufacturing, Infrastructure and Planning conditions dated 22 February 2018.

PROPERTY NOTES

Not Applicable.

VARIATION APPROVAL

Not Applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Operational Works
- Development Permit for Building Work
- Compliance Permit for Plumbing and Drainage Work

SUBMISSIONS

There were fourteen (14) properly made submissions about the application. In accordance with the *Planning Act 2016*, the name and residential or business address of the principal submitter for each properly made submission is provided below:

	Name of principal submitter	Address
1.	M Fuller - support	PO Box 166, Mareeba 4880
2.	Petition - Rosemary Tempny (21 signatories) - oppose	21 Pike Road, Mareeba 4880
3.	C & J Ward - oppose	10 Debel Close, Mareeba 4880
4.	G Cummings - support	8 Reynolds Street, Mareeba 4880
5.	D & T Brcko - oppose	4 Debel Close, Mareeba 4880
6.	M Blackman - oppose	3 Debel Close, Mareeba 4880
7.	R & T Wheatley - oppose	6 Debel Close, Mareeba 4880
8.	B Jones - support	5 Barrett Street, Mareeba 4880
9.	T, D & Y Blake - oppose	8 Debel Close, Mareeba 4880
10.	R & F Petersen - oppose	PO Box 557, Mareeba 4880
11.	CW & L Blyth - oppose	7 Debel Close, Mareeba 4880
12.	R Fanna - oppose	30 McGrath Road, Mareeba
13.	D Dent - support	n/a
14.	J Corcoran - support	26 Gowan Street, Mareeba

RIGHTS OF APPEAL

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

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

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OTHER DETAILS

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

Yours faithfully

BRIAN MILLARD
SENIOR PLANNER

Enc: Approved Plans/Documents
Referral Agency Response
Appeal Rights

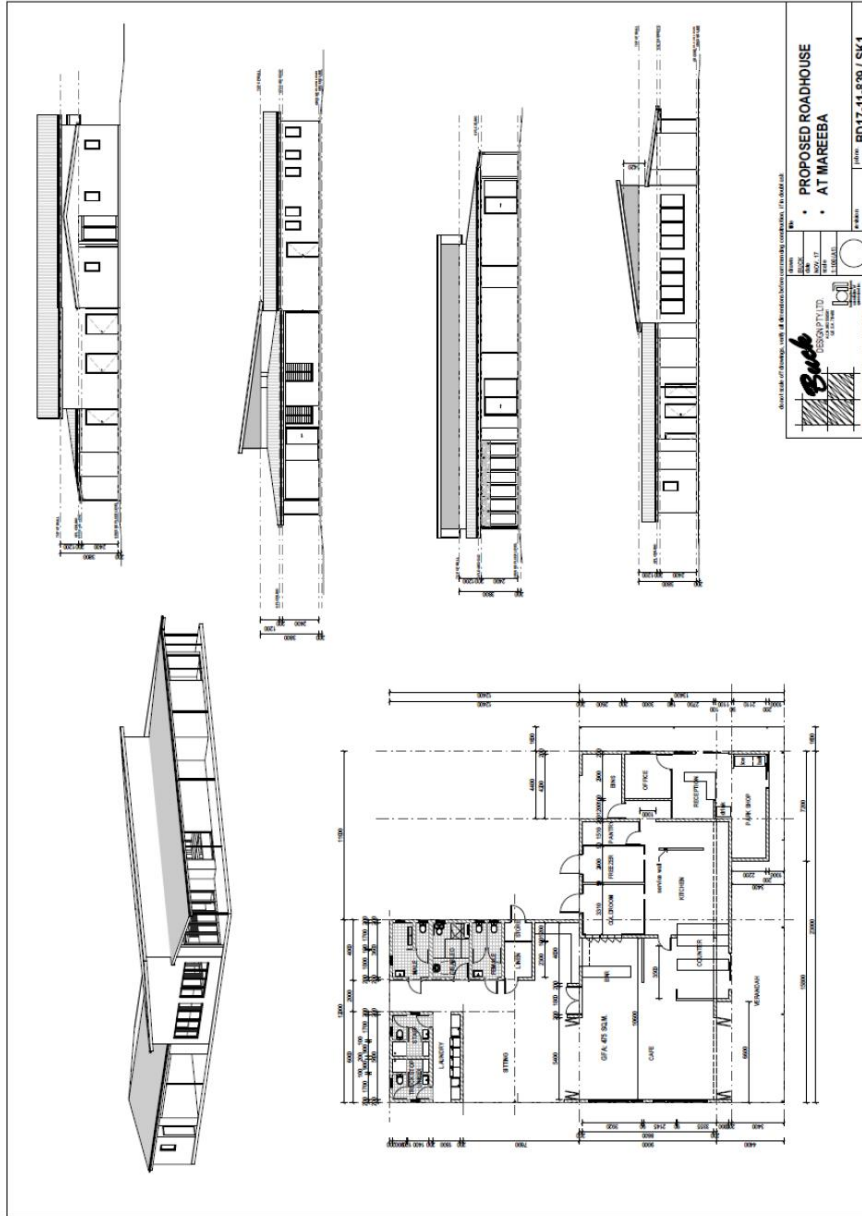
Copy: Department of State Development, Manufacturing, Infrastructure and Planning
CairnsSARA@dsdmip.qld.gov.au

Mareeba Shire Council

Document Set ID: 3361937
Version: 1, Version Date: 19/04/2018

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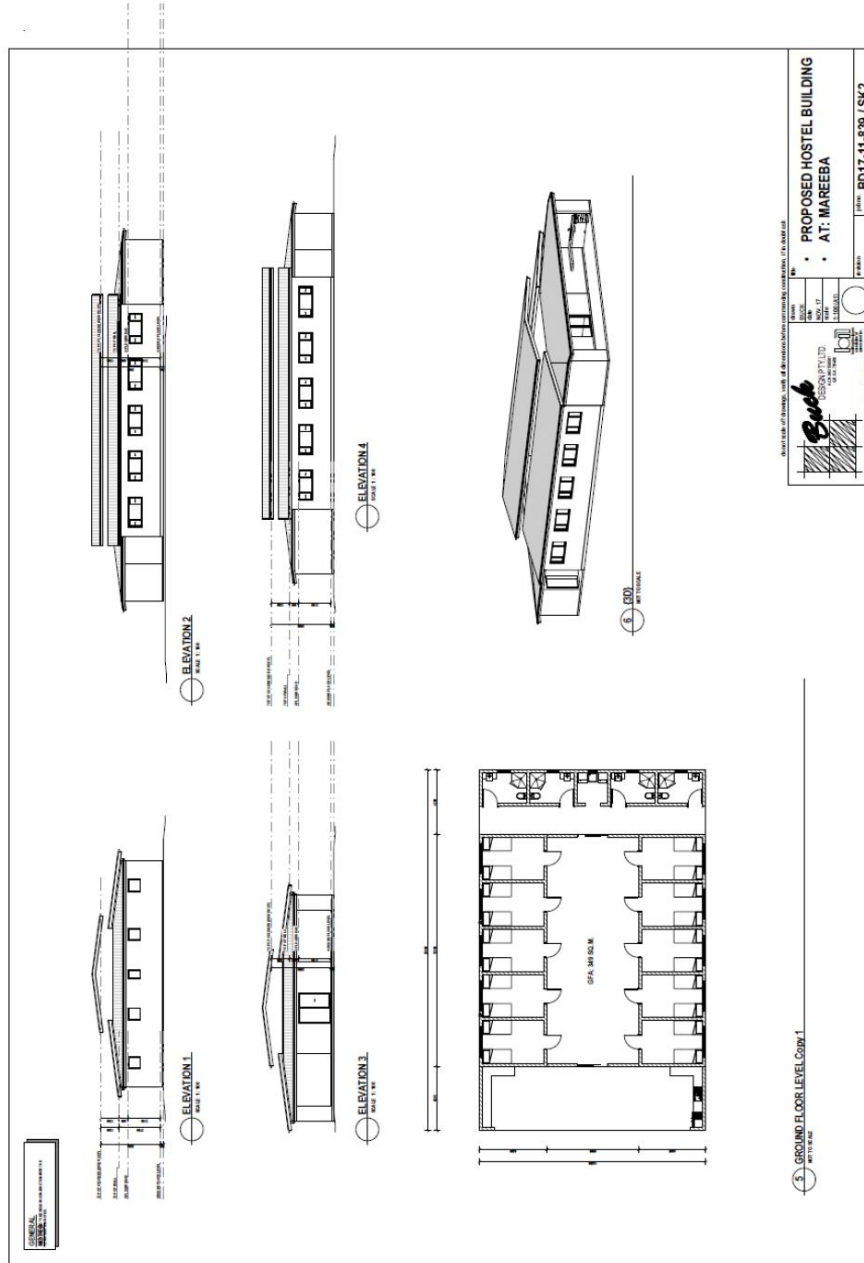


Mareeba Shire Council

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asset
CABINS & HOMES

DESIGN | EXPERIENCE | SOLUTIONS

Car Langdon Road and Etthe Jane Street
Gymele QLD 4570
T: (07) 5483 7144 | F: (07) 5483 7188
FREECALL: 1800 225 224
www.assetcabins.com.au | e: sales@assetcabins.com.au

These drawings are protected by copyright and remain the property of Asset Cabins and Homes Pty Ltd. All rights reserved. No part of these drawings may be reproduced or copied without permission of Asset Cabins and Homes Pty Ltd. All site dimensions are to be verified and confirmed by the client prior to the commencement of works.

VERSION NOTE:

client:
Mr Greg Williams
A 4278

Project:
Acacia 2

Mareeba QLD 4880

drawing status: PRELIMINARY

design by: Asset Cabins and Homes

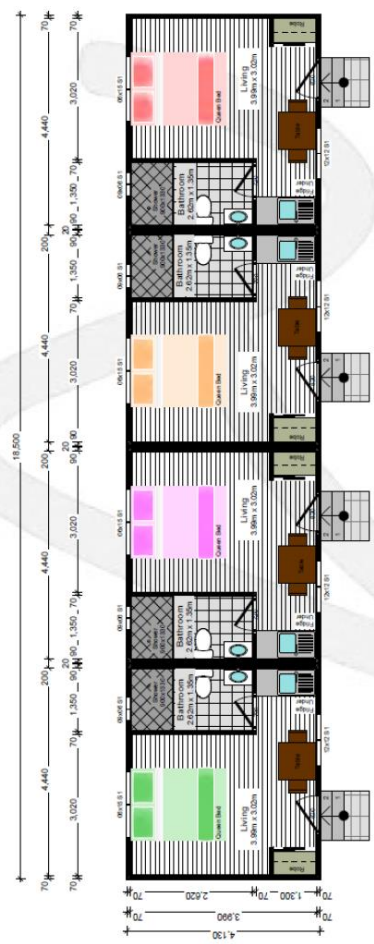
scale: 1:33.33 on A1

date: Friday, 25 August 2017

Floor Plan

design:
Acacia 2

sheet no:
1



DESIGN | EXPERIENCE | SOLUTIONS

Document Set ID: 3340414
Version: 1, Version Date: 22/01/2018

Mareeba Shire Council

Document Set ID: 3361937
Version: 1, Version Date: 19/04/2018

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MCU/17/0017
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100 Langdon Road and Ettie Jane Street
Gymea QLD 4570
T: (07) 5483 7144 | F: (07) 5483 7188
FREECALL: 1800 225 224
www.assetcabins.com.au | e: sales@assetcabins.com.au

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Version Note:

client: Mr Greg Williams
A 4278
Project: Acacia 2
Mareeba QLD 4880
drawing status: PRELIMINARY
design by: Asset Cabins and Homes
scale: not to scale
date: Friday, 25 August 2017

Concept 3D
design: Acacia 2
sheet no: 2


Acacia 2
for Mr Greg Williams
25/08/2017



Document Set ID: 3340414
Version: 1, Version Date: 22/01/2018

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Version Notes
- Shown with Cobebond Feature to Verandah wall

design by: Asset Cabins and Homes
scale: 1:40 on A3
date: Friday, 21 March 2014

design:
Banksia




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Drawn: Ben US, 26/03/14
Version: 1, Version Date: 22/01/2018

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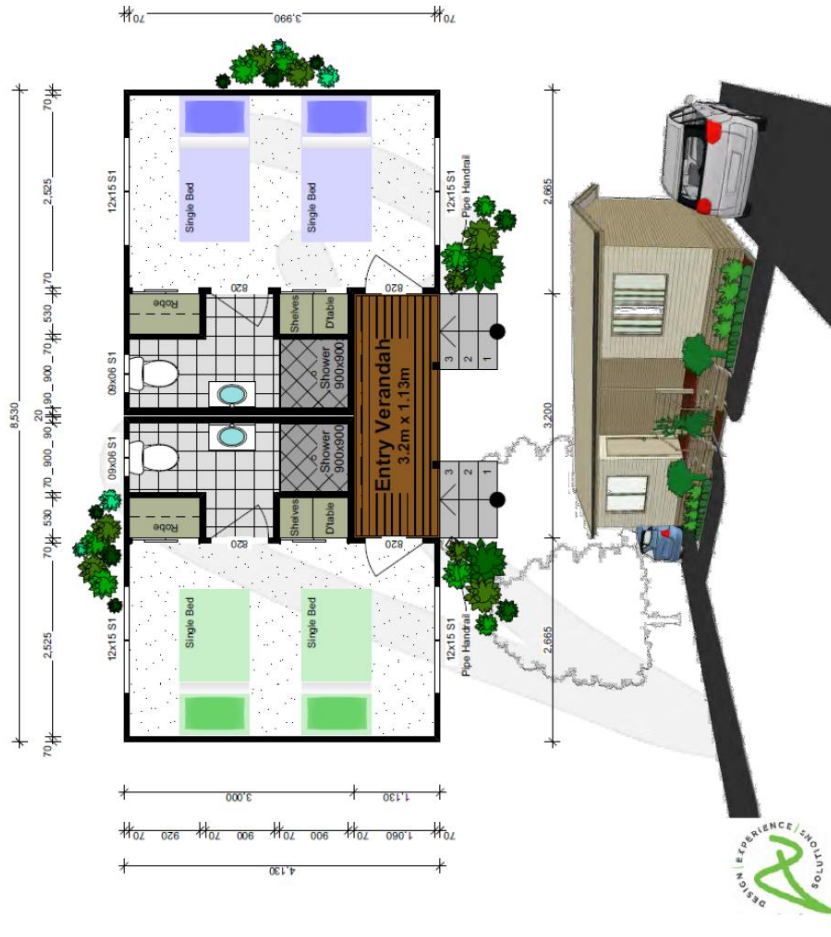
100/100 Langton Road and Elle Jane Street
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Version Notes
- Shown with colorbond cladding feature to end wall and verandah wall

design by: Asset Cabins and Homes
scale: 1:40 on A3
date: Wednesday, 2 April 2014

design:
Bluegum Option 1

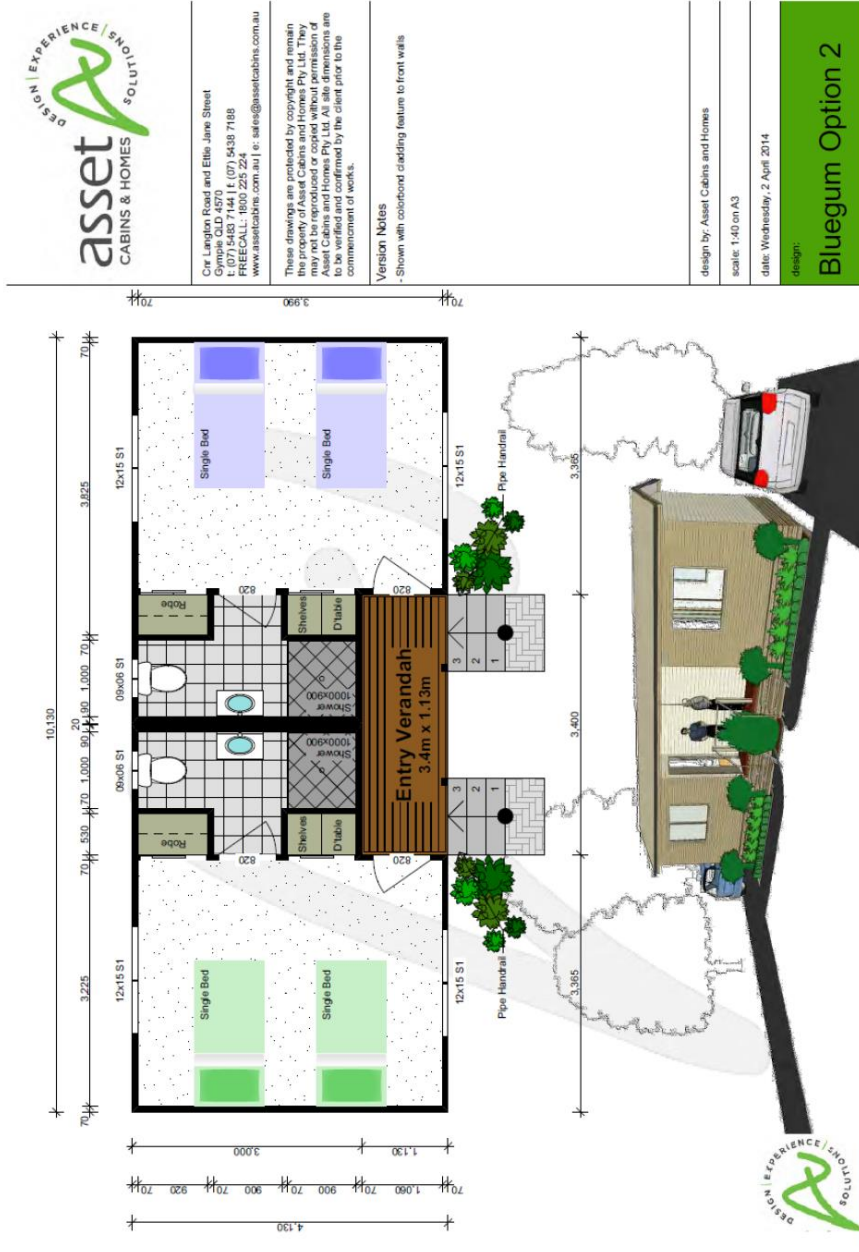


Mareeba Shire Council

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Mareeba Shire Council

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Page 32**Referral Agency Response**

RA6-N

Department of
**State Development,
Manufacturing,
Infrastructure and Planning**Our reference: 1801-3539 SRA
Your reference: MCU/17/0017

22 February 2018

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

Attention: Carl Ewin

Dear Sir/Madam

Referral agency response—with conditions
(Given under section 56 of the *Planning Act 2016*)

The development application described below was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning on 23 January 2018.

Applicant detailsApplicant name: Roadhouse Property Unit Trust C/- Freshwater Planning Pty Ltd
Applicant contact details: 17 Barron View Drive
Freshwater QLD 4870
freshwaterplanning@outlook.com**Location details**Street address: 1, 3-5 and 7 Williams Close, Mareeba
Real property description: Lot 10 on SP168631, Lot 11 on SP168631 and Lot 12 on SP168631
Local government area: Mareeba Shire Council**Application details**

Development permit: Material change of use for Tourist Park, Short Term Accommodation and Food and Drink Outlet

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

Mareeba Shire Council

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Referral triggers

The development application was referred to the department under the following provisions of the Planning Regulation 2017:

- 10.9.4.1.1.1 Infrastructure - state transport infrastructure
- 10.9.4.2.4.1 State transport corridors and future State transport corridors

Conditions

Under section 56(1)(b)(i) of the *Planning Act 2016* (the Act), the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

The department must provide reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Advice to the assessment manager

Under section 56(3) of the Act, the department offers advice about the application to the assessment manager—see Attachment 3.

Approved plans and specifications

The department requires that the plans and specifications set out below and enclosed must be attached to any development approval.

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Aspect of development: Material change of use				
Existing Site Plan (as amended in red)	Jim Papas Civil Engineering Designer	13/12/2017	1370-SK01	Amdt B
TMR Layout Plan 1 (34A - 1.38km)	Queensland Government Transport and Main Roads	7/02/2018	TMR18-23621 (500-1225)	Issue A
General Arrangement of Proposed Development	Jim Papas Civil Engineering Designer Pty Ltd	13/12/2017	1370-SK02	Amdt B
Access Crossovers	FNQROC	23/10/17	S1015	Revision D
General Arrangement – Roadworks (as amended in red)	Jim Papas Civil Engineering Designer Pty Ltd	13/12/2017	1370-SK05	Amdt B
Details Pavement Notes and Typical Cross Sections for McGrath Road	Jim Papas Civil Engineering Designer Pty Ltd	13/12/2017	1370-SK06	Amdt B

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

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For further information please contact Jenny Sapuppo, Senior Planning Officer, on 5644 3212 or via email CairnsSARA@dlgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow
Manager (Planning)

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

enc Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Advice to the assessment manager
Approved plans and specifications

1801-3539 SRA

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Material change of use		
State transport infrastructure (thresholds) and state-controlled road —The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
In accordance with approved plans		
1.	(a) The following signage must be provided generally in accordance with the Existing Site Plan, prepared by Jim Papas Civil Engineering Designer, dated 13/12/2017, drawing number 1370-SK01, Amdt B, as amended in red: <ul style="list-style-type: none"> a 'Railway crossing flashing signals ahead on side road assembly (RX-7)' in accordance with Section 2.3.5 of AS1742.7:2016 <i>Manual of uniform of traffic control devices Part 7: Railway crossings</i> on Williams Close facing northbound vehicles exiting the development; and a sign at the Williams Close/McGrath Road/Mulligan Highway intersection facing vehicles at the giveaway lines in accordance with Queensland Government drawing number R2-6 <i>Regulatory Sign "No Left (Right) Turn"</i>, modified to regulate no right turns on railway crossing flashing signals. (b) RPEQ certification with supporting documentation must be provided to the Department of Transport and Main Roads, Program Delivery and Operations Unit, Far North Queensland Region at Far.North.Queensland.IDAS@tmr.qld.gov.au confirming that the development has been constructed in accordance with part (a) of this condition.	(a) Prior to the commencement of use and to be maintained at all times. (b) Prior to the commencement of use
Vehicular access to state-controlled road		
2.	(a) The road access location is to be located generally in accordance with: <ul style="list-style-type: none"> TMR Layout Plan 1 (34A - 1.38km), prepared by Queensland Government Transport and Main Roads, dated 7/02/2018, file ref TMR18-23621 (500-1225), Issue A; and General Arrangement of Proposed Development, prepared by Jim Papas Civil Engineering Designer Pty Ltd, dated 13/12/17, drawing number 1370-SK02, Amdt B. (b) Road access works comprising a driveway crossover to commercial / industrial standard must be provided at the permitted access location generally in accordance with FNQROC Standard Drawing S1015 - 'Access Crossovers'.	(a) At all times (b) Prior to the commencement of use
3.	Direct access is not permitted between Williams Close and Lot 10 on SP168631 at any other location other than the permitted road access location described in Condition 1.	At all times
4.	Direct access is not permitted between Williams Close and Mulligan	At all times

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	Highway. All access between Williams Close and Mulligan Highway is to be via McGrath Road intersection.	
5.	<p>Road works comprising upgrade to Williams Close must be carried out generally in accordance with:</p> <ul style="list-style-type: none"> • General Arrangement – Roadworks, prepared by Jim Papas Civil Engineering Designer Pty Ltd, dated 13/12/17, drawing number 1370-SK05, Amdt B; and • Details Pavement Notes and Typical Cross Sections for McGrath Road, prepared by Jim Papas Civil Engineering Designer Pty Ltd, dated 13/12/17, drawing number 1370-SK06, Amdt B. 	Prior to the commencement of use
6.	<p>Road works comprising an effective barrier to exclude direct access between Williams Close and the Mulligan Highway must be provided at the location specified on the following plan:</p> <ul style="list-style-type: none"> • General Arrangement – Roadworks, prepared by Jim Papas Civil Engineering Designer Pty Ltd, dated 13/12/17, drawing number 1370-SK05, Amdt B (as amended in red). 	Prior to the commencement of use
Road works on a state-controlled road		
7.	<p>(a) Road works comprising of flag lighting must be provided at the Mulligan Highway / McGrath Road / Williams Close intersection.</p> <p>(b) The road works must be designed and constructed in accordance with the Department of Main Roads Road Planning and Design Manual (2nd edition), Volume 6: Lighting, dated July 2016.</p> <p>Note: Detailed engineering designs of the proposed road works must be submitted to DTMR for approval and certified by a Registered Professional Engineer of Queensland (RPEQ).</p>	(a) & (b) Prior to the commencement of use.

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Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- To maintain the safety of the railway level crossing.
- 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.
- 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 where not required.
- To ensure the development does not result in a worsening of the safety of a state-controlled road.
- To ensure the road works on, or associated with, the state-controlled road network are undertaken in accordance with applicable standards.

Attachment 3—Advice to the assessment manager

General advice	
Advertising devices	
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 139 of the <i>Transport Operations (Road Use Management - Accreditation and Other Provisions) Regulation 2015</i> to require removal or modification of an advertising sign and/or a device which is deemed to create a danger to traffic.</p>
Transport noise corridors	
2.	<p>Mandatory Part (MP) 4.4 of the Queensland Development Code (QDC) commenced on 1 September 2010 and applies to building work for the construction or renovation of a residential building in a designated <i>transport noise corridor</i>. MP4.4 seeks to ensure that the habitable rooms of Class 1, 2, 3 and 4 buildings located in a <i>transport noise corridor</i> are designed and constructed to reduce transport noise.</p> <p><i>Transport noise corridor</i> means land designated under Chapter 8B of the <i>Building Act 1975</i> as a <i>transport noise corridor</i>. Information about <i>transport noise corridors</i> is available at state and local government offices.</p> <p>A free online search tool can be used to find out whether a property is located in a designated <i>transport noise corridor</i>. This tool is available online at http://www.dilgp.qld.gov.au/planning/state-planning-instruments/spp-interactive-mapping-system.html. The online search tool allows searches on a registered lot number and/or property address to determine whether and how the QDC applies to the land. Transport Noise Corridors (NAPMAP) are located under Administrative Layers within the State Planning Policy (SPP) mapping system.</p>
Railway corridors – Memorandum of Understanding for Railway Level Crossings	
3.	<p>As per the <i>Memorandum of Understanding between the Local Government Association of Queensland and Queensland Rail and the Department of Transport and Main Roads with respect to the Management and Funding Responsibility for Level Crossing Safety</i>, the local government is responsible for any safety upgrades to a level crossing if the change in risk to the level crossing is due to changes in nearby land uses which have been authorised by local government.</p> <p>Mareeba Shire Council should continue to monitor the level of safety risk and number of reported level crossing issues at the Mulligan Highway level crossing of the Cairns Railway as further development in the area is approved. Consideration should also be given to implementing improved control and safety measures, as required. In particular, the proposed development will be likely to contribute to cumulative impacts on the safety of the railway level crossing.</p>
Further permits and approvals	
Railway corridors – Road manager approval	
4.	<p>The installation of signage on Williams Close and McGrath Road requires approval/s to be obtained from the relevant road manager, being Mareeba Shire Council. Required signage should be installed in consultation with the railway manager (Queensland Rail).</p> <p>Please contact the Queensland Rail property team at developmentenquiries@qr.com.au or via</p>

DECISION NOTICE

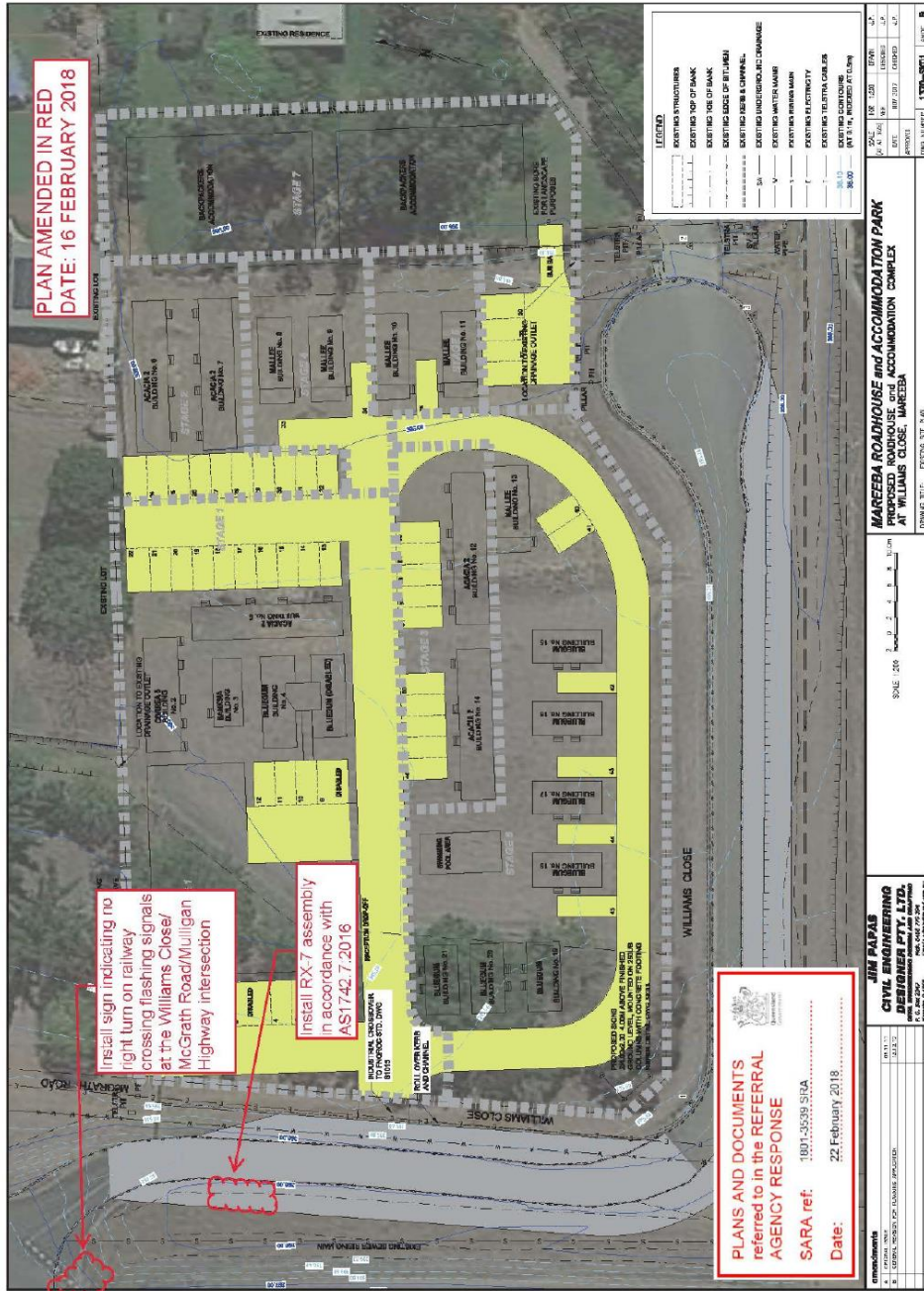
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	telephone on 3072 1068 for more information.
Road works approval	
5.	<p>In accordance with section 33 of the <i>Transport Infrastructure Act 1994</i> (TIA), an applicant must obtain written approval from DTMR to carry out road works, including road access works on a state-controlled road. Please contact DTMR on 4045 7144 to make an application under section 33 of the TIA to carry out road works. 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 works approval process takes time – please contact DTMR as soon as possible to ensure that gaining approval does not delay construction.</p>

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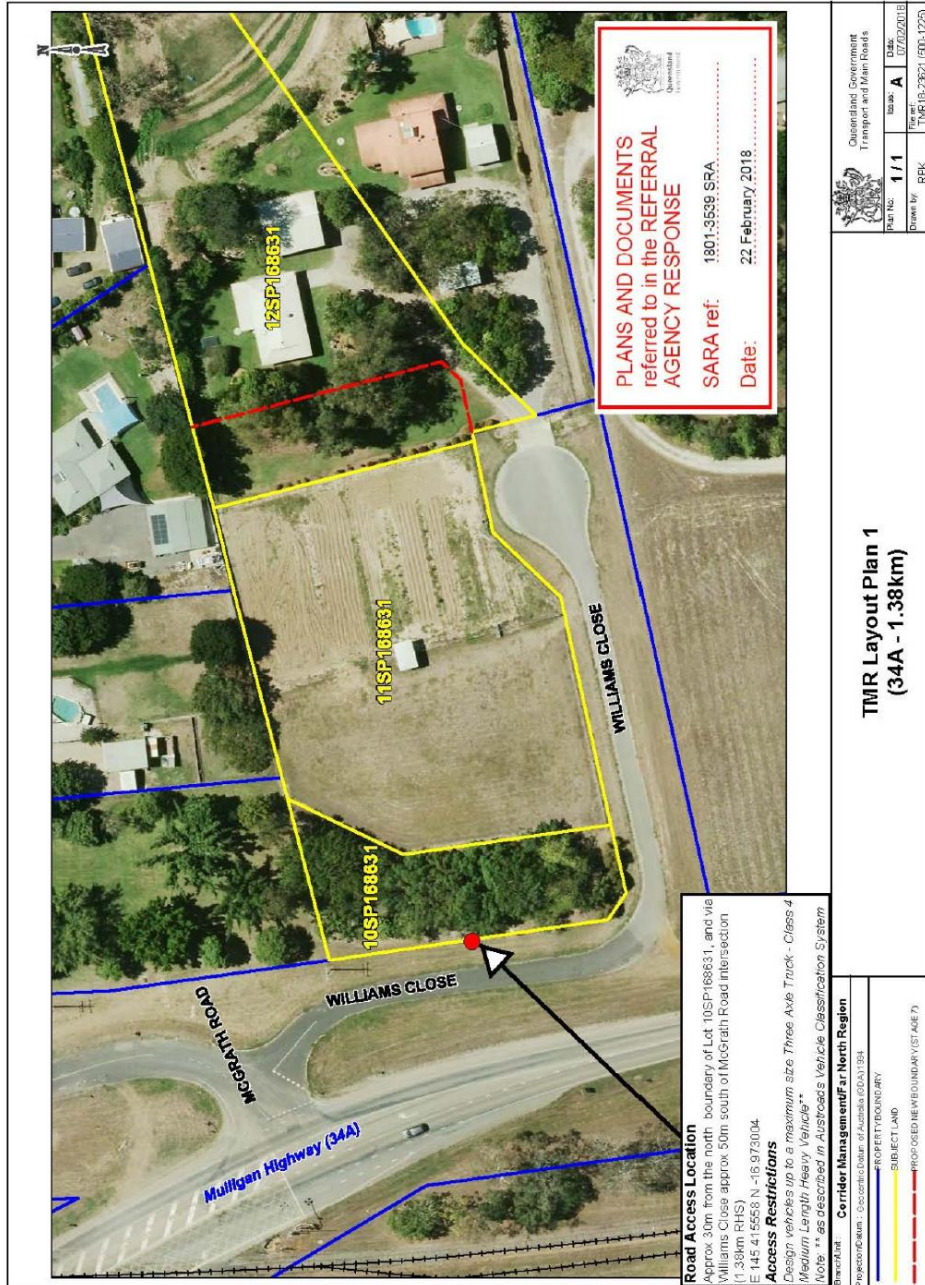


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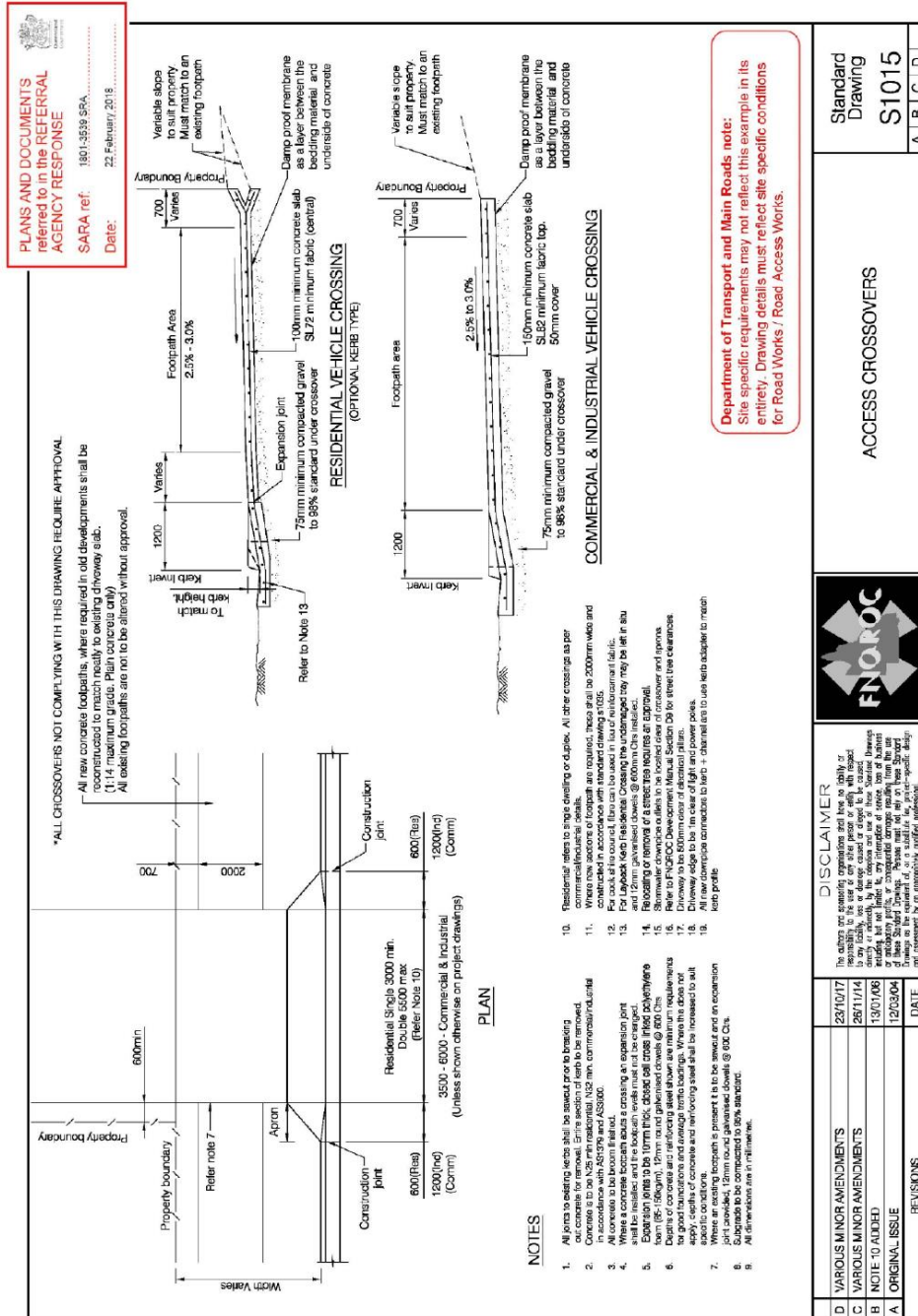
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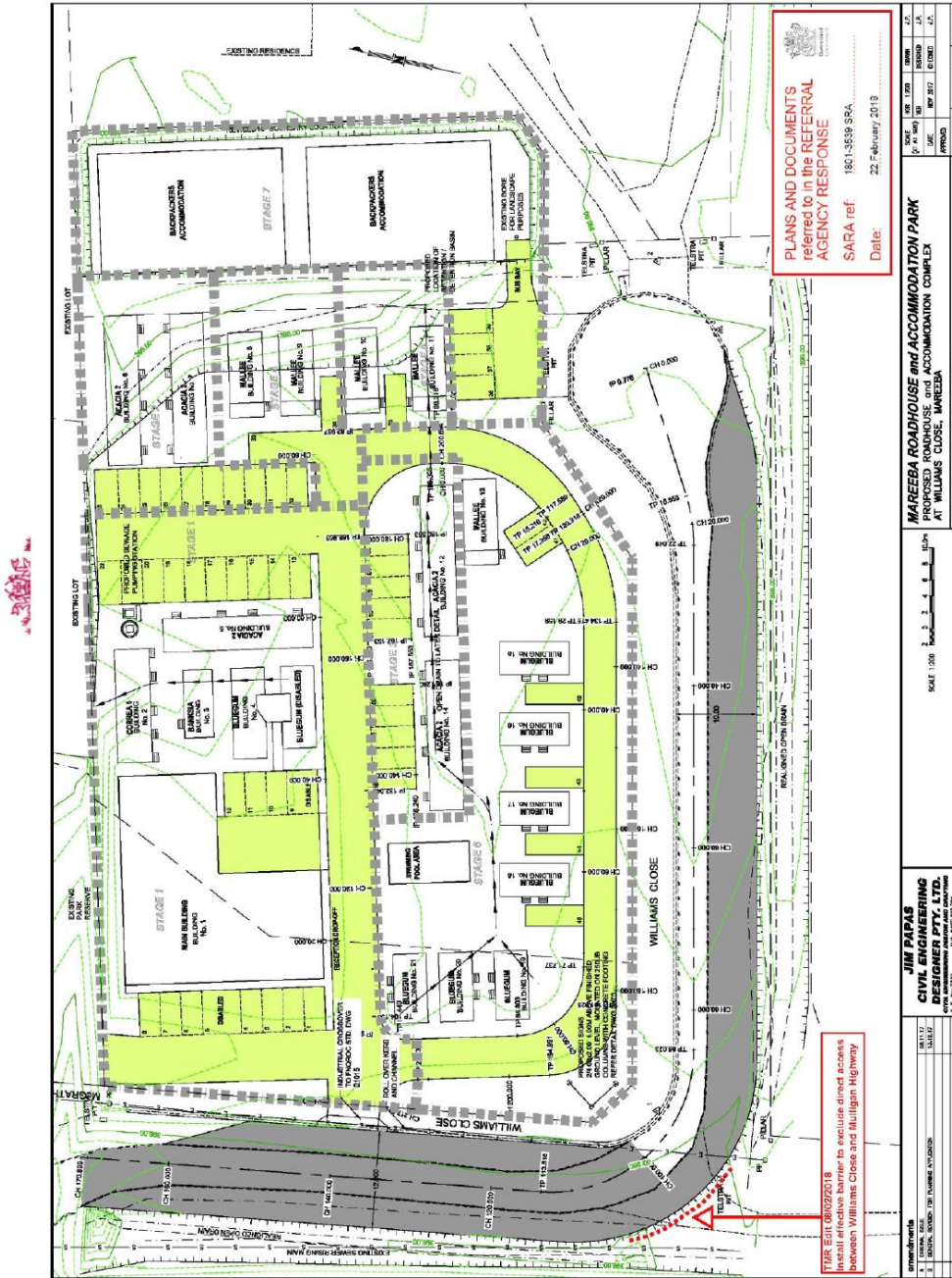
Mareeba Shire Council

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Mareeba Shire Council

Document Set ID: 3361937
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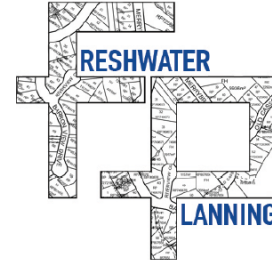
Pages 46 - 48 not attached.

ATTACHMENT 2

Your Ref: MCU/17/0017
Our Ref: F17/34

30 May, 2018

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



Attention: Brian Millard
Regional Planning Group

Dear Sir,

**RE: DEVELOPMENT APPLICATION MCU/17/0017
REQUEST FOR A NEGOTIATED DECISION NOTICE
APPLICATION FOR A MATERIAL CHANGE OF USE – TOURIST PARK, SHORT TERM
ACCOMMODATION AND FOOD AND DRINK OUTLET.
LOTS 10, 11 & 12 ON SP168631, 1 – 7 WILLIAMS CLOSE, MAREEBA.**

I refer to the Mareeba Shire Council's Decision Notice (Council's Ref: MCU/17/0017) dated 18 April, 2018. This letter offers Change Representations for a Changed Decision Notice under Section 75 of the Planning Act 2016.

Amendments to the Approved Plans

This Response provides an Amended set of Proposal Plans to those that were Approved as a result of the imposed Condition 3.6 Maximum Accommodation Density that was inserted during the Council's Ordinary Meeting. The proponents Consultant, Jim Papas Civil Designer Pty Ltd, has confirmed that the Amended Plans do not increase the maximum population over the site, instead slightly reducing it. The Amended Plans also ensure that an appropriate and acceptable level of parking is provided for the Approved Use. Calculations provided by Jim Papas Civil Engineering Designer Pty Ltd can be made available at Council's request. It is considered that the Amended Proposal Plans are acceptable and are as a result of the imposed Condition 3.6 Maximum Accommodation Density as executed by Council within its Ordinary Meeting.

In addition to the Amended Proposal Plans, a detailed set of Landscaping Plans are attached and have been provided to demonstrate that an appropriate level of amenity, through Landscaping, is provided with the Approved Staged Development.

Notes

In relation to Condition 4.6 Lighting, the proponent has engaged a professional Lighting Consultant to ensure that appropriate design is provided in accordance with Condition 4.6 ensuring that minimal affect on the adjoining residents is provided while ensuring safe and effective lighting compliant with the Crime Prevention through Environmental Design (CPTED) principles.

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

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

Representations are provided in this letter in relation to Conditions of the Decision Notice. It is requested that Council Officers provide a Draft Copy of the Negotiated Decision Notice with sufficient time for review prior to any Negotiated Decision Notice being Issued or Tabulating of the Item on the Agenda.

The following Representations are provided in accordance with Section 75 of the *Planning Act 2016*.

ASSESSMENT MANAGER CONDITIONS

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2

(A) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

3.4 Noise Nuisance

3.4.3 Acoustic Screen Fencing - Stage 1

Prior to the commencement of the use of Stage 1, the applicant/developer must erect a solid 2.4 metre high, neutral colour, screen boundary fence for:

- (i) the entire northern boundaries of Lots 10 and 11 on SP168631; and*
- (ii) that part of the northern boundary of Lot 12 on SP168631, commencing at the western boundary of Lot 12 on SP168631 and extending to a minimum of twenty metres to the east of the proposed backpackers accommodation building.*

The fence must be designed and constructed in accordance with the Department of Transport and Main Roads' Road Traffic Noise Management: Code of Practice, Chapter 5. The applicant/developer must provide RPEQ certification that the fence has been designed and constructed in accordance with the beforementioned code of practice.

All fencing must be erected prior to the commencement of the use and must be maintained in good order and safe repair for the life of the development, to the satisfaction of Council's delegated officer.

Representation

It is requested that Council Amend this Condition removing the Fencing design and construction requirements with regards to the Department of Transport and Main Roads' Road Traffic Noise Management: Code of Practice, Chapter 5. It is acceptable and considered appropriate that any Acoustic Fencing provided onsite be designed and constructed in accordance with a RPEQ Certification. The proponents Civil Consultant has reviewed this document and notes that these required practices are not required nor relevant to this proposal and should be removed.

In addition to this, it is requested that the Condition be amended to remove the Fencing requirement for the entire northern boundary of Lot 10 on SP168631. The northern boundary of Lot 10 adjoins Open Space (Parklands) of which provides a substantial visual aesthetics and amenities to the site and Approved Development. The proponent of the Development notes that the attached image below demonstrates the visual aspect of the site from the location of the Approved Restaurant's windows which is of vital aesthetics to the site and proposal that would be lost with the provision of a 2.4 metre high solid fence. It is not understood as to why the Fencing is required to Acoustically Screen the adjoining vegetated parkland. It is considered appropriate and acceptable in this instance that the provision of Acoustic Screen Fencing be provided for any

Tourist/Accommodation Uses that adjoin the Rural Residential Uses of Debel Close. In addition to this the proponent is content to provide supplementary Acoustic Screen Fencing along the common boundary of Lots 8 and 9 on RP901433 for an appropriate length (approximately 15 metres) from the southern corner that adjoins the site to ensure appropriate amenity and screening is provided to the Debel Close residents, in particular 4 Debel Close. The proponent additionally notes that any Acoustic Screen Fencing provided along this common boundary of Lots 8 and 9 would not adversely affect any visual amenity to the Residents of 4 Debel Close as this neighbouring property contains a septic absorption mound and a cluster of sheds and general storage of items (as demonstrated in the images below) which the proposed Fencing is not considered to affect the visual amenity of the park. It is further noted that the existing dwelling is approximately greater than 35 metres further towards the front boundary from the proposed additional Screened Fencing with the existing Shed diminishing any view of this park area from the dwelling. It is considered that the proposed amended Condition below provides for a more appropriate outcome providing a greater level of Acoustic Screening to the adjoining residential properties of Debel Close without affecting any visual aspect of the Parklands.

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3

View of Parkland from Approved Restaurant



View of the neighbouring property showing a septic absorption mound and a cluster of sheds and general items



Requested Action

It is requested that Condition 3.6 Hours of Operation Condition be amended to the following:

3.4 Noise Nuisance

3.4.3 Acoustic Screen Fencing - Stage 1

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Prior to the commencement of the use of Stage 1, the applicant/developer must erect a solid 2.4 metre high, neutral colour, screen boundary fence for:

- (i) the entire northern boundaries of Lots ~~10~~ and 11 on SP168631; and*
- (ii) provide additional fencing approximately 15 metres from the southern point of the adjoining common boundaries of Lots 8 and 9 on RP901433.*
- (ii) that part of the northern boundary of Lot 12 on SP168631, commencing at the western boundary of Lot 12 on SP168631 and extending to a minimum of twenty metres to the east of the proposed backpackers accommodation building.*

~~*The fence must be designed and constructed in accordance with the Department of Transport and Main Roads' Road Traffic Noise Management: Code of Practice, Chapter 5. The applicant/developer must provide RPEQ certification that the fence has been designed and constructed in accordance with the beforementioned code of practice relevant standards.*~~

All fencing must be erected prior to the commencement of the use and must be maintained in good order and safe repair for the life of the development, to the satisfaction of Council's delegated officer.

3.6 Maximum Accommodation Density

Each bedroom within the development must accommodate no more than two (2) persons at any one time.

Representation

The proponent accepts this Condition's intent to ensure that mass boarding of patrons within a single room is avoided. The Attached Amended Plans provide an updated design of the proposal to come in line with this Condition, as per previously outlined. It is requested that the above Condition be amended to include the term 'adult' ensuring to protect the Proposal from mass boarding of adult patrons while allowing for the provision of families staying at the development. This will allow for young families to be able to be accommodated within a single room without affecting the abovementioned Condition.

Requested Action

It is requested that Condition 3.6 Maximum Accommodation Density be amended to the following:

3.6 *Maximum Accommodation Density*

Each bedroom within the development must accommodate no more than two (2) adult persons at any one time.

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4.5 *Landscaping*

4.5.1 *The development must be landscaped in accordance with an approved landscape plan.*

4.5.2 *Prior to the issue of the development permit for operational works, a detailed landscape plan showing each stage, must be prepared for the site and submitted to Council's delegated officer for consideration and approval.*

4.5.3 *The landscape plan must demonstrate compliance with the Landscaping Code. Plant species are to be generally selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.*

4.5.4 *The landscaping plan must incorporate the following:*

- *the planting of street trees along the Williams Close frontage;*
- *landscaping strips within the subject land, along the Williams Close frontage, the northern boundary and internal roads.*

4.5.5 *A minimum of 25% of new plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.*

4.5.6 *The landscaping of the site must be carried out in accordance with the endorsed landscape plan/s, and prior to the commencement of the use, and mulched, irrigated and maintained to the satisfaction of Council's delegated officer.*

Representation

Attached to this Request for a Negotiated Decision Notice are a set of detailed Landscaping Plans from Susan Quigg Landscape Designer of the development. It is requested that this Condition be amended to reflect the attached detailed Landscaping Plans which are considered to be designed in accordance with the abovementioned Conditions. These Landscaping Plans ensure that appropriate amenity and visual aesthetics are incorporated with the development.

Requested Action

It is requested that Condition 4.5 Landscaping be amended to the following based upon the attached Landscaping Plans:

4.5 *Landscaping*

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Landscaping shall be provided generally in accordance with the attached Susan Quigg Landscaping Designer Landscaping Plans to the satisfaction of Council's delegated officer.

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

Yours faithfully,



MATTHEW ANDREJIC

FRESHWATER PLANNING PTY LTD

P: 0402729004

E: FreshwaterPlanning@outlook.com

17 Barron View Drive, FRESHWATER QLD 4870

MAREEBA ROADHOUSE AND ACCOMMODATION PARK

WILLIAMS CLOSE, MAREEBA

LANDSCAPE DOCUMENTATION

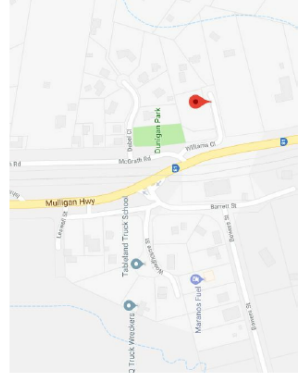
ISSUE: 2
DATE: 10 May 2018
JOB NO: 181005

SHEET INDEX

SHEET	DESCRIPTION
L00	Cover Sheet and General Information
L01	Site Plan
L02	Landscape Layout Part 1
L02-1	Planting Plan Part 1
L02-2	Plant schedule Part 1
L03	Landscape Layout Part 2
L03-1	Planting Plan and Schedule Part 2
L04	Landscape, Planting Plan and Schedule Part 3
L05	Landscape Layout Part 4
L05-1	Planting Plan and Plant Schedule Part 4
L06	Plant Schedule - Overall
L07	General Details
L08	Simple Specification

GENERAL NOTES:

- Contours may be changed on site.
- Landscape should be adjusted to suit site conditions.
- Refer to drawings by others for information on site such as service location. Determine the position of all underground services on site prior to commencing construction. Do not rely solely upon utility drawings.
- Trunk and branch lines should be placed in accordance with ENDOC guidelines and adjusted to suit structures such as lights and power poles (summarized on the detail sheets of these plans).
- Refer to plans by others for finished surface levels. All new finished surfaces should align flush with existing surface levels and retain existing levels to adjacent surfaces unless otherwise instructed by superintendent.
- Refer to plans by others for path and crossover setout, service locations, jointing and conduit in pavements, all structural fixings and reinforcements to pavements and walls etc., lighting and signage.
- The final setout for all landscaping should be confirmed on site by the superintendent.
- It is the responsibility of the landscape contractor to check all plant quantities for themselves on the plans. Where plant numbers or species in the schedules differ from those on the plans, the plans have precedence over the schedules. The contractor should immediately contact the landscape designer for clarification if they identify any discrepancies and should not quote on or place orders based solely on the schedules.
- Any changes to the suggested species, including sizes, should be agreed with Suzan Quigg Landscape Designs and council in writing prior to making substitutions.
- Landscaping work will be carried out in accordance with FENCOC guidelines, Cairns City in a Garden Guidelines, other relevant codes and any relevant Australian Standards and NATSPEC recommendations.
- The landscape designer will not be responsible for any damage or injuries to persons or property sustained as a result of using the plants nominated in this plan. It is understood that most plants can be toxic or injurious to varying degrees if ingested or handled in inappropriate ways.
- Do not rely upon the accuracy of these plans as they may have been reproduced at a scale different to that nominated on the plans. Verify the scale by checking against the scale bar on drawings and ensure these plans are used for site measurements without first checking against other plans such as engineering and building measurements without first consulting the landscape designer.
- If the landscape contractor is subcontracting to a main contractor, then the sub-contract for the landscaping must be awarded early enough for the landscaper to be able to provide all the species nominated in the sizes advised.
- The contractor may need to source these plants from several nurseries. **WELL IN ADVANCE** of the planting times to ensure that the nominated species are available in the sizes required.
- It is the responsibility of the contractor to ensure that he is at all times in possession of the latest revisions to the plans.
- Species are provided from a range anticipated to suit the anticipated site conditions and preferences of the client. No guarantee is given as to the success or longevity of the scheme if variations are made to the layout or irrigation/drainage/careful regular maintenance and other cultural conditions are not provided.
- Do not copy or distribute these plans without permission from Suzan Quigg Landscape Designs.

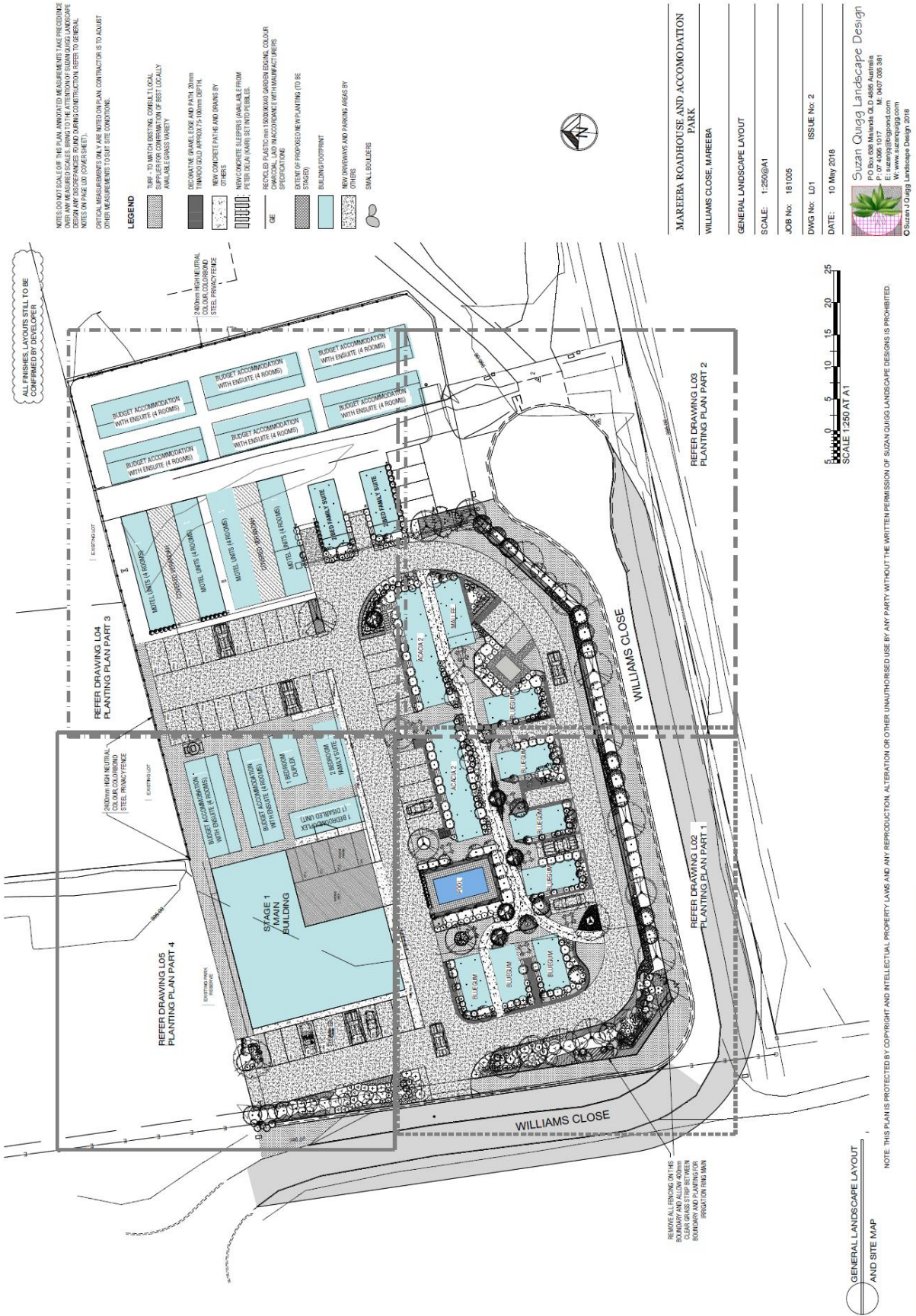


LOCATION MAP (COURTESY GOOGLE MAPS)

Issue	Date	Item
1	13/12/2017	Plans to client for comment
1a	16/03/2018	Revised Plans to client
1b	28/03/2018	Plans to client for Approvals
2	10/05/2018	Revised Plans to client for Approvals



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PLANT SCHEDULE L02

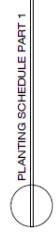
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
CUP ANA	5	CUPANIOPSIS ANACARDIODES	CARROT WOOD	100LT BAG	
MAN LEN	4	MANILTOA LENTICELLATA	CASCADING BEAN TREE	400MM POT	
PLU SIN	1	PLUMERIA ORTUSA	SINGAPORE PLUMERIA	400MM POT	
SYZ AUS	10	SYZYGIUM AUSTRALE 'RESILIENCE'	RESILIENCE BRUSH CHERRY	300MM POT	
XAN CHR	7	XANTHOSTEMON CHRYSANTHUS	GOLDEN PENDA	100LT BAG	
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	
LIV DEC	1	LIVISTONA DECIPIENS	LIVISTONA PALM	100LT BAG	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
CAL GRB	20	CALLISTEMON X 'GREAT BALLS OF FIRE'	BOTTLEBRUSH 'GREAT BALLS OF FIRE'	140MM POT	1m
CAS COU	5	CASUARINA GLAUCA 'COUSIN IT'	COUSIN IT CASUARINA	200MM POT	0,80m
COD PET	14	CODIAEUM VARIEGATUM 'PETRA'	BRAVO CROTON	200MM POT	1,20m
COR TAR	12	CORDYLINE FRUITICOSA 'TARTAN'	CORDYLINE 'TARTAN'	200MM POT	1,20m
DIE B/2	63	DIETES BICOLOR	FORTNIGHT LILY	140MM POT	1m
DRA BLA	4	DRACAENA MARGINATA 'BLACK KNIGHT'	BLACK-LEAVED DRACEANA	140MM POT	1,50m
FUR MED	5	FURCRAEA FOETIDA 'MEDIOPICTA'	MAURITIUS HEMP	200MM POT	1,50m
GRE OR2	1	GREVILLEA X 'ORANGE MARMALADE'	GREVILLEA 'ORANGE MARMALADE'	200MM POT	3m
HIB CUB	26	HIBISCUS ROSA-SINENSIS 'CUBAN ORANGE'	HIBISCUS	200MM POT	1,50m
IXO PRO	33	IXORA X 'PRINCE OF ORANGE COMPACT'	MEDIUM ORANGE IXORA	200MM POT	1m
JUN SHO	10	JUNIPERUS CONFERTA	SHORE JUNIPER	200MM POT	1,50m
LOM LIP	92	LOMANDRA CONFERTIFOLIA 'LITTLE PAL'	LITTLE PAL MAT RUSH	140MM POT	0,60m
MEL EVO	5	MELICHOPE RUBRA	EVODIELLA	140MM POT	2m
MUR MIN	12	MURRAYA PANICULATA 'MIN-A-MIN'	DWARF MURRAYA (HEDGE)	200MM POT	0,75m
MUR PAN	15	MURRAYA PANICULATA	ORANGE JESSAMINE	300MM POT	2,50m
SYZ BOO	4	SYZYGIUM AUSTRALE 'AUSSIE BOOMER'	AUSSIE BOOMER LILLY PILLY	200MM POT	1,50m
THY MAX	6	THYSANOLAENA MAXIMA	TIGER GRASS	200MM POT	2m
TIB JAZ	9	TIBOUCHINA URVILLEANA 'JAZZIE'	PRINCESS FLOWER	200MM POT	1,50m
XAN NOR	7	XANTHORRHOEA JOHNSONII	NORTHERN GRASS TREE	200MM POT	1,20m
XAN VER	10	XANTHOSTEMON VERTICILLATUS 'LITTLE PENDA'	LITTLE PENDA	140MM POT	1,20m
ZAM FUR	8	ZAMIA FURFURACEA	CARDBOARD PALM	200MM POT	1,50m
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
DIA SIL	46	DIANELLA X 'SILVER STREAK'	VARIEGATED DIANELLA	140MM POT	700mm
DIE BIC	29	DIETES BICOLOR	FORTNIGHT LILY	140MM POT	1000mm
EVO PIL	33	EVOLVULUS PILOSUS	BLUE SAPPHERE	140MM POT	550mm
GAR DWR	25	GARDENIA RADICANS	DWARF GARDENIA	140MM POT	600mm
IXO PRI	14	IXORA X 'PRINCE OF ORANGE COMPACT'	MEDIUM ORANGE IXORA	200MM POT	1000mm
LOM LUC	35	LOMANDRA X 'LUCKY STRIPE'	VARIEGATED RIVER REED	140MM POT	800mm
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
HEL PET	11	HELICHRYSUM PETIOLARE	LICORICE PLANT	140MM POT	850mm
LOM LIC	10	LOMANDRA CONFERTIFOLIA 'LITTLE CRICKET'	SMALL MAT RUSH	140MM POT	500mm
RHO SPA	135	RHOEO SPATHACEA	BOATLILY	140MM POT	550mm
ZEP CAN	20	ZEPHYRANTHES CANDIDA	STORM CROCUS	140MM POT	400mm

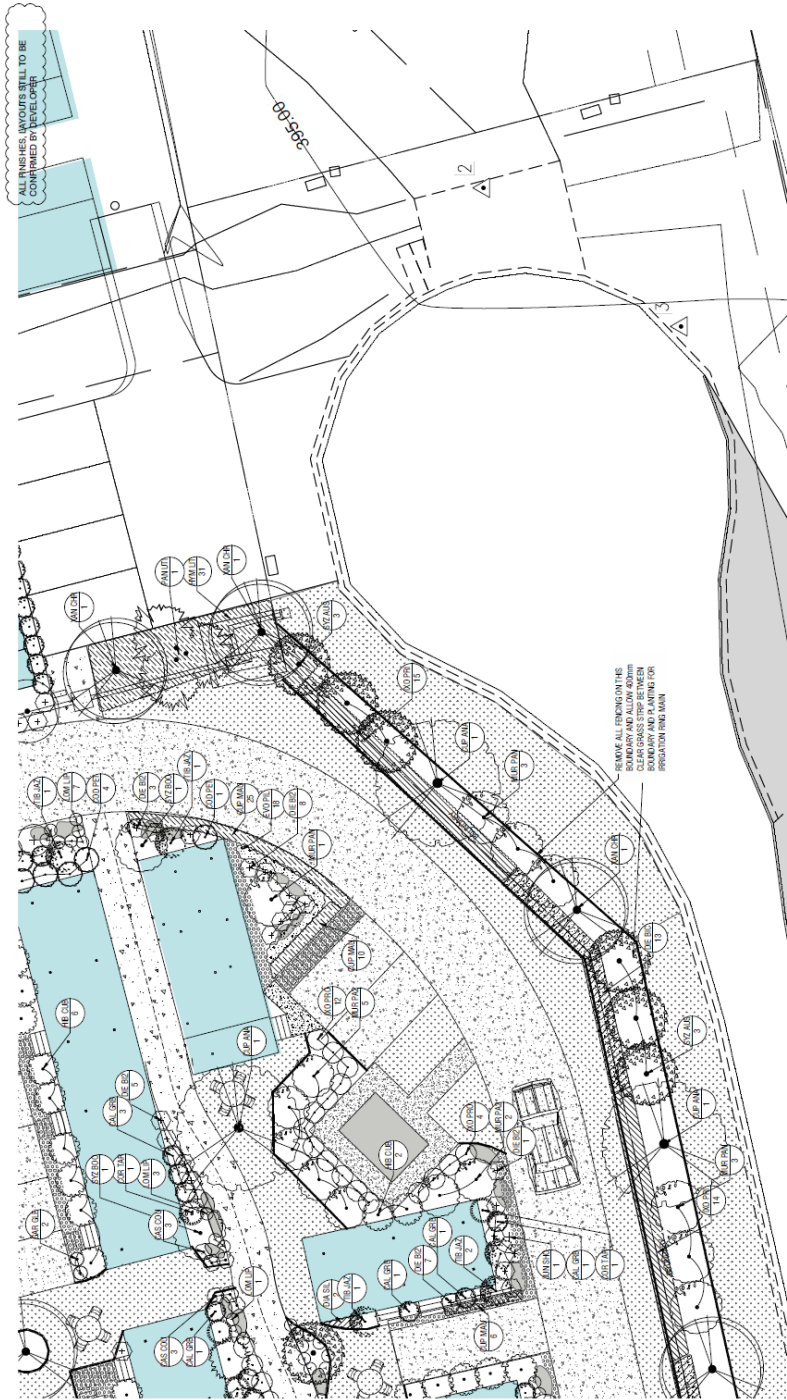
PLANTING SCHEDULE PART 1

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ALL FINISHES UNQUOTE STILL TO BE CONFIRMED BY DEVELOPER

REMOVE ALL REMAINS OF THIS CLEAR GRASS STRIP BETWEEN BOUNDARY AND PLANTING FOR IRRIGATION LINE MAIN



MAREEBA ROADHOUSE AND ACCOMMODATION PARK

WILLIAMS CLOSE, MAREEBA

PLANTING PLAN PART 1

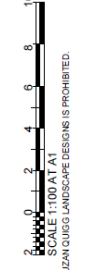
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JOB No.: 181005

DWG No.: L03-1 ISSUE No.: 2

DATE: 10 May 2018

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PLANT SCHEDULE L03

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
CUP ANA	3	CUPANOPSIS ANACARDIODES	CARROT WOOD	100T BAG	1m
PAN UTI	1	PANDANUS UTILIS 'RESUBURSE'	SCREW PINE	100T BAG	0.80m
XAN CHR	3	XANTHOSTEMON CHRYSANTHUS	FLORISH CHERRY	200MM POT	1.20m
GOLKIN	1	GOLKIN PINDA	GOLKIN PINDA	100T BAG	1m
SURUBS	7	CALLISTEMON X. GREAT BALLS OF FIRE	BOTTLEBRUSH	100MM POT	1m
CAS COU	6	CASUARINA GLAUCA 'COUSIN IT'	COUSIN CASUARINA	200MM POT	1.20m
COU COU	3	COUZYA COUZYA	COUZYA	100MM POT	1.20m
COR FAR	3	CORYLIUM FRUITICOSA 'TARTAN'	CORDYLINE 'TARTAN'	100MM POT	1m
DIE B2	24	DIEBESICOLOR	FORTNIGHT LILY	100MM POT	0.70m
MARIE	7	MARICIA SPICATA 'MARIANNE'	MARICIA	100MM POT	1m
MO PRO	16	MORICIA GLENIE RIVER	MORICIA GLENIE RIVER	200MM POT	1.50m
JUN SHO	1	KORAX 'PRINCE OF ORANGE COMPACT'	MEKUM ORANGE KORAX	200MM POT	1.50m
MUR PAN	7	MURRAYA PANICULATA 'LITTLE PAL'	SHORE JANETUSH	200MM POT	2.50m
TR AZ	5	MURRAYA PANICULATA 'JAZZIE BOOMER'	ORANGE JESSAMINE (TOPARED)	200MM POT	1.50m
SURUB AREAS	4	TEUCOCHIA URVILLEANA 'JAZZIE'	PRINCESS FLOWER	200MM POT	1.50m
DIA SIL	2	CUPHEA SPICIFOLIA 'MAJIVE'	MAJIVE	100MM POT	500mm
EVO PIL	18	DAMELIA X. SILVER STREAK	VAREGATED DANIELA	100MM POT	700mm
HM LUT	31	ECALYPTUS PLOSIUS	BLUE SAPHIRE	100MM POT	500mm
MO PRI	29	MMENOCALLITIDORALIS	SPIDER LILY	200MM POT	1000mm
		KORAX 'PRINCE OF ORANGE COMPACT'	MEKUM ORANGE KORAX	200MM POT	1000mm

PLANTING PLAN PART 2

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PLANT SCHEDULE L04

QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
1	MANITOLA LENTICELLATA	CASCADING BEAN TREE	400MM POT	500mm
20	CALLISTEMON X GREAT BALLS OF FIRE	BOTTLEBRUSH	140MM POT	1m
11	CASUARINA GLAUCA 'COURTIN'	COURM IT CASUARINA	200MM POT	0.80m
27	DIETES BICOLOR	PORTNASH LILY	140MM POT	1m
1	GREVILLEA X ORANGE MARMALADE	GREVILLEA 'ORANGE MARMALADE'	200MM POT	3m
9	KODIA X PRINCE OF ORANGE COMPACT	SHORE JUMPER	200MM POT	1.50m
4	JUNIPERUS CONERTA	SHORE JUMPER	200MM POT	1.50m
19	LOMANDRA CONERTICOLA 'LITTLE PAL'	LITTLE PAL MAT RUSH	400MM POT	0.80m
1	MURRAYA PANICULATA 'SUN-HAIRIN'	ORANGE JESSAMINE	200MM POT	2m
1	MURRAYA PANICULATA	ORANGE JESSAMINE (TOPRIED)	200MM POT	2.50m
1	XANTHOXENON CHRYSANTHUS 'FAIRHILL GOLD'	DWARF GOLDEN FENDIA	300MM POT	2.50m
1	XANTHOXENON CHRYSANTHUS 'FAIRHILL GOLD'	DWARF GOLDEN FENDIA	300MM POT	3m
QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
25	CUPHEA HIRSUTIFOLIA 'MAUIE'	MAUIE MAD HATTER	140MM POT	500mm
20	EVOLVULUS PILOSUS	BLUE SAPPHIRE	140MM POT	500mm
QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
27	RICEO SPATHACEA	BOATLELY	140MM POT	500mm

MAREEBA ROAD HOUSE AND ACCOMMODATION PARK

WILLIAMS ROAD, MAREEBA

PLANTING PLAN AND PLANT SCHEDULE PART 3

SCALE: 1:100@A1

JOB No: 181005

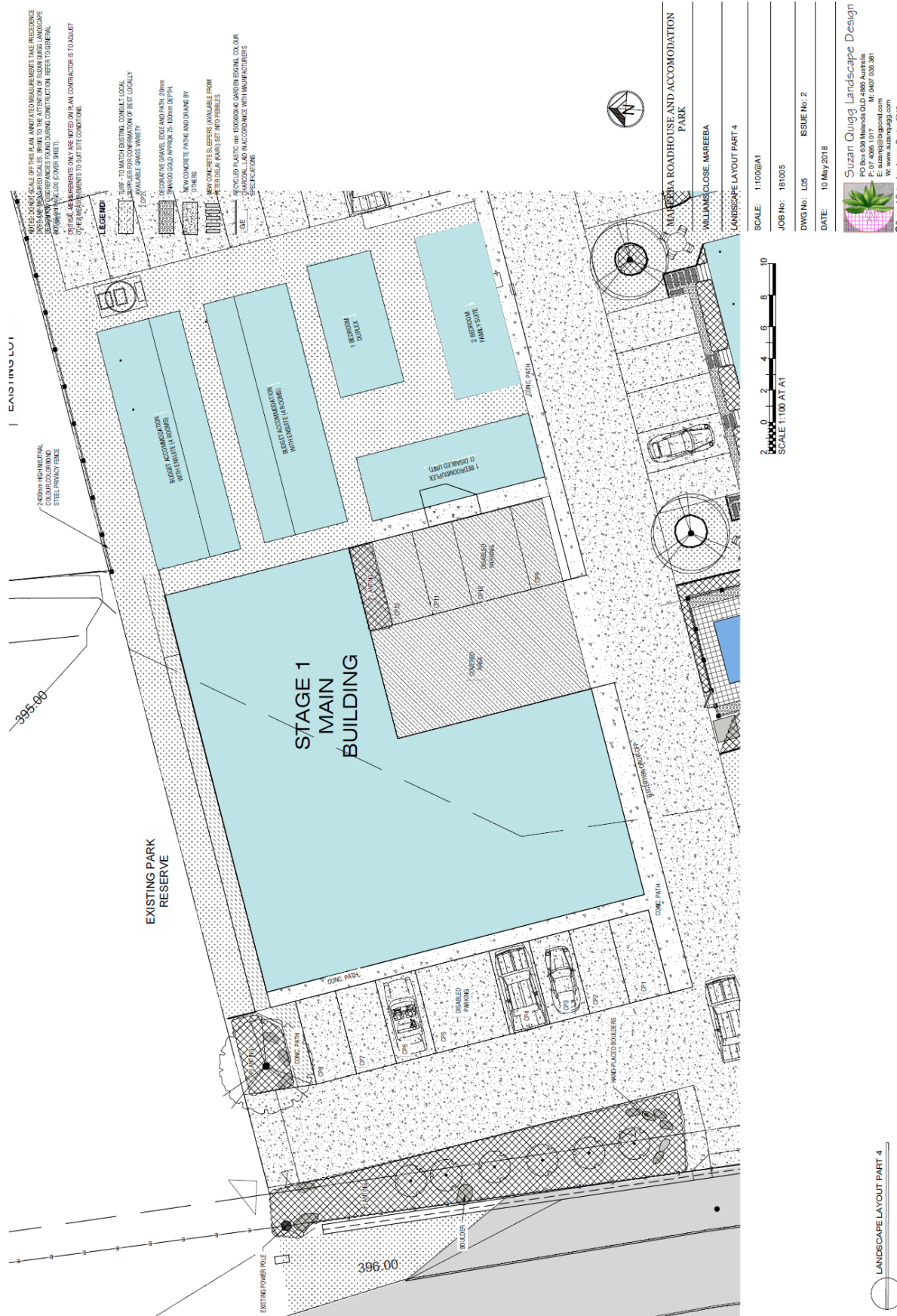
DWG No: L04

ISSUE No: 2

DATE: 10 May 2018

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MAREEBA ROADHOUSE AND ACCOMMODATION PARK
WILLIAMS ROAD, MAREEBA
PLANTING PLAN AND PLANT SCHEDULE PART 4
SCALE: 1:100@A1
JOB No: 181005
DWG No: L05-1 ISSUE No: 2
DATE: 10 May 2018

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PLANT SCHEDULE L05

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
ASHK	6	POC VALTHA LONGIFOLIA	ASHK	1000MM POT	3m
ORANGE MARALADE	4	GREVILLEA X ORANGE MARALADE	ORANGE MARALADE	200MM POT	8m
FORNIGHT LILY	21	DIETES BICOLOR	FORNIGHT LILY	100MM POT	0.60m
LITTLE PAL	21	LOMANDRA CONFERTICOLA	LITTLE PAL	100MM POT	1.20m
SWAMP PANT RUSH	2	LOMANDRA HISTRIX	SWAMP PANT RUSH	200MM POT	0.60m
WARRIWAY HEDGE	2	MURRAYA PANICULATA	WARRIWAY HEDGE	200MM POT	0.75m
MONDO GRASS	7	OPHIOPOGON INTERMEDIANS	WARRIWAY HEDGE	100MM POT	0.60m
FARBILL GOLD	3	XANTHOCHLOA JOHNSONII	WARRIWAY HEDGE	200MM POT	3.00m
NORTHERN GRASS TREE	2	XANTHOCHLOA JOHNSONII	NORTHERN GRASS TREE	300MM POT	1.20m
CAIRO PALM	10	ZAMIA FUERFANGENS	CAIRO PALM	200MM POT	1.50m
REED	10	COMBRETUM CLECKY STRIPE	WARRIWAY HEDGE	100MM POT	3.00m
BOUY LILY	45	BOUY LILY	BOUY LILY	100MM POT	500mm

SCALE: 1:100 AT 1:10

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PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
CUP ANA	10	CLIPANOPSIS ANACARDIODES	CARROT WOOD	140MM POT	1m
MAN LEN	5	MANITOA LENTICELLATA	CASCADING BEAN TREE	400MM POT	0.80m
PAN LIT	1	PANDANUS LITLUS	SCREW PINE	100LT BAG	1.20m
PLU SIN	1	PLUMERIA OBUSA	SINGAPORE PLUMERIA	400MM POT	1.20m
POL ASH	6	POLYALTHIA LONGIFOLIA	ASHOK	100LT BAG	1m
SYZ AUS	17	SYZYGIUM AUSTRALE 'RESILIENCE'	RESILIENCE BRUSH CHERRY	300MM POT	1.50m
XAN CHR	10	XANTHOSTEMON CHRYSANTHUS	GOLDEN PENDA	100LT BAG	1.50m
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
LIV DEC	1	LIVISTONA DECIPENS	LIVISTONA PALM	100LT BAG	1m
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
CAL GRB	47	CALLISTEMON X 'GREAT BALLS OF FIRE'	BOTTLEBRUSH 'GREAT BALLS OF FIRE'	140MM POT	1m
CAS COU	22	CASUARINA GLAUCA 'COUSIN IT'	COUSIN IT CASUARINA	200MM POT	0.80m
COD PET	20	CODIAEUM VARIEGATUM 'PETRA'	BRAVO CROTON	200MM POT	1.20m
COR TAR	14	CORDYLINE FRUITICOSA 'TARTAN'	CORDYLINE 'TARTAN'	140MM POT	1.20m
DIE B2	135	DIETES BICOLOR	FORTNIGHT LILY	140MM POT	1m
DRA BLA	4	DRACAENA MARGINATA 'BLACK KNIGHT'	BLACK-LEAVED DRACEANA	140MM POT	1.50m
FUR MED	5	FURCRAEA FOETIDA 'MEDIOPICTA'	MAURITIUS HEMP	200MM POT	1.50m
GAR GLE	2	GARDENIA PSIDIODES 'GLENNIE RIVER'	GARDENIA GLENNIE RIVER	140MM POT	0.70m
GRE OR2	6	GREVILLEA X 'ORANGE MARMALADE'	GREVILLEA 'ORANGE MARMALADE'	200MM POT	3m
HIB CUB	37	HIBISCUS ROSA-SINENSIS 'CUBAN ORANGE'	HIBISCUS	200MM POT	1.50m
IXO PRO	58	IXORA X 'PRINCE OF ORANGE COMPACT'	MEDIUM ORANGE IXORA	200MM POT	1m
JUN SHO	21	JUNIPERUS CONFERTA	SHORE JUNIPER	200MM POT	1.50m
LOM LIP	125	LOMANDRA CONFERTIFOLIA 'LITTLE PAL'	LITTLE PAL MAT RUSH	140MM POT	0.80m
LOM SWA	5	LOMANDRA HYSTRIX	SWAMP MAT RUSH	200MM POT	1.20m
MEL EVO	8	MELICHOPE RUBRA	EVODIELLA	140MM POT	2m
MUR MIN	33	MURRAYA PANICULATA 'MIN-A-MIN'	DWARF MURRAYA (HEDGE)	200MM POT	0.75m
MUR PA2	9	MURRAYA PANICULATA	ORANGE JESSAMINE (TOPIARIED)	200MM POT	2m
MUR PAN	23	MURRAYA PANICULATA	ORANGE JESSAMINE	300MM POT	2.50m
OPH STR	7	OPHIPOGON INTERMEDIANS 'STRIPE WHITE'	VARIEGATED MONDO GRASS	140MM POT	0.80m
SYZ BOO	6	SYZYGIUM AUSTRALE 'AUSSIE BOOMER'	AUSSIE BOOMER LILLY PILLY	200MM POT	2.50m
THY MAX	7	THYSANOLAENA MAXIMA	TIGER GRASS	200MM POT	2m
TIB JAZ	19	TIBOUCHINA URVILLEANA 'JAZZIE'	PRINCESS FLOWER	200MM POT	1.50m
XAN FAI	4	XANTHOSTEMON CHRYSANTHUS 'FAIRHILL GOLD'	DWARF GOLDEN PENDA	300MM POT	3m
XAN NOR	9	XANTHORRHOEA JOHNSONII	NORTHERN GRASS TREE	200MM POT	1.20m
XAN VER	21	XANTHOSTEMON VERTICILLATUS 'LITTLE PENDA'	LITTLE PENDA	140MM POT	1.20m
ZAM FUR	18	ZAMIA FURFURACEA	CARDBOARD PALM	200MM POT	1.50m
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
CUP MAU	66	CLIPHEA HYSSOPIFOLIA 'MAUVE'	MAUVE MAD HATTER	140MM POT	550mm
DIA SIL	48	DIANELLA X 'SILVER STREAK'	VARIEGATED DIANELLA	140MM POT	700mm
DIE BIC	42	DIETES BICOLOR	FORTNIGHT LILY	140MM POT	1000mm
EVO PIL	71	EVOLVULUS PILOSUS	BLUE SAPPHERE	140MM POT	550mm
GAR DWR	25	GARDENIA RADICANS	DWARF GARDENIA	140MM POT	600mm
HYM LIT	31	HYMENOCALUS LITTORALIS	SPIDER LILY	BARE-ROOTED	1000mm
IXO PRI	43	IXORA X 'PRINCE OF ORANGE COMPACT'	MEDIUM ORANGE IXORA	200MM POT	1000mm
LOM LUC	52	LOMANDRA X 'LUCKY STRIPE'	VARIEGATED RIVER REED	140MM POT	800mm
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
HEL PET	11	HELICHRYSUM PETIOLARE	LICORICE PLANT	140MM POT	850mm
LOM LUC	10	LOMANDRA CONFERTIFOLIA 'LITTLE CRICKET'	SMALL MAT RUSH	140MM POT	500mm
RHO SPA	207	RHOEO SPATHACEA	BOXLILLY	140MM POT	500mm
ZEP CAN	20	ZEPHYRANTHES CANDIDA	STORM CROCUS	140MM POT	400mm

MAREEBA ROADHOUSE AND ACCOMMODATION PARK

WILLIAMS ROAD, MAREEBA

OVERALL PLANT SCHEDULE

SCALE: N/A

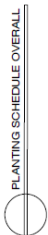
JOB No: 181008

DWG No: L06 ISSUE No: 2

DATE: 10 May 2018



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1 S4210 STREET TREE PLANTING
NTS

NOTES

1. FOR LOCATION AND SPECIES OF TREES REFER PROJECT DRAWINGS.
2. ROOT BARRIERS - INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PLACE 300mm FROM THE EXISTING FOOTPATH OR DRIVE CURB AND 300mm FROM BOTH SIDES OF THE PLANTING AREA.
3. EXCAVATED PLANTING HOLE SHALL ALLOW FOR A MINIMUM OF 100mm CLEARANCE AROUND THE PLANTING AREA. TOP OF FOOTPATH TO BE FINISHED FLUSH WITH EXISTING FOOTPATH SURFACE.
4. EXCAVATED PLANTING HOLE SHALL ALLOW FOR A MINIMUM OF 100mm CLEARANCE AROUND THE PLANTING AREA. TOP OF FOOTPATH TO BE FINISHED FLUSH WITH EXISTING FOOTPATH SURFACE.
5. MULCH TO BE 100mm THICK IN FINISHED FOOTPATHS. 150mm THICK IN DRIVEWAYS AND 200mm THICK IN OPEN AREAS.
6. REFER STANDARD SPECIFICATION FOR MAINTENANCE AND WATERING REQUIREMENTS.
7. REFER STANDARD SPECIFICATION FOR MAINTENANCE AND WATERING REQUIREMENTS.
8. ALL DIMENSIONS ARE IN MILLIMETRES.

GENERAL NOTES:

1. INSTALL 150mm DEPTH SUBGRADE TO BUILT UP TO FINISHED SURFACE WITH FINISHED MULCH LEVEL.
2. METAL ROOT BARRIERS TO BE 150mm HIGH AND 150mm DEEP. FINISHED SURFACE TO BE FINISHED FLUSH WITH EXISTING SURFACE.
3. METAL APPROVED BARRIER COLLARS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PLACE 300mm FROM THE EXISTING FOOTPATH OR DRIVE CURB AND 300mm FROM BOTH SIDES OF THE PLANTING AREA.
4. METAL APPROVED BARRIER COLLARS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PLACE 300mm FROM THE EXISTING FOOTPATH OR DRIVE CURB AND 300mm FROM BOTH SIDES OF THE PLANTING AREA.

2 GARDEN EDGING SLEEPER STYLE
NTS

1. Compact subgrade
2. 150mm Depth Cultivated subgrade to turf area
3. 100mm Deep topsoil to turf areas
4. Turf - Refer to specification for species
5. 150mm Depth Cultivated subsoil to planted areas
6. 300mm Deep topsoil to planted areas
7. 100mm Deep organic mulch as specified
8. Regard edge fixed in accordance with manufacturer's instructions

3 SHRUB PLANTING
NTS

NOTES:

1. REFER TO DRAWING FOR PLANTER SPECIES AND SIZE.
2. PLACE 100mm DEEP MULCH AT BASE OF HOLE.
3. RPP SUBSOIL 150mm.
4. 100mm DEPTH MULCH.
5. 300mm DEPTH TOPSOIL.
6. UNCULTIVATED SOIL.

MAREEBA ROADHOUSE AND ACCOMMODATION
PARK
WILLIAMS ROAD, MAREEBA

GENERAL DETAILS
SCALE: N/A
JOB No: 181005
DWG No: L07
DATE: 10 May 2018
ISSUE No: 2

Suzan Quiq Landscape Design
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C:\Users\l\Documents\Projects\181005\181005-01-Mareeba Roadhouse and Accommodation.dwg

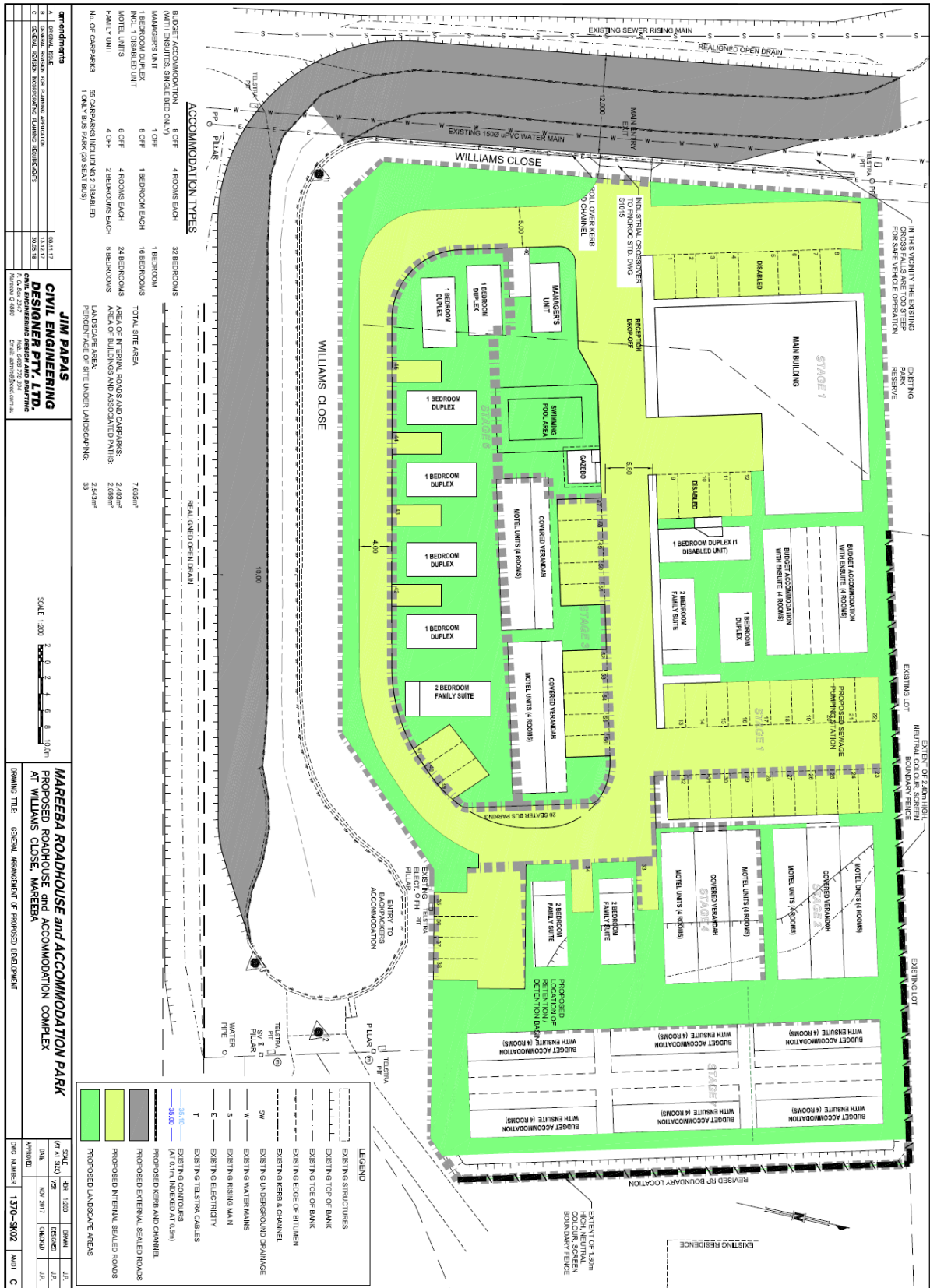
NOTE: THIS PLAN IS COPYRIGHTED BY SUZAN QUIQ. REPRODUCTION, ALTERATION OR OTHER UNAUTHORIZED USE BY ANY PARTY WITHOUT THE WRITTEN PERMISSION OF THE OWNER IS NOT PERMITTED.

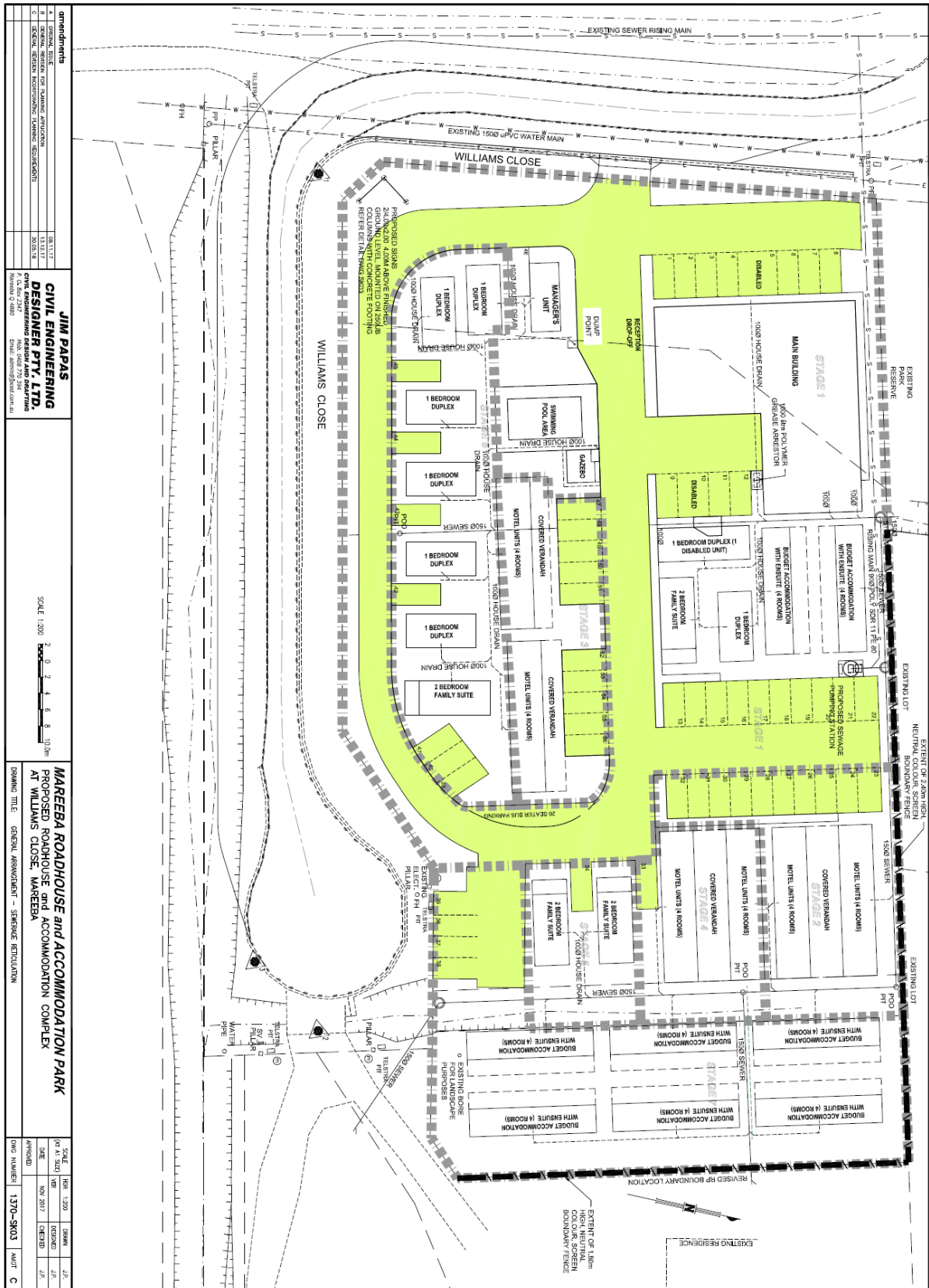
GENERAL DETAILS

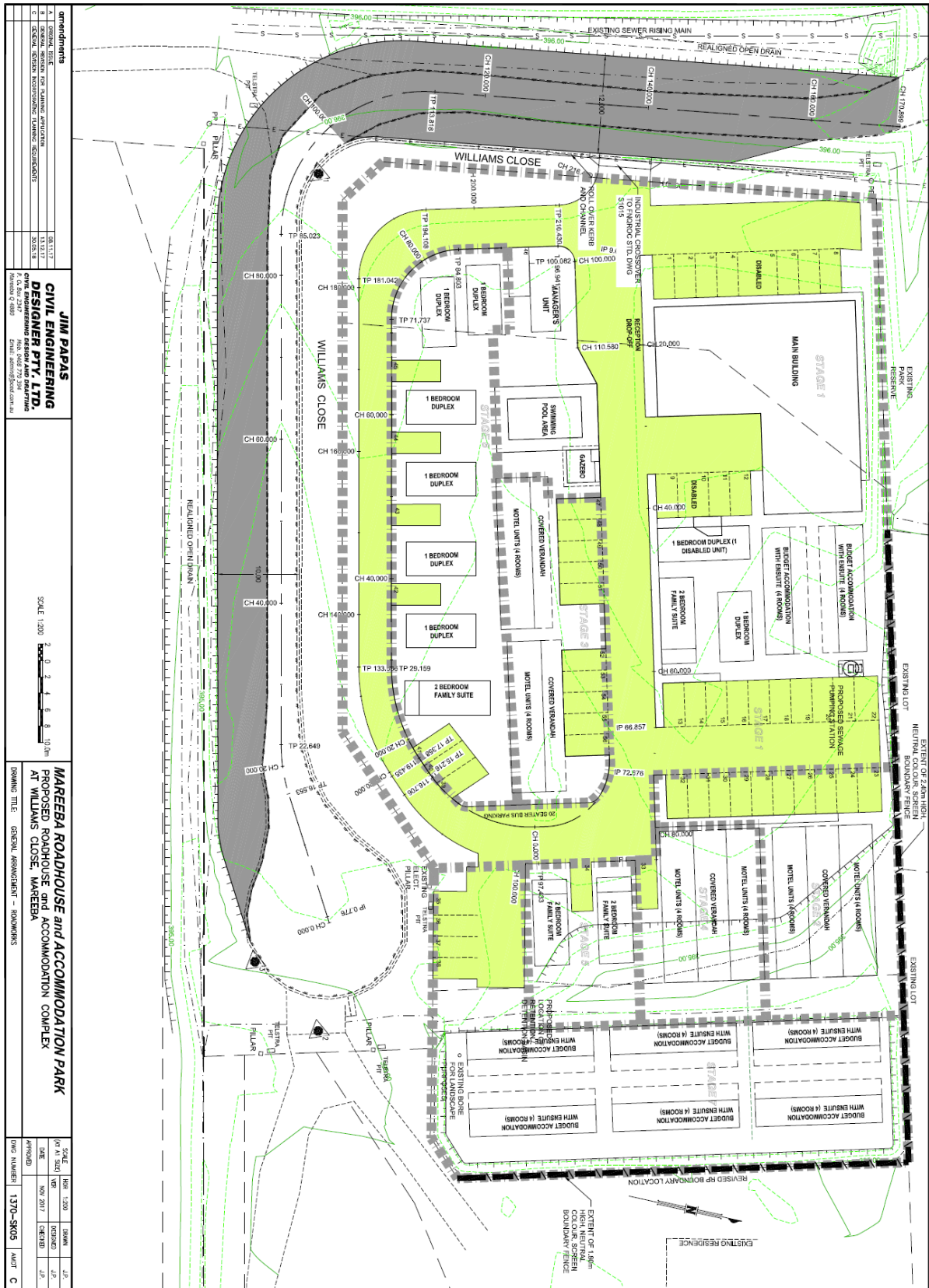
<p>1. MULCHING</p> <ol style="list-style-type: none"> 1. ENSURE THAT MULCH IS DEEPLY AROUND TREES TO A MINIMUM DEPTH OF 75MM AROUND TREES AND 100MM DEEP IN SHRUB BEDS. IT SHOULD BE KEPT CLEAR OF THE PLANT STEM. 2. MULCH SHOULD BE FOREST BARK OR SIMILAR (AND NOT INSTALLED TO A MINIMUM DEPTH OF 75MM AROUND TREES AND 100MM DEEP IN SHRUB BEDS. IT SHOULD BE KEPT CLEAR OF THE PLANT STEM. 3. USE THE MANS WHEN SPREADING MULCH TO AVOID BREATHING IN MULD SPORES. 4. GARDEN EDGING. 5. A SPACE-EDGE IS SUFFICIENT FOR THIS PROJECT. <p>TURFING</p> <ol style="list-style-type: none"> 1. WHERE GRASSES ARE DAMAGED DURING CONSTRUCTION REPAIR AND MAKE GOOD USING TURF TO MATCH EXISTING SPECIES MIX. EXTENT OF TURFED AREA TO BE DETERMINED ON SITE. 2. TURF SHOULD BE FREE FROM ANY TOXIC MATERIAL, WOODS, WEEDS, SEEDS OR ROOTS INCLUDING BUT NOT LIMITED TO GRASS AND OVALS. THE SOIL TO THE TURF SHALL BE FREE FROM RUBBER STICKS OR OTHER DELETERIOUS MATERIAL. CUT WIPES FALL 25MM REMAINING ABOVE THE BRANCH OF THE TURF. 3. THE MOST LAYER IN THE TURF SHOULD BE KEPT RELATIVELY CONSISTENT SO THAT IT IS NOT SATURATED OR SEVERELY DRIED OUT WHEN LAYING. <p>GROUND PREPARATION</p> <ol style="list-style-type: none"> 1. CULTIVATE THE AREA TO A DEPTH OF 150MM BELOW FINISHED SURFACE LEVELS AND GRADE TO EVEN-RUNNING CONTOURS. 2. CULTIVATE THE SOIL TO A FINE TILT, FREE OF CLUMPS, ROCKS, STICKS AND THE LIKE. ANY STOCK-RIED TOPSOIL SHOULD BE SPREAD TO A MINIMUM DEPTH OF 25MM AND ANY CONTAMINATED SOIL SHOULD BE DEGRADED AND REMOVED FROM SITE. 3. BEFORE LAYING TURF A SLOW RELEASE FERTILISER SHALL BE PLACED ON TOP OF THE PREPARED TOPSOIL. RATE OF 350MG/2. THIS SHOULD BE AN APPROVED LAWN FERTILISER WITH AN NPK RATION OF 12:12:8 AND RATED IN THE TOPSOIL. <p>LAYING</p> <ol style="list-style-type: none"> 1. SECTIONS TO BE TURFED SHALL BE WATERED WITHIN TWENTY FOUR HOURS PRIOR TO TURFING AT AN APPROXIMATE RATE OF 10MM OF WATER IN NOT LESS THAN ONE HOURING IS TO BE CARRIED OUT IN SUCH A WAY AS NOT TO CAUSE ANY SCOURING OR EROSION. 2. TURF JOINTS TO BE CARRIED OUT IN SUCH A WAY AS NOT TO CAUSE ANY SCOURING OR EROSION. 3. FILL ALL JOINTS IN TURF WITH TOPSOIL PRESSING, ROLL AND WATER. <p>WATERING/IRRIGATION</p> <ol style="list-style-type: none"> 1. ALLOW FOR IRRIGATION SYSTEM TO ALL NEW LANDSCAPED AREAS. 2. PROVIDE DETAILS OF IRRIGATION SYSTEM PRIOR TO INSTALLATION FOR APPROVAL BY COUNCIL. 3. ANY DETAILS OF IRRIGATION SYSTEM PRIOR TO INSTALLATION FOR APPROVAL BY COUNCIL. 4. WATERING SHALL BE INSTALLED ON ARRIVAL AT SITE AND AGAIN PRIOR TO PLANTING. 5. WATER DURING AND IMMEDIATELY AFTER PLANTING. 6. AFTER ESTABLISHMENT OF TREES WATERING MAY BE DONE BY HAND IN PERIODS OF DRY WEATHER ONLY. 7. THE FREQUENCY OF WATERING SHALL COMPLY WITH THE FOLLOWING MINIMUM REQUIREMENTS. <p>PERIODS AFTER GRASSING/PLANTING</p> <p>WEEK 1</p> <p>TWICE/DAY DURING HOT WINDY PERIODS ONCE/DAY DURING COOL/OVERCAST PERIODS</p> <p>WEEK 2</p> <p>ONCE/DAY</p> <p>WEEKS 3 & 4</p> <p>ONCE EVERY SECOND DAY</p> <p>TWICE/ WEEK</p> <p>OR AS NECESSARY TO ENSURE A MINIMUM STRIKE RATE</p> <p>MAINTENANCE</p> <ol style="list-style-type: none"> 1. MAINTENANCE PERIOD OF 13 WEEKS IS REQUIRED FOLLOWING A PRACTICAL COMPLETION INSPECTION AND WILL COMMENCE FOLLOWING AN ON MAINTENANCE INSPECTION OF THE AS CONSTRUCTED LANDSCAPING WORKS. 2. THE MAINTENANCE PERIOD SHOULD, HOWEVER, BE IMPLEMENTED IMMEDIATELY FOLLOWING PLANTING AND IS STARTED MORE THAN 13 WEEKS FOR THE DATE OF WORKS ACCEPTANCE THEN THE DEVELOPER WILL NEED TO CONTINUE MAINTENANCE UNTIL HANDOVER OF THE WORKS TO COUNCIL. 3. DURING THE MAINTENANCE PERIOD, THE CONTRACTOR IS TO ENSURE ALL WORKS DONE TO ENSURE PLANTS AND GRASS ARE HEALTHY AND GROWING WELL. 4. REMOVE AND REPLACE AS NECESSARY ANY WEEDS, DISEASED OR UNHEALTHY GROWTH SO THAT ALL VEGETATION IS THRIVING BY THE TIME THAT COUNCIL ACCEPTS RESPONSIBILITY FOR THE LANDSCAPE WORKS. 5. ALL WEEDS SHOULD BE DEGRADED MANUALLY OR WITH THE USE OF AN APPROVED HERBICIDE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. SPRAYING WILL ONLY TAKE PLACE AT A TIME WHEN THERE WILL BE NO DAMAGE CAUSED TO THE ENVIRONMENT BY APPLYING THE CHEMICAL. EG NOT IN WINDY CONDITIONS OR WHEN RAIN APPEARS IMMINENT. 6. MOW, MULCH, PRUNE, FERTILISE AND WATER AS REQUIRED. 7. AT THE END OF THE HANDOVER PERIOD, COUNCIL SHOULD ISSUE AN OFF-MAINTENANCE CERTIFICATE. 8. MAINTENANCE VISITS SHOULD BE AT APPROXIMATELY 1 WEEKLY INTERVALS. 	<p>GENERAL</p> <ol style="list-style-type: none"> 1. ALL WORK IS TO BE CARRIED OUT BY LICENSED CONTRACTORS IN ACCORDANCE WITH ALL AUSTRALIAN, NATIONAL, STATE AND LOCAL GOVERNMENT CODES AND STANDARDS. 2. REFER ALSO TO INFORMATION ON L10 3. LOCATE ALL SERVICES BEFORE DOING ANY WORK. 4. EXISTING VEGETATION PROTECTION 5. EXISTING TREES OR SHRUBS WITHOUT FIRST CHECKING WITH THE SUPERINTENDENT WHO SHOULD MAKE SURE ALL NECESSARY PERMITS HAVE BEEN ISSUED, THEN SUPERVISOR OR PLANNING IS TO OCCUR IN ADVANCE OF THE WORK, ENBLING THEM TO BE PRESENT IF REQUIRED. 6. ALL TREES TO BE REMOVED SHALL BE PROTECTED DURING CONSTRUCTION IN ACCORDANCE WITH AS4670:2009. A MINIMUM OF 20% (OR AS STIPULATED IN THE CONTRACT) OF THE REMOVED VOLUME OF THE TREE SHALL BE PRESERVED AND PLANTED IN THE SAME SITE OR IN ANOTHER SUITABLE SITE. THE SUPERINTENDENT SHALL CHECK THE HEALTH OF ANY EXISTING TREES WHICH MIGHT IMPACT ON THE LANDSCAPED AREAS. TREES SHOULD BE PRUNED AS NECESSARY UNDER HIGHER INSTRUCTION TO REMOVE ANY DEAD, DYING, DISEASED, UNHEALTHY OR UNSUITABLE GROWTH. TREES THAT ALL WOUNDS TO THE TREES WITH BITUMINOUS PAINT TO PREVENT ENTRY OF FUNGAL SPORES. 7. EXISTING TREES AND SHRUBS TO BE REMOVED SHALL BE DEGRADED, FERTILISED AND WATERED AS PART OF THE GENERAL MAINTENANCE PROGRAM. <p>WEED CONTROL AND SITE PREPARATION</p> <ol style="list-style-type: none"> 1. REMOVE ANY WOODY AND HERBACEOUS WEEDS, GRASSES AND DECLARED PEST PLANTS BY MECHANICAL MEANS, CAREFULLY DISPOSING OF ALL REMOVED MATERIAL, OBSERVING ALL LOCAL AUTHORITY AND ENVIRONMENTAL AGENCY REQUIREMENTS. 2. REMOVE ALL WEEDS AND GRASSES FROM THE SITE. 3. SITE PREPARATION SHALL INCLUDE APPLICATIONS OF A NON-SELECTIVE HERBICIDE TO ALL AREAS PRIOR TO PLANTING. PLANTING IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. THE SECOND APPLICATION WILL BE ONE MONTH AFTER THE FIRST TO ENSURE THAT ANY AREAS MISSED IN THE INITIAL APPLICATION ARE TREATED. 4. TREAT ANY WOODY WEEDS WITH SEPARATE SPRAYED AT REGULAR INTERVALS APPLIED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. 5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DRAINAGE OF THE SITE DURING THE CONSTRUCTION PERIOD. EROSION AND SEDIMENT CONTROL BARRIERS WILL BE ERCTED AS PART OF THE SITE PREPARATION WORKS REFER TO CIVIL PLANS 6. CULTIVATE SUBGRADE TO 150MM DEPTH BELOW FINISHED SURFACE LEVELS AND GRADE TO EVEN-RUNNING CONTOURS. 7. FILL ALL JOINTS IN TURF WITH TOPSOIL PRESSING, ROLL AND WATER. 8. FERTILISER SHALL BE INSTALLED ON ARRIVAL AT SITE AND AGAIN PRIOR TO PLANTING. 9. WATER DURING AND IMMEDIATELY AFTER PLANTING. 10. AFTER ESTABLISHMENT OF TREES WATERING MAY BE DONE BY HAND IN PERIODS OF DRY WEATHER ONLY. 11. THE FREQUENCY OF WATERING SHALL COMPLY WITH THE FOLLOWING MINIMUM REQUIREMENTS. <p>TOPSOIL</p> <ol style="list-style-type: none"> 1. QUANTITY OF TOPSOIL TO BE ORDERED SHALL BE CHECKED AND IF NECESSARY FOR USE WITH THE ADDITION OF SUITABLE ADJUTIVES. THESE ITEMS MAY BE USED IN PLACE OF IMPORTED TOPSOIL PROVIDED THAT IT COMPLIES WITH THE RELEVANT AUSTRALIAN STANDARDS. PROVIDE SAMPLES OF A ONE LITRE BAG OF ANY PROPOSED TOPSOIL TO BE USED. 2. SOL FOR NATIVES SHALL BE LOW N PHOSPHORUS TO COMPLY WITH PARAGRAPHS 5.6 OF AS4119:2003. 3. SOL FOR NATIVES SHALL BE LOW N PHOSPHORUS TO COMPLY WITH PARAGRAPHS 5.6 OF AS4119:2003. 4. SOL SHALL CONTAIN APPROXIMATELY 70% SANDY LOAM AND 30% COMPOSTED OR NATURAL ORGANIC MATTER 5. IT SHALL BE FRAGILE AND NOT CONTAIN ANY CLAY 6. THE PH SHOULD BE BETWEEN 5.5 AND 7.0 7. IT SHALL BE FREE FROM CONTAMINANTS SUCH AS THE SEED OF DECLARED WEEDS, ROCKS AND SALTS 8. IT SHALL NOT CONTAIN ANY CHEMICAL FERTILISERS. <p>SOIL ADJUSTERS (ESSENTIAL)</p> <ol style="list-style-type: none"> 1. GENERALLY - ALL GROUND SOL - ADD 0.5% OPSUMAT 16/20 TO ALL GROUND SOL AND 30% MULF MID P/NF ALREADY INCLUDED IN M.M. 2. GENERALLY - ALL GROUND SOL - ADD 0.5% OPSUMAT 16/20 TO ALL GROUND SOL AND 30% MULF MID P/NF ALREADY INCLUDED IN M.M. <p>RECOMMENDED RATES: PLANT SIZE</p> <table border="1"> <tr> <td>200</td> <td>200</td> </tr> <tr> <td>300</td> <td>400</td> </tr> <tr> <td>500</td> <td>500</td> </tr> <tr> <td>700</td> <td>700</td> </tr> <tr> <td>1000</td> <td>1000</td> </tr> </table> <p>PLACING TOPSOIL</p> <ol style="list-style-type: none"> 1. FOR GROUP PLANTED GARDENS BEGS PLACE TOPSOIL AS SHOWN TO SUIT THE SIZE AND TYPE OF PLANTS SHOWN ON THE PROJECT DRAWINGS. 2. PLANT SUPPLY 3. PLANTS SHOULD BE ORDERED WELL IN ADVANCE OF THE PROPOSED PLANTING DATE TO ALLOW TIME FOR THEM TO BE IN AN OPTIMUM SIZE. DO NOT ORDER THE PLANTS TO BE DELIVERED TO THE SUPERINTENDENT UNLESS YOU HAVE BEEN ADVISED TO DO SO. IF ASSUMING PLANTS ARE AVAILABLE IN A LARGER SIZE THAN SPECIFIED ON THE PLAN, BRING THIS TO THE ATTENTION OF THE SUPERINTENDENT WHO MAY WISH TO ORGANISE USING THE LARGER AVAILABLE SPECIMEN IF IT IS SUITABLE AS A VARIATION TO THE CONTRACT. 4. ALL TREES AND SHRUBS ARE TO BE TRUE TO NAME, WELL-GROWN AND WELL ESTABLISHED IN THEIR ROOT AND BRANCH FORMATION, AND CONFORM TO THE SPECIFICATIONS OF THE ASSOCIATED TRADE STANDARDS. 5. STOCK MUST BE FROM SEED FROM AN APPROPRIATE SOURCE 6. "SLEEPING" TREES - A GUIDE TO THE ASSESSMENT OF TREE QUALITY SECOND EDITION 2003 BY ROSS CLARK. 7. ALL PLANTS SHALL BE DELIVERED TO SITE IN A COVERED VEHICLE AND WATERED IMMEDIATELY FOLLOWING DELIVERY. DO NOT ALLOW PLANTS TO DRY OUT OR OVER-HEAT AT ANY TIME. 8. ALL PLANTS MUST BE FULLY SUN-HARDENED, TRUE TO NAME, WELL-FORMED AND FREE FROM DISEASE 9. ALL PLANTS MUST BE FULLY SUN-HARDENED, TRUE TO NAME, WELL-FORMED AND FREE FROM DISEASE <p>PLANTING - GENERALLY</p> <ol style="list-style-type: none"> 1. GENERALLY ALL PLANTS SHOULD BE PLANTED IN ACCORDANCE WITH THE PLAN, HOWEVER WHERE POSITIONS OF SERVICES HAVE BEEN VARIED FROM THOSE SHOWN ON THE PLAN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE SUPERINTENDENT OF ANY CHANGES TO THE POSITIONS INDICATED, OBTAINING APPROVAL FROM THE PLANNING DEPARTMENT AND THE SUPERINTENDENT. 2. ALL APPROPRIATE WATER PERMITS MUST BE OBTAINED PRIOR TO COMMENCING PLANTING 3. LARGE SHRUBS AND TREES - EXCAVATE THE PLANTING HOLE TO ALLOW A MINIMUM OF 150MM CLEARANCE AROUND THE ROOT BALL, RIP THE BASE OF THE HOLE TO 150MM DEPTH BELOW THIS TO PROMOTE GOOD DRAINAGE. 4. GROUP PLANTING OF SHRUBS AND GROUND COVER AREAS - SPREAD PREMIUM GRADE TOPSOIL THAT CONFORMS TO AS4119:1999 SOIL FOR LANDSCAPING AND GARDEN USE TO A DEPTH OF 300MM, OR AS OTHERWISE SHOWN ON DETAIL OF GROUP PLANTED AREAS 5. RECOMMENDED FERTILISER IS AGRIORINI PELLETS APPLIED AT RATE OF 20G 21G TABLETS PER PLANTING HOLE. FERTILISER IS TO BE PLACED IN THE BOTTOM OF THE HOLE AND COVERED WITH SOME SOIL PRIOR TO PLANTING TO PREVENT THE FERTILISER COMING INTO DIRECT CONTACT WITH THE ROOTS. 6. PLACE WATER CRYSTALS AT A RATE OF 250MM EXPANDED CRYSTALS PER PLANTING HOLE. 7. IMMERSE THE PLANT CONTAINER IN WATER PRIOR TO REMOVING THE PLANT FROM THE POT AND WATER THE PLANT HOLE TO PREVENT THE ROOTS COMING INTO CONTACT WITH DRY SOIL. DO NOT DAMAGE THE ROOTS WHEN REMOVING THE PLANT FROM ITS CONTAINER AND GENTLY PLACING IN THE HOLE. 8. PLANTING SHOULD BE CARRIED OUT IN SUCH A WAY THAT THE TOP OF THE SOIL IN THE PLANT CONTAINER AND GENTLY PLACING IN THE HOLE. 9. BACKFILL THE HOLE GENTLY FIRING SUCCESSIVE LAYERS WITHOUT COMPACTING THE SOIL BUT ENSURE THAT THE PLANT IS HELD SECURELY BY THE SOIL. 10. FORM A SMALL WINDED AREA AROUND THE STEM TO CAPTURE WATER. 11. WATER WITH A MINIMUM 10 LITRES IMMEDIATELY FOLLOWING PLANTING AND PRIOR TO MULCHING 	200	200	300	400	500	500	700	700	1000	1000	<p>MAREEBA ROADHOUSE AND ACCOMMODATION PARK</p> <p>WILLIAMS ROAD, MAREEBA</p> <p>SPECIFICATION</p> <p>SCALE: N/A</p> <p>JOB No: 181005</p> <p>DWG No: L08</p> <p>ISSUE No: 2</p> <p>DATE: 10 May 2018</p> <p></p> <p>Suzan Quigg Landscape Design 10 Williams Road Mareeba, QLD 4880 P: 07 4088 1011 E: suzanq@sqdesign.com W: www.suzanquigg.com C: Suzan J Quigg, Landscape Design 2018</p>
200	200											
300	400											
500	500											
700	700											
1000	1000											

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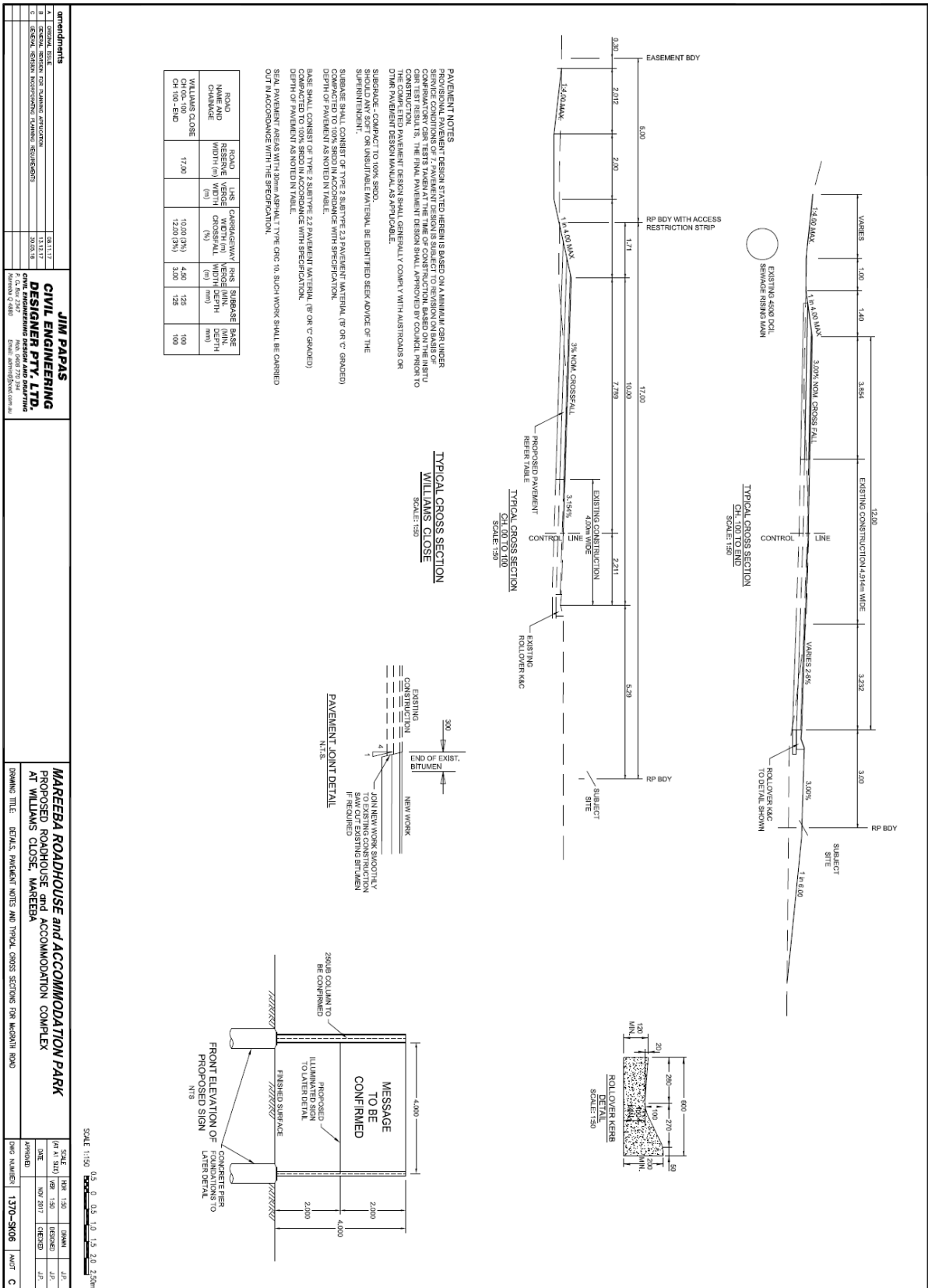


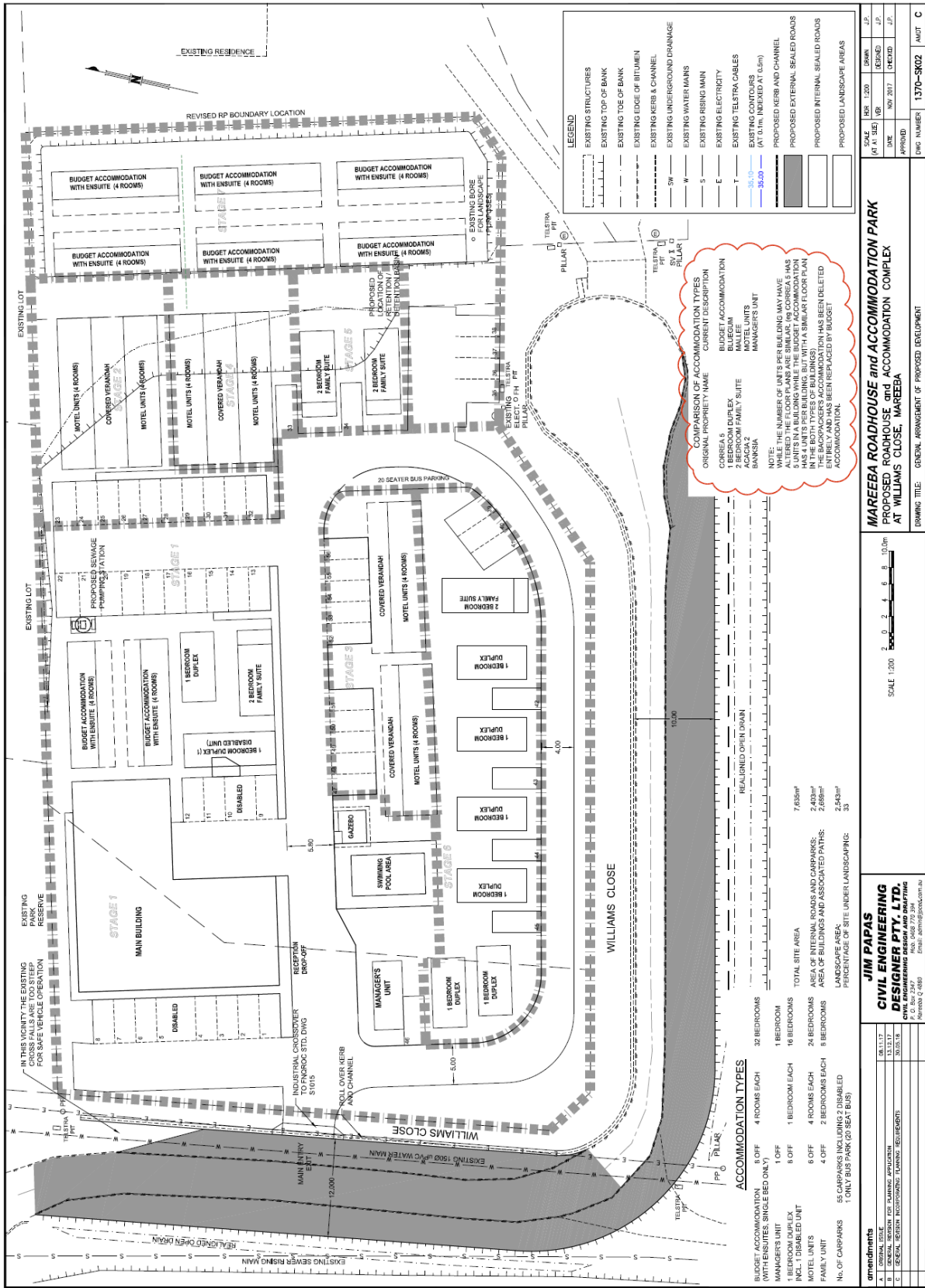
Amendments	Date	Author
1	13.11.17	J.P.
2	13.11.17	J.P.
3	20.03.18	J.P.

JIM PAPAS
CIVIL ENGINEERING
DESIGNER PTY. LTD.
 10/150 WILSON STREET
 MAREEBA QLD 4870
 Phone: 07 4779 3300
 Email: jim@jimpapas.com.au

SCALE 1:200
 0 2 4 6 8 10m

MAREEBA ROADHOUSE and ACCOMMODATION PARK PROPOSED ROADHOUSE and ACCOMMODATION COMPLEX AT WILLIAMS CLOSE, MAREEBA	
DRAWING TITLE	GREEN APPROVAL - ROADWORKS
DATE	NOV 2017
BY	J.P.
CHECKED BY	J.P.
APPROVED BY	J.P.
DWG NUMBER	1370-SK05





COMPARISON OF ACCOMMODATION TYPES

ORIGINAL PROPERTY NAME	CURRENT DESCRIPTION
CORRELA	BUDGET ACCOMMODATION
1 BEDROOM DUPLEX	MALLEE UNITS
2 BEDROOM FAMILY SUITE	MANAGER'S UNIT

NOTE:
WHILE THE NUMBER OF UNITS PER BUILDING MAY HAVE ALTERED THE FLOOR PLANS ARE SIMILAR. (99 CORRELA HAS 4 UNITS PER BUILDING, BUT WITH A SIMILAR FLOOR PLAN IN THE BOTH TYPES OF BUILDINGS) THIS INFORMATION HAS BEEN DELETED ENTIRELY AND HAS BEEN REPLACED BY BUDGET ACCOMMODATION.

ACCOMMODATION TYPES

TYPE	NO. OF UNITS	TOTAL ROOMS	TOTAL BEDS
BUDGET ACCOMMODATION (WITH ENSUITE, SINGLE BED ONLY)	8 OFF	4 ROOMS EACH	32 BEDROOMS
MANAGER'S UNIT	1 OFF	1 BEDROOM EACH	1 BEDROOM
1 BEDROOM DUPLEX	8 OFF	16 BEDROOMS EACH	128 BEDROOMS
MOTEL UNITS (INCL. 1 DISABLED UNIT)	6 OFF	4 ROOMS EACH	24 BEDROOMS
FAMILY UNIT	4 OFF	2 BEDROOMS EACH	8 BEDROOMS
No. OF CARPARKS	55	55 CARPARKS INCLUDING 2 DISABLED	1 ONLY BUS PARK (20 SEAT BUS)

DATE: 20.11.17	SCALE: 1:200	DATE: 13.11.17	SCALE: 1:200	DATE: 30.05.18
BY: J.P.	CHKD: J.P.	DATE: 13.11.17	CHKD: J.P.	DATE: 30.05.18
APPROVED:	APPROVED:	APPROVED:	APPROVED:	APPROVED:
DATE: 13.11.17	DATE: 13.11.17	DATE: 13.11.17	DATE: 13.11.17	DATE: 13.11.17
NO.: 1370-3K02	NO.: 1370-3K02	NO.: 1370-3K02	NO.: 1370-3K02	NO.: 1370-3K02

MAREEBA ROADHOUSE and ACCOMMODATION PARK
PROPOSED ROADHOUSE and ACCOMMODATION COMPLEX
AT WILLIAMS CLOSE, MAREEBA

DRAWING TITLE: GENERAL ARRANGEMENT OF PROPOSED DEVELOPMENT

SCALE: 1:200

JIM PAPAS
CIVIL ENGINEERING
DESIGNER

2400m²
2.400m²
2.400m²
2.540m²
33

Brian Millard

From: Freshwater Planning <FreshwaterPlanning@outlook.com>
Sent: Friday, 6 July 2018 10:08 AM
To: Brian Millard
Cc: Carl Ewin
Subject: RE: MCU170017 Roadhouse Property Unit Trust Pty Ltd Request for NDN
Attachments: 1370 L03 (Site Pop).docx

Brian,

Please find attached and below a Response to your email as provided by the proponent and their consultants.

All the buildings with the exception of the Correa five unit are identical floor plans to the ones originally submitted. The only reason for the change from the original names is that they were property names and we now describe the buildings as what type they are (i.e. the Acacia is now motel 4 rooms etc). The Correa was a 5 room single accommodation with ensuite and on stumps, this is replaced with two ATCO 4 room single with ensuite. This has been taken into account in the population calculations and car parking .

All buildings are single storey with the ATCO units the only ones on stumps about 450 mm high, resulting floor height will be approx. 700 mm AGL.

The landscape works will be completed as per plan on the perimeter of the development and around and through the stage 1 buildings, the balance area will be sown with lawn grasses and the landscape as per plan added when the additional stage/ stages are added. We will be using the advanced stock as described on the landscape plan. There is no landscaping on the northern boundary as the fence is 2.4 high and there is little room to establish plants and these plants in the main wouldn't be seen by either the neighbours or the residents given the height of the fence which will also result in poor growing conditions due to the height. If required I could erect a trellis offset from the fence and grow some vine creeper on it.

In relation to the site population, the following has been provided and is as per attached. I understand that Council's Planning Officers are requesting that we confirm that the site population is capped at 130 persons in accordance with the attached site population calculations. This is considered to be confirmed (by way of attached population calculation and is in accordance with Council's condition limiting the population to no more than 2 persons per bedroom for the purpose of excluding backpackers accommodation. Consequently the site population is reduced from the initial 138 persons to 130 persons.

I hope that this is considered sufficient, if you have any questions please do not hesitate to contact me to discuss.

Thanks and Regards,

Matt



Matthew Andrejic
Director
Freshwater Planning Pty Ltd

M: 0402 729 004
E: freshwaterplanning@outlook.com
A: 17 Barron View Drive, Freshwater, Q4870

From: Brian Millard <BrianM@msc.qld.gov.au>
Sent: Monday, 2 July 2018 12:10 PM
To: freshwaterplanning@outlook.com

ATTACHMENT 3**Mareeba Road House and Accommodation Park**

Site Population Calculations

Accommodation Type	Population (Persons)
Budget Accommodation: 8 Units of 4 Rooms each with one king Sized single bed in each room Max. of 1 person per bedroom $4 \times 8 = 32$	32
Managers Unit 1 Unit with 1 Double Bed Max. of 2 persons per bedroom $1 \times 2 = 2$	2
Duplex Units 8 Units with two bedrooms with a double bed in each bedroom Max. of 2 persons per bedroom $8 \times 2 \times 2 = 32$	32
Motel Units 6 Units of 4 Rooms each with one bedroom and with a double bed in each Max. of 2 persons per bedroom $6 \times 4 \times 2 = 48$	48
Family Units 4 Units with two bedrooms with a double bed in one bedroom And 2 single beds in the other room providing accommodation for 4 persons in each unit. Max. of 4 persons per unit $4 \times 4 = 16$	16
TOTAL SITE POPULATION	<u>130</u>

It is recommended that the request be refused.

OFFICER'S RECOMMENDATION

It is recommended that:

- "1. In relation to the written representations made by Elizabeth Taylor Town Planner on behalf of J Shambler regarding the conditions of the following development approval:

APPLICATION		PREMISES	
APPLICANT	J Shambler	ADDRESS	22 Monaro Close, Kuranda
DATE OF NDN REQUEST	5 June 2018	RPD	Lot 2 on RP728461
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Transport Depot		

and in accordance with the Planning Act 2016, the following

- (A) Condition 3.4 must remain as per Council's Decision Notice issued on 21 May 2018.
 - (B) Condition 4.5 must remain as per Council's Decision Notice issued on 21 May 2018.
2. A written notice be issued to the applicant advising of Council's decision."

THE SITE

The subject land is described as Lot 2 on RP728461, situated at 22 Monaro Close, Kuranda. The land is approximately 3.9km west of Kuranda township and 200 metres south of the Oakforest Road/Monaro Close intersection.

The land has an area of 1.263 hectares with a frontage of approximately 80 metres to Monaro Close. Monaro Close is constructed to a single lane bitumen sealed standard for its entire length. Access to the site is from Monaro Close at the most southerly point of the lots frontage.

The land is generally wedge shaped, being wider at the front than the rear. It slopes down from the Monaro Close frontage to Owen Creek which forms the rear boundary. The site is improved with a dwelling house and associated relative's accommodation, several sheds, greenhouse and a horse exercise yard.

The land has previously been cleared as a result of historic grazing activities and now features some regrowth trees scattered throughout. Dense vegetation is established along Owen Creek.

The land is serviced with reticulated electricity, telecommunications, on site effluent disposal and water supply. Surrounding properties are zoned rural residential and have been developed for rural residential living 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.

BACKGROUND AND CONTEXT

Council at its Ordinary Meeting on 16 May 2018 approved the application made by Elizabeth Taylor Town Planner on behalf of J Shambler for the issue of a development permit for Material Change of Use - Transport Depot over land described as Lot 2 on RP728461, situated at 22 Monaro Close, Kuranda.

The approval was granted subject to conditions and the Decision Notice was issued on 21 May 2018 and is included as **Attachment 1**.

Elizabeth Taylor Town Planner on behalf of J Shambler has written to Council making representations (**Attachment 2**) in relation to Conditions 3.4 and 4.5 and requests the issue of a negotiated decision notice.

APPLICANT'S REPRESENTATIONS

Condition 3.4

3.4 *Limitations on ancillary maintenance*

On site maintenance of vehicles associated with the transport depot use is to be limited to changing of flat tyres and greasing of vehicles.

Representation by Applicant

"My client requests that Condition 3.4 either be deleted or be broadened to include and allow general service/maintenance to be undertaken. General service/maintenance would not include any heavy industrial maintenance, such as rebuilding the motor, it would just allow standard service and maintenance to be undertaken, which would be quieter than the chainsaws used continuously by the neighbour and the tractor and bucket, also used extensively by the neighbour, to push over vegetation.

The separation distances between the designated depot storage area would ensure noise associated with general service and maintenance is kept to a minimum and as it would not occur on a regular and relentless basis as my client is often 'on the road' and not in residence, would be totally in-keeping with the character of a rural residential area and existing amenity.

The proposed suggested amendment to Condition 3.4 is considered to meet the reasonable test under Section 65."

Response

Condition 3.4 was specifically added by Council during the consideration of the development application at the 16 May 2018 ordinary meeting.

When read in conjunction with Condition 3.5 *Hours of Operation*, maintenance associated with the transport depot is limited to the changing of flat tyres and greasing of vehicles between 7:00am to 6:00pm Monday to Friday and 7:00am to 12:00pm Saturday.

Condition 3.4 is considered fundamental to Council's approval of this development application and should be retained.

Condition 4.5**4.5 Landscaping/Visual Screening**

Within three (3) months of this approval taking effect, the applicant/developer must establish a two (2) metre wide landscape buffer planted along that part of the southern boundary commencing at the western wall of the western-most shed and extending to the eastern edge of the horse arena (a length of approximately 50 metres). The landscape buffer must include ground cover, shrubs and trees that will grow to form an effective buffer of no less than four (4) metres in height.

Plant species used must be selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.

All landscaping must be mulched, irrigated and maintained for the life of the development.

Representation by Applicant

"The requirements specified in Condition 4.5 are an unreasonable imposition on the development, as outlined in section 65 above; given that the existing greenhouse, located in front of and to the south of the proposed storage area already provides a visual screen and buffer. Unless the neighbour intends to stand down on the common side boundary and watch my clients storage area, it cannot be viewed from the neighbouring house as the greenhouse provides both a visual screen and a buffer. The neighbours house is located over 60 metre away and blocked from line of sight by existing sheds, existing vegetation and the greenhouse on my clients property.

The condition should be deleted or it should be amended to specify that the landscaping is only required if my client ever demolishes his greenhouse, which he has no intention of doing.

These representations are made on behalf of my client and I look forward to your favourable consideration, in light of the legal requirements relating to the imposition of Conditions, specified under Section 65 of the Planning Act 2016 and the fact that the development is Code-assessable development that is contemplated in the Rural residential zone."

Response

Similarly to Condition 3.4, the requirement of Condition 4.5 to establish a two (2) metre wide landscape buffer *within three (3) months of the approval taking effect*, was specifically added by Council during the consideration of the development application at the 16 May 2018 ordinary meeting.

The intent of this change is to ensure that the landscape buffer is already established in the event of the greenhouse being removed at some time in the future. Otherwise there will be an unknown period from the removal of the greenhouse to when the landscape buffer is sufficiently mature to provide meaningful screening.

The requirement to establish a two (2) metre wide landscape buffer is not considered to be unreasonable.

Condition 4.5 is considered fundamental to Council's approval of this development application and should be retained unchanged.

Date Prepared: *11 June 2018*

ATTACHMENT 1

21 May 2018

J Shambler
C/- Elizabeth Taylor - Town Planner
23 Valley Street
CAIRNS QLD 4870

65 Rankin Street
PO Box 154 MAREEBA QLD 4880

P: 1300 308 461
F: 07 4092 3323

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

Senior Planner: Brian Millard
Direct Phone: (07) 4086 4657
Our Ref: BM:nj
Your Ref: ET18-009

Dear Sir/Madam

Decision Notice

Planning Act 2016

I refer to your application and advise that on 16 May 2018, Council decided to approve the application in full subject to conditions.

Details of the decision are as follows:

APPLICATION DETAILS

Application No:	MCU/18/0008
Street Address:	22 Monaro Close KURANDA
Real Property Description:	Lot 2 on RP728461
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

DECISION DETAILS

Type of Decision:	Approval
Type of Approval:	Development Permit for Material Change of Use - Transport Depot
Date of Decision:	16 May 2018

CURRENCY PERIOD OF APPROVAL

The currency period for this development approval is six (6) years starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)

INFRASTRUCTURE

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

ASSESSMENT MANAGER CONDITIONS

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, including but not necessarily limited to the subject of 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 **within three (3) months of the date of this approval taking affect.**
 - 2.2 The applicant must notify Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.
3. General
 - 3.1 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
 - 3.2 All external works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council’s delegated officer.
 - 3.3 Waste Management

On site refuse storage area must be provided and be screened from view from adjoining properties and road reserve by 1 metre wide landscaped screening buffer or 1.8m high solid fence or building.
 - 3.4 Limitations on ancillary maintenance

On site maintenance of vehicles associated with the transport depot use is to be limited to changing of flat tyres and greasing of vehicles.

3.5 Hours of Operation

Any trailer coupling/decoupling, and any maintenance or cleaning of vehicles/trailers associated with the approved use shall be limited to the hours of 7:00am to 6:00pm Monday to Friday and 7:00am to 12:00pm Saturdays. No activities associated with the approved use are permitted on Sundays or Public Holidays.

However, the applicant/developer or subsequent owner/operator is permitted to enter or exit the site with the truck only outside of the abovementioned operating hours.

- 3.6 Any fuel stored on site associated with the approved use (other than in the prime mover fuel tanks) must be kept in a sealed, bunded area with a storage capacity of at least 150% of the storage capacity of any fuel storage tanks/containers. Any such fuel must be stored within the trailer storage area.

4. Infrastructure Services and Standards

4.1 Access

An asphalt or concrete sealed (not bitumen) heavy duty access crossover with dimensions suitable for a prime mover and trailer, must be constructed (from the edge of Monaro Close to the property boundary of the subject land) 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 All stormwater drainage concentrated by the development must be collected from site and discharged to an approved legal point of discharge.

4.3 Carparking/Internal Driveways

All trafficable areas associated with the approved use, including the trailer storage area, must be surface treated with crushed blue metal/rock, similar to that already installed on parts of the driveway, and maintained for the life of the development, to the satisfaction of Council's delegated officer.

4.4 Environmental Management

4.4.1 Any material likely to degrade the water (eg oils, lubricants, solvents, coolants, degreasing agents etc) must be stored within a bunded area, or an appropriately designed chemical storage container, suitable for preventing the escape of material into surface or underground water resources.

4.4.2 All waste products associated with the approved use including tyres, wheels, fluids (lubricants, fuels, solvents, coolants, degreasing agents etc.) must be disposed of off-site and must not be stored on site for more than two (2) weeks, to the satisfaction of Council's delegated officer.

4.5 Landscaping/Visual Screening

Within three (3) months of this approval taking effect, the applicant/developer must establish a two (2) metre wide landscape buffer planted along that part of the southern boundary commencing at the western wall of the western-most shed and extending to the eastern edge of the horse arena (a length of approximately 50 metres). The landscape buffer must include ground cover, shrubs and trees that will grow to form an effective buffer of no less than four (4) metres in height.

Plant species used must be selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.

All landscaping must be mulched, irrigated and maintained for the life of the development.

REFERRAL AGENCIES

Not Applicable.

APPROVED PLANS

The following plans are Approved plans for the development:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
-	Untitled Map	-	-

REFERENCED DOCUMENTS

Not Applicable.

ADVISORY NOTES

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

- (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.

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- (b) The change in the use of the building may also require a change in the classification of the building under the Building Act. You are advised to contact a Building Certifier to establish if a change in the classification of the building is required.

- (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.

PROPERTY NOTES

Not Applicable.

VARIATION APPROVAL

Not Applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

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

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Page 6**SUBMISSIONS**

Not Applicable.

RIGHTS OF APPEAL

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

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

OTHER DETAILS

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

Yours faithfully

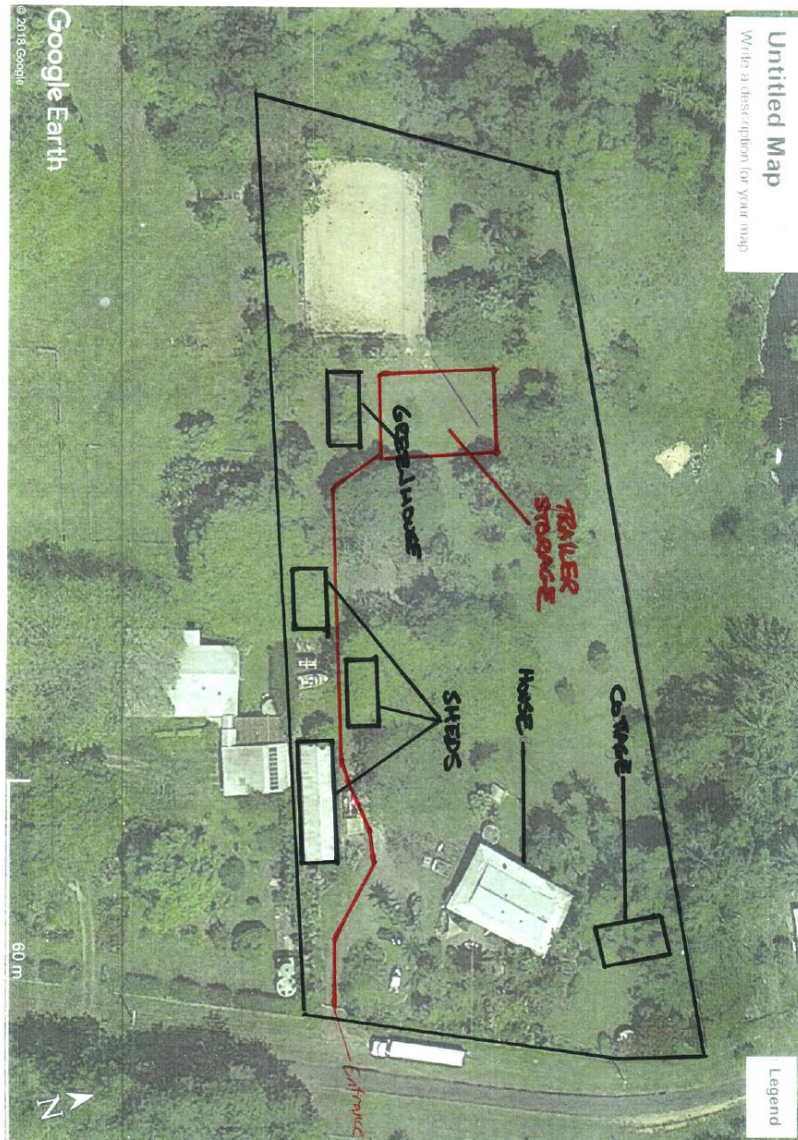
BRIAN MILLARD
SENIOR PLANNER

Enc: Approved Plans/Documents
Appeal Rights

Mareeba Shire Council

Document Set ID: 3393527
Version: 1, Version Date: 21/05/2018

Approved Plans/Documents



Appeal Rights

PLANNING ACT 2016 & THE PLANNING REGULATION 2017

Chapter 6 Dispute resolution**Part 1 Appeal rights****229 Appeals to tribunal or P&E Court**

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

(Refer to Schedule 1 of the *Planning Act 2016*)

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

Note –

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

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt. It is declared that an appeal against an infrastructure charges notice must not be about-

- (a) the adopted charge itself; or
- (b) for a decision about an offset or refund-
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

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

231 Other appeals

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

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- (b) other conduct that relates to the making of a decision; and
 - (c) the making of a decision or failure to make a decision; and
 - (d) a purported decision ; and
 - (e) a deemed refusal.
- non-appealable*, for a decision or matter, means the decision or matter-
- (a) is final and conclusive; and
 - (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
 - (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

232 Rules of the P&E Court

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

ATTACHMENT 2**Brian Millard**

From: Carl Ewin
Sent: Wednesday, 6 June 2018 10:10 AM
To: Brian Millard
Subject: FW: Representations

Carl Ewin
Planning Officer



Mareeba
SHIRE COUNCIL

Phone: 1300 308 461 | Direct: 07 4086 4656 | Fax: 07 4092 3323
Email: carle@msc.qld.gov.au | Website: www.msc.qld.gov.au
65 Rankin Street, Mareeba | PO Box 154, Mareeba, Queensland, Australia, 4880

From: Liz Taylor <liz@elizabethaylor.net.au>
Sent: Tuesday, 5 June 2018 11:31 AM
To: Carl Ewin <CarlE@msc.qld.gov.au>
Cc: 'John Shambler' <shamblers_transport@yahoo.com.au>
Subject: Representations

Dear Carl,

Further to my recent email, when I 'stopped the clock' to make representations; please see below my representations in relation to Condition 3.4 and Condition 4.5.

Under Section 65 of the Planning Act 2015, it states:

Section 65 Permitted development conditions

(1) A development condition imposed on a development approval must—

(a) be relevant to, but not be an **unreasonable imposition on**, the development or the use of premises as a consequence of the development; or

(b) **be reasonably required in relation to the development** or the use of premises as a consequence of the development.

(My Emphasis)

The following two Conditions have been considered in light of the requirements under Section 65 of the Planning Act 2016, the existing situation on the ground and surrounding area and the fact that the proposed development is Code-assessable development and therefore anticipated/supported to establish on land in the Rural residential zone under the Planning Scheme.

Condition 3.4 - Limitations on ancillary maintenance

On-site maintenance of vehicles associated with the transport depot use is to be limited to changing of flat tyres and greasing of vehicles.

My client requests that Condition 3.4 either be deleted or be broadened to include and allow general service/maintenance to be undertaken. General service/maintenance would not include any heavy industrial maintenance, such as rebuilding the motor, it would just allow standard service and maintenance to be undertaken,

which would be quieter than the chainsaws used continuously by the neighbour and the tractor and bucket, also used extensively by the neighbour, to push over vegetation.

The separation distances between the designated depot storage area would ensure noise associated with general service and maintenance is kept to a minimum and as it would not occur on a regular and relentless basis as my client is often 'on the road' and not in residence, would be totally in-keeping with the character of a rural residential area and existing amenity.

The proposed suggested amendment to Condition 3.4 is considered to meet the reasonable test under Section 65.

Condition 4.5 Landscaping/Visual Screening

Within three (3) months of this approval taking effect, the applicant/developer must establish a two (2) metre wide landscape buffer planted along that part of the southern boundary commencing at the western wall of the western most shed and extending to the eastern edge of the horse arena (a length of approximately 50 metres). The landscape buffer must include ground cover, shrubs and trees that will grow to form an effective buffer of no less than four (4) metres in height.

Plant species used must be selected from the plant schedule in Planning Scheme Policy 6 – Landscaping and preferred plant species.

All landscaping must be mulched, irrigated and maintained for the life of the development.

The requirements specified in Condition 4.5 are an unreasonable imposition on the development, as outlined in section 65 above; given that the existing greenhouse, located in front of and to the south of the proposed storage area already provides a visual screen and buffer. Unless the neighbour intends to stand down on the common side boundary and watch my clients storage area, it cannot be viewed from the neighbouring house as the greenhouse provides both a visual screen and a buffer. The neighbours house is located over 60 metre away and blocked from line of sight by existing sheds, existing vegetation and the greenhouse on my clients property.

The condition should be deleted or it should be amended to specify that the landscaping is only required if my client ever demolishes his greenhouse, which he has no intention of doing.

These representations are made on behalf of my client and I look forward to your favourable consideration, in light of the legal requirements relating to the imposition of Conditions, specified under Section 65 of the Planning Act 2016 and the fact that the development is Code-assessable development that is contemplated in the Rural residential zone.

Please contact me if you have any further queries or require further clarification or wish to discuss the two (2) Conditions further.

Please confirm receipt of this email by return email.

Kind regards,

Liz.

Elizabeth Taylor
Town Planner
Ph (07) 4055 2548
Mob 0407 584 966

ITEM-3 **TELSTRA CORPORATION LIMITED - MCU - TELECOMMUNICATIONS FACILITY - LOT 114 ON W2631 - ANN STREET (HERBERTON-PETFORD ROAD) WATSONVILLE - MCU/18/0013**

MEETING: Ordinary

MEETING DATE: 18 July 2018

REPORT OFFICER'S TITLE: Planning Officer

DEPARTMENT: Corporate and Community Services

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	Telstra Corporation Limited	ADDRESS	Ann Street (Herberton - Petford Road), Watsonville
DATE LODGED	1 May 2018	RPD	Lot 114 on W2631
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Telecommunications Facility		

FILE NO	MCU/18/0013	AREA	1,012m ²
LODGED BY	Service Stream Mobile Communications	OWNER	Telstra Corporation Limited
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Rural Zone		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	14 Submissions Received		

- ATTACHMENTS:**
1. Proposal Plan/s
 2. Department of Infrastructure, Local Government and Planning Referral Agency Response dated 18 May 2018
 3. Electromagnetic Energy (EME) Report

EXECUTIVE SUMMARY

Council is in receipt of an impact assessable development application described in the above application details. During the public notification period for the application, 14 submissions were received, all objecting to the proposed development.

Telstra Corporation Limited proposes the construction of a telecommunications facility (mobile phone tower and base station) situated on the western side of the Watsonville Township as part of the Federal Governments Mobile Black Spot Program. There is currently no mobile phone reception in Watsonville or immediate surrounds. The facility will include a 43.4 metre high slimline monopole tower and ancillary infrastructure contained in a 110m² fenced compound.

The application and supporting material has been assessed against the Mareeba Shire Council Planning Scheme 2016 and is not considered to conflict with any aspect of the Planning Scheme.

The key planning issues associated with the proposed development are visual amenity impacts due to the height of the tower, as well as perceived health issues relating to radiofrequency and electromagnetic emissions on nearby sensitive land uses. These two (2) issues were raised in most submissions received.

Despite the monopole tower having a slimline design, given the height of the tower, some visual impact to surrounding residences is likely, particularly considering Watsonville's existing remote bushland setting. However, telecommunications facilities are a common and accepted form of development and any visual impact will be offset by the wider community benefit provided by the proposed facility (mobile phone reception). Furthermore, the developer will be required to paint the monopole tower a "pale eucalypt" colour to help the development blend in with the natural environment.

*Using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) the applicants prepared and submitted a report on the expected levels of radiofrequency (RF) and electromagnetic energy (EME) that will be produced by the facility (**Attachment 3**). The highest levels produced are within 0 - 50 metres of the facility and are expected to be approximately 0.013% of the public exposure limit. The proposed facility, like many other telecommunications facility constructed in densely populated areas, is not likely to impact on the health and wellbeing of surrounding residents. A condition will be attached to any approval requiring a compliance assessment be carried out at the facility once operational to ensure the facility is operating within the ARPANSA emission guidelines.*

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	Telstra Corporation Limited	ADDRESS	Ann Street (Herberton - Petford Road), Watsonville
DATE LODGED	1 May 2018	RPD	Lot 114 on W2631
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Telecommunications Facility		

and in accordance with the Planning Act 2016, the applicant be notified that the application for a development permit for the development specified in (A) is:

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

And

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

(A) **APPROVED DEVELOPMENT:** Development Permit for Material Change of Use - Telecommunications Facility

(B) **APPROVED PLANS:**

Plan/Document Number	Plan/Document Title	Prepared by	Dated
Q113992 Sheet No. S1	Site Layout and Access	Visionstream Pty Ltd	27 April 2018
Q113992 Sheet No. S1-1	Antenna Layout	Visionstream Pty Ltd	2 April 2018
Q113992 Sheet No. S3	South East Elevation	Visionstream Pty Ltd	27 April 2018

(C) **ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)**

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 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 the condition(s) of this approval.
- 3.2 All payments required to be made to the Council (including contributions, charges and bonds) pursuant to any condition of this approval must be made prior to the commencement of the use and at the rate applicable at the time of payment.
- 3.3 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.

3.4 Noise Nuisance

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 and a maximum noise level of 8dB(A) above background levels as measured from commercial locations.

Suitable screening to all air conditioning, lift motor rooms, plant and service facilities located at the top of or on the external face of the building must be installed and maintained. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the facade of the building. There are to be no individual external unscreened air conditioning units attached to the exterior building facade.

4. Infrastructure Services and Standards

4.1 Lighting

- 4.1.1 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.

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.

- 4.1.2 Warning lights shall not be installed on the tower, unless specifically required by other relevant legislation.

4.2 Building Materials & Finishes

- 4.2.1 Any equipment cabinets shall be a neutral colour.

- 4.2.2 The monopole tower shall be painted a colour equivalent to Colorbond 'Pale Eucalypt' in order to help achieve an effective visual blend with the surrounding landscape.

4.3 Operational Requirements

- 4.3.1 The radiofrequency field emissions and electromagnetic emissions from the installed tower shall not exceed the Australian Radiation Protection and Nuclear Safety Agency mandated exposure limits for continuous exposure to radio frequency and electromagnetic energy transmissions from mobile phone base stations at any time, at any location.

- 4.3.2 Within three months of the site becoming operational, a site compliance inspection is to be carried out by an appropriately qualified person and certificate issued to verify that the site complies with the requirements and limits of the Australian Radiation Protection and Nuclear Safety Agency, Radiation Protection Standard, 2002 Maximum Exposure Levels to Radio Frequency Fields – 3 kHz to 300 GHz. This certificate is to be submitted to Council for consideration within three (3) months of the tower becoming operational.

4.4 Decommissioning and Site Rehabilitation

If the use is abandoned, the site must be rehabilitated to a level that achieves the following:

- (i) The monopole and associated infrastructure is removed from the site;
and
- (ii) The site is made suitable for other uses compatible with the locality;
and
- (iii) Restores the visual amenity of the site.

(D) ASSESSMENT MANAGER'S ADVICE**(a) 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.

(b) 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.

(c) Environmental Protection and Biodiversity Conservation Act 1999

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

(d) Cultural Heritage

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

(e) Transportation of Soil

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

(E) REFERRAL AGENCY CONDITIONS

Department of Infrastructure, Local Government and Planning conditions dated 18 May 2018

(F) RELEVANT PERIOD

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

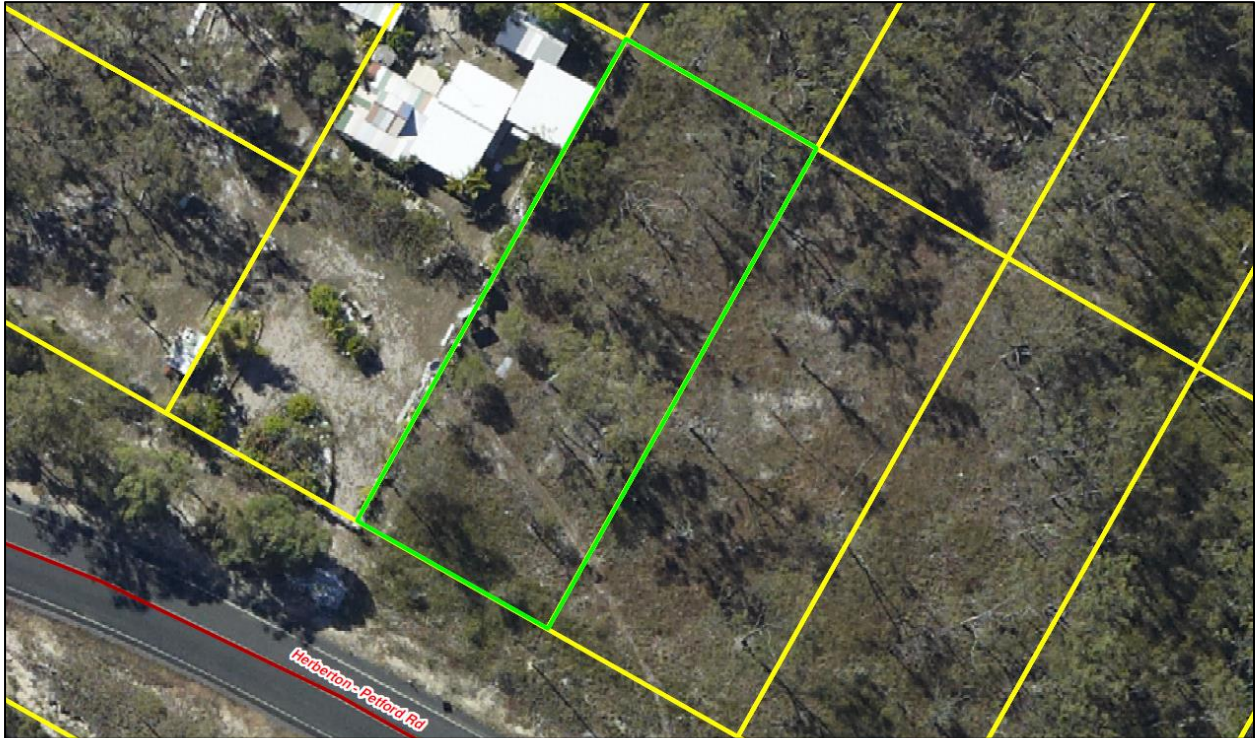
- Material Change of Use – six (6) years (starting the day the approval takes effect);

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

- Development Permit for Building Work

(H) OTHER APPROVALS REQUIRED FROM COUNCIL

- Compliance Permit for Plumbing and Drainage Work



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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"

THE SITE

The subject site is situated at Ann Street (Herberton - Petford Road), Watsonville, and is more particularly described as Lot 114 on W2631. The site is regular in shape with an area of 1,012m² and is zoned Rural under the Mareeba Shire Council Planning Scheme 2016. The site contains 20.14 metres of road frontage to the State controlled Ann Street (Herberton - Petford Road) which is constructed to a bitumen sealed standard. Access to the site is gained from Ann Street via an unsealed crossover in the south-west corner of the allotment.

The site remains unimproved and slopes downhill towards the north-east corner of the site with some mature trees scattered across the property.

All immediate surrounding lots are zoned Rural, despite all being residential sized properties approximately 1,000m² in area. Nearly all surrounding lots are unimproved with the property immediately to the west (Lot 115 on W2631) being the only one that contains an established dwelling and outbuildings situated at the rear of the lot. The next closest dwelling is approximately 80 metres east of the site.

BACKGROUND AND CONTEXT

Nil

PREVIOUS APPLICATIONS & APPROVALS

Nil

DESCRIPTION OF PROPOSED DEVELOPMENT

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

Visionstream Pty Ltd, on behalf of Telstra Corporation Limited, proposes the construction of a new telecommunications facility (mobile phone tower and base station) to provide mobile phone service capabilities in the Watsonville area as part of the Federal Governments Mobile Black Spot Program. The proposed facility will consist of the following:

- A 40 metre high slimline monopole tower (43.4 metres high including antenna's);
- Four (4) omni directional antennas mounted on a horizontal mounting bar at an elevation of approximately 39 metres.
- Equipment shelter; and
- Associated ancillary equipment including remote radio units, diplexers, combiners, feeders, cables/cable trays and other ancillary equipment as required.

All infrastructure will be contained within the proposed 110m² Telstra lease area situated in the north-east corner of the site setback 2 metres from both the north and east boundaries of the site. A stock fence is to be constructed around this lease area which will include a double access gate.

The Department of State Development, Manufacturing, Infrastructure and Planning's (DTMR) Referral Agency response requires the construction of a new access crossover off Ann Street to be situated in the south-west corner of the site.

The proposed facility will operate unmanned on a daily basis (remotely operated). Once operational, the facility will require only infrequent maintenance inspections (2 - 6 times per year).

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 as containing:

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

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	Land Use Categories <ul style="list-style-type: none">• <i>Rural Area</i> Transport Element <ul style="list-style-type: none">• <i>State Controlled Road</i>
Zone:	Rural
Overlays:	Bushfire Hazard Overlay Environmental Significance Overlay Transport Infrastructure 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
Telecommunications facility	<i>Premises used for systems that carry communications and signals by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.</i>	<i>Telecommunication tower, broadcasting station, television station</i>	<i>Aviation facility, 'low impact telecommunications facility' as defined under the Telecommunications Act 1997</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 2016 appropriately integrates all relevant aspects of the SPP.

(c) Mareeba Shire Council Planning Scheme 2016

Strategic Framework

3.6.11 Element - Information and communication technology

3.6.11.1 Specific Outcomes

- (2) *Telecommunications facilities, particularly mobile phone towers, are located to ensure visual amenity is not compromised, with these facilities co-located wherever possible.*

Comment

Despite the monopole tower having a slimline design, given the height of the tower, some visual impact to surrounding residences is likely, particularly considering Watsonville's existing remote bushland setting; However, telecommunications facilities are a common and accepted form of development in modern society and any visual impact will likely be offset by the wider community benefit provided by the proposed facility (mobile phone reception).

A condition will be attached to any approval requiring the monopole tower to be painted a "pale eucalypt" colour in order to help achieve an effective visual blend with the surrounding natural environment.

Relevant Development Codes

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

The application included a planning report and assessment against the planning scheme. An officer assessment has found that the application satisfies the relevant acceptable outcomes (or performance outcomes where an acceptable outcome cannot be achieved or an acceptable outcome is not provided) of the relevant codes set out below, provided reasonable and relevant conditions are attached to any approval.

Relevant Codes	Comments
Rural zone code	<p>The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome provided) apart from the following:</p> <ul style="list-style-type: none"> ▪ Acceptable Outcome AO1 ▪ Acceptable Outcome AO2.1 <p>Refer to planning discussion section of report.</p>
Bushfire Hazard Overlay code	<p>The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).</p>
Environmental Significance Overlay code	<p>The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).</p>
Transport Infrastructure Overlay code	<p>The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).</p>
Energy and Infrastructure activities code	<p>The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome provided) apart from the following:</p> <ul style="list-style-type: none"> ▪ Acceptable Outcome AO1 ▪ Acceptable Outcome AO3.1 <p>Refer to planning discussion section of report.</p>
Landscaping code	<p>The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).</p>
Parking and Access code	<p>The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).</p>

Works, services, and infrastructure code	The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
--	---

(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 to be designed and constructed in accordance with FNQROC Development Manual Standards.

REFERRALS**Concurrence**

The application triggered referral to Department of State Development, Manufacturing, Infrastructure and Planning as a Referral Agency (SARA - DTMR).

That Department advised in a letter dated 18 May 2018 that they require the conditions to be attached to any approval (**Attachment 2**).

Advice

The application did not trigger referral to an Advice Agency.

Internal Consultation

NIL

PUBLIC NOTIFICATION

The development proposal was placed on public notification from 5 June 2018 to 26 June 2018. The applicant submitted the notice of compliance on 27 June 2018 advising that the public notification requirements were carried out in accordance with the requirements of the Act.

14 submissions were received during the public notification period, all of which objected to the proposed development.

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

Grounds for objection /support	Comment
Property devaluation.	Property devaluation is not a town planning consideration.
The proposed telecommunications facility could have a detrimental impact on the health and wellbeing of nearby residents as a result of radiofrequency (RF) and electromagnetic energy (EME) emitted by the facility.	Using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) the applicants prepared and submitted a report on the expected levels of radiofrequency (RF) and electromagnetic energy (EME) that will be produced by the facility. The highest levels produced are within 0 - 50 metres of the facility and are expected to be approximately 0.013% of the public exposure limit. The proposed facility, like many other telecommunications facilities constructed in densely populated areas, is not likely to impact on the health and wellbeing of surrounding residents. A condition will be attached to any approval requiring a compliance assessment be carried out at the facility once operational to ensure the facility is operating within the ARPANSA safety guidelines.
There are alternate locations in the Watsonville area further away from sensitive land uses that would be a more appropriate location for the proposed telecommunications facility.	<p>Part 6 - Justification for Site Selection of the planning report states the following:</p> <p>"Telstra carefully examined a range of possible deployment options in the area before concluding that a new telecommunications facility at Lot 114 Ann Street, Watsonville, QLD 4887 (Lot 114 on W2631) would be the most appropriate solution to provide necessary mobile phone coverage to parts of the Watsonville area as part of the Federal Government's Mobile Black Spot Programme"</p> <p>Council officers have considered the proposed development with respect to surrounding land uses and as discussed in the body of the report accept that there will be visual amenity impacts associated with the height of the monopole tower proposed, however conclude that some degree of visual impact is acceptable given the wider community benefit provided by the facility (mobile phone reception).</p>
Visual impacts on surrounding residences due to the height of the proposed telecommunications tower.	Despite the monopole tower having a slimline design, given the height of the tower, some visual impact to surrounding residences is likely, particularly considering Watsonville's existing remote bushland setting; However, telecommunications facilities are a common and accepted form of development and any visual impact will likely be offset by the wider community benefit provided by the proposed facility (mobile phone reception). Furthermore, the developer will be required to paint the monopole tower a "pale eucalypt" colour to help the development blend in with the natural environment.

Submitters

	Name of principal submitter	Address
1.	Roger Hockey (2 x submissions)	PO Box 1683, Mareeba QLD 4880
2.	Lyndell Johns	6A Harwood Drive, Babinda QLD 4861
3.	Alison Peachey	949 Leafgold Weir Road, Dimbulah QLD 4872
4.	Nathan Peachey	949 Leafgold Weir Road, Dimbulah QLD 4872
5.	Brodey Hockey	PO Box 1683, Mareeba QLD 4880
6.	Shakiah Hockey	PO Box 1683, Mareeba QLD 4880
7.	David Hockey	PO Box 1683, Mareeba QLD 4880
8.	Breanna Hockey	PO Box 1683, Mareeba QLD 4880
9.	Jared Hockey	PO Box 1683, Mareeba QLD 4880
10.	Latisha Hockey	PO Box 1683, Mareeba QLD 4880
11.	Ethan Hockey	PO Box 1683, Mareeba QLD 4880
12.	Tyler Hockey	PO Box 1683, Mareeba QLD 4880
13.	Delwyn & Lyndon Hockey	39 Supply Road, Bentley Park QLD 4869

PLANNING DISCUSSION

Noncompliance with the relevant acceptable outcomes of the following development codes is discussed below. Where the development cannot comply with an acceptable outcome, it is considered compliance with the higher order specific outcome can be achieved.

Rural Zone Code

Height

PO1 *Building height takes into consideration and respects the following:*

- (a) *the height of existing buildings on adjoining premises;*
- (b) *the development potential, with respect to height, on adjoining premises;*
- (c) *the height of buildings in the vicinity of the site;*
- (d) *access to sunlight and daylight for the site and adjoining sites;*
- (e) *privacy and overlooking; and*
- (f) *site area and street frontage length.*

AO1.1

Development, other than buildings used for rural activities, has a maximum building height of:

- (a) *8.5 metres; and*
- (b) *2 storeys above ground level.*

Comment

The proposed telecommunications facility will include the construction of a 40 metre high monopole tower (43.4 metres high including antennas) and is therefore non-compliant with AO1.1.

The height and location of the proposed development is considered necessary in order to achieve the desired coverage objectives for the Watsonville area. Despite the monopole tower having a slimline design, given the height of the tower, some visual impact to surrounding residences is likely, particularly considering Watsonville's existing remote bushland setting; However, telecommunications facilities are a common and accepted form of development and any visual impact will likely be offset by the wider community benefit provided by the proposed facility (mobile phone reception). Furthermore, the developer will be required to paint the

monopole tower a "pale eucalypt" colour to help the development blend in with the natural environment.

Once operational, the development will operate unmanned on a daily basis and will not produce any solid or liquid wastes, odours, dust, smoke or significant noise (air conditioner noise only).

It is considered the proposed development can achieve compliance with PO1.

PO2

Development is sited in a manner that considers and respects:

- (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) *relationship with road corridors.*

AO2.1

Buildings and structures include a minimum setback of:

- (a) *40 metres from a frontage to a State-controlled road; and*
- (b) *10 metres from a boundary to an adjoining lot.*

Comment

The proposed telecommunications facility compound will be setback approximately 38 metres from the sites frontage to the State-controlled Ann Street (Herberton - Petford Road) and will be setback only two (2) metres from the northern and eastern boundaries, and eight (8) metres from the western boundary of the site, and is therefore non-compliant with AO2.1.

The height and location of the proposed development is considered necessary in order to achieve the desired coverage objectives for the Watsonville area. Given the site has a width of only 20 metres, and the facility compound dimensions are 10m x 11m, compliance with AO2.1 is unachievable for both side boundaries. The facility has been setback closer to the rear boundary of the site so as to not compromise the ability to build a dwelling on the site. The adjoining lots to the north and east, of which only a 2 metres setback has been achieved, are currently vacant.

Despite the monopole tower having a slimline design, given the height of the tower, some visual impact to surrounding residences is likely, particularly considering Watsonville's existing remote bushland setting; However, telecommunications facilities are a common and accepted form of development and any visual impact will likely be offset by the wider community benefit provided by the proposed facility (mobile phone reception). Furthermore, the developer will be required to paint the monopole tower a "pale eucalypt" colour to help the development blend in with the natural environment.

Once operational, the development will operate unmanned on a daily basis and will not produce any solid or liquid wastes, odours, dust, smoke or significant noise (air conditioner noise only).

Given the nature and design of the development, the lesser setbacks achieved are not likely to have an unacceptable impact on the use of adjoining properties, or impact on access to

daylight and sunlight, privacy and overlooking, air circulation and natural breezes or any road corridors.

The application was referred to DTMR (via the Department) who did not raise any concern with the lesser setback achieved from Ann Street.

It is considered the proposed development can achieve compliance with PO2.

Energy and Infrastructure Activities Code

Design

PO1

Cable connections between infrastructure within and external to the facility are designed to ensure visual clutter is minimised.

AO1

Cable connections between infrastructure are located underground.

Comment

Aboveground cable connections will be limited to connections between the monopole tower and the proposed Telstra equipment shelter, as well as the aboveground electricity connection which will come in from the front of the site. Given the scale of development, visual clutter is not likely.

The development complies with PO1.

PO3

Telecommunication facilities are integrated with the built and natural environment to ensure they are not visually dominant or obtrusive.

AO3.1

Telecommunication facilities are located:

- (a) underground; or*
- (b) aboveground where:*
 - (i) with other telecommunications facilities;*
 - (ii) in or on an existing building or structure; and*
 - (iii) in areas where the predominant land uses are telecommunication facilities, industrial or commercial uses.*

Comment

The proposed telecommunications facility will be a new facility and is located aboveground is therefore non-compliant with AO3.1.

The height and location of the proposed development is considered necessary in order to achieve the desired coverage objectives for the Watsonville area. Despite the monopole tower having a slimline design, given the height of the tower, some visual impact to surrounding residences is likely, particularly considering Watsonville's existing remote bushland setting; However, telecommunications facilities are a common and accepted form of development and any visual impact will likely be offset by the wider community benefit provided by the proposed facility (mobile phone reception). Furthermore, the developer will be required to paint the

monopole tower a "pale eucalypt" colour to help the development blend in with the natural environment.

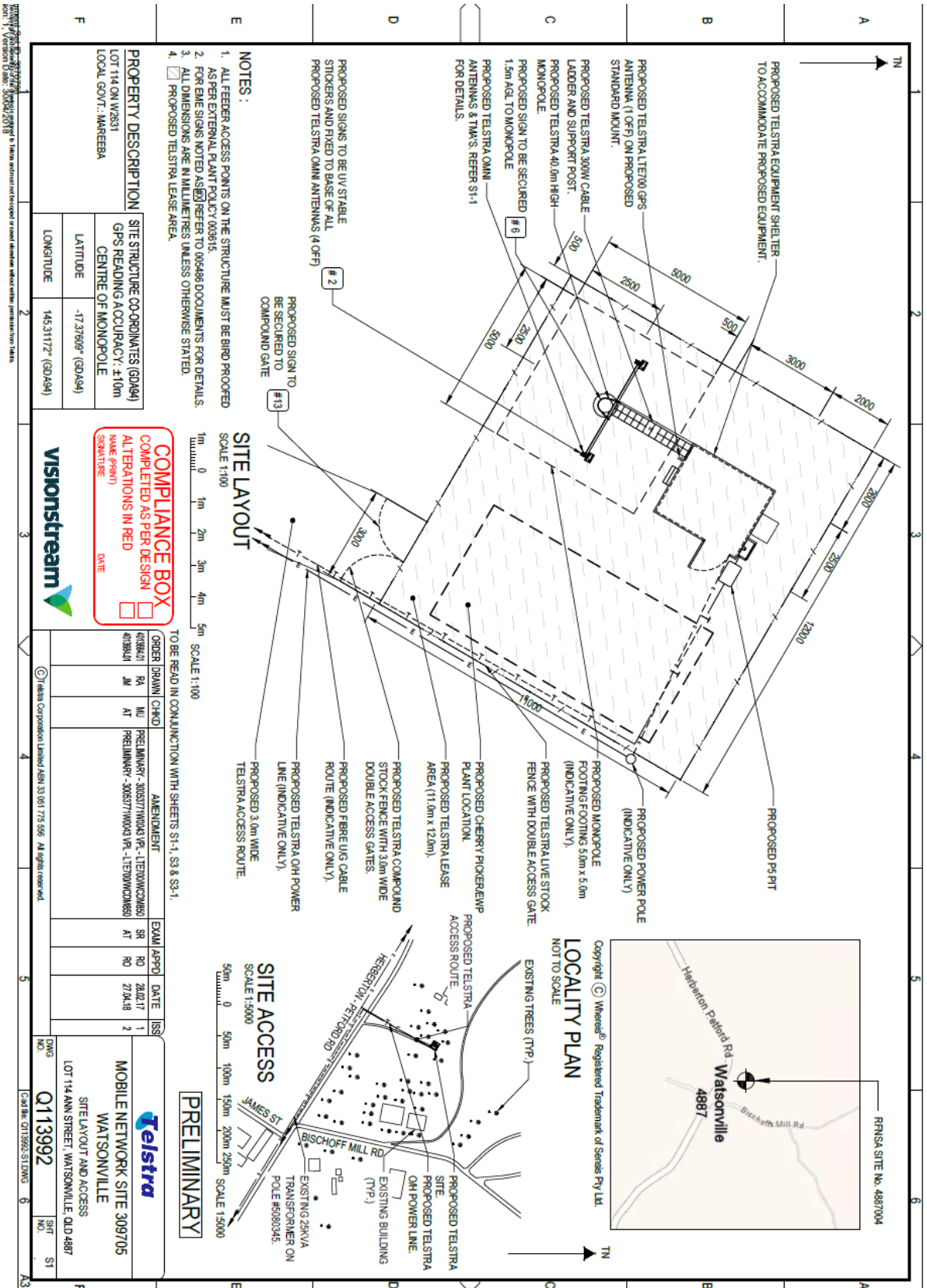
Once operational, the development will operate unmanned on a daily basis and will not produce any solid or liquid wastes, odours, dust, smoke or significant noise (air conditioner noise only).

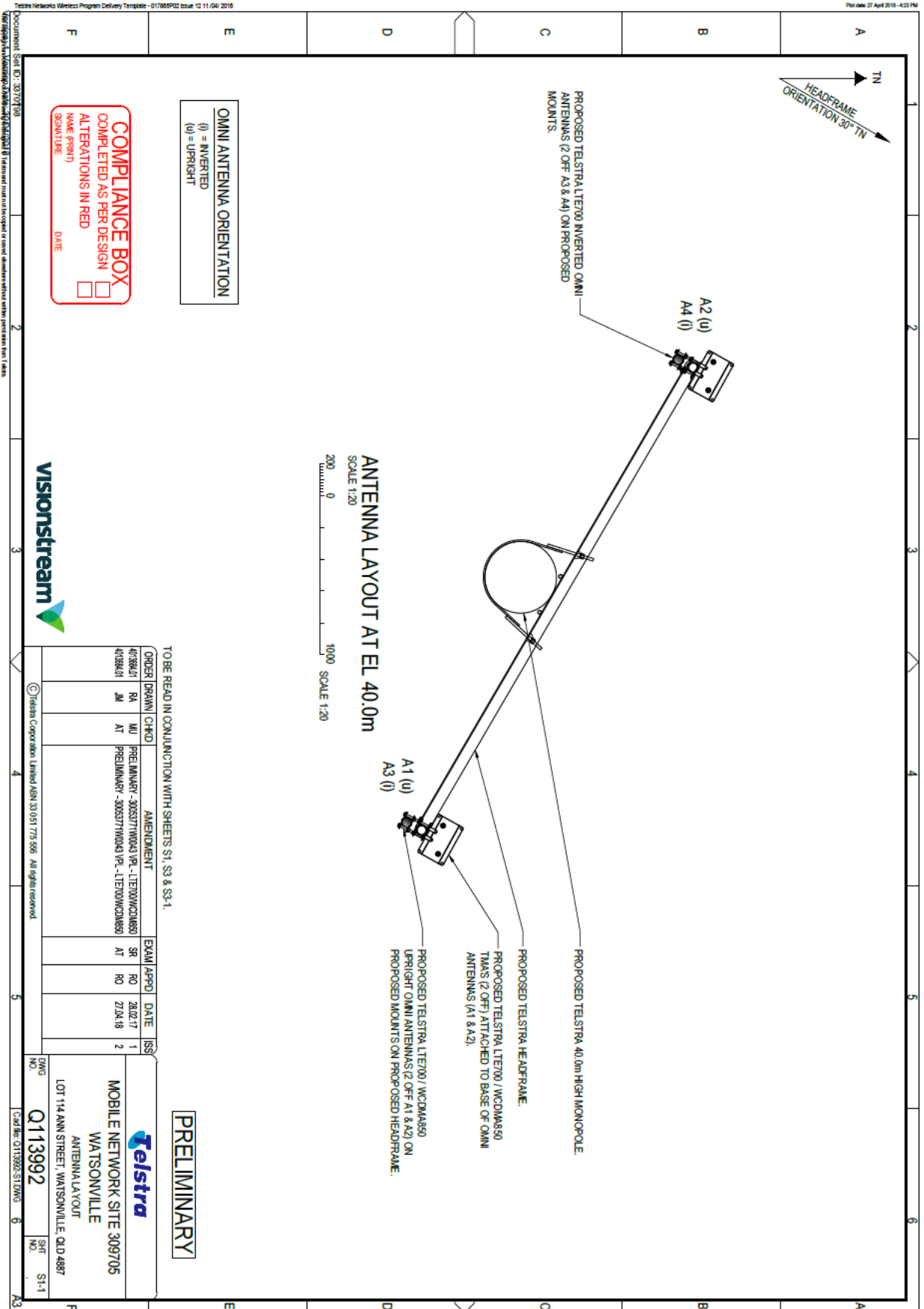
The proposed development is not considered to be in conflict with PO3.

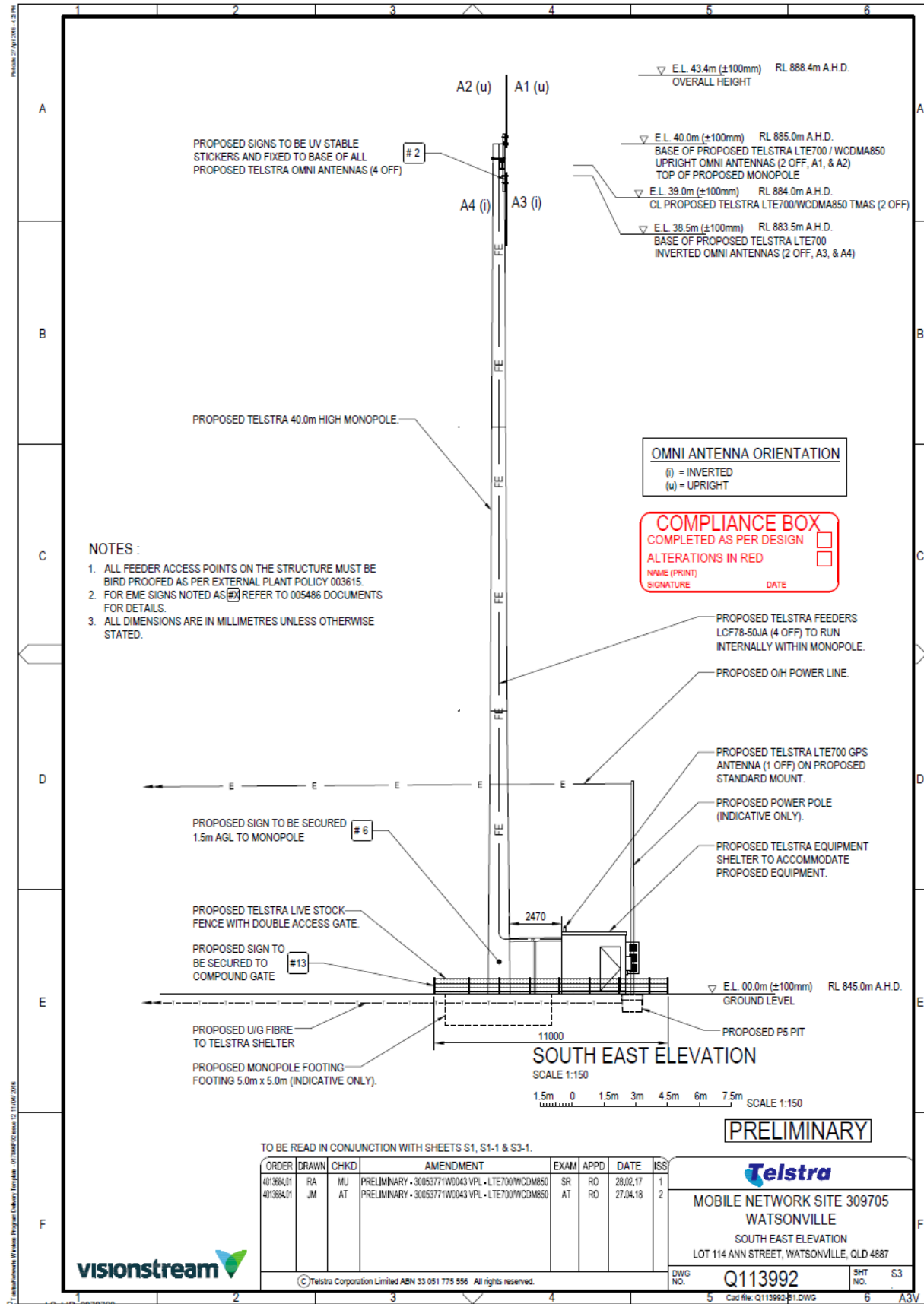
Date Prepared: *6 July 2018*

ATTACHMENT 1

APPROVED PLANS







ATTACHMENT 2

Mareeba Shire Council
PO Box 154
Mareeba, QLD, 4880

Roger Hockey
102 Clara St, Watsonville,
PO Box 1683, Mareeba, QLD, 4880
hockeybuilders@bigpond.com

**RE: Proposed Development – Telecommunications Facility
Lot 114 W2631**

Dear Sir/Madam,

I am writing to state my objection to the proposed development mentioned above. I am not opposed to the idea of having a telecommunications facility in Watsonville, but rather I'm opposed to having the tower on a residential block amongst housing. Though the information provided suggested that the emissions from the tower were at safe levels, I am concerned about the constant exposure for 24 hours a day 7 days a week to a young home schooling family.

We own Lot 102 Clara St W2631 which is diagonally opposite the proposed development site. The location of the proposed tower would be within 10 meters of our proposed residence. We bought our block in 2014 and are in the process of beginning construction this year. If there was already a tower at the proposed site, we would not have considered buying or building on Lot 102. May I suggest putting a site up near the town cemetery or another accessible location that is a safe distance from housing.

Should you have any questions of me, please don't hesitate to contact me via phone or email mentioned below.

Kind Regards,



Roger Hockey

12/06/18

Mobile: 0401653173

Email: hockeybuilders@bigpond.com

MCO/18/0013

22/6/18

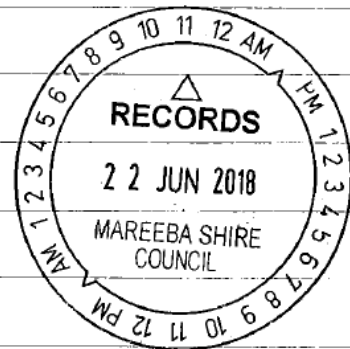
Mareeba Shire Council

RE: Proposal - Lot 114 W2631
Watsonville

Dear Sir/Madam,

I object to the site proposed for the telecommunication Facility. It is right in people's backyards. It will affect the saleability of the blocks and emit radiation. There are other places with better positioning that have a power supply very close by.

Thank you,
Nathan Peachey



15th June, 2018

Mareeba Shire Council
P.O. Box 154
Mareeba, Queensland, 4880

MCC/18/0013

RE: Proposed Development – Telecommunication Facility

Lot 114 W2631, Watsonville



LOCATION! LOCATION! LOCATION!!

Dear Sir / Madam:

I am writing to record my objection to the proposed development of a Telecommunication Facility at the abovementioned Lot in Ann Street Watsonville on the grounds of its negative impact on:

1. Historical endeavour
2. Natural ambience
3. Quality of life
4. Health and mental health
5. Land values
6. Potential residents of the future

HISTORY: Watsonville is an historic pioneering area. In the middle of Watsonville's main street stands "The Windmill" – an iconic landmark as well as a point of direction for visitors. A short way up the rise towards the Historical Pioneering Cemetery, on the main street, within sight of the Windmill, pink flagging tape marks the proposed site for a Telecommunication Facility, some 4 x the height of the Windmill. For a town which actively maintains and promotes its history, mainly with the dedicated work of volunteers, their endeavour to cares for, the aesthetics of Watsonville should be respected. Take a screenshot of Watsonville from Google Maps, find Lot 114, and superimpose a Telecommunications Tower on the rise, behind but in sight of the Windmill, and approximately 4 x its height. How does it look?

NATURAL AMBIANCE: Watsonville is an area of natural bushland. Some of the reasons that people choose to live in Watsonville are its natural bushland ambience and healthy environment. It is to the credit and benefit of the Shire that such natural environments are included in its boundaries and are available for families to grow up in spacious natural environments if families choose to. I am asking the council to preserve the natural ambience and way of life of Watsonville.

QUALITY OF LIFE: The proposed site for this tower is amongst people's residences, both longstanding, and in the process of being built. I understand that Telstra would want to provide communication capability to these Australians also, but I object to the location of the proposed site on the basis of quality of life for residents. A tower right in amongst the few residences of the town is unnecessary, unsightly and anxiety causing. Currently, in the middle of the pink tapes that mark the 10m x 10m proposed construction site of the tower stands a magnificent gum tree. Could members of the council please consider whether they would like the magnificent tree outside their bedroom window replaced with a 40+ metre high Telecommunication Facility?

HEALTH AND MENTAL HEALTH: Residents who choose Watsonville for its peace and quiet, and natural bushland setting are distressed to find a 40+ metre Telecommunication Facility proposed to be placed in their midst, right among the dwellings which currently make up the town. The Historic Watsonville Pioneer Cemetery on the rise out of town records that children buried inside its fences faced challenges of diseases that were relevant to their day. These include diseases such as tuberculosis that are no longer a threat to us. Much of the distress of today's society

results in overuse of technological devices as seen in a recent article (Courier Mail, 31 May 2018 - included for reference). The fact that some residents have been given copies of reports by Telstra showing how safe it is to live close to electrical installations is an acknowledgement in itself that there is a growing body of people who are aware that it may **not** be safe to live close to electrical installations. "Dirty electricity" and the magnetic and electrical fields generated by machinery are some of the physical risks that face our young people currently, besides psychological and physical damage resulting from mobile phone addiction. Studies agree that mobile phone use is changing the way people think, and will therefore affect brain development. Although the jury is still out on the evidence on the level of health risk of living near power lines and electrical installations, the perception itself that this is a risk is anxiety causing and impacts quality of life, and significant other health issues may be identified or confirmed in the future so that councils would be wise to use discretion in what they allow today.

PROPERTY VALUES: Driving out of Watsonville, the town is surrounded by bushland and there are many places along the roads which offer a range of different aspects accessible to both the road and to power lines. Current residents of Watsonville are not the only people who are affected by the proposal of this development. Prospective new residents coming to the area will also be affected. A communications installation among the houses affects land values as well as morale.

LIFESTYLE AND THE FUTURE: I commend folk who go to the trouble of living in small, historic, out – of-the-way places and consider that their choices and preferences are as important as anyone else's in our rich and diverse shire. Telstra are not known for their respect for the individual. I ask that you require financial giants such as Telstra to respect the choices and lifestyle of the people in our Shire, and require Telstra to find a less invasive location for the siting of their tower, if it is considered necessary to have one, out of sight and out of mind of people who have, and will in the future, chose to live in Watsonville. I take my hat off to the many people who know that life can exist without mobile phones, in fact more of them might be looking for places like Watsonville to live in the future!

IN SUMMARY , I object to this proposal for a Telecommunications Facility in the midst of the houses of Watsonville because it is inappropriately placed. Decisions made regarding developments in Watsonville need to consider its history, natural ambience and way of life of the people, and need to be made wisely on behalf of both the people who live there now and also for those who may choose to move there in the future.

With thanks for the carrying out of your role on behalf of the Shire,

Alison Peachey

949 Leafgold Weir Road, Dimbulah.

P.O. Box 1325, Walkamin, Qld.

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Version Date: 22/06/2018

08 NEWS

THURSDAY MAY 31 2018 COURIERMAIL.COM.AU

CALLS TO LEAVE

Put those addictions on hold

SMARTPHONES can be as addictive as opium, new research shows.

A study by San Francisco State University academics Erik Peper and Richard Harvey has identified problems ranging from "phoneliness" to a slouching posture, "iNeck".

Writing in *NeuroRegulation*, the academics found that heavy phone users experienced "significantly higher" levels of loneliness, depression and anxiety.

"The behavioural addiction of smartphone use begins forming neurological connections in the brain in ways similar to how opioid addiction is experienced by people taking Oxycotin for pain relief - gradually," the study concludes.

"Being plugged in and connected limits the time for reflection and regeneration."

"Ongoing stress or stimulation without time to regenerate leads to illness and neural death. The phenomena can be seen in the development of rat brains."

Nielsen data shows that Australians aged 18-50 are spending an average of 4½ hours a day surfing the internet. Australians typically spend two hours a day surfing on a smartphone, 96 minutes a day on a tablet and an hour a day on a desktop computer.

Roy Morgan research reveals that women aged 14-24 are spending nearly two hours a day using social media, including Facebook, Instagram and Snapchat. Australian women average an hour a day on social media compared to 41 minutes for men.

NATASHA BITA

NO-BRAINER

THE DAMAGE YOUR DIGITAL DEVICE COULD BE CAUSING

ADDICTION
Can wreck relationships.

OVERUSE
Forms neurological connections in brain similar to opioid addiction.

PHONELINESS
Heavy users experience loneliness, depression, anxiety.

iNECK
Slouching posture.

2 HOURS
Average time Australians spend daily surfing on a smartphone

STRESS
Ongoing stimulation without time to regenerate can lead to illness and neural death.

DIGITAL DETOX

BAN phones from bedroom
NEVER check emails before sleep
TURN off notifications on apps so they don't interrupt

SCHEDULE time to look at email and tell your colleagues you will only respond during certain hours.
LEAVE the phone at home on date nights

USE ALTERNATIVES to the phone: Read a book, listen to music, go for a walk, call a friend, do a crossword, play a board game, do a puzzle, do a craft project, do a hobby, do a sport, do a yoga class, do a dance class, do a cooking class, do a pottery class, do a painting class, do a gardening class, do a sewing class, do a quilting class, do a woodworking class, do a metalworking class, do a glassblowing class, do a pottery class, do a jewelry making class, do a candle making class, do a soap making class, do a perfume making class, do a essential oil making class, do a herb drying class, do a herb pressing class, do a herb tea making class, do a herb tincture making class, do a herb salve making class, do a herb balm making class, do a herb oil making class, do a herb vinegar making class, do a herb honey making class, do a herb syrup making class, do a herb jam making class, do a herb jelly making class, do a herb butter making class, do a herb cheese making class, do a herb yogurt making class, do a herb kefir making class, do a herb kombucha making class, do a herb vinegar making class, do a herb honey making class, do a herb syrup making class, do a herb jam making class, do a herb jelly making class, do a herb butter making class, do a herb cheese making class, do a herb yogurt making class, do a herb kefir making class, do a herb kombucha making class.

BE a social media powder keg
IS OK to friend an old flame!
DON'T discuss delicate issues by text message

Docs warn that we're surfing a dangerous wave on our devices

EXCLUSIVE NATASHA BITA

SMARTPHONE addictions are driving couples to divorce and forcing worn-out workers into rehab, as switched-on Australians spend nearly five hours a day surfing the net.

Digital dalliances are wrecking relationships, as partners watch online pornography, cheat on dating websites and flirt on social media.

Workaholics are now checking into addiction clinics for a "digital detox" to kick the habit of constantly checking office email.

Australian Medical Association (AMA) president Tony Bartone warned that constant connectivity was making people mentally ill and physically sick.

"There is an expectation you are available 24/7 and that can impact on family and relationships," he told *The Courier Mail*.

"We're multi-tasking more than ever before but there's got to be a limit to how much we stretch that rubber band before it snaps."

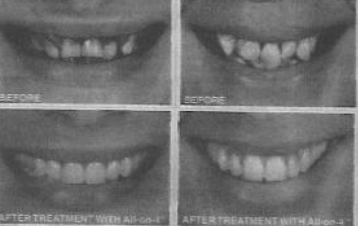
Mental health issues like stress and anxiety are more commonplace - we need to try to set some boundaries."

Drug, alcohol and gambling rehabilitation clinic The Buttery Point, inland from Byron Bay, is offering treatment for internet addiction.

Clinical director Jenny McGee said some clients were checking in for a month to recover from work stress caused by online work overload.

"They have burnout caused by checking emails and taking phone calls compulsively," she said, adding that addictions to

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COURIERMAIL.COM.AU THURSDAY MAY 31 2018

NEWS 09

PHONES ALONE



SNAPSHOT:
New Farm Park, Brisbane

KISHA WERBA
38, Graceville
I am not reliant on my phone. I can happily be off it for weeks on end when on holidays. (but) we have seen relationships fall apart due to phones, tablets & computer gaming.

NICK WERBA
37, Graceville
I spend about 1½ hours a day on my phone (but) I could leave the house without it. I think excessive phone use can create less communication in a relationship.

KRISTY DAWSON
31, Woolloowin
I would absolutely not leave the house without it. I always rely on my phone for directions. My partner and I made a rule that we would really try not to pick up our phone when we are together at a cafe or for lunch.

ROD FULMER
34, Wamuran
I use my phone for work, taking calls and answering emails periodically ... I probably spend at least three hours on it during the day and another 1-2 hours at night and in the morning.

CHERRY FULMER
32, Wamuran
I commute for an hour each day to and from work and probably spend 3-5 hours on my phone per day.

Picture: AAP/Josh Woning

online pornography and shopping were causing rifts in relationships.

Ms McGee said social media, gaming and pornography could "activate the pleasure neural pathways of the brain" in the same way as drugs or gambling.

"People can get a sense of validation and self-worth from being liked for their Instagram picture or posts on Facebook," she said. "In the short term you can derive pleasure and reward from getting a 'like' or lots of 'friends'."

"But people compare themselves and their lives to what other people are wearing, where they work, what holidays they go on - so quite often they'll have a high degree of depression, anxiety, loneliness and low self-worth."

Relationships Australia called on couples to pay less attention to their smartphone, and more to their partner.

"If it dings and you've got to answer, the other person feels they're not as important as the phone," Relationships Australia Queensland manager Val Holden said.

"If they don't feel heard or listened to, they can look elsewhere for that attention."

Ms Holden said social media made it easy for couples to reconnect with old flames, creating "jealousy issues" with current partners.

Marriage counsellor Clinton Power said cyber-cheating was driving more couples apart. "There's never been a time in history when you can lie in bed next to your partner and cheat on them," he said.

"Sometimes people cross

boundaries on social media and private messaging, and there might be an aspect of flirting or sexting. The other partner can react as if it was a physical infidelity."

Mr Power said couples were also getting into fights over text messages, which were easy to misinterpret.

He said partners and children could feel neglected as a result of obsessively checking

emails, texts and social media.

"People are spending massive amounts of time on Facebook, Instagram and Twitter and they get so obsessed with it they're not even aware how often they're checking their devices," he said.

"The reward centre of the brain can light up with a buzz of the phone - it's almost like a chimpanzee pressing a button to get a pellet of food."

Baby Boomers on gaming bandwagon

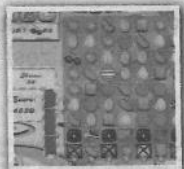
CHRISTOPHER HARRIS

FEMALE Baby Boomers are more likely to be gamers than acne faced teenage boys, research has found.

One quarter of online gamers are aged over 55, more people than any other age bracket, the findings by research company Nielson has found.

Astonishingly, 19 million of them are women, outnumbering men of whom 15 million are estimated to be gamers.

Figures suggested older women's addiction to playing Candy Crush seemed to be fuelling the trend. There were 586,000 unique players of Candy Crush Saga. It was followed closely by Words with Friends 2 which had 564,000.



Unsurprisingly, however, more of us are glued to our devices than ever before.

The time per person of people accessing entertainment has grown from 19 hours and 26 minutes to 23 hours and three minutes over 12 months.

The amount of people going online has risen 4 per cent in the same period.

We're also more likely to be watching multiple screens at once, or "dual screening", with one-third of Gen Y people saying they would surf the net on their phone while watching TV.

After Baby Boomers, 20-35-year-olds were the next likely group to use online games at 20 per cent of the market. "In December 2017, 14.5 million Australians engaged with the Gaming subcategory (all devices) and surprisingly nine million was via a smartphone."

President of educational group Parramatta Computer Pals for Seniors, Deborah Martin, said she wasn't surprised women were loving the online world of gaming.

"The women I know play

games, but they tend to be card games and Candy Crush and Words with Friends, rather than the shooting each other and killing as many people as possible," she said. "There is a huge variety of games out there."

She did say there were still some people for whom the internet held no appeal until they discovered they could do something useful such as look up bus timetables.

"It is about finding something that will motivate them to master the basics," she said.

Owner of The Game Experts, Sal Temssah, said more women were playing video games.

"There is a really big array of women that do play video games," he said.

Women not yet a perfect fit for army combat roles

AUSTRALIA'S GI Janes are failing to meet army fitness requirements, with only one in 10 completing basic training.

The Australian Defence Force has targeted women but just 24 of 154 who have signed up since 2016 have managed to join a combat unit.

Ten full-time female soldiers have been posted to the 1st Battalion of the Royal Australian Regiment in Townsville and 14 reservists have been posted to different units.

Former army officer Bernard Gaynor said the army's "politically correct plan" to open infantry and other combat roles to women was "a complete failure".

Last year, The Courier-Mail revealed the ADF set targets for recruiters with no marks set for men in 35 of 50 positions, with an instruction to "recruit immediately" if a woman came forward for combat roles.

Figures released to Senate Estimates show 10 women joined a female-only pre-conditioning program aimed at getting them fit enough for regular training, but two dropped out.

Just 72 of the 152 women recruited to be infantry soldiers who started recruit training at Kapooka managed to pass the basic course. Of those, 24 were able to complete the infantry's basic initial employment training course at Singleton.

MCU/18/0013

Lyndell Johns

ADDRESS: 6A Harwood Drive,
BABINDA 4861

EMAIL: lj777@gmx.com

PHONE: 0423 849224

SUBMISSION for Site Reference: Watsonville

14th June, 2018



Chief Executive Officer,
ATTENTION: Development Assessment,
Mareeba Shire Council,
PO Box 154,
MAREEBA Qld 4880

Dear Sir/Madam,

Please find attached my *SUBMISSION* for the 'development application for a material change of use for a Telecommunications Facility at Lot 114 Ann Street, Watsonville, QLD 4887 [Lot 114 on W2631]'

Thank you for a considered and informed decision regarding the 'Impact Assessment'- to 'make material change of use' to lot 114 Ann Street, Watsonville.

Kind Regards,

Lyndell Johns
VISITOR OF WATSONVILLE

SUBMISSION in relation to Application MCU/18/0013

With relevance to the *development application for a material change of use for a Telecommunications Facility at Lot 114 Ann Street, Watsonville, Qld 4887 [Lot 114 on W2631]*.

It is commendable that our State and Federal Governments have agreed to allow Telstra Corporation Ltd to identify mobile phone black spots, and undertake an expansive upgrade of transmission tower infrastructure in regional areas; of which Watsonville is correctly identified as a black spot, and of which I totally support.

It is also commendable that Visionstream Pty Ltd has produced detailed documentation for perusal of the site address- lot 114 Ann Street, Watsonville, Qld 4887; property description lot plan – 114/W2631; coordinates as latitude -17.376098 degrees – longitude – 145.311720 degrees; site area - 1012 square meters; registered owner disclosure; proposal to erect a 43.4m monopole tower with a horizontal mounting bar and antennas on a crushed rock pad measuring 132 square meters; coverage objectives address a *demonstrated need for a new telecommunication facility in the area to provide customer voice and data services to Watsonville and the surrounding locality*; site selection identified as the most appropriate location for the new facility given the site specific coverage objectives of the facility and the parameters of the Federal Mobile Black Spot Program; planning scheme involves the Mareeba Shire Council Planning Scheme 2016; defined as a Telecommunication facility; zoned as rural; overlays include physical aspects of bushfire hazards, hill and slope aspects, environmental significance and transport infrastructure; application seeks a *development permit* to make material change for tower construction; level of assessment is *impact assessment*; referral agencies involved – Department of Transport and Main Roads; applicant is Telstra Corporation Ltd c/- Visionstream Pty Ltd – contact person – Elizabeth Wasiel- phone- [07] 31698336 or 0447 267 125 – email Elizabeth.wasiel@visionstream.com.au; reference number – 4013684.01 – Watsonville.

Points of concern arising from the data provided by Visionstream Pty Ltd, involves their site selection; permission to develop, and make material changes to the site; and its potential impact on an aspect of the environmental overlay which involves 'Public Safety' not fully discussed in the documentation provided, and which impacts on a current local environmental situation.

Referring to article 11.2 'Public Safety' Environmental Assessment- quote- "*The Australian Protection and Nuclear Safety Agency [AROANSA] has set limits for electromagnetic radiation [EME] exposure from mobile phone base stations. All licensed carriers must comply with the ARPANSA World Health Organisation*". [P 1...]

In a 2006 report issued by the World Health Organisation [WHO] found no scientific evidence that radiofrequency signals from cell towers cause adverse health effects. However, in the report it noted that up to five times more of the RF signals are from FM radio and television [than from cell towers] and are absorbed by the body with no known adverse effects on health in the more than 50 years that radio and TV broadcast stations have been operating. Nevertheless, a study by Dr. Bruce Hocking in Australia found that children living near three TV and FM broadcast towers [similar to cell towers] in Sydney had more than twice the rate of leukemia than children living more than seven miles away. According to the Mount Shasta Bioregional Ecology Center, *"Studies have shown that even at low levels of this radiation, there is evidence of damage to cell tissues and DNA, and it has been linked to brain tumors, cancer, suppressed immune function, depression, miscarriage, Alzheimer's disease, and numerous other serious illnesses."* A German study cited at www.EMF-Health.com, a site devoted to exposing hazards associated with electromagnetic frequencies from cell phone towers and other sources, and reveals that if one lives within a 400 meters or 1300ft from a cell phone antenna or tower, one may be at risk of serious harm to one's health, patients fell ill on average 8 years earlier than those living further from the cell tower. [Refer PDF German study *"The influence of Being Physically near to a Cell Phone Transmission Mast on the Incidence of Cancer"* and PDF Israel study *"Increased incidence of Cancer Near a Cell-Phone Transmitter Station"* and an Austrian study PDF *"Environmental Epidemiological Study of Cancer Incidence in the Municipalities of Hausmannatatten & Vasoldsberg Austria"*].

Dr. Gerard Hyland, a physicist who was twice nominated for the Nobel Prize in medicine, says, *"Existing safety guidelines for cell phone towers are completely inadequate... Quite justifiably, the public remains sceptical of attempts by governments and industry to reassure them that all is well, particularly given the unethical way in which they often operate symbiotically so as to promote their own vested interests."*

In Sweden, the government requires intervention to protect from electromagnetic frequencies. Why isn't the Australian government paying attention to this, and acknowledge the potential risk of exposure to electromagnetic frequencies a risk to public safety?

Why am I so concerned about the effects of electromagnetic frequency [EMF] being emitted from the proposed tower positioned on lot 114 Ann Street- in the small regional town of Watsonville? It's because there is an existing residence approximately 8 meters from the back fence to the construction site? On the adjoining fence is a property, approximately 10 meters away from the proposed transmission tower, where a family of two adults and ten children have planned to build their family home approximately 12 meters away from that site.

[P 2...]

THESE TEN CHILDREN ARE MY GRANDCHILDREN, AND TWO ADULTS MY FAMILY, AND I DO NOT WANT THEM LIVING WITH THE UNCERTAINTY OF THE LONG TERM EFFECTS ELECTROMAGNETIC FREQUENCIES MAY HAVE UPON THEIR NOW GOOD HEALTH INTO THE FUTURE. As researchers around the world have evidenced, including that of Dr. Bruce Hocking in Australia and Dr. Gerard Hyland [refer above] cannot tell a lie. People's lives are being compromised by not doing what the Swedish Government did in the face of growing research evidence [refer above]- it brings with it greyness- uncertain scepticism into public thought.

My family have owned lots 101, 102 and 118 for four years, and found out recently the plans to construct the mobile transmission tower on lot 114 only 10 meters away from their boundary fence. **IT IS NOT MORALY RIGHT OR JUST TO DO THIS TO THEM.**

In light of the information provided –

1. Recent global research knowledge reveals NOW, that there are long term health risks at stake here, and must be considered important to the residents of Watsonville, and;
2. Its impact on certain residents living in close proximity to the proposed construction site.

Telecom Pty Ltd, Visionstream Pty Ltd, and the Mareeba Shire Council have power **NOW** to put politics aside, and make a compassionate and informed '*Impact Assessment*'- **NOT TO ALLOW ' MATERIAL CHANGE'** to lot 114 Ann Street, Watsonville for the construction of a mobile transmission tower- for the sake of the people already living, or are in the process of living within a 400 meter radius of the proposed construction site along with their visiting families and friends. The evidence speaks for itself – for my family it may be the difference between living a long productive life and the uncertainty of premature death. The decision rests in your hands.

A suggested alternative position for the transmission tower away from residences is in the vicinity of the Watsonville Cemetery which is at least 400 meters away from contentious issue - to be powered with solar cells and batteries if required.

SIGNED: Lyndell Johns



ADDRESS: 6A Harwood Drive,
BABINDA Qld 4861

[P 3...]

Mareeba Shire Council
PO Box 154
Mareeba, QLD, 4880

Roger Hockey
102 Clara St, Watsonville,
PO Box 1683, Mareeba, QLD, 4880
hockeybuilders@bigpond.com

**RE: Proposed Development – Telecommunications Facility
Lot 114 W2631**

Dear MSC Councillors, Shane Knuth and Bob Katter,

I am writing to state my objection to the proposed development mentioned above. As stated in my previous letter, I am not opposed to the idea of having a telecommunications facility in Watsonville, but rather I'm opposed to having the tower on a residential block amongst housing. We own the block diagonally opposite the proposed development. The proposed tower will be positioned in the closest corner of LOT 114 to our block (within 8 meters). We had planned to start building on the block this year. If we'd known that a communications tower would be built next door, we would never have bought this block.

I am a builder who works in the tablelands region. My wife and I have a large home-schooling family of now 10 children (we tragically lost our 10 month old daughter in April this year). The fact that we home-school, means that my wife and children will be constantly at home 24 hours a day, for days at a time. Despite the information we have been sent, I am concerned that the constant exposure to EME (Electro Magnetic Energy) from a tower being so close, could be detrimental to our health. We don't want to find out in years to come that the EME levels were hazardous, and develop health problems in our family. We have already dealt with enough tragedy to last a lifetime.

I am aware that my opinion and concerns don't agree with the scientific information we have been sent, and that I can't make a strong argument about EME levels without having done my own scientific studies. However, I can argue that a 40 meter communications tower in a residential subdivision is inconsistent for the zoning rules in this shire and an eyesore in a residential subdivision. I am also aware that the MSC has had strong public opposition in the past to similar projects in residential areas. I would like to pose the following questions and statements:

- Would you like to have a 40 meter high communications tower next to your house block?

- How could this even be considered in a residential sub division?
 - This is inconsistent with what I have seen in MSC zoning practices
- Aren't the zoning bylaws in place to protect and separate residential areas from commercial interests and operations?
 - Typically, communication towers are in industrial/commercial areas or in rural areas at a greater distance from housing.
- Could other locations away from the housing subdivision be considered?
 - The town cemetery is only 250 meters away. (There are limited locations with power available. Surely Telstra can afford to get power to an alternate site.)
- I agree that a communications tower in Watsonville will help the town grow, However, I think that a tower in a residential subdivision will stifle growth on that side of town.

Thank you for taking the time to read this letter. Watsonville will benefit from having a communications tower so please consider locating the tower away from the housing subdivisions. Should you have any questions of me please don't hesitate to contact me via the phone number or email address mentioned below.

Kind Regards,



Roger Hockey

25/06/18

Mobile: 0401 653 173

Email: hockeybuilders@bigpond.com

12/6/18

Mareeba Shire Council
PO Box 154
MAREEBA QLD 4880

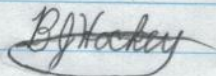
RE: Proposed Development-Telecommunications Facility

Dear Sir/Madam:

I am writing this letter to state my objection to the Proposed Development on Lot 114 W2631, Ann Street, Watsonville. I understand the reason for building the tower is to have reception in the Watsonville area, however I object to this Proposed Telecommunicational Tower, which is within ten metres of our proposed residence. I don't want to have electromagnetic waves in my house for twenty-four hours a day and seven days a week.

Could you please move this tower to a different site, maybe up near the Watsonville Cemetery or somewhere else away from residential blocks.

Yours sincerely,



Brodey Hockey
Mobile: 0401653173
Email: rogerbeth@bigpond.com
PO Box 1683
MAREEBA QLD 4880

12/6/18

Mareeba Shire Council
PO BOX 154
MAREEBA QLD 4880

RE: Proposed Development - Telecommunications Facility
Lot 114 W2631

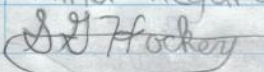
Dear Sir/Madam:

I am writing to state my objection to the proposed development mentioned above on Ann street Watsonville. I understand that you want reception at Watsonville. However it will be only 8 metres away from our block. I do not want to have a 42 metre tower so close because we home school and are at home 24 hours a day 7 days a week. The tower will be only 10 metres away from my bedroom and I do not want to sleep with EME Electro Magnetic waves in my bedroom. It is not safe for a large family with young children to live around a Telecommunications facility.

I We bought Lot 102 Clara street W2631 which is diagonally opposite to the proposed Development back in 2014 and if there was already a tower here we would not have considered buying it.

If you want to have a tower in the Watsonville area could you please consider another place that is further away from the residential blocks.

Kind Regards,



Shakiah Horkner

PO BOX 1683
MAREEBA QLD 4880

MAREEBA QLD 4880

Mareeba Shire Council
PO Box 154
MAREEBA QLD 4880

RE: Proposed Development Telecommunication Facility
Lot 114 w 2631

Dear Sir/Madam:

I am writing to state my objection to the proposal stated above at Ann Street Watsonville. I understand that you want reception in the Watsonville area. However the proposed development for the Telecommunication tower is less than ten meters from my bedroom so I don't want to sleep with the electromagnetic waves in my room. It would be better if you put the tower away from residential areas.

Kind Regards
D J Hockey
David Hockey
PO Box 1683
MAREEBA 4880

12/6/18
Mareeba Shire Council
Po Box 154
MAREEBA, QLD, 4880

RE: Proposed Development - Telecommunication Facility

Lot 114 W2631

Dear Sir/Madam:

I am writing to state my objection to the proposed development mentioned above at Ann Street Watsonville.

I understand that you want reception in Watsonville. However, I do not want to have the tower next to my bedroom. It is only 10 metres away from our house. We bought this place in 2014 and if the tower was here we would not have bought it.

If you want to have a tower in the Watsonville area please consider another place to have it away from houses.

Kind Regards
B L Hockey
Breanna Hockey
PO Box 1683
MAREEBA QLD 4880

Breanna Hockey
PO Box 1683
MAREEBA QLD 4880

12/6/18

Mareeba Shire Council

PO Box 154

MAREEBA QLD 4880

RE: Proposed Development-
Telecommunications Facility

Dear Sir / Madam:

I am writing to state my objection to the Development on Lot 114 on W2631, Ann street Watsonville. I do not want to have the tower right next to my bedroom. Please put the tower away from our house and other peoples houses.

Kind Regards

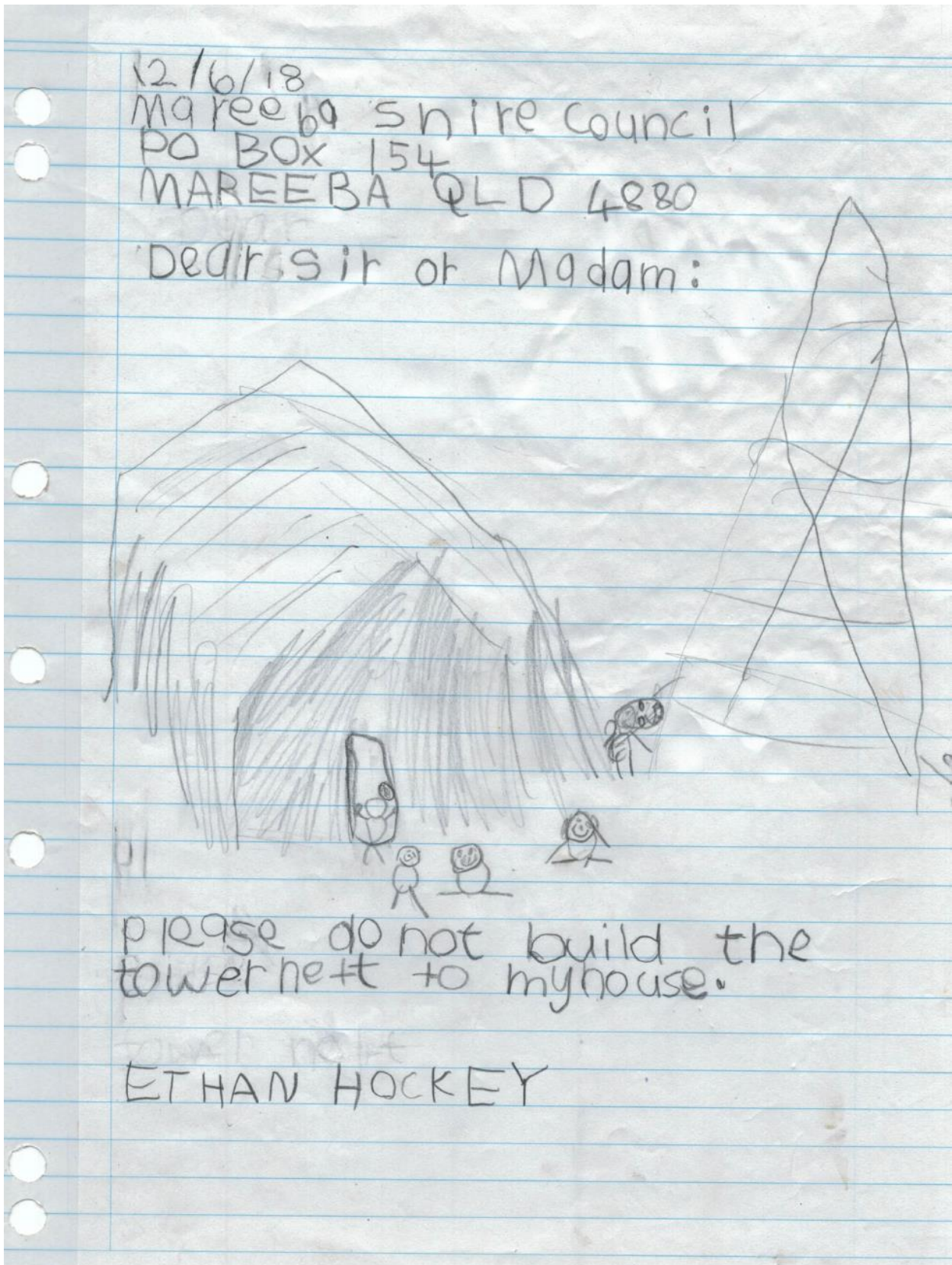
~~Jared Hockey~~

Jared Hockey

PO Box 1683

MAREEBA QLD 4880

Latisha Hockey
12/6/18
Mareeba Shire Council
PO Box 154
MAREEBA QLD 4880
RE: Proposed Development-
Telecommunications Facility
Dear sir / Madam:
I am writing to state my
objection to the Proposed
Development on Lot 114 on W234,
Ann Street Watsonville.
I do not want to have
the tower 10 meters from
my bedroom. or I will be green.
Please don't build the tower
10 meters from peoples
houses.
Sincerely,
Latisha Hockey
PO Box 1683
MAREEBA QLD 4880



Mareeba Shire Council

PO Box 154

Mareeba, QLD, 4880

Tyler Hockey

102 Clara St, Watsonville,

PO Box 1683, Mareeba, QLD, 4880

RE: Proposed Development – Telecommunications Facility

Lot 114 W2631

Dear Sir/Madam,

I'm writing in regards to the development of the Telstra tower on lot 114 W2631 Ann St Watsonville, QLD, 4887. I understand the benefits of placing a telecommunications tower in the town of Watsonville. However, I'm writing to state my objection to the proposal mentioned above. Not only will the tower be situated amongst houses, it will be within 10 meters of our proposed dwelling. With 10 other siblings, I am concerned for the safety of my family. Although the EME levels are said to be safe, I'm concerned about being under the towers exposure 24 hours a day 7 days a week. I do not wish to be exposed to such unnatural high levels of EME because of the close range of the tower.

I'm not against having a tower in Watsonville. I'd rather have it at a further distance from our home such as the Watsonville Pioneer cemetery. Whatever you do, please do not allow the tower to be built so close to our home and family.

Kind Regards,



Tyler Hockey

25/06/18

From: Lyndon Hockey
Sent: 25 Jun 2018 20:12:09 +1000
To: Info (Shared)
Subject: MCU/18/0013 - objection submission - Lyndon Hockey

The Mayor
Mr Tom Gilmore
Mareeba Shire Council

14 Goodhew Close
Bentley Park
Qld 4869

Re: Application Ref:MCU/180013
Re: Proposed Development Telecommunications Facility
Lot 114 on W2631

Dear Mayor Gilmore,

I am writing to request that this proposed development of a 40M high tower by Telstra be changed to another location. The lot where it is planned to be built is extremely close (just a few metres) from our nephew, Roger Hockey's land in Watsonville. Roger and his wife, Beth purchased the land about 4 years ago and have plans to build a home for their family of 10 children. Very recently they suffered the tragic loss of their 7 month old baby daughter and had her buried at the very beautiful Watsonville Pioneer cemetery because of their plans to make Watsonville their home.

There is so much vacant land in the area that I believe it would be possible for Telstra to find a suitable lot with access to electricity that is not in such close proximity to homes, particularly with such young children.

Roger and Beth have been residents of the Mareeba Shire for quite some years and currently operate a building business.

I trust you and your councillors can be sympathetic to changing this development. None of us would want this type of facility in such close range to our children's and grandchildren's homes.

My husband, Lyndon and I are rate payers in the Mareeba Shire and as land developers have invested in the Shire and believe it is a good region for Families to live.

Thank you for your consideration to change the location of this Telstra tower

Yours Sincerely

Delwyn Hockey

Lyndon Hockey
Hockey Machinery Sales Pty Ltd
39 Supply Rd
Bentley Park 4869
Cairns North QLD
Australia.
0428 772 902
07 4045 2944

ATTACHMENT 3


Environmental EME Report

Location	1086 Herberton-Petford Road, WATSONVILLE QLD 4887		
Date	27/06/2018	RFNSA No.	4887004

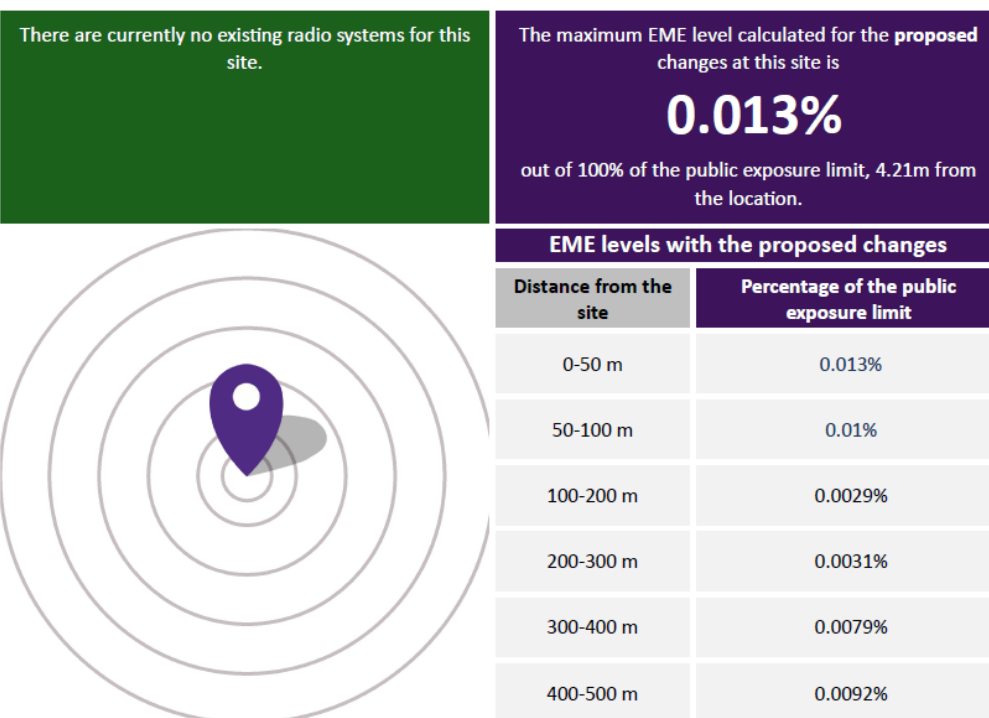
How does this report work?

This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at 1086 Herberton-Petford Road, WATSONVILLE QLD 4887. These levels have been calculated by Visionstream using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

A document describing how to interpret this report is available at ARPANSA's website:

[A Guide to the Environmental Report.](#)

A snapshot of calculated EME levels at this site



For additional information please refer to the EME ARPANSA Report annexure for this site which can be found at <http://www.rfnsa.com.au/4887004>.

Radio systems at the site

This base station currently has equipment for transmitting the services listed under the existing configuration. The proposal would modify the base station to include all the services listed under the proposed configuration.

Carrier	Existing		Proposed	
	Systems	Configuration	Systems	Configuration
Telstra			3G, 4GX	WCDMA850 (proposed), LTE700 (proposed)

An in-depth look at calculated EME levels at this site

This table provides calculations of RF EME at different distances from the base station for emissions from existing equipment alone and for emissions from existing equipment and proposed equipment combined. All EME levels are relative to 1.5 m above ground and all distances from the site are in 360° circular bands.

Distance from the site	Existing configuration			Proposed configuration		
	Electric field (V/m)	Power density (mW/m ²)	Percentage of the public exposure limit	Electric field (V/m)	Power density (mW/m ²)	Percentage of the public exposure limit
0-50m				0.42	0.48	0.013%
50-100m				0.39	0.41	0.01%
100-200m				0.21	0.12	0.0029%
200-300m				0.21	0.12	0.0031%
300-400m				0.34	0.3	0.0079%
400-500m				0.36	0.35	0.0092%

Calculated EME levels at other areas of interest

This table contains calculations of the maximum EME levels at selected areas of interest, identified through consultation requirements of the [Communications Alliance Ltd Deployment Code C564:2011](#) or other means. Calculations are performed over the indicated height range and include all existing and any proposed radio systems for this site.

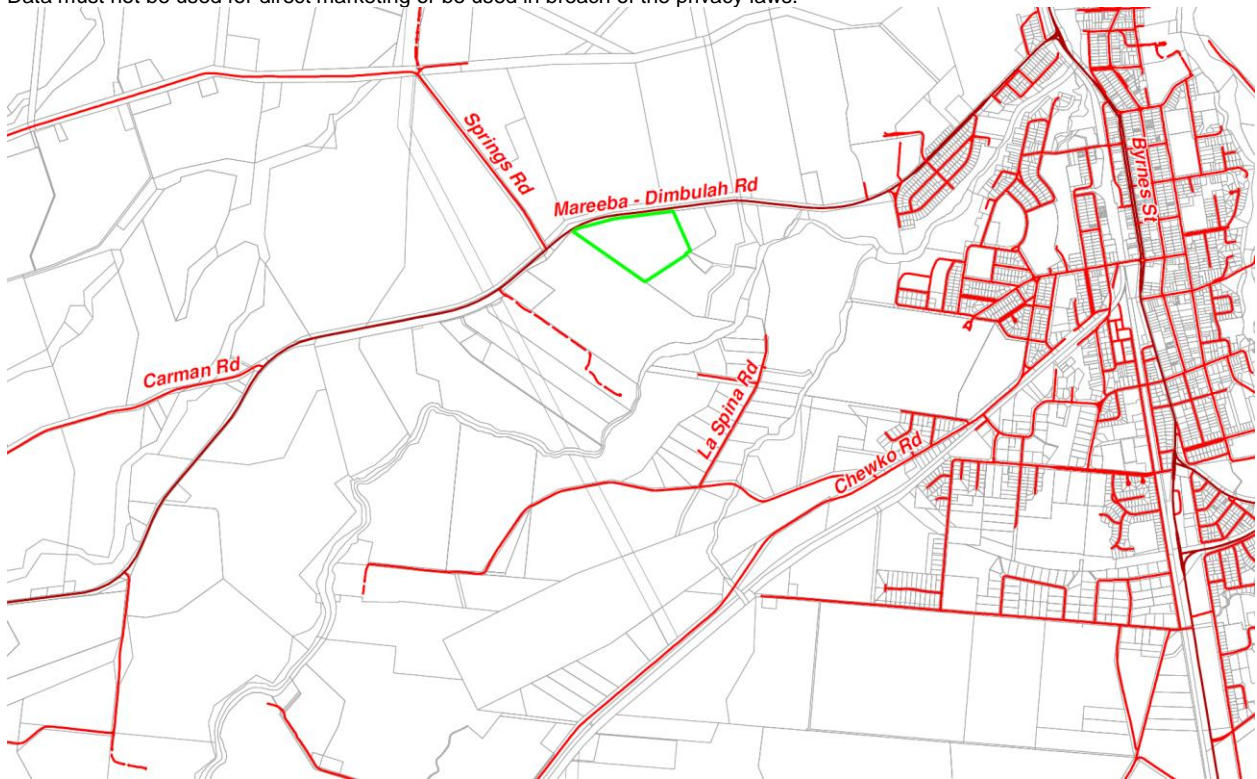
Maximum cumulative EME level for the proposed configuration

Location	Height range	Electric field (V/m)	Power density (mW/m ²)	Percentage of the public exposure limit
No locations identified				



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RISK IMPLICATIONS

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Council's Road Naming Policy establishes the process for the naming of new roads opened during subdivision development.

The policy encourages developers to select a proposed road name from a pre-approved list of available road names, though it also provides for developers to nominate a name which is not on the pre-approved list.

Where a developer proposes a road name which is not on the pre-approved list, the request must be forwarded to Council for approval in accordance with Clause 3.1.4 of the policy.

3.1.4 If a developer or proponent of a name change wishes to request a name which is not on an approved list for the relevant district, their request will be referred to Council for approval. When a developer or proponent of a new road name requests a name which is not from the approved lists, they must describe the origin of the name and demonstrate that it is consistent with the themes of local history and cultural heritage, as per clause 2.2, or an established theme for an area as per clause 2.5.

The developers preferred name for the new road to be opened as part of the Rodeo Acres Estate subdivision development is **Rodeo Close**.

The name proposed by the developer is not on the approved names list for Mareeba. The proposed name is consistent with the name of the estate and the Kerribee Park Rodeo Grounds which are located on the opposite side of the Mareeba-Dimbulah Road.

There is no similarly named road in the locality.

In accordance with Clause 3.1.6 of the policy, the proposed road name type (Close) is appropriate.

It is recommended that the developer's request to name the proposed internal access road "Rodeo Close" be approved.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Nil

Is the expenditure noted above included in the current budget?

Nil

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

Nil

Operating

Nil

Is the expenditure noted above included in the current budget?

Nil

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

Nil

LINK TO CORPORATE PLAN

Transport and Council Infrastructure

The provision of quality services and infrastructure for our growing community that is planned and managed using sound asset management principles.

IMPLEMENTATION/COMMUNICATION

Subject to approval of the road name, the developer will be notified of Council's decision and will be required to erect appropriate road name signage.

ATTACHMENTS

1. Rodeo Acres lot layout
2. Rogato Real Estate email of 11 June 2018

Date Prepared: 14 June 2018

ATTACHMENT 2**Brian Millard**

From: Andrew Rogato <andrew@4880.com.au>
Sent: Monday, 11 June 2018 1:00 PM
To: Brian Millard
Subject: Rodeo Acres - Name Of New Road

Hi Brian

Further to our conversation at council office this morning can I please put forward for council consideration three preferred road names.

1st - Rodeo Close

2nd - Rodeo Acres Close

3rd - Rodeo Court

Kind Regards,

Andrew Rogato
Rural Sales Agent and Auctioneer

Rogato
real estate

Rogato Real Estate | 219 Byrnes Street, Mareeba 4880
T 40925255 | f 40925266 | e andrew@4880.com.au | w www.4880.com.au



within Lot 567 on OL57 and to the east of Surveyors Creek. However if freehold title is to be granted to any Lot Council insists that a dedicated road reserve is created to service these Lots.

Council has previously raised the absence of a gazetted road access for these allotments during past State tenure considerations. DNRME advises that the current applicant is negotiating secure access to proposed Lot 11.

DNRME seeks Council's views on the issue of a long-term lease or freehold.

RISK IMPLICATIONS

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

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

Typically, the subdivision of Lot 567 on OL57 to create a new 4.12 hectares allotment for rural residential living purposes would not be supported by the planning scheme. However, in this instance, the creation of proposed Lot 11 would formalise the long-term rural residential living use of the land and is part of the State Government's wider effort to resolve tenure issues in the Walsh River locality.

On this basis, there is no objection to the continued use of the land for rural residential living purposes.

FINANCIAL AND RESOURCE IMPLICATIONS

Nil

LINK TO CORPORATE PLAN

Governance

Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance and affordable levels of service delivered to the community.

IMPLEMENTATION/COMMUNICATION

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

ATTACHMENTS

1. Department of Natural Resources, Mines and Energy email of 28 June 2018.

Date Prepared: 3 July 2018

ATTACHMENT 1**Brian Millard**

From: SHORE Janelle <Janelle.Shore@dnrme.qld.gov.au>
Sent: Thursday, 28 June 2018 3:43 PM
To: Info (Shared)
Subject: DNRME submit request for Council views by 27/07/2018 - application to lease over part of Occupational Licence 567, described as Lot 567 on OL57, locality of Watsonville
Attachments: Drawing CNS16-067 - ortho.pdf; SmartMap - L567 OL57 Coloured.pdf

Good Afternoon

The department has received the abovementioned application. The current and proposed use of the land is rural residential. The long term resident is seeking tenure to address the unauthorised use of State land and currently has consent of the Occupational Licensee for access and tenure application and native title party agreement to negotiate an Indigenous Land Use Agreement for access and tenure. The enclosed Drawing and Smartmap show the subject land and the surrounding locality.

The department is considering the issue of either a long term lease or freehold over the subject area, shown as Lot 11 on Drawing CNS16/067P.

Please advise the department of any comments that the department should consider when assessing this application **by close of business 27 July 2018**.

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.

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 Janelle Shore on 40285624.

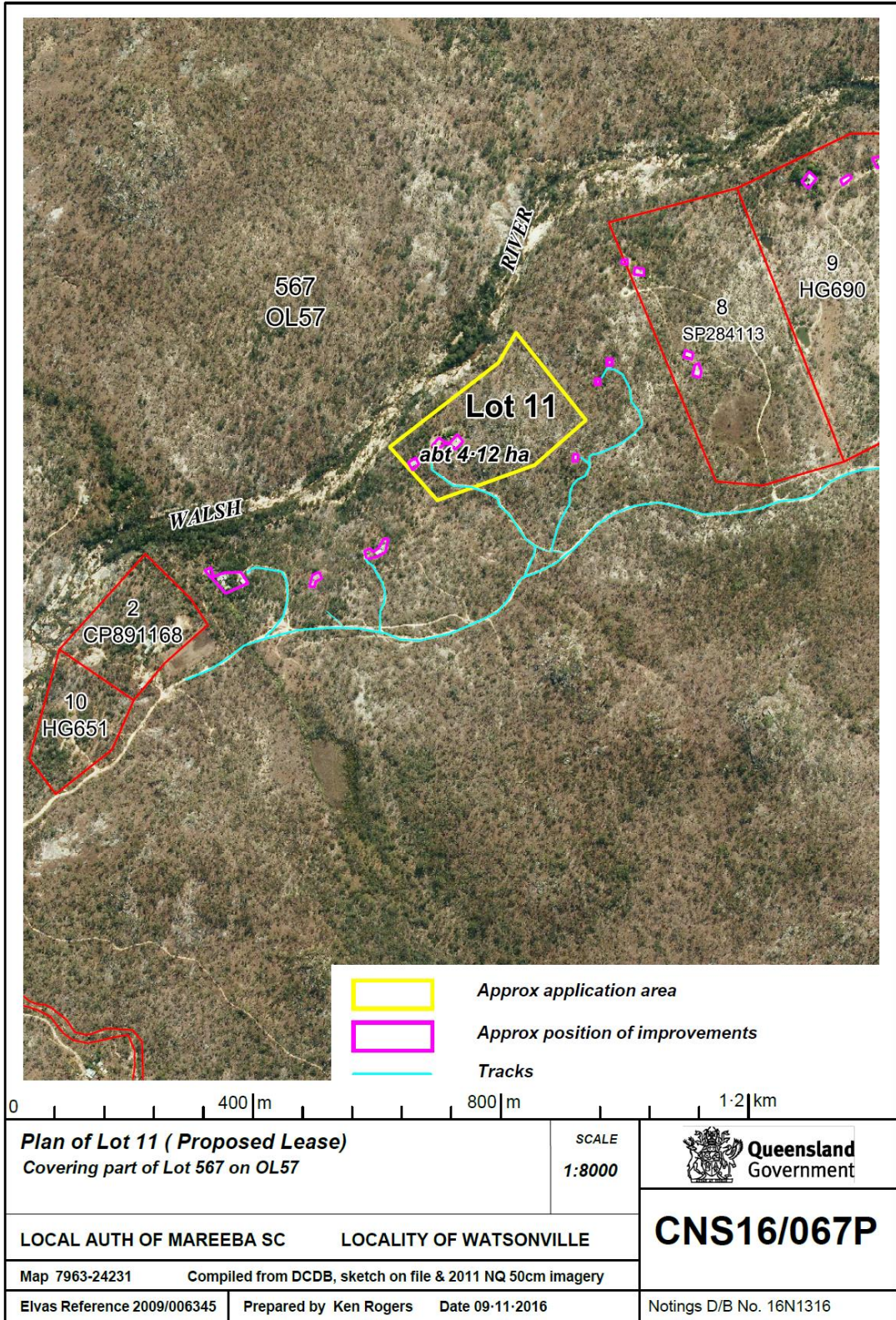
All future correspondence relative to this matter is to be referred to the department at the address below or by email to Townsville.SLAMS@dnrme.qld.gov.au. Any hard copy correspondence received will be electronically scanned and filed. For this reason, it is recommended that any attached plans, sketches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

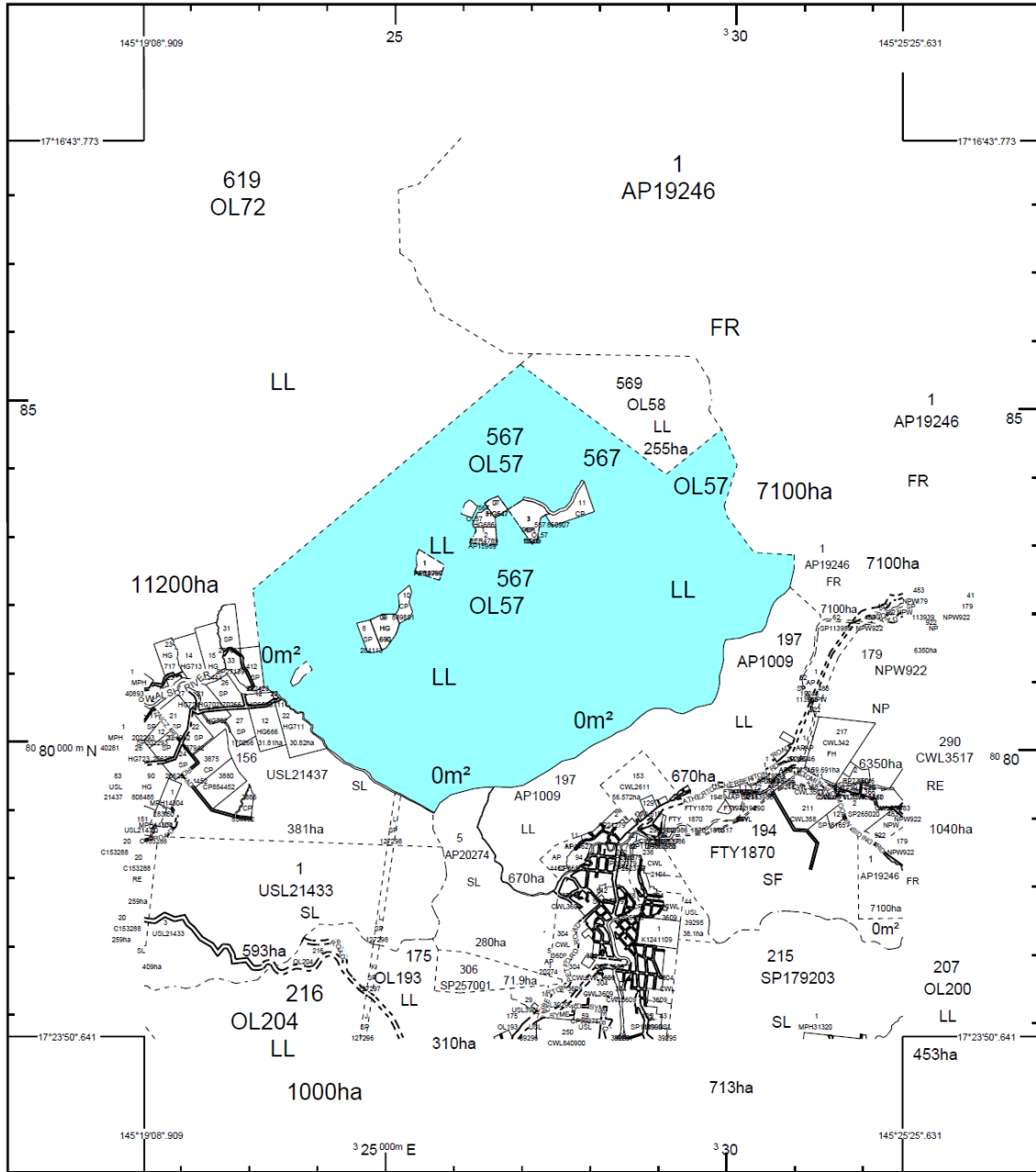
Please quote reference number 2009/006345 in any future correspondence.

Regards

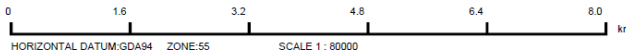


Janelle Shore
Land Administration Officer
State Land Asset Management, Land Services
Service Delivery - North Region
Department of Natural Resources, Mines and Energy





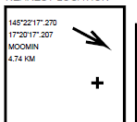
STANDARD MAP NUMBER
7963-24212



SmartMap

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

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	567/OL57
Area/Volume	0m ²
Tenure	LANDS LEASE
Local Government	MAREEBA SHIRE
Locality	WATSONVILLE
Segment/Parcel	21414/1

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 25/06/2018
For additional information regarding this SmartMap see page 2.
Shading Rules have been applied.

DCDB 25/06/2018 (Lots with an area less than 4.000ha are not shown)

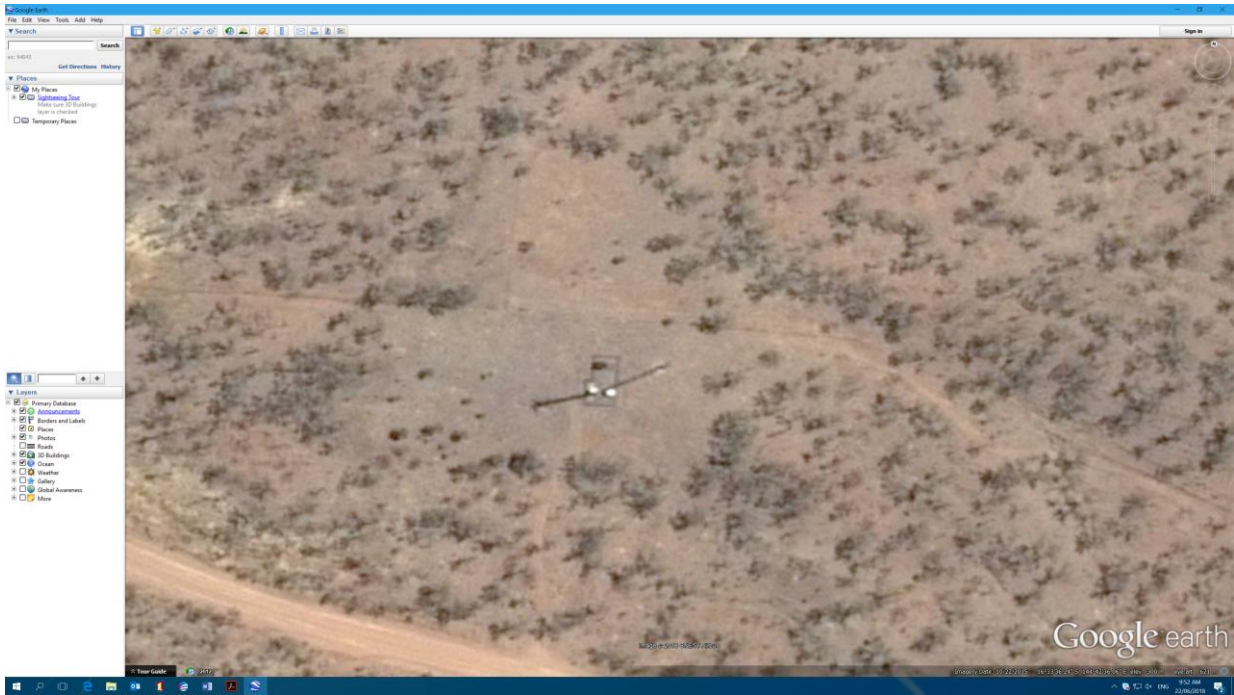
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For further information on SmartMap products visit <http://nrw.qld.gov.au/property/mapping/blinmap>

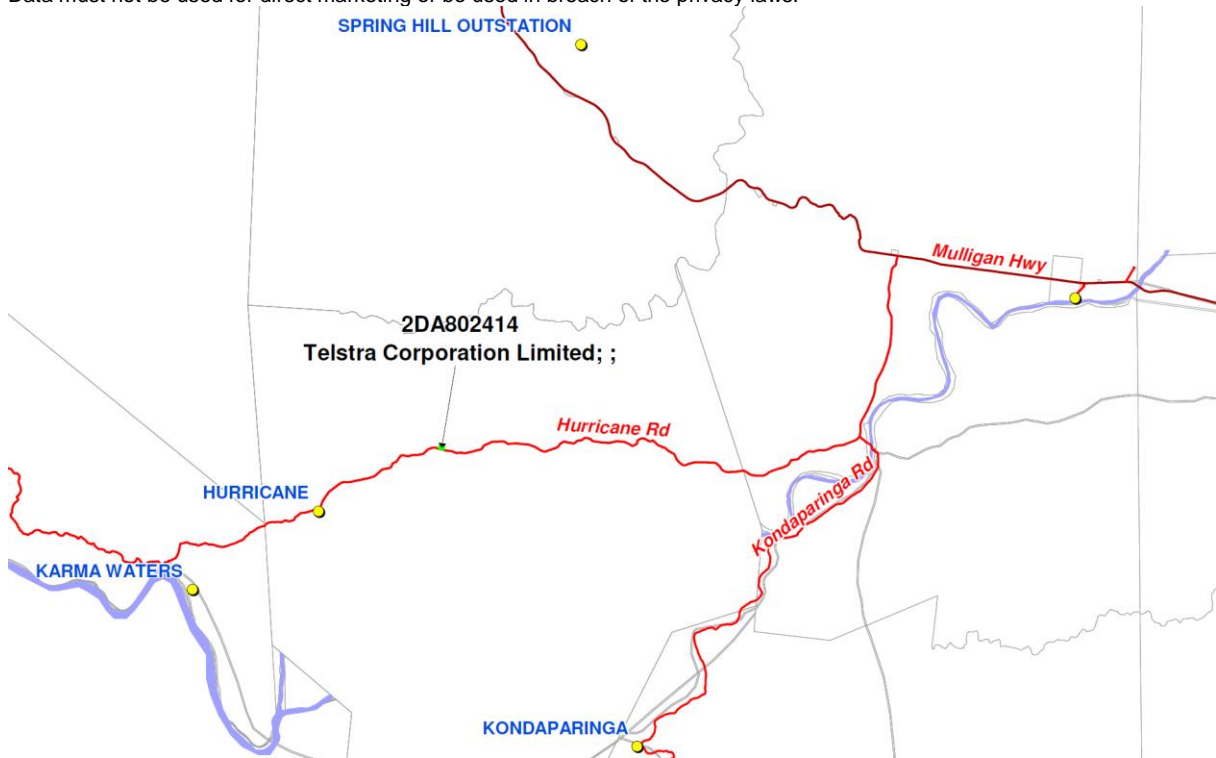


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RISK IMPLICATIONS

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

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

The continued use of the subject land for communication purposes would be consistent with the subject land's existing land use rights.

FINANCIAL AND RESOURCE IMPLICATIONS*Capital*

Nil

Is the expenditure noted above included in the current budget?

Nil

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

Nil

Operating

Nil

Is the expenditure noted above included in the current budget?

Nil

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

Nil

LINK TO CORPORATE PLAN**Economy and Environment**

A resilient economy that promotes and supports the shire's natural assets and local industry and encourages investment while preserving and future proofing for generations to come.

IMPLEMENTATION/COMMUNICATION

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

ATTACHMENTS

1. Department of Natural Resources, Mines and Energy letter dated 18 June 2018.

Date Prepared: 22 June 2018

ATTACHMENT 1

Ref: 2017/004760

18 June 2018

The Chief Executive Officer
Mareeba Shire Council
PO Box 154
Mareeba Qld 4880

Emailed: info@msc.qld.gov.au



Queensland
Government

Department of
Natural Resources,
Mines and Energy

Dear Sir/Madam

**Renewal of Term Lease 0/213257 described as Lot 2 on DA802414, expiring 30 June 2019.
Ref: 2017/004760
Lessee: Telstra Corporation Limited.**

The Department is currently investigating the renewal of the above mentioned lease. The proposed use of the land is for communication purposes.

The application for renewal of the lease will be assessed in terms of Section 159 of the Land Act 1994, after considering the views of all interested parties and an inspection of the land.

A Smartmap showing the subject land and the surrounding locality is attached for your reference.

Please advise if council has any issues that the Minister should consider in respect of the renewal of the lease, any views or requirements that may affect future use of the land or if a different form of tenure may be considered.

Objections to the renewal, and views or requirements that may affect the future use of the land should be received by 15 August 2018. If Council objects to the lease renewal, a full explanation stating the reasons 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, (15 August 2018) 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.

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.

Should you have any further inquiries, please contact Dallas Crawford, Administration officer, Land Services of the department on telephone (07) 4016 1901. Please quote reference 2017/004760. In all correspondence.

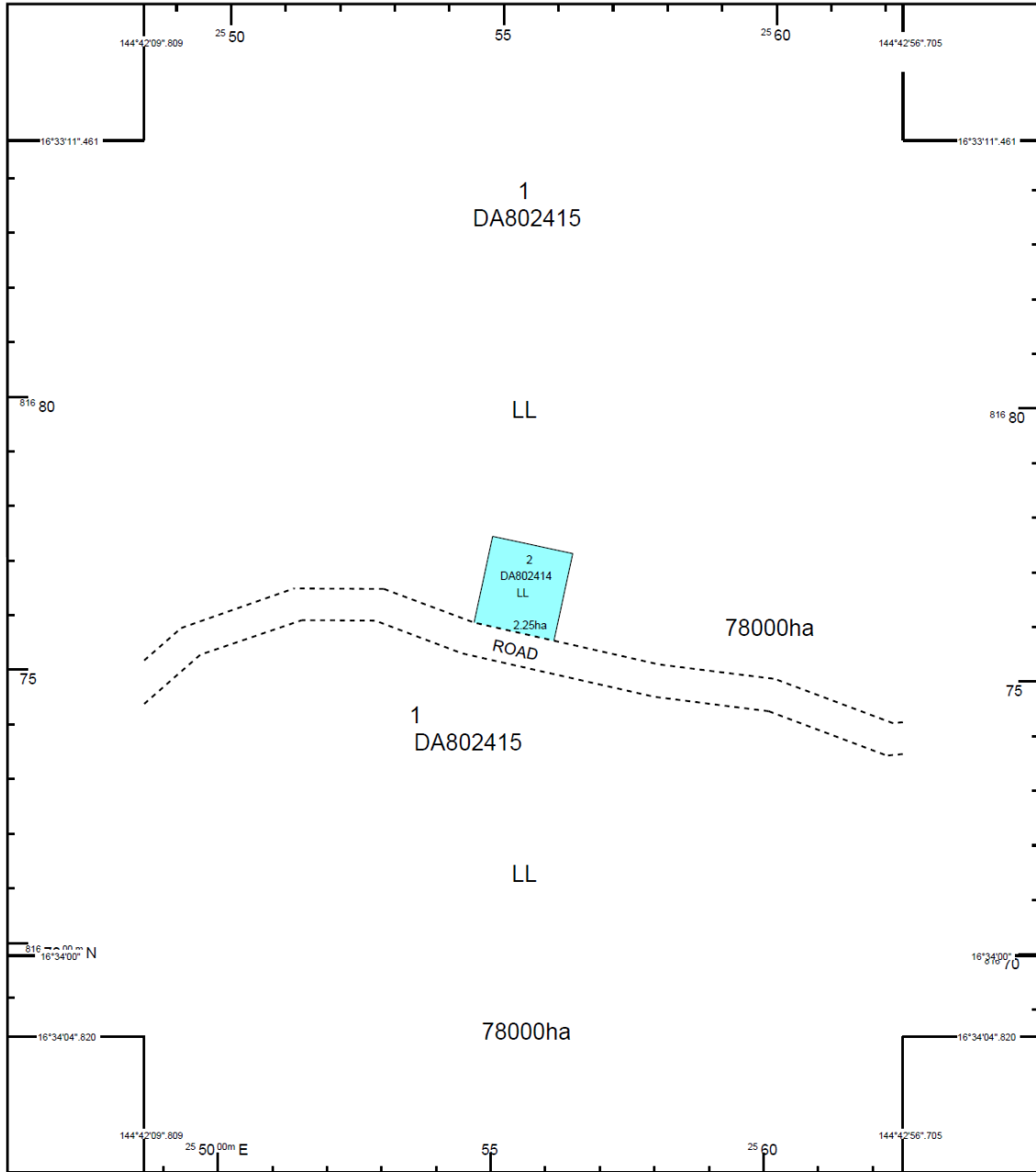
Dept Natural Resources Mines &
Energy
PO Box 5318
Townsville Qld 4810
Telephone +61 7 4016 1901
www.dnrme.qld.gov.au
ABN 59 020 847 551

Yours sincerely

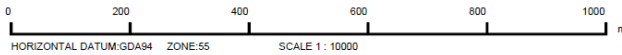


Dallas Crawford
Administration Officer

Attached: Smartmap



STANDARD MAP NUMBER
7864-41132



SmartMap

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

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	2/DA802414
Area/Volume	2.25ha
Tenure	LANDS LEASE
Local Government	MAREEBA SHIRE
Locality	HURRICANE
Segment/Parcel	9267/69

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 18/06/2018
For additional information regarding this SmartMap see page 2.
Shading Rules have been applied.

DCDB 15/06/2018

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Additional Information Page

Shading Rules

Lot Number = 2 and Plan Number = DA802414

The Gear family would satisfy the historical identity criteria for District 2 (Biboohra, Mareeba & Paddy's Green) of the Mareeba Shire (**Attachment 2**).

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

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Nil

Operating

Nil

LINK TO CORPORATE PLAN

Governance

Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance and affordable levels of service delivered to the community.

IMPLEMENTATION/COMMUNICATION

Subject to Council's approval, the list of approved road names will be updated to include **Gear**.

ATTACHMENTS

1. Letter from C Gear dated 18 June 2018
2. Road Naming Policy - District 2

Date Prepared: 25 June 2018

ATTACHMENT 1

24 Dutherland Street
Mareeba 4880
18th June 2018
ROA-NAM-UNS
ITIMS 2

Mareeba Shire Council
New Street Naming Committee
Rankin Street
Mareeba 4880



Dear Sir/Madam,

I would like to apply to have a Street, Drive, Court, Lane or Avenue named after the Gear Family of Mareeba.

John Joseph Gear lived in the Mareeba Shire till his passing at 96 years of age in January 2008. Joe as he was known was a Timber Cutter mostly working in the Davies Creek area, he then worked as a Truck Driver with TGT till he retired at 65 and then he was the Boss of the Dewing Gang at the Mareeba Tobacco Sales Floor till the last of the Tobacco Industry in Mareeba. Joe was also a Great Sportsman playing and umpiring Cricket and his 4 sons followed in his footsteps & represented Mareeba in Inter-town Competition & at the Charter Towers Goldfield ashes.

The Gear family are Volunteers in our Shire with Rotary and myself a Lioness. Our son Stephen Gear is on several Committees the Rotary Field Day which brings a lot of Business to our town, he was involved in

in getting the Sporting Complex completed for our youth in the Town through the Community Bank, and he is currently Treasurer of Mareeba Junior Rugby League Club.

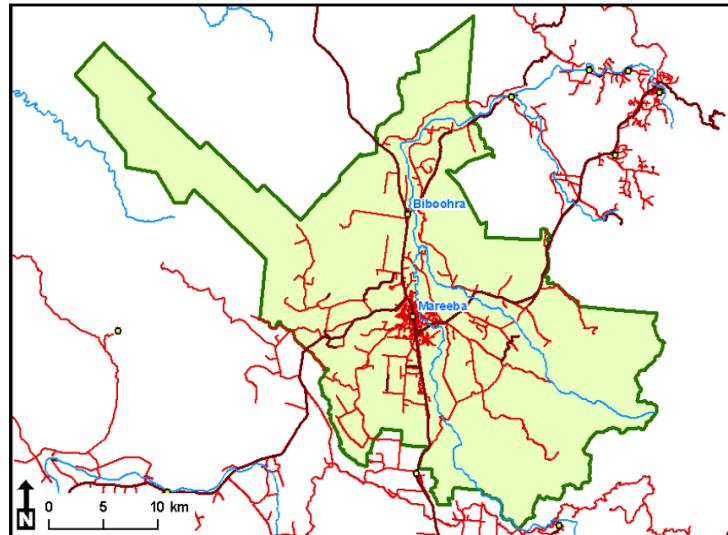
In 1992 Stephen represented Queensland at the Australian Polorosse Championships and was named Best + Fairest Junior Player and the Horse he competed on won Australian Champion Junior Horse so in 1993 Stephen was named + awarded Junior Sportsperson in our Shire at the Australia Day awards Ceremony.

In 2010 Stephen as President of the Mareeba Hospital Foundation Committee got TV's for every bed in the Mareeba Hospital all this from money raised and donated to this Foundation and the Committee are always donating what is needed in our Hospital and I have been a volunteer with the Hospital truly since 2010.

The Gear Family name is also big with Dance Connection and lots of youth have gone on to become Dancers all over the world and today the next generation is still teaching Tap, Jazz + Ballet in our Town so I feel the Gear name is worthy of having a Street, Drive, Court, Lane or Avenue in our name.

Yours Truly
Carol Gear

ATTACHMENT 2
DISTRICT 2

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


Name	Source	Geographical relevance
Birrell	S & F Birrell Tobacco advisors of society.	
Brim	Mareeba residents and joinery business owners. Circa 1905-1915.	Mareeba
Eakin	Pioneer settlers in the Mareeba District	Mareeba
Folino Gallo	Mareeba farmers	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
Lane	Blacksmith and gymnasium mentor	Mareeba
Lee Sye	Percy Lee Sye	Mareeba

	Long term resident and earthmoving operator	
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
Piagno	Tobacco Farmers from 1934	Mareeba, Paddys Green
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 **DELEGATIONS UPDATE JUNE 2018**

MEETING:	Ordinary
MEETING DATE:	18 July 2018
REPORT OFFICER'S TITLE:	Manager Development and Governance
DEPARTMENT:	Corporate and Community Services

EXECUTIVE SUMMARY

As part of the monthly delegations update service provided by MacDonnells Law, Council is advised of amendments to various pieces of legislation that require amendments to existing delegations or new delegations to be made by Council.

On 20 June 2018, Council also adopted 5 (five) new local laws. This report provides Council with a list of powers that have been identified as requiring delegation to the Chief Executive Officer further to the adoption of the new local laws.

Enterprise Bargaining Agreement negotiations are currently in progress and confirmation of delegation to the Chief Executive Officer is also sought to allow finalisation and implantation of the said Agreement.

OFFICER'S RECOMMENDATION

"That:

1. Council delegates the exercise of the powers contained in the attached Tables of Delegable Powers and Instruments of Delegation to the Chief Executive Officer, with such powers to be exercised subject to any limitations;
2. any prior delegations of power relating to the same matters contained in the attached Tables of Delegable Powers and Instruments of Delegation are revoked;
3. Council confirms the delegation to the Chief Executive Officer to negotiate, finalise, and implement the Certified Enterprise Bargaining Agreement; and
4. Council delegate authority to the Mayor and Chief Executive Officer to vary the airport fees and charges."

BACKGROUND

Council have delegated to the Chief Executive Officer the necessary statutory powers under various pieces of legislation to enable him to effectively perform the requirements of his role

and efficiently manage the operations of the Council. All delegations are made subject to the limitations on the attached documentation as Schedule 2 to the Instruments of Delegation attached.

This report and the recommended delegations of power to the CEO, if executed by resolution of Council, will provide a base for good decision making and accountability while maintaining statutory compliance by the Mareeba Shire Council.

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

The attached Tables of Delegable Powers display the legislation recently reviewed by MacDonnells and the amendments or additions to be made as a result of recent legislative amendments. If you require the Table of Delegable Powers in its entirety, please contact the Manager Development and Governance.

Local Government Act 2009 ('LOGA')

The LOGA has been amended by the Local Government Electoral (Implementing Stage 1 of Belcarra) and Other Legislation Amendment Act 2018. The amendment has resulted in the removal of the delegable powers contained in sections 176A(2) and 176A(3) of the LOGA, and the addition of new delegable powers at sections 175C(3) and 175E(6) of the LOGA.

Water Act 2000 ('WATA')

The WATA has been amended by the Vegetation Management and Other Legislation Amendment Act 2018. The amendment has resulted in an update to a heading only.

Enterprise Bargaining Agreement

Enterprise Bargaining Agreement negotiations are currently in progress and confirmation of delegation to the Chief Executive Officer is sought to allow finalisation and implementation of the said Agreement.

There may be circumstances where fees need to be varied to promote activity at the Mareeba Airport and it is proposed that the Mayor and Chief Executive Officer be delegated authority to vary these after consultation with the Councillors.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

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

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

In the case where Council is challenged on an action taken or a decision made by its employees, there needs to be proof that the employee held the powers required to do so. Such

documentation is known as the instrument and is required for delegations, sub-delegations and appointments. Section 260 requires the CEO to establish and maintain a register of delegations and make it available to the public.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital
Nil

Operating
Nil

LINK TO CORPORATE PLAN

Governance

Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance and affordable levels of service delivered to the community.

IMPLEMENTATION/COMMUNICATION

Nil

ATTACHMENTS

1. Amendments to Tables of Delegable Powers
2. Instruments of Delegation

Date Prepared: 28 June 2018

ATTACHMENT 1

Delegable Powers under the Local Government Act 2009 ("LOGA")

CHAPTER 6 - ADMINISTRATION
Part 2 - Councillors
**Division 6 - Conduct and performance of
councillors**

Entity power given to	Section of LOGA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers	Date of Sub-Delegation	Limitations and Conditions
Local government	<u>175C(3)</u>	In the specified circumstances, power to delegate deciding a matter, unless deciding the matter cannot be delegated under section 257 of the LGA.		Sub-Delegation of power not recommended		
Local government	<u>175E(6)</u>	In the specified circumstances, power to delegate deciding a matter, unless deciding the matter cannot be delegated under section 257 of the LGA.		Sub-Delegation of power not recommended		
Entity dealing with the complaint under this division	476A(2)	The power to decide not to take any further action in relation to a complaint about the conduct of a person who is no longer a councillor in the prescribed circumstances.		Sub-delegation of power not recommended.		
Entity that makes a decision under subsection (2)	476A(3)	The power to give to an entity that made the complaint, and the accused person, a written notice that states: (a) No further action will be taken in relation to the complaint; and (b) The reasons for the decision.		Sub-delegation of power not recommended.		

 Table of Delegable Powers
 Local Government Act 2009

Current as at 3 July 2017

Delegable Powers under the Water Act 2000 ("WATA")

CHAPTER 2 – MANAGEMENT AND ALLOCATION OF WATER

Part 4 - Riverine Protection

Division 1 – Granting permits for [destroying vegetation](#), excavating or placing fill in a watercourse, lake or spring

Entity power given to	Section of WATA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers	Date of Sub-Delegation	Limitations and Conditions
Person	218(1)	Power to apply to the Chief Executive for a Riverine Protection permit.				
Registered Owner	218(3)	Power to provide written consent to an application.				

ATTACHMENT 2
INSTRUMENT OF DELEGATION
Mareeba Shire Council
Local Law No. 1 (Administration) 2018

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

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

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

Schedule 1	
Powers Conferred	
Section of LL1	Description
Part 2 - Approvals for prescribed activities	
8(1)	Power to approve a form of application for a prescribed activity.
8(3)	Power to, by written notice, request the applicant to provide further reasonable information or clarification of information, documents or materials not included in the application.
8(5)(b)	Subject to s8(5)(a), power to give the applicant written notice stating that — (i) under this section the application lapses; and (ii) the applicant may make a new application.
8(6)	Power to extend the period for the applicant to provide further information.
9(1)	Power to be satisfied of the matters stated in s9(1).
9(2)	Subject to s9(1), power to, by written notice to the applicant - (a) grant the approval unconditionally; (b) grant the approval subject to conditions; or (c) refuse to grant the approval.
9(4)	Power to give the applicant an information notice if – (a) the local government refuses to grant the approval; or (b) grants the approval subject to a non-standard condition.
10(1)	Subject to s10(2), power to grant an approval on conditions considered appropriate.
12(1)	Power to accept the certificate of a third party certifier.
14(2)	Power to give an approval holder reasonable written notice that the approval is one of a class of approvals that will not be renewed or extended.
14(3)(a)	Power to approve a form for application for renewal of approval.

Schedule 1	
Powers Conferred	
Section of LL1	Description
14(4)	Power to, by written notice, request the applicant to provide further reasonable information or clarification of information, documents or materials included in the application.
14(6)	Power to, by written notice to the applicant — (a) grant the application; (b) grant the application and amend the conditions of the approval; or (c) refuse the application.
14(8)	Power to give the applicant an information notice if – (a) the application is refused; or (b) the application is granted and amended to include non-standard conditions.
15(3)(a)	Power to approve a form for application for transfer of approval.
15(4)	Power to, by written notice, request the applicant to provide further reasonable information or clarification of information, documents or materials in the application for transfer of an approval.
15(7)	Power to, by written notice to the approval holder and the proposed transferee — (a) grant the application to transfer the approval; or (b) refuse the application to transfer the approval.
15(8)	Power to amend the existing conditions of approval.
15(11)	Power to give the approval holder and the proposed transferee an information notice if - (a) the application is refused; (b) the application is granted and amended to include non-standard conditions.
16(3)	Power to consider and decide whether to grant or refuse the application.
16(4)	Power to, within 14 days of the decision, give the approval holder written notice of the amended conditions and the day they take effect.
16(5)	If conditions are not amended, power to give the approval holder an information notice.
18(1)	Power to consider there to be a ground to take proposed action.
18(2)	Power to give the approval holder a show cause notice stating the matters referred to in subsection (2).
18(3)	Power to give written notice.
18(4)	Power to -

Schedule 1	
Powers Conferred	
Section of LL1	Description
	(a) if the proposed action was to amend the approval – amend the approval; (b) if the proposed action was to suspend the approval – suspend the approval for no longer than the period stated in the notice; (c) if the proposed action was to cancel the approval – amend the approval, suspend it for a period or cancel it.
18(5)	If the approval is to be amended, suspended or cancelled, power to give the approval holder an information notice.
19(1)	Power to immediately suspend an approval and form a belief that the continuation of the prescribed activity by the approval holder poses – (a) an urgent and serious threat to public health or safety; or (b) an urgent and serious risk of harm, property damage or loss of amenity.
19(2)(a)	Power to give a notice to the approval holder about the decision to immediately suspend the approval.
19(2)(c)(i)	Power to cancel the suspension of an approval.
Part 4 - Review of decisions	
22(3)	Power to, at any time, extend the time for making a review application.
23(1)	Power to review an original decision and make a decision to – (a) confirm the original decision; or (b) amend the original decision; or (c) substitute another decision for the original decision.
23(3)	Power to give the applicant a review notice of the decision.
Part 6 – Legal proceedings	
33(1)	Power to publish public notice.
Part 7 - Miscellaneous	
35	Power to waive or partially remit a fee.
37(3)	Power to direct how a perishable impounded item be immediately disposed of. ¹
37(4)(b)	Power to be satisfied of proof produced. ²
37(5)	Power to dispose of an impounded item in certain circumstances.

¹ Power given directly to the Chief Executive Officer, so not required to be delegated from Council to the Chief Executive Officer. However, retained in this table as power can be sub-delegated from Chief Executive Officer.

² See footnote 1.

Schedule 1	
Powers Conferred	
Section of LL1	Description
37(5)(a)	Power to direct how an impounded item is to be disposed of. ³
37(5)(c)	Power to direct how an impounded item is to be disposed of. ⁴

³ See footnote 1.

⁴ See footnote 1.

Schedule 2**Limitations to the Exercise of Power**

1. The Chief Executive Officer may sub-delegate the powers contained in Schedule 1.
2. Where Council in its budget or by resolution allocates an amount for the expenditure of Council funds in relation to a particular matter, the delegate in exercising delegated power in relation to that matter, will only commit the Council to reasonably foreseeable expenditure up to the amount allocated subject to the provisions of Council's Procurement Policy.
3. The delegate will not exercise any delegated power in relation to a matter which has already been the subject of a resolution or other decision of the Council (including a policy decision relating to the matter).
4. The delegate will only exercise a delegated power under this resolution in a manner which complies with the requirements of Council's Planning Scheme and any exercise of power which involves a departure from or variation of those requirements will only be undertaken by Council.
5. The delegate will not exercise any power which cannot lawfully be the subject of delegation by Council.
6. Where the delegate refuses a particular matter, and an appeal is made in respect of the delegate's decision, the delegate will refer the matter to Council.

INSTRUMENT OF DELEGATION

Mareeba Shire Council **Local Law No. 2 (Animal Management) 2018**

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

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

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

Schedule 1	
Powers Conferred	
Section of LL2	Description
Part 3 - Control of animals	
10(3)	Power to take reasonable steps to provide notice to members of the public regarding the animals that are prohibited at a public place.
11(2)	Power to take reasonable steps to provide notice to members of the public regarding the designation of an area as a dog off-leash area.
19(3)	Power to give a responsible person an information notice about a declaration of a dangerous animal other than a dog.
Part 4 - Seizure, impounding or destruction of animals	
32(1)	Power to – <ul style="list-style-type: none"> (a) offer an animal for sale by public auction or by tender; or (b) if the animal is an animal mentioned in section 27(2)(b) or is of a species, breed or class specified by subordinate local law for this paragraph – <ul style="list-style-type: none"> (i) sell the animal by private agreement; or (ii) dispose of the animal in some other way without destroying it; or (iii) destroy the animal.
32(2)	Power to be satisfied that the sale or disposal of an animal will not result in the animal being kept in contravention of the requirements of this local law.
32(6)	If an animal that is offered for sale by public auction or tender is not sold through the auction or tender process, power to dispose of the animal as is considered appropriate.

Schedule 2**Limitations to the Exercise of Power**

1. The Chief Executive Officer may sub-delegate the powers contained in Schedule 1.
2. Where Council in its budget or by resolution allocates an amount for the expenditure of Council funds in relation to a particular matter, the delegate in exercising delegated power in relation to that matter, will only commit the Council to reasonably foreseeable expenditure up to the amount allocated subject to the provisions of Council's Procurement Policy.
3. The delegate will not exercise any delegated power in relation to a matter which has already been the subject of a resolution or other decision of the Council (including a policy decision relating to the matter).
4. The delegate will only exercise a delegated power under this resolution in a manner which complies with the requirements of Council's Planning Scheme and any exercise of power which involves a departure from or variation of those requirements will only be undertaken by Council.
5. The delegate will not exercise any power which cannot lawfully be the subject of delegation by Council.
6. Where the delegate refuses a particular matter, and an appeal is made in respect of the delegate's decision, the delegate will refer the matter to Council.

INSTRUMENT OF DELEGATION

Mareeba Shire Council Local Law No. 3 (Community and Environmental Management) 2018

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

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

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

Schedule 1	
Powers Conferred	
Section of LL3	Description
Part 2 – Declared local pests	
6(2)	Power to consult with the chief executive about the desirability of a declaration.
7(1)	Power to be satisfied that urgent action is needed to avoid or minimise an immediate risk of environmental harm posted by a plant or animal.

Schedule 2	
Limitations to the Exercise of Power	
1.	The Chief Executive Officer may sub-delegate the powers contained in Schedule 1.
2.	Where Council in its budget or by resolution allocates an amount for the expenditure of Council funds in relation to a particular matter, the delegate in exercising delegated power in relation to that matter, will only commit the Council to reasonably foreseeable expenditure up to the amount allocated subject to the provisions of Council's Procurement Policy.
3.	The delegate will not exercise any delegated power in relation to a matter which has already been the subject of a resolution or other decision of the Council (including a policy decision relating to the matter).
4.	The delegate will only exercise a delegated power under this resolution in a manner which complies with the requirements of Council's Planning Scheme and any exercise of power which involves a departure from or variation of those requirements will only be undertaken by Council.
5.	The delegate will not exercise any power which cannot lawfully be the subject of delegation by Council.
6.	Where the delegate refuses a particular matter, and an appeal is made in respect of the delegate's decision, the delegate will refer the matter to Council.

INSTRUMENT OF DELEGATION

Mareeba Shire Council **Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2018**

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

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

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

Schedule 1	
Powers Conferred	
Section of LL4	Description
Part 2 - Use of local government controlled areas, facilities and roads	
5(2)	Power to take reasonable steps to provide notice to members of the public about the matters referred to in the subsection.
6(6)	Power to take reasonable steps to provide notice to members of the public about the matters referred to in the subsection. ¹
7(2)	Power to authorise a person to enter or remain in a local government controlled area outside opening hours.
7(3)	Power to place a notice showing the opening hours of a local government controlled area.
8(2)(b)	Power to be satisfied of a reason about the matters referred to in the subsection.
8(4)	Power to place a notice about the closure of a local government controlled area.
8(5)	Power to authorise a person to enter or remain in a local government controlled area while it is closed to public access. ²
Part 3 - Matters affecting roads	
9(1)	Power to form an opinion that it is necessary for land adjoining a road to be fenced to prevent the risk of — (a) animals escaping from the land onto the road; or (b) interference with the safe movement of traffic of the safe use of the road.
9(2)	Power to require an owner, by giving a compliance notice, to —

¹ Power given directly to the Chief Executive Officer, so not required to be delegated from Council to the Chief Executive Officer. However, retained in this table as power can be sub-delegated from Chief Executive Officer.

² See note 1.

Schedule 1	
Powers Conferred	
Section of LL4	Description
	(a) if the land is not currently fenced – fence the land or; (b) if a current fence on the land is in disrepair – repair or replace the fence.
10(1)	Power to adopt a numbering system for a building or allotment.

Schedule 2	
Limitations to the Exercise of Power	
1.	The Chief Executive Officer may sub-delegate the powers contained in Schedule 1.
2.	Where Council in its budget or by resolution allocates an amount for the expenditure of Council funds in relation to a particular matter, the delegate in exercising delegated power in relation to that matter, will only commit the Council to reasonably foreseeable expenditure up to the amount allocated subject to the provisions of Council's Procurement Policy.
3.	The delegate will not exercise any delegated power in relation to a matter which has already been the subject of a resolution or other decision of the Council (including a policy decision relating to the matter).
4.	The delegate will only exercise a delegated power under this resolution in a manner which complies with the requirements of Council's Planning Scheme and any exercise of power which involves a departure from or variation of those requirements will only be undertaken by Council.
5.	The delegate will not exercise any power which cannot lawfully be the subject of delegation by Council.
6.	Where the delegate refuses a particular matter, and an appeal is made in respect of the delegate's decision, the delegate will refer the matter to Council.

INSTRUMENT OF DELEGATION

Mareeba Shire Council Local Law No. 5 (Parking) 2018

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

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

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

Schedule 1	
Powers Conferred	
Section of LL5	Description
Part 3 - Parking contrary to parking restriction	
7(1)	Power to issue a parking permit
8(1)	Power to issue a commercial vehicle identification label.

Schedule 2	
Limitations to the Exercise of Power	
1.	The Chief Executive Officer may sub-delegate the powers contained in Schedule 1.
2.	Where Council in its budget or by resolution allocates an amount for the expenditure of Council funds in relation to a particular matter, the delegate in exercising delegated power in relation to that matter, will only commit the Council to reasonably foreseeable expenditure up to the amount allocated subject to the provisions of Council's Procurement Policy.
3.	The delegate will not exercise any delegated power in relation to a matter which has already been the subject of a resolution or other decision of the Council (including a policy decision relating to the matter).
4.	The delegate will only exercise a delegated power under this resolution in a manner which complies with the requirements of Council's Planning Scheme and any exercise of power which involves a departure from or variation of those requirements will only be undertaken by Council.
5.	The delegate will not exercise any power which cannot lawfully be the subject of delegation by Council.
6.	Where the delegate refuses a particular matter, and an appeal is made in respect of the delegate's decision, the delegate will refer the matter to Council.

INSTRUMENT OF DELEGATION

Mareeba Shire Council **Local Law No. 6 (Waste Management) 2018**

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

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

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

Schedule 1	
Powers Conferred	
Section of LL6	Description
Part 2 – Waste Management	
5(a)	Power to designate areas within its local government area in which the local government may conduct general waste or green waste collection.
5(b)	Power to decide the frequency of general waste or green waste collection in the designated areas.
6(1)(b)(i)	Power to require supply of waste containers.
6(1)(c)	Power to prescribe waste containers.
6(2)	Power to form a view about the appropriate number of standard general waste containers to supply.
6(2)	Power to supply standard general waste containers.
6(5)	Power to provide written notice to an owner or occupier of the matters stated in section 6(5).
7(1)(a)(ii)	Power to require that another type standard general waste container is supplied.
8(1)(a)	Power to require a container to be kept at a particular place.
9(2)(a)	Power to require that a person complies with the matters stated in section 9(2)(a) for a waste container storage place.
10(2)	Power to give written notice of the matters stated in section 10(2).
11(2)	Power to: <ul style="list-style-type: none"> (a) give written approval to an owner or occupier of the matters stated in section 11(2)(a); (b) impose conditions on an approval about the matters stated in section 11(2)(b).

Schedule 1	
Powers Conferred	
Section of LL6	Description
12(1)(a)	Power to require the occupier of premises where there is industrial waste to comply with the matters stated in section 12(1)(a).
12(2)	Power to supply industrial waste containers.
13(1)(a)	Power to require the occupier of premises where there is industrial waste to comply with the matters stated in section 13(1)(a).
14(2)	Power to consent to the disposal of particular waste.
16(1)	Power to consent to a person doing a thing mentioned in section 16(1).
17(2)(c)	Power to ask a person for the information specified in section 17(2)(c).
17(2)(d)	Power to ask a person for the information specified in section 17(2)(d).
Definition of "industrial waste container"	Power to approve a type of container as an industrial waste container.
Definition of "serviced premises"	Power to require an owner or occupier of premises to arrange for removal of general waste.
Definition of "standard general waste container"	Power to approve a type of container as a standard general waste container.

Schedule 2**Limitations to the Exercise of Power**

1. The Chief Executive Officer may sub-delegate the powers contained in Schedule 1.
2. Where Council in its budget or by resolution allocates an amount for the expenditure of Council funds in relation to a particular matter, the delegate in exercising delegated power in relation to that matter, will only commit the Council to reasonably foreseeable expenditure up to the amount allocated subject to the provisions of Council's Procurement Policy.
3. The delegate will not exercise any delegated power in relation to a matter which has already been the subject of a resolution or other decision of the Council (including a policy decision relating to the matter).
4. The delegate will only exercise a delegated power under this resolution in a manner which complies with the requirements of Council's Planning Scheme and any exercise of power which involves a departure from or variation of those requirements will only be undertaken by Council.
5. The delegate will not exercise any power which cannot lawfully be the subject of delegation by Council.
6. Where the delegate refuses a particular matter, and an appeal is made in respect of the delegate's decision, the delegate will refer the matter to Council.

ITEM-9 **OPERATIONAL PLAN 2017-2018 PROGRESS REPORT
APRIL - JUNE QUARTER**

MEETING: Ordinary

MEETING DATE: 18 July 2018

**REPORT OFFICER'S
TITLE:** Manager Development & Governance

DEPARTMENT: Development and Governance

EXECUTIVE SUMMARY

The attached report provides advice on the implementation and completion of the 2017/18 Operational Plan.

OFFICER'S RECOMMENDATION

"That Council receive and note the progress report on implementation of the 2017/18 Operational Plan for the April to June 2018 quarter."

BACKGROUND

The Local Government Regulation 2012 provides that a local government must prepare and adopt an annual operational plan for each year. The Operational Plan is a statement of specific works to be undertaken and services to be provided in order to progress the goals and objectives set out in a Council's Corporate Plan over a period of one year.

In accordance with section 174(3) of the Local Government Regulation 2012, the Chief Executive Officer must present a written assessment of the local government's progress towards implementing the annual operational plan at meetings of the local government held at regular intervals of not more than three (3) months.

The attached document provides a progress report on what action has been taken up to and including the April to June 2018 quarter with respect to the items and projects listed in the Operational Plan.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

It is a statutory requirement for an assessment of progress in implementing the Operational Plan to be presented to Council at least on a quarterly basis.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital
Nil

Operating
Nil

LINK TO CORPORATE PLAN

Governance

Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance and affordable levels of service delivered to the community.

IMPLEMENTATION/COMMUNICATION

N/A

ATTACHMENTS

1. Operational Plan Progress Report

Date Prepared: 9 July 2018



OPERATIONAL PLAN

2017-2018

PROGRESS REPORT (APR - JUN)



Mareeba Shire Council
OPERATIONAL PLAN 2017-2018

FINANCE					
Task/Activity	Corp Plan Ref	Outcome	Timeframe	Performance Measures/Officer Comment	Progress Comment
Enhance access to financial information.	GOV 5	More informed reporting and financial decision making.	Ongoing	<ul style="list-style-type: none"> More users able to operate financial systems and locate relevant documentation 	<ul style="list-style-type: none"> This is an ongoing process striving to continually improve the Tech One suite involving the creation of internal reports to assist in better decision making. We will endeavour to move more Council functions over to the work order system
Timely preparation of Financial Statements and resolution of recommendations.	GOV 1	Financial Statements are prepared in accordance with legislation.	30 September 2017	<ul style="list-style-type: none"> Finalise Financial Statements within legislative timeframes and achieve unqualified audit 	<ul style="list-style-type: none"> The 2016/17 financial statements were prepared and audited within the legislative timeframe. Council achieved an unqualified audit
Review full cost pricing models to ensure equitable allocation of costs across departments.	GOV 3	To better reflect actual business unit costs and incorporate into fees and charges.	Ongoing	<ul style="list-style-type: none"> Review completed model and aim for more accurate cost allocation 	<ul style="list-style-type: none"> This ensures that a more accurate account of costs across Council is known and reported on. The corporate overhead model was completed with the results reflected in the Cost Recovery Fees and Budget for 2017/18.
Ensure long-term asset management planning and financial planning is updated to support financial sustainability.	GOV 1	Long term financial strategies in place for the ongoing financial management of Mareeba Shire.	30 June 2018	<ul style="list-style-type: none"> Compliance with LGA 2009 and provision of models to inform decisions regarding project priorities 	<ul style="list-style-type: none"> The Long Term Financial Forecast was part of the 2017/18 budget and adopted on 20 June 2017. Work on asset management plans is still continuing and this will be reflected in the LTFP as and when more information comes to hand. Whole of life costing (WOLC) will be introduced in the 2018/19 Capital Budget for a selection of infrastructure projects. This will provide information on the long term financial impact of capital budget decisions.

Mareeba Shire Council
OPERATIONAL PLAN 2017-2018

COMMUNITY WELLBEING					
Task/Activity	Corp Plan Ref	Outcome	Timeframe	Performance Measures/Officer Comment	Progress Comment
Update long term community plan.	GOV 1 GOV 4	Updated community priorities are reflected in a revised community plan which is aligned with the MSC Corporate Plan.	Dec 2017	<ul style="list-style-type: none"> Draft community plan is completed and adopted by Council Community priorities inform budgeting and Council decision making 	<ul style="list-style-type: none"> Community feedback from the community BBQ's has been used to update the Corporate Plan and will continue to inform master planning and strategic planning. Where required other community feedback is considered through annual operational and capital budgets.

DEVELOPMENT AND GOVERNANCE					
Task/Activity	Corp Plan Ref	Outcome	Timeframe	Performance Measures/Officer Comment	Progress Comment
Local Government Infrastructure Plan.	ENV 1	Progress the development of the Mareeba Shire Local Government Infrastructure Plan to allow the LGIP to be adopted by Council before 1 July 2018.	December 2017	<ul style="list-style-type: none"> LGIP preparation is progressing in accordance with approved LGIP Project Plan 	<ul style="list-style-type: none"> The final steps of the external review phase are near complete. CEO is delegated to finalise all remaining items with a report to come back to Council. Projected date of completion is 31st of August.
Progress phases 2 and 3 of the sale of land within the Chillagoe Industrial Estate.	ECON 2	Leased land within the Estate is sold to current lessees or other interested parties: Phase 2 - sale of leased but undeveloped lots (no improvements erected); Phase 3 - sale of leased lots that have substantial improvements erected on them.	December 2017	<ul style="list-style-type: none"> Ministerial approval obtained for sale of developed lots direct to current lessees with sale of at least 10 lots 	<ul style="list-style-type: none"> Acceptance submissions have been received, with two remaining land owners being followed up, due to mail delays. Correspondence has been sent to inform members that Council's legal representative will in touch with there's to finalise settlement.
Make new Local Laws and Subordinate Local Laws to replace the current suite of local laws carried over from Tablelands Regional Council.	ENV 2	New set of five (5) MSC Local Laws and Subordinate Local Laws adopted by Council. (Administration; Animal Management; Community & Environmental Management; Local Govt Controlled Areas, Facilities and Roads; Parking)	June 2018	<ul style="list-style-type: none"> New set of MSC Local Laws and Subordinate Local Laws adopted by Council 	<ul style="list-style-type: none"> Local Laws were adopted on the 20th of June. Implementation has now begun across Council's IT systems as well as other process.

Mareeba Shire Council
OPERATIONAL PLAN 2017-2018

INFORMATION SYSTEMS & CUSTOMER SERVICE					
Task/Activity	Corp Plan Ref	Outcome	Timeframe	Performance Measures/Officer Comment	Progress Comment
Enhance Disaster Recovery capability for Council information systems.	GOV 5	All core information systems will remain accessible and functional in the event of a disaster rendering the primary site inoperable.	June 2018	<ul style="list-style-type: none"> All information systems are classified based on agreed BCP. A failover process is documented and can be demonstrated for each relevant system. 	<ul style="list-style-type: none"> Council's intention is to leverage the 'high availability' capabilities of cloud service providers to deliver DR/BCP as per the current ICT Strategy 2017-2020. This work is detailed in subsequent items.
ICT Strategy; Tranche 1: Adopt redundant Internet communications links.	GOV 5	Council Internet communications provided by diverse, redundant and high performance links.	June 2018	<ul style="list-style-type: none"> Internet communications delivered over redundant links sourced from disparate providers in support of Council's long term Cloud adoption strategy. 	<ul style="list-style-type: none"> Council is currently engaging with Optus to implement a new internet gateway, including the construction of a private fibre optic link. Plans to implement a secondary link, provided by Nexium, are currently on hold pending the viability of utilising NBN for this purpose.
ICT Strategy; Tranche 1: Perform cloud readiness assessment – Office 365.	GOV 5	Deliver detailed design and planning document to support migration to Microsoft Office 365.	June 2018	<ul style="list-style-type: none"> Clear direction provided relating to the migration of relevant services to Office 365, including limited prototyping. 	<ul style="list-style-type: none"> Data#3 have delivered an Office 365 migration planning report, detailing the steps required to transition Council's e-mail infrastructure to Microsoft's O365 Cloud. The activity is intended to commence once the internet communications link work is completed.

Mareeba Shire Council
OPERATIONAL PLAN 2017-2018

ORGANISATIONAL DEVELOPMENT					
Task/Activity	Corp Plan Ref	Outcome	Timeframe	Performance Measures/Officer Comment	Progress comment
Provide high level advice and support to the Senior Management Team in relation to the new industrial relations legislation, the Certified Agreement (CA) negotiation - framework, and implementation of the new Local Government Industry Award.	GOV 5	Managers and supervisors kept up to date with industrial relations requirements. Informed decisions made in relation to the negotiation of the new CA and new award conditions implemented as required.	On going	<ul style="list-style-type: none"> • Management action taken complies with new legislative and Award requirements • New certified agreement negotiated and implemented 	<ul style="list-style-type: none"> • Management action taken complies with new legislative and Award requirements, initial training implemented to ensure compliance • Strategic analysis and advice provided to achieve 'in principle' agreement with unions on new CA
Monitor, review and improve WHS policies, procedures, and systems to protect the health and safety of Council employees.	GOV 5	A reduction in incidents, accidents, and work related injuries. Lost time injuries managed to ensure injured employees return to work at the earliest opportunity	On going	<ul style="list-style-type: none"> • Reduced rate of work related injuries • Duration of injury related absences reduced 	<ul style="list-style-type: none"> • Accidents and work related injuries remain at relatively low rates, however, historical claims that have been settled may impact workers' compensation insurance premium rate • Suitable duties plans developed and applied to ensure duration of injury related absences remains low, continuing. ensure duration of injury related absences remains low

Mareeba Shire Council
OPERATIONAL PLAN 2017-2018

WORKS					
Task/Activity	Corp Plan Ref	Outcome	Timeframe	Performance Measures/Officer Comment	Progress Comment
Undertake capital roadworks and drainage projects (excluding reseals) in accordance with approved capital works schedule.	ECON 3	Council's road and drainage networks are progressively upgraded.	Individual projects scheduled throughout year	<ul style="list-style-type: none"> Individual projects completed as per budget 	<ul style="list-style-type: none"> Keneally Rd Widen & Seal - August 2018 Malone Road Drainage – December 2018 Shire Beautification Program – awaiting advice from TMR re Byrnes Street reconfiguration – balance to be used when Byrnes Street Water Main Project is undertaken 17/18 Gravel Resheets – October 18
Actively pursue 3 rd Party DTMR projects scheduled by the department within Mareeba Shire boundaries.	ECON 3	Increased revenue for Mareeba Shire Council	As 3 rd Projects are released by the DTMR	<ul style="list-style-type: none"> Cumulative total of works at June 2018 	<ul style="list-style-type: none"> Complete
Undertake Parks & Gardens capital works projects in accordance with approved capital works schedule.	ECON 3	Council's parks, gardens, and reserves are progressively upgraded.	June 2018	<ul style="list-style-type: none"> Individual projects completed as per budget 	<ul style="list-style-type: none"> Complete
Maintain state controlled roads within Mareeba Shire effectively and efficiently within the constraints of the RMPC budget	ECON 3	State controlled roads are maintained in the most trafficable condition that the RMPC funds allow	June 2018	<ul style="list-style-type: none"> State controlled road user complaints are minimized 	<ul style="list-style-type: none"> RMPC works on budget
Complete all Work For Queensland road and bridge projects within specified timeframe	ECON 3	Council's road and bridge networks are progressively upgraded.	November 2017	<ul style="list-style-type: none"> Projects completed and claimed 	<ul style="list-style-type: none"> W4Q Competed

Mareeba Shire Council
OPERATIONAL PLAN 2017-2018

WATER & WASTEWATER					
Task/Activity	Corp Plan Ref	Outcome	Timeframe	Performance Measures/Officer Comment	Progress Comment
Replace water main on Rob Veivers (Renewal) .	ECON 3	Upgrade and ensure that trunk infrastructure is planned and provided in an efficient and orderly manner.	Feb 18	<ul style="list-style-type: none"> Upgrading of the existing water main completed on time and within budget 	<ul style="list-style-type: none"> Works completed
Barang Street Pump Station Capacity Upgrade	ECON 3	Meet DEHP licence requirements.	Feb 18	<ul style="list-style-type: none"> Successful completion of project to DEHP's requirements 	<ul style="list-style-type: none"> Project workshopped with Council and now included in the PPT and 2018-19 Capital Budget. Engineering Design completed and waiting on final documents and specification from consultant.
Design and Construct new erosion and sediment control works	ECON 3	Meet DEHP licence requirements.	Jun 18	<ul style="list-style-type: none"> Successful completion of project to DEHP's requirements 	<ul style="list-style-type: none"> The project reached the 100% milestone as per the TEP and was completed within the agreed time frames with DEHP and first round of sampling highlighted the success of the project/

Mareeba Shire Council
OPERATIONAL PLAN 2017-2018

TECHNICAL SERVICES					
Task/Activity	Corp Plan Ref	Outcome	Timeframe	Performance Measures/Officer Comment	Progress Comment
Upgrade and update Asset Management System and data	ECON 3 GOV2	Council's asset management system to be progressively upgraded and the quantum and quality of data be increased	June 2018	<ul style="list-style-type: none"> A more robust tool for decision making for Asset Management is in place for the next budget 	<ul style="list-style-type: none"> Asset management plans and maturity assessment in TechOne. Commenced using mobility app for capturing condition and defect data. Improved criteria for road upgrade and renewal assessment in the PPT.
Undertake the bitumen roads reseal and asphalt overlay program	ECON 3	All roads nominated in the program and endorsed by Council are completed and updated in the Asset management system	30 June 2018	<ul style="list-style-type: none"> Project completed on time and within approved budget 	<ul style="list-style-type: none"> Bitumen reseal program commenced under FNQROC collective arrangement. Scheduled to be completed on time and within budget. Asphalt program was completed by June 2018.
Design and documentation of projects listed in the Capital Works program	ECON 3	Design and documentation for all capital works projects are completed in sufficient time to allow all projects to be constructed prior to end of financial year	April 2018	<ul style="list-style-type: none"> Design & documentation of all projects completed on time 	<ul style="list-style-type: none"> Design work for majority of scheduled projects, including Works for Queensland projects (round 2) now completed
Complete all Work For Queensland Facilities projects within specified timeframe	ECON 2	<ol style="list-style-type: none"> Refurbishment of Mareeba Swimming Pool and extension of administration area Replacement of airconditioning plants at Leagues Club and Mareeba Library 	November 2017	<ul style="list-style-type: none"> All works completed within budget and on time 	<ul style="list-style-type: none"> All Works for Queensland projects (round 1) now completed and acquitted.
Mareeba Wastewater Treatment Plant refurbishment	ECON 3	The Mareeba sewerage treatment plant is of a fully refurbished .	Aug 2017	<ul style="list-style-type: none"> Project completed and commissioned within budget 	<ul style="list-style-type: none"> Mareeba Wastewater Treatment Plant was commissioned and officially opened 29 July 2017. Process-proving and plant optimization completed in November 2017. Demolition of redundant infrastructure at old sewage treatment plant was completed in December 2017.

Mareeba Shire Council
OPERATIONAL PLAN 2017-2018

TECHNICAL SERVICES (Continued)					
Task/Activity	Corp Plan Ref	Outcome	Timeframe	Performance Measures/Officer Comment	Progress Comment
Mareeba Airport Development.	ECON 2	Overall upgrade of Mareeba Airport including lengthening and strengthening of the runway, development of new lease area, new water supply and upgrade of the adjacent road network.	Aug 2018	<ul style="list-style-type: none"> • Project completed within budget • Number of new leases issued at Airport 	<ul style="list-style-type: none"> • Early works packages completed including upgrades to surrounding roads and water reticulation and commencement of works to aviation commercial precinct. • Delays encountered due to tender prices for airside infrastructure being in excess of the remaining budget. • Works to commence
2016 NDRRA Restoration Works.	ECON 3	Restoration of damage caused by the 2016 Event.	Nov 2016	<ul style="list-style-type: none"> • Project completed within budget and allowable time. 	<ul style="list-style-type: none"> • 90% complete. Work suspended due to wet weather. Project scheduled for completion by June 2018 as per NDRRA requirements.

- Mareeba Sports Hall (Old PCYC Hall adjacent to Council office, Walsh Street Mareeba);
- Dimbulah Football Club;
- Mareeba & District Cricket Club;
- Mareeba United Football Club Incorporated;
- Dimbulah Community Centre;
- Mareeba Wetlands;
- Mareeba Theatre Group;
- Mareeba Historical Society;
- Mareeba Gymnastics Club;
- Optus Lease;
- Kuranda Men's Shed;
- Kuranda Historical Society;
- Mareeba Netball; and
- Julatten and Molloy Association of Residents and Ratepayers (JAMARR) Management Agreement for Babblers Hill.

Industrial Parks

Chillagoe Industrial Estate:

- Application to Ministerial exemption was approved; and
- Expression of Interest letters issued to current lease holders of the land in the Chillagoe Industrial Estate with a deadline of 30 June 2018. Officers are currently compiling a list of interested parties with a view to proceed with appropriate contracts.

Complaints

Details of complaints received/processed during the quarter ending 30 June 2018 are displayed in the table below:

Complaints carried over from previous period (January to March 2018)	6
Complaints lodged during reporting period (April to June 2018)	13
Complaints finalised during reporting period (April to June 2018)	14
Complaints still in process (not finalised) during reporting period (April to June 2018)	5

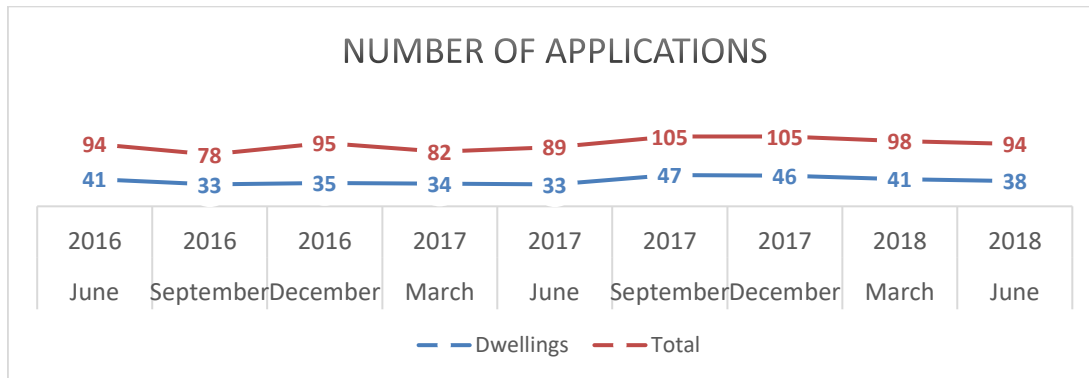
BUILDING AND PLUMBING

Building Approvals

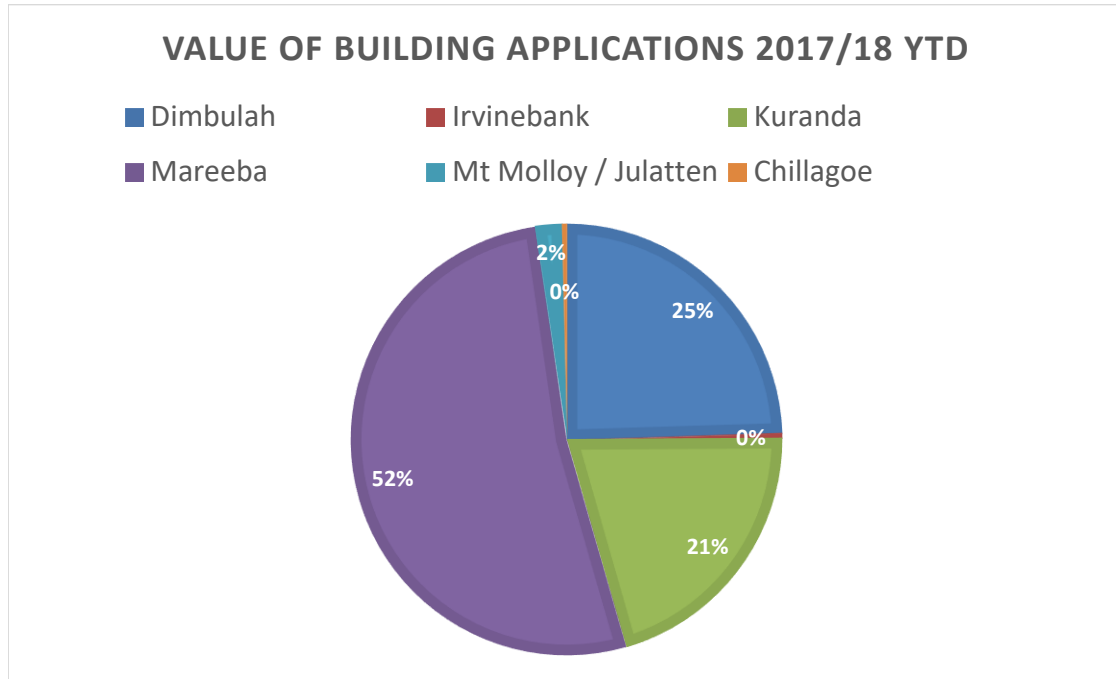
Construction investment continues to increase in terms of the quantity and value of applications.

	Apr - Jun 2018		Apr - Jun 2017	
Type	\$	A	\$	A
Dwellings	12,904,202	38	6,439,566	33
10A (Sheds, ETC)	1,421,282	45	2,021,462	48
Commercial	1,034,270	5	0	0
Others	456,600	6	131,450	8
Total	15,816,354	94	8,592,478	89
	YTD 2017/18		YTD 2016/17	
Type	\$	A	\$	A
Dwellings	41,125,322	172	30,348,777	135
10A (Sheds, ETC)	5,6505,207	170	5,449,683	160
Commercial	314,176,638	38	5,618,407	23
Others	1,502,708	22	951,042	26
Total	362,409,875	402	42,367,909	255

The windfarm building approval was estimated to be \$293,536,765. Removing that amount from the total figures results in \$68,873,110 total estimated building and construction for the 2017/18 year.



The graph above shows that there has been a marginal increase in the number of applications received.



Regulatory Tasks

Building and Plumbing Services had 166 customer requests this quarter of which 157 were resolved. The remaining 9 customer requests are currently under investigation.

REGIONAL LAND USE PLANNING

New Development Applications

22 development applications were lodged in the June quarter 2018 compared to 31 lodged in the June quarter 2017. Total applications lodged in 2018 to the end of the June quarter was 55 compared to a total of 38 applications for the same period in 2017.

Development Applications received/approved during the quarter:

	Apr - Jun 2018	2017 - 2018 YTD	2016 - 2017 YTD
New Development Applications lodged	22	80	65
Decision Notices issued under delegated authority	23	47	44
Negotiated Decision Notices issued under delegated authority	0	0	0
Decision Notices issued (from Council Minutes)	12	33	19
Negotiated Decision Notices issued (from Council Minutes)	1	4	1
Extensions to relevant period issued	0	6	7
Extensions to relevant period issued (from Council Minutes)	1	4	0
Change to existing Development Approval issued	4	5	5
Referral Agency Response approvals issued under delegated authority	10	24	20
Survey Plans endorsed	11	31	47
Notices issued under SPA	1	1	2
Planning Appeals and other Court proceedings	0	0	0

LOCAL LAWS AND ENVIRONMENTAL HEALTH
Environmental Health

The Environmental Health section responded to a total of 90 enquiries, complaints and service requests for the quarter relating to the following matters:

	Apr - Jun 2018	2017 - 2018 YTD	2016 - 2017 YTD
Food Complaints	2	5	12
Food Enquiry	38	95	86
Health Enquiry	8	31	17
Pollution	23	90	76
Flying Foxes	7	84	86
Public Health Complaint, Enquiry	5	27	31
General Service Enquiry	7	26	16
Other	0	2	8
Total	90	360	332

Notices Issued, Inspections Carried Out, Applications Processed

	Apr - Jun 2018	2017 - 2018 YTD	2016 - 2017 YTD
Animals Impounded	169	663	709
Regulated Parking infringements issued	126	552	222
Animal Management infringements issued	70	524	407
Local Laws Infringements issued	20	56	37
Warning letters issued	92	433	294
Compliance Notices issued	27	103	47
Food Inspections undertaken	229	351	227

Local Laws

Local Laws Officers dealt with a total of 394 complaints and enquiries during the quarter relating to the following matters:

Animals

	Apr - May 2018	2017 - 2018 YTD	2016 - 2017 YTD
Dangerous Aggressive dogs	31	140	170
Missing/Lost/Found	32	139	171
Barking Complaints	54	230	213
Restrained for Collection	26	129	167
Council traps	50	157	186
Straying Animals	97	395	412
Too Many Animals	10	35	32
Enquiries, Unregistered, Hygiene, unleashed	51	253	205
Cruelty	3	7	3
Total	354	1485	1559

Other Areas

	Apr - Jun 2018	2017 - 2018 YTD	2016 - 2017 YTD
Pollution	7	30	30
Abandoned Vehicles	0	12	17
Overgrown	3	13	12
Commercial Use of Roads	5	17	10
Illegal Camping	5	27	30
Illegal Signs	2	13	4
Parking, illegal parking	8	41	35
Obstruction of Footpath	5	14	6
General Enquiries	1	28	23
Other	4	18	2
Total	40	213	169

Regulatory Support

Regulatory Support Officers dealt with a total of 241 complaints and enquiries during the quarter relating to the following matters

	Apr - Jun 2018	2017 - 2018 YTD	2016 - 2017 YTD
Animals (barking, noise, enquiries, stray, dangerous etc)	105	572	452
Food Enquiries	21	68	81
Abandoned Vehicles	38	114	157
Commercial Use of Roads	23	77	54
Overgrown	33	73	97
Gates and Grids	0	1	5
Parking, illegal parking	12	69	34
Obstruction of Footpath	0	1	0
General Enquiries	2	19	16
Other	7	13	10
Total	241	1007	906

Dog Registration

As at the 30 June 2018 Council has a registered population of 4006 dogs in the shire.

	Apr - Jun 2018	2017 - 2018 YTD	2016 - 2017 YTD
New Registrations	227	952	726
Deceased	290	427	315
Left the area	186	303	154
Other	119	129	116

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Nil

Operating

Nil

LINK TO CORPORATE PLAN

Economy and Environment

A resilient economy that promotes and supports the shire's natural assets and local industry and encourages investment while preserving and future proofing for generations to come.

Governance

Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance and affordable levels of service delivered to the community.

ATTACHMENTS

1. Nil

Date Prepared: 9 July 2018

FINANCE

ITEM-11 **FINANCIAL STATEMENTS PERIOD ENDING 30 JUNE 2018**

MEETING: Ordinary

MEETING DATE: 18 July 2018

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 2017 to 30 June 2018.

It should be noted that, due to financial year end and the number of processes yet to occur to finalise operational income and expenditure results, these are excluded from this report and will be presented to Council at the 15 August 2018 meeting.

OFFICER'S RECOMMENDATION

"That Council receive the financial report for the period ending 30 June 2018, noting that the end of year financial statements will be published in due course."

BACKGROUND

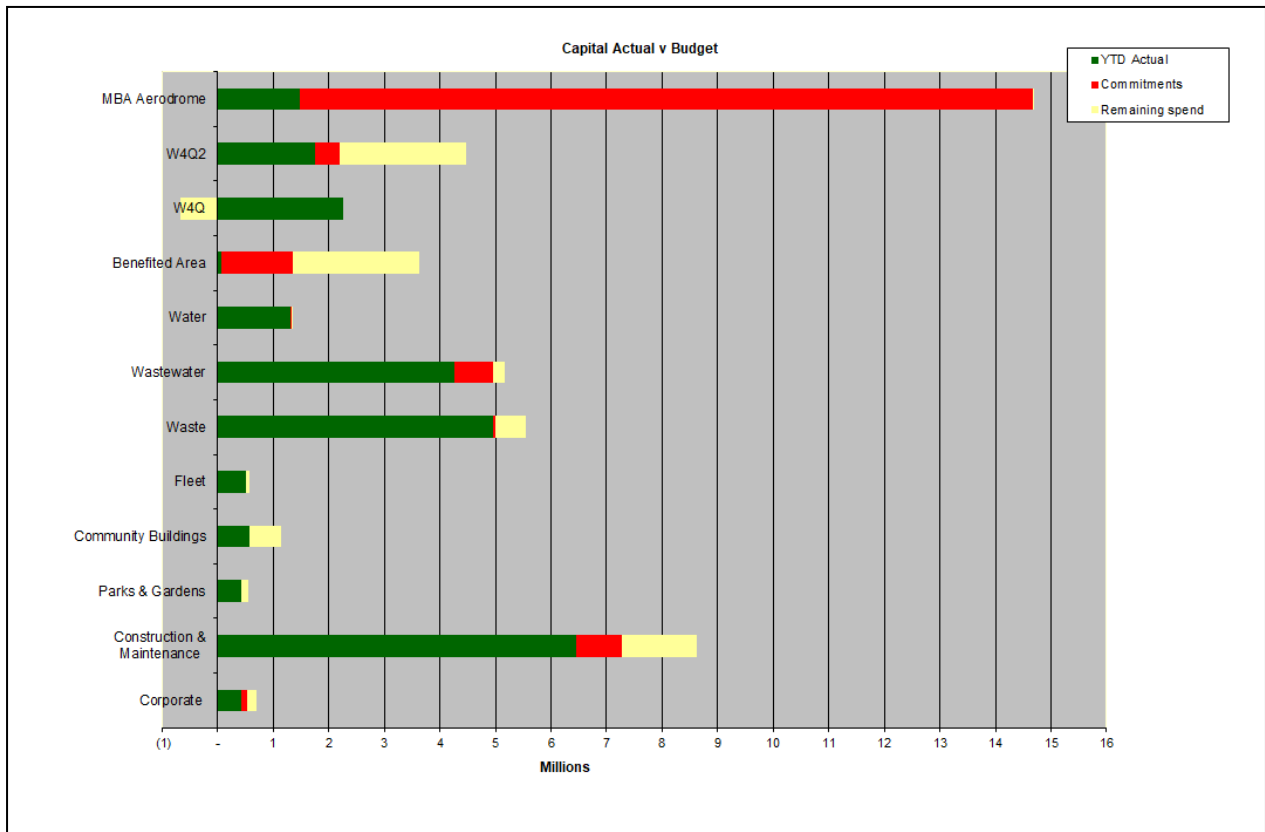
Financial Summary

The Budgeted Income Statement for the year ending 30 June 2018, will be presented to Council at its next meeting on 15 August 2018, due to financial year end and the number of processes that need to occur to finalise these figures.

Work has commenced on preparing the financial statements and it is anticipated that the draft accounts will be completed by 14 August and presented to the Audit Committee before the Queensland Audit Office contract (external) auditors commence their onsite review on 20 August.

Capital Expenditure

Total capital expenditure of \$41,098,280 (including commitments) has been spent for the period ending 30 June 2018 against the 2017/18 annual adjusted capital budget of \$48,005,881.



The W4Q remaining spend is shown in the negative to represent the council contribution for additional demolition and repair costs for timber bridges.

The significant remaining spend in the Benefited Area section relates to the Kuranda Infrastructure Advisory Committee (KIAC) projects and this will occur in the 2018/19 financial year. The variance in construction and maintenance mainly relates to an underspend in Chewko Road which was a TIDS project (Council's portion of savings was used to cover the overspend in W4Q1) and Ootann Road, in which the works are estimated to be completed by end of July.

Other capital projects that are not completed will be carried forwarded into the 2018/19 financial year. A list of these capital projects will be given to Council once the 30 June figures are finalised.

Loan Borrowings

Council's loan balance as at 30 June 2018 is as follows:

QTC Loans	\$6,175,726
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Rates and Sundry Debtors Analysis

Rates and Charges

The total rates and charges payable as at 30 June 2018 is \$3,199,843 which is broken down as follows;

Status	30 June 2018		30 June 2017	
	No. of properties	Amount	No. of properties	Amount
Valueless land	77	2,330,351	72	1,778,417
Payment Arrangement	146	61,162	116	34,346
Collection House	305	655,984	363	939,662
Exhausted – awaiting sale of land	11	101,832	13	121,194
Sale of Land	0	0	0	0
Other (includes current rates)	380	50,514	336	59,873
TOTAL	1,073	3,199,843	1033	2,933,492

The Rates Notices for the period ending 30 June 2018 were issued in February 2018 with the discount due date being 16 March 2018. Total Gross Rates and Charges levied for this six (6) month period totalled \$16,513,547.

The procedure to acquire 76 valueless land properties is nearly finalised. Council received the forms back from Office of State Revenue have now been forwarded to the Titles Office to transfer into Council's name.

Collection House collected \$131,834 for the month of June 2018.

Sundry Debtors

The total outstanding for Sundry Debtors as at 30 June 2018 is \$1,787,798 which is made up of the following:

Current	30 days	60 days	90 + days
\$1,759,042	\$10,042	\$3,282	\$15,432
98.4%	0.6%	0.2%	0.9%

RISK IMPLICATIONS

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Section 204 of the *Local Government Regulation 2012* requires the financial report to be presented to local government if the local government holds its ordinary meetings more frequently (than once per month) - to a meeting in each month.

FINANCIAL AND RESOURCE IMPLICATIONS

Nil

LINK TO CORPORATE PLAN

Governance: Sound decision-making based on the understanding and confidence of the community, reflected in responsible long-term financial sustainability and clear strategic direction build around core local government business and affordable levels of service.

IMPLEMENTATION/COMMUNICATION

Nil

ATTACHMENTS

1. Nil

Date Prepared: 5 July 2018

ITEM-12 **AMENDED BUILDING FEES AND CHARGES - 2018-19**

MEETING: Ordinary

MEETING DATE: 18 July 2018

**REPORT OFFICER'S
TITLE:** Manager Development & Governance

DEPARTMENT: Corporate and Community Services

EXECUTIVE SUMMARY

This report presents the amended 2018/19 Cost Recovery Fees for Building and Plumbing Activities for Council's consideration and endorsement.

OFFICER'S RECOMMENDATION

That Council adopts the amended Building and Plumbing Fees and Charges for the 2018/19 financial year, as per the schedule attached to this report."

BACKGROUND

Council adopted the 2018/19 Cost Recovery Fees for Building and Plumbing Activities on 18 April 2018. It has recently been noted that three types of fees were excluded from the fee schedule:

1. Extension of Time or Renewal of Building Approval
2. Minor Plumbing Connection (Domestic Sheds - Unsewered)
3. Replacement of Land Application Area

It should be noted that these fees are not new, and no increase has been applied to the existing 2017/18 fees due to minimal increase in expenditure inputs relating to these services.

The attached schedule is inclusive of all fees adopted on 18 April 2018 as well as the three (3) fee types referred to above.

Section 97 of *Local Government Act 2009* prescribes the circumstances where a Local Government may set a cost-recovery fee. This section also prescribes that a cost-recovery fee must not be more than the cost to the local government of taking the action for which the fee is charged.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Council must be able to demonstrate that the cost recovery fees are no more than the cost of providing the service. Council is able to set a fee that is lower than the calculated cost where it is deemed appropriate.

FINANCIAL AND RESOURCE IMPLICATIONS*Capital*

Nil

Operating

Nil

LINK TO CORPORATE PLAN**Governance**

Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance and affordable levels of service delivered to the community.

IMPLEMENTATION/COMMUNICATION

The fees and charges detailed in this report will be included in the 2018-2019 Register of Cost-Recovery Fees and will be published on Council's Website.

ATTACHMENTS

1. Building & Plumbing Activities Fees and Charges

Date Prepared: 9 July 2018

Description	Cost Recovery Fee (Y/N)	Paragraph of S97(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
2018/19 Fees and Charges						
Building & Plumbing						
Inspection Fees						
Inspection Costs (Class 1 and 10 Buildings)						
One inspection cost for all locations	Y	(e)	BA1975s51(2)	Inspection	\$200.00	Y
Inspection Costs (Class 2 - 9 Buildings)						
One inspection cost of all locations	Y	(e)	BA1975s51(2)	Inspection	\$260.00	Y
Class 1a - New Dwelling						
Application	Y	(a)	BA1975s51(2)	Application	\$145.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$425.00	Y
Inspections x 4 minimum	Y	(e)	BA1975s51(2)	Inspection	\$800.00	Y
Class 1a - Additions/Alterations - Extension to Dwellings etc.						
Application	Y	(a)	BA1975s51(2)	Application	\$145.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$305.00	Y
Inspections x 4 minimum	Y	(e)	BA1975s51(2)	Inspection	\$800.00	Y
Class 1a - Additions/Alterations - Re-roof or Re-stump						
Application	Y	(a)	BA1975s51(2)	Application	\$145.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$110.00	Y
Inspections x 1	Y	(e)	BA1975s51(2)	Inspection	\$200.00	Y
Class 1a - Minor Alterations e.g. Building Repairs						
Application	Y	(a)	BA1975s51(2)	Application	\$145.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$85.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$430.00	Y
Class 10a - Garage, Carport, Shed or the like - Greater than 18m2						
Application	Y	(a)	BA1975s51(2)	Application	\$145.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$205.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$200.00	Y
Class 10a - Patios and Roofed Decks						
Application	Y	(a)	BA1975s51(2)	Application	\$145.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$205.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$200.00	Y

Description	Cost Recovery Fee (Y/N)	Paragraph of s97(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Class 10b - Fences, Rainwater Tank, Pervious Shade Sail or the like						
Application	Y	(a)	BA1975s51(2)	Application	\$145.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$110.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$200.00	Y
Class 10b - Retaining Walls						
Application	Y	(a)	BA1975s51(2)	Application	\$145.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$150.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$200.00	Y
Class 10b - Swimming Pools, Spas, Above Ground Swimming Pools						
Application	Y	(a)	BA1975s51(2)	Application	\$145.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$110.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$200.00	Y
Temporary Fence Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$200.00	Y
Demolition All Classes (Excluding Plumbing)						
Application	Y	(a)	BA1975s51(2)	Application	\$145.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$145.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$200.00	Y
BOND APPLICABLE - Clean-Up Bond	N		LGA2009s262(3)(2)	Bond	\$1,000.00	N
Change of Classification						
Application	Y	(a)	BA1975s51(2)	Application	\$145.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$145.00	Y
Inspection x 1 Minimum	Y	(e)	BA1975s51(2)	Inspection	\$200.00	Y
Amendment to Application Class 1 & 10 (Inspections Not Included)						
Application	Y	(a)	BA1975s51(2)	Application	\$75.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$190.00	Y
Temporary Structure						
Application	Y	(a)	BA1975s51(2)	Application	\$90.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$255.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$200.00	Y
Extension of Time or Renewal of Building Approval (Lapsing)						
Application	Y	(a)	BA1975s51(2)	Application	\$75.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$190.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$200.00	Y

Description	Cost Recovery Fee (Y/N)	Paragraph of s97(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Extension of Time or Renewal of Building Approval - Submitted by a Private Certifier						
Administration	Y	(a)	BA1975s51(2)	Application	\$75.00	Y
Change of Builder Notification						
Notification	Y	(e)	BA1975s51(2)	Application	\$65.00	N
Preliminary Approvals						
Preliminary approval Class 1 to 10						
Application	Y	(a)	BA1975s51(2)	Application	\$145.00	N
Assessment (charge 30% of fee as per normal schedule)	Y	(e)	BA1975s51(2)	Assessment	Assessment Charge is 30% of fee as per schedule fee for new building	Y
Inspections x 1 minimum if required	Y	(e)	BA1975s51(2)	Inspection	\$200.00	Y
Concurrence Agency Advice						
Swimming Pool Compliance Inspection						
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$145.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$200.00	Y
Swimming Pool Compliance Certificate Renewal						
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$80.00	Y
Inspection x 1	Y	(e)	BA1975s51(2)	Inspection	\$200.00	Y
<i>Re-inspection Fee will be charged if necessary</i>						
Bushfire Assessment						
Application	Y	(a)	BA1975s51(2)	Application	\$145.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$150.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$200.00	Y
Inspection for Fire Safety Compliance						
Assessment including report depending on complexity	Y	(a)	BA1975s51(2)	Assessment	POA	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$200.00	Y
Assessment of Alternate Solution						
Assessment	Y	(e)	BA1975s51(2)	Assessment	POA	Y
Siting Dispensation - includes report						
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$90.00	N
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$200.00	Y

Description	Cost Recovery Fee (Y/N)	Paragraph of S97(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Temporary Accommodation Permit						
Assessment	Y	(a)	LL1	Assessment	\$90.00	N
Inspections x 1 minimum (if necessary)	Y	(a)	LL1	Inspection	\$200.00	Y
Temporary Accommodation Renewal						
Assessment	Y	(a)	LL1	Assessment	\$75.00	N
Building Records Search						
Building Record Search - (Domestic and Commercial)						
Building File Information Only	Y	(c)	BA1975s51(2)	Application	\$50.00	N
Building File Summary and Plans	Y	(c)	BA1975s51(2)	Application	\$130.00	N
Building File Summary, Plans and Inspection	Y	(c)	BA1975s51(2)	Application	\$330.00	Y
Certificate of Classification						
Certificate of Classification (if not previously issued)						
Application	Y	(a)	BA1975s51(2)	Application	POA	N
Inspections (depending on location) x 1 minimum	Y	(a)	BA1975s51(2)	Inspection	\$200.00	Y
Application for House Relocation						
Pre-inspection for Relocation of structure - preliminary approval						
Application	Y	(a)	BA1975s51(2)	Application	\$145.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$155.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$200.00	Y
<i>Please note additional charge for out of Shire inspections</i>						
Road Transport Bond						
BOND APPLICATION (refundable)	N		LGA2009s262(3)(2)	Bond	\$5,000.00	N
Preliminary approval Class 1 to 10						
Application	Y	(a)	BA1975s51(2)	Application	\$145.00	N
Assessment (charge 30% of fee as per normal schedule)	Y	(e)	BA1975s51(2)	Assessment	Assessment Charge is 30% of fee as per schedule fee for new building	Y
Inspections x 1 minimum if required	Y	(e)	BA1975s51(2)	Inspection	\$200.00	

Description	Cost Recovery Fee (Y/N)	Paragraph of s97(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Lodgement Fee (Development Permit)						
Private Certifier Lodgement Class 1 and 10 - Non Commercial						
Application	Y	(a)	BA1975s51(2)	Application	\$165.00	N
Private Certifier Lodgement - Class 2 to 9 - Commercial Developments						
Application	Y	(a)	BA1975s51(2)	Application	\$340.00	N
Compliance Permit - New Plumbing Works						
Minor Plumbing works, modifications to Existing Plumbing and Drainage						
Application	Y	(a)	PDA2002s85&86	application	\$90.00	N
Assessment	Y	(e)	PDA2002s85&86	assessment	\$70.00	N
Inspections x 1 minimum	Y	(e)	PDA2002s85&86	inspection	\$190.00	N
Minor Plumbing Connection (Class 10a Sheds)						
Application	Y	(a)	PDA2002s85&86	application	\$90.00	N
Assessment	Y	(e)	PDA2002s85&86	per fixture - minimum charge \$90	\$18.00	N
Inspections x 2 minimum	Y	(e)	PDA2002s85&86	inspection	\$380.00	N
Town Sewer Connection (Domestic and Commercial)						
Application	Y	(a)	PDA2002s85&86	application	\$90.00	N
Assessment	Y	(e)	PDA2002s85&86	per fixture - minimum charge \$90	\$18.00	N
Inspections x 4 minimum	Y	(e)	PDA2002s85&86	inspection	\$760.00	N
Minor Plumbing Connection (Domestic Sheds - Unsewered)						
Application	Y	(a)	PDA2002s85&86	application	\$90.00	N
Assessment	Y	(e)	PDA2002s85&86	per fixture - minimum charge \$90	\$18.00	N
Inspection x 2 minimum	Y	(e)	PDA2002s85&86	assessment	\$90.00	N
Inspection x 4 minimum	Y	(e)	PDA2002s85&86	inspection	\$380.00	N
Installation of on-site disposal system (in connection with building permit)						
Application	Y	(a)	PDA2002s85&86	application	\$90.00	N
Assessment Site & Soil Report	Y	(e)	PDA2002s85&86	assessment	\$90.00	N
Assessment	Y	(e)	PDA2002s85&86	per fixture - minimum charge \$90	\$90.00 Per Fixture	N
Inspections x 4 minimum	Y	(e)	PDA2002s85&86	inspection	\$760.00	N

Description	Cost Recovery Fee (Y/N)	Paragraph of S97(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Installation of on-site disposal system (as standalone application)						
Application	Y	(a)	PDA2002s85&86	application	\$90.00	N
Assessment Site & Soil Report	Y	(e)	PDA2002s85&86	assessment	\$90.00	N
Inspections x 2 minimum	Y	(e)	PDA2002s85&86	inspection	\$380.00	N
Shop Fit-Out - Commercial						
Application	Y	(a)	PDA2002s85&86	application	\$90.00	N
Assessment	Y	(e)	PDA2002s85&86	per fixture - minimum charge \$90	\$18.00	N
Inspections x 3 minimum	Y	(e)	PDA2002s85&86	inspection	\$380.00	N
Additional/Alterations to plumbing fixtures - existing drainage connection						
Application	Y	(a)	PDA2002s85&86	application	\$90.00	N
Assessment	Y	(e)	PDA2002s85&86	per fixture - minimum charge \$90	\$18.00	N
Inspections x 2 minimum	Y	(e)	PDA2002s85&86	inspection	\$380.00	N
Replacement of land application area						
Application	Y	(a)	PDA2002s85&86	application	\$90.00	N
Assessment Site & Soil Report	Y	(e)	PDA2002s85&86	assessment	\$90.00	N
Inspections x 1 minimum	Y	(e)	PDA2002s85&86	inspection	\$190.00	N
Compliance Permit - Existing Plumbing Works						
Inspections						
Inspections x 1 minimum	Y	(e)	PDA2002s85&86	inspection	\$190.00	N
Disconnection from Council Sewer System						
Application	Y	(a)	PDA2002s85&86	application	\$90.00	N
Assessment	Y	(e)	PDA2002s85&86	assessment	\$90.00	N
Inspections x 1 minimum	Y	(e)	PDA2002s85&86	inspection	\$190.00	N
Connection to Council sewerage system						
Application	Y	(a)	PDA2002s85&86	application	\$90.00	N
Assessment	Y	(e)	PDA2002s85&86	per fixture - minimum charge \$90	\$18.00	N
Inspections x 2 minimum	Y	(e)	PDA2002s85&86	inspection	\$380.00	N
Administrative						
Provide copy of "as constructed" file Administration	Y	(c)	PDA2002s85&86	application	\$20.00	N

Description	Cost Recovery Fee (Y/N)	Paragraph of s97(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Amendment to Drainage Plan						
Application	Y	(a)	PDA2002s85&86	application		N
Assessment	Y	(e)	PDA2002s85&86	per fixture - minimum charge \$90	\$140.00	N
Change of Plumber						
Notification	Y	(e)	PDA2002s85&86	application	\$60.00	N
On Site Sewerage Facility						
Annual Administration Fee	Y	(e)	PDA2002s85&86	application	\$0.00	N
Noncompliance Fee	Y	(e)	PDA2002s85&86	application	\$100.00	N
Noncompliance Fee for water quality test failure and sample analysis fee cost + 0.5 admin	Y	(e)	PDA2002s85&86	application	Cost + 0.5 admin	N
Inspections x 2 minimum	Y	(e)	PDA2002s85&86	inspection	\$380.00	N
Concurrence Agency Advice						
On Site Concurrence Agency						
Assessment	Y	(e)	PDA2002s85&86	assessment	\$90.00	N
Solar Hot Water Systems						
Installation of Solar Hot Water Systems under State Government rebate scheme of Fee set by State Government	Y	(a)	PDA2002s85&86	assessment	\$30.00	N
Back flow prevention device						
Annual Administration Fee	Y	(e)	PDA2002s85&86	application	\$50.00	N
Non compliance Fee	Y	(e)	PDA2002s85&86	application	\$100.00	N
Non compliance Fee for water quality test failure and sample analysis fee cost + 0.5 admin	Y	(e)	PDA2002s85&86	application	Cost + 0.5 admin	N
Inspections x 2 minimum	Y	(e)	PDA2002s85&86	inspection	\$380.00	N

STAFF

ITEM-13 RECEIPT OF CORRESPONDENCE

REASON FOR CONFIDENTIALITY

This report is **CONFIDENTIAL** in accordance with Section 275(1)(a) of the Local Government Regulation 2012, which permits the meeting to be closed to the public for business relating to the following:

- (a) the appointment, dismissal or discipline of employees.

INFRASTRUCTURE SERVICES

TECHNICAL SERVICES

ITEM-14 **BICENTENNIAL LAKES MASTERPLAN**

MEETING: Ordinary

MEETING DATE: 18 July 2018

**REPORT OFFICER'S
TITLE:** Senior Environmental Advisor

DEPARTMENT: Infrastructure Services

EXECUTIVE SUMMARY

The Bicentennial Lakes parkland been identified by Council and community organisations as a potential major benefit to the shire. A Masterplan has been developed that highlights potential uses and improvements to precincts within the Bicentennial Lakes. Any development or works will be dependent on additional funding becoming available. The Masterplan is to unify community and Council efforts and to assist in developing documentation that will support Council's decisions and external funding applications.

OFFICER'S RECOMMENDATION

"That Council:

1. adopts the attached Bicentennial Lakes Masterplan and the concept drawing; and
2. include projects identified in the Masterplan in the Project Prioritisation Tool for future budget consideration."

BACKGROUND

The Mareeba Bicentennial Lakes parkland was constructed in 1988 along the path of Basalt Gully to beautify a large and narrow strip of overgrown "wasteland". The Bicentennial Lakes parkland consists of a series of small and shallow lakes, islands, vegetation areas, pathways, open grassed areas and a narrow riparian zone. The parkland stretches for approximately 1.5 km between Rankin Street and Granite Creek.

The Bicentennial Lakes has the potential to be a key focal area and visitor attraction for Mareeba and has been identified by community organisations as a facility that will support our growing and diverse population and enable safe, active, healthy and vibrant lifestyles. Previously the Bicentennial Lakes were considered to be a picturesque spot for families and tourists, and a facility for schools to support curriculum learning. The parklands also include a memorial area known as the "Perfume Gardens". Today, the Bicentennial Lakes remains

popular for walkers and joggers due to the pathways. However, usage in the park has declined and social behavior issues have increased.

The parkland has the potential to be an open space that provides opportunities for:

Recreation:

- Promotion of active leisure
- Walking, running
- Adventure playgrounds
- Exercise stations
- Complements pool, fitness trail

Events:

- Natural sound theatre / amphitheatre
- Weddings
- Markets
- Funruns
- Festivals

Environment:

- Provides a place for the study of the environment
- Provides a place where the community can value a natural landscape
- Artistic opportunity

Connection:

- Connects to other Council open spaces like Mary Andrews park, Granite Creek
- Allows pedestrian traffic from the CBD to Mareeba west.

The realisation of these opportunities is currently constrained by the size of the parkland, declining waterway aesthetics, undesirable social behaviour and lack of features to attract visitors and usage. To address these issues, master planning has been undertaken in house and the overall parkland has been strategically divided into manageable precincts. The Masterplan proposes potential uses for each precinct and solutions to known constraints.

The concept drawing is the result of that master planning work and represents the visionary improvement concept that was used for community consultation with the Bicentennial Lakes Revitalisation Committee and the Muluridji Aboriginal Tribal Corporation; the latter being the Native Title holders for this land.

A letter was sent to the Bicentennial Lakes Revitalisation Committee and the Muluridji Aboriginal Tribal Corporation.

Community consultation was also realised through a Survey Monkey available on the Council Website mid-January to mid-March 2018. The survey results were analysed and are attached to this report. The results highlighted that the community support the revitalisation and that of the proposed features the following were ranked of the highest importance:

1. Lighting and safety
2. Playgrounds
3. Water and toilet amenities,
4. Footpath and bridge upgrades.

These were followed by the waterway aesthetics, café, exercise areas, flying fox management and picnic features of equal importance.

The rankings maybe used to inform Council in prioritising any future actions.

RISK IMPLICATIONS

Nil

Financial

Any new assets will require resources and funding for maintenance and depreciation.

As the park's features grow over time, maintenance levels of service will need to increase to meet usage in line with sound asset management principles.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

A park management plan will need to be developed to ensure appropriate use, equitable access and transparency about how the park is used.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Capital is required for the proposed features.

Is the expenditure noted above included in the current budget?

Yes - Works for Queensland pathway and solar lighting.

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

The full complement is not noted in the current budget. It is envisaged that works will be staged and dependent upon grant funding over future years. It is recommended to carry over the 2017 - 2018 capital funding to be used for revitalisation and seed funding for grants that become available.

Operating

Nil

Is the expenditure noted above included in the current budget?

Nil

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

Nil

LINK TO CORPORATE PLAN

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.

Environment

A natural and living environment that provides safety and enjoyment for the community and visitors.

Economy

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

Governance

Sound decision-making based on the understanding and confidence of the community, reflected in responsible long-term financial sustainability and clear strategic direction build around core local government business and affordable levels of service.

IMPLEMENTATION/COMMUNICATION

Going forward, it is recommended that:

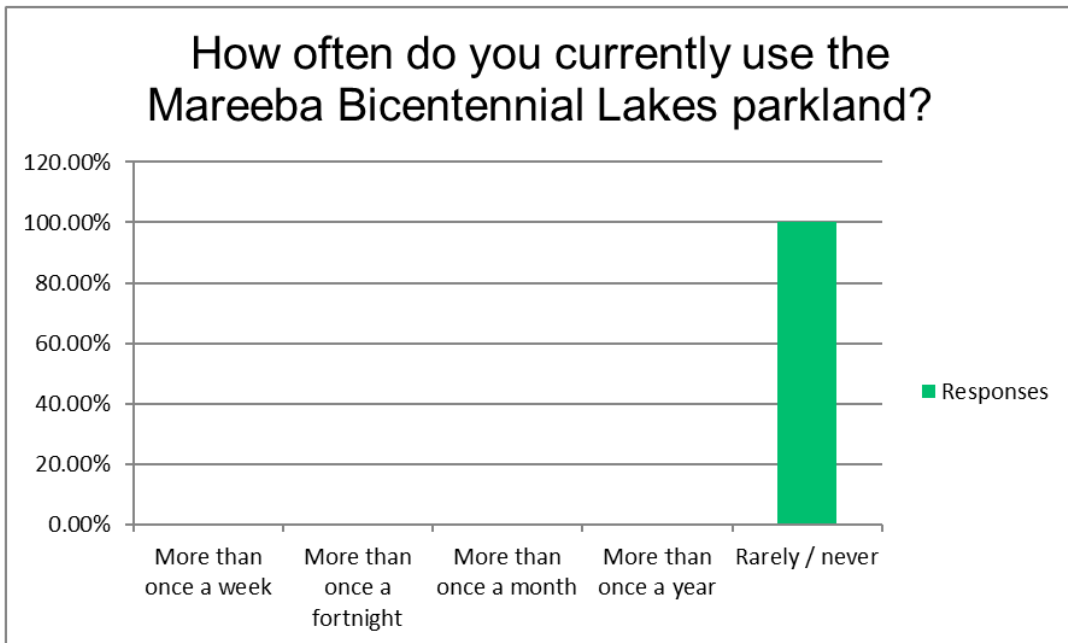
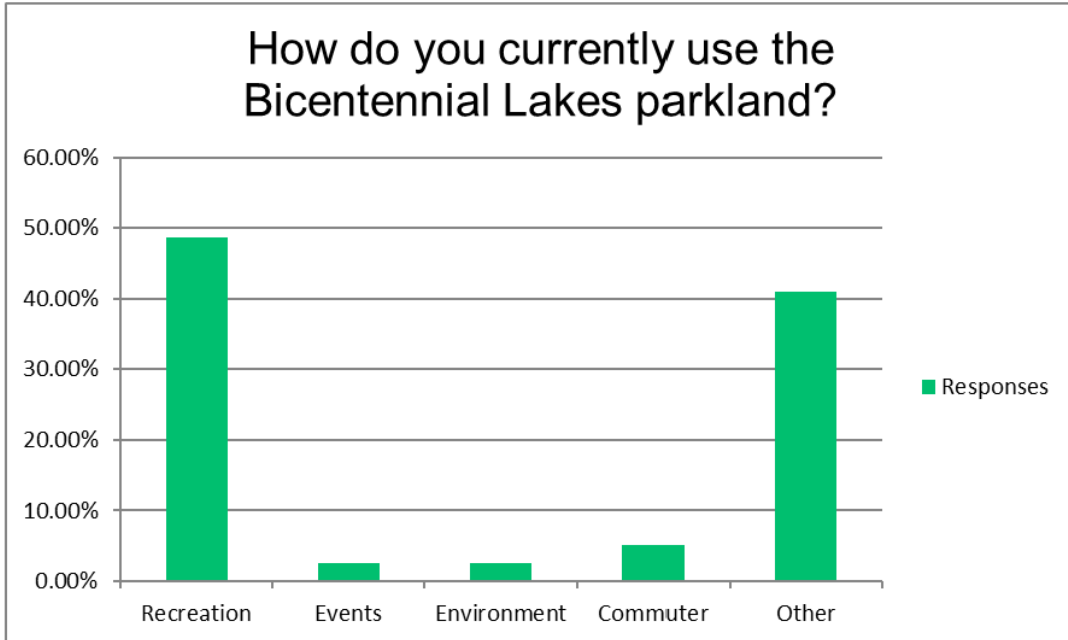
- a copy of the adopted Masterplan be sent to the Bicentennial Lakes Revitalisation Committee, Muluridgi Aboriginal Corporation and the Rotary club of Mareeba;
- a Bicentennial Lakes Park Management Plan is drafted to allow for equitable and transparent use of the parkland;
- Council seeks external funding for the proposed features in the form of grants and subsidies;
- 2017 - 2018 capital works funds for the Masterplan and Water Quality Improvements are carried over into one 2018 - 2019 capital works Bicentennial Lakes Revitalisation fund as seed funding or opportunistic procurement / works for the revitalisation of the Bicentennial Lakes; and
- Develop a brochure for the Bicentennial Lakes for inclusion at tourist information centres.

ATTACHMENTS

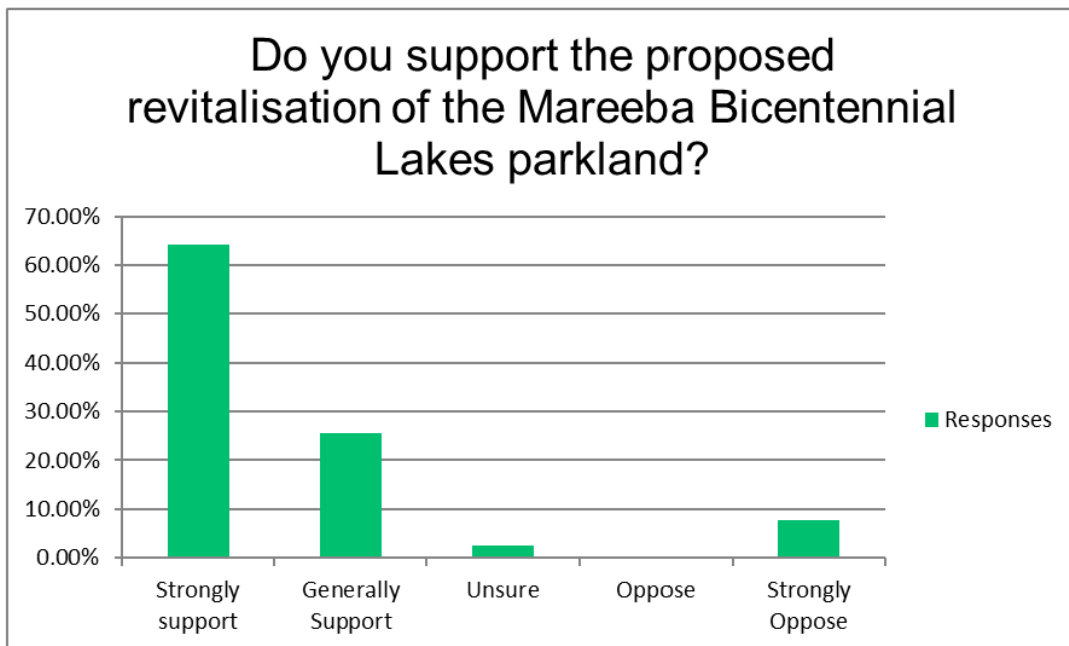
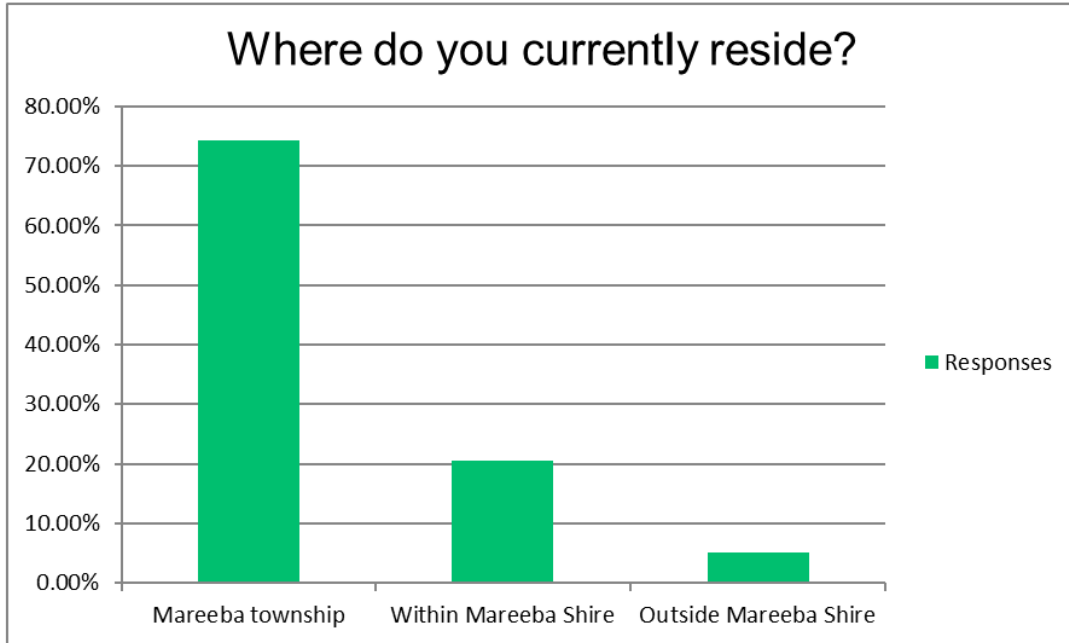
1. Summary of Survey Monkey Results;
2. DRAFT Bicentennial Lakes Masterplan (DSID 3422812).

Date Prepared: 9 July 2018

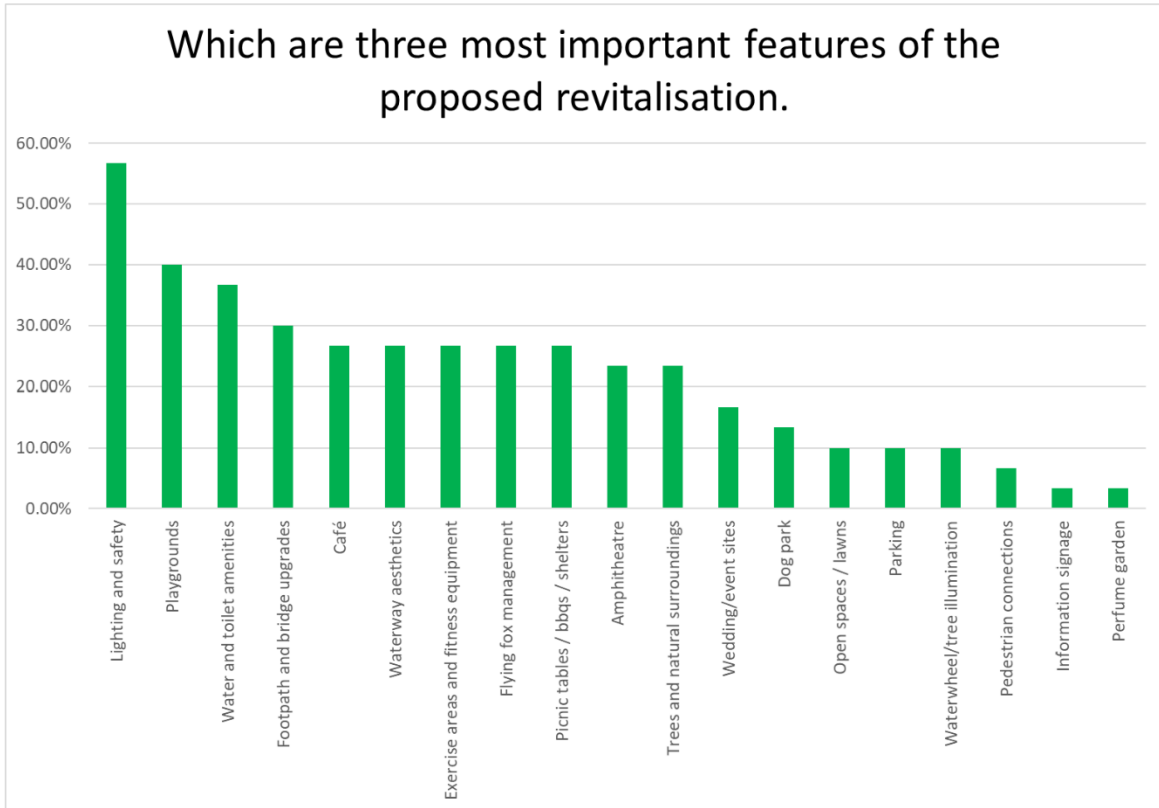
Bicentennial Lakes Masterplan: survey monkey results summary of closed question responses 2018



Bicentennial Lakes Masterplan: survey monkey results summary of closed question responses 2018



Bicentennial Lakes Masterplan: survey monkey results summary of closed question responses 2018





Draft Bicentennial Lakes Masterplan

2018

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1. Background

The Bicentennial Lakes is a dedicated Mareeba Shire Council parkland located conveniently in the township of Mareeba. It is positioned a short walk away from the CBD. Approximately 1.5km in length, the open space provides a recreational area for the residents of Mareeba Shire and for its visitors. With established trees, grassy open spaces, footpaths and a waterway backdrop, the parkland is a great asset to the Shire.

The Mareeba Bicentennial Lakes project (1988-1989) was initially undertaken to beautify a large, narrow strip of urban watercourse, which had become overgrown and unsightly. The area of interest included a series of small shallow lakes, islands, vegetation areas, pathways, open grassed areas and a connecting waterway. While the lakes provide significant local amenity, they were not designed with a specific water quality function at the time and as a result, the overall water quality in the lake is poor, resulting in increased weed growth and reduced aesthetics. The Bicentennial Lakes also suffers at times from some undesirable community behaviour.

However, Council shares the view with other community minded organisations that revitalisation of this open space through the provision of facilities, services and improved water aesthetics will be beneficial for Mareeba Shire.



The Bicentennial Lakes parkland.

2. The Opportunity:

A revitalised Bicentennial Lakes could provide for:

- A focal point for the Mareeba CBD,
- Encourage business in CBD, particularly for Food and Beverage retailers
- Visitor Attraction

The Opportunity is presented in Attachment 1- The Mareeba Bicentennial Lakes concept drawing.

3. The Current Constraints:

3.1. Waterway Aesthetics

- A report commissioned in 2016 by Council identified that sediment and nutrient accumulation contributed to the nuisance weed growth, impacting on aesthetics, and that the layout of the waterway needs to be reconfigured. That is, overall retention time in the water way system needed to decrease; channels require narrowing and lake areas consolidated.

This has been confirmed by the recent removal of the weir slat trial. Before the wet season the removal weir slats improved the clarity of water downstream.



The weir removal has resulted in a lower detention time and water is flowing clear downstream.
Upstream (photo RHS) water is flowing clear in a smaller channel.

This has been further confirmed by the before 2018 wet season and after 2018 wet season photos:



Bottom Lake Before



Bottom Lake After



Keeble Street Before



Keeble Street After

3.2. Undesirable community behaviour.

- Undesirable activity such as public drunkenness in groups, graffiti and littering discourages active leisure. It is envisaged that with addition of features that attract desirable usage that this element will be discouraged from the area. Street safety lighting will also assist. In the future, Council may wish to consider CCTV in any problem areas. The vegetation in the park should not create screens or niches for undesirable public behaviour.

3.3. Lack of features to attract visitors and usage.

- The park is presently 1.5 km open space that has a footpath with some resident geese and ducks. The parkland is quite an attractive area with mature established trees. It has the bones of a great 4 star park that will be a great asset to the Mareeba community.

3.4. Flying foxes.

- Flying foxes have been known to roost in trees in the Bicentennial Lakes for many years. Flying foxes favour trees near watercourses and the founding tree plantings have made the park a desirable location causing neighbours to complain and people to not be able to use the footpath where the bats hang overhead.
- MSC will continue to implement its Statement of Intent in regards to Flying Fox management in this parkland.
- No further tall trees should be planted following the tree clearing in early 2018. Replacement vegetation should be limited to isolated small trees consistent with the vegetation management section in this Masterplan.

4. Community Consultation

Community consultation was realised through letters and presentations to key community organisations, and a Survey Monkey made available on the Council Website from mid-January to mid-March 2018. The survey results highlighted that the community support the revitalisation and that of the proposed features (Attachment 1) the following were ranked of the highest importance:

1. Lighting and safety
2. Playgrounds
3. Water and toilet amenities,
4. Footpath and bridge upgrades.

These were followed by the waterway aesthetics, café, exercise areas, flying fox management and picnic features of equal importance.

The rankings may be used to inform Council in prioritising any future actions.

5. A Shared Vision

Bicentennial Lakes will become a Premium recreation reserve that provides a key public focus for Mareeba and is a defining icon of Council service through realising the following opportunities:



This will be achieved through the staging and prioritisation of areas for revitalisation by introducing the following Bicentennial Lakes Precincts:



.....
**Amphitheatre
Precinct**
.....

.....
**Keeble Street Lake
Precinct**
.....

.....
**Adventure Playground
Precinct**
.....

.....
Mareeba Pool Precinct
.....

.....
**Mason Street Lake
Precinct**
.....

.....
**Island Playground
Precinct**
.....

.....
Dog Park Precinct
.....

6. Amphitheatre Precinct

Location: Between 1st causeway downstream from Keeble Street and Granite Creek



Potential Amphitheatre Area

Opportunities:

- Natural earth formation lends towards an amphitheatre
- Minimal affected housing nearby
- Rotary park nearby with ample car parking and toilet
- Connection to Byrnes Street footpath, Granite Creek bridge
- Lower bed of foot causeway is an easy remedy to reconfigure waterway in this section.

Constraints:

- Some houses on Abbott Street north may be affected by proposed events.
- Significant earthworks to reconfigure waterway as is (no causeway works).



This section of the waterway needs significant reconfiguration or lowering of causeway bed.

Potential Uses: walking, running, amphitheatre.

Vegetation requirements:

Edge plantings required such as lomandra.

7. Keeble Street Lake Precinct

Location: Keeble Street - Foot causeway



View from Keeble Street



View from Foot Causeway to Keeble St

Opportunities:

- Bird feeding
- Already well visited
- Existing infrastructure: footpath, Foot bridge to island
- Consolidation of lake area relative to water flow
- Ideal spot for charity type "rubber duck" races
- Hill formation would support deck overlooking lake area
- Niche for wedding with lake background.
- Open accessible marshalling area for fun run events.
- Opportunity near Boxing Hall to add value to fitness trail and further add value throughout the park through bollards marking circuit distances & installing a pace clock.
- View from lookout hill.

Constraints:

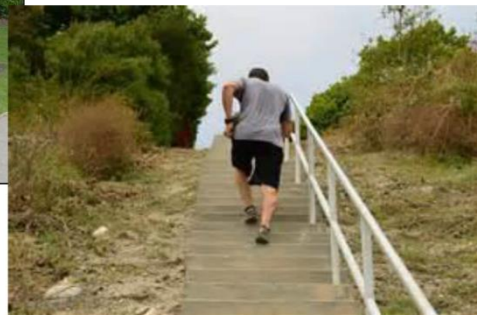
- Earthworks required to improve water aesthetics and reconfigure lake.
- Fun Run events require a temporary road closure or traffic control to cross Keeble Street and Rankin Street to make use of full length of the park.

Potential Uses:

Walking, running, exercise stations and stairs next to boxing hall, bird feeding, wedding, café, information signage, secondary contact water activities.

Vegetation requirements:

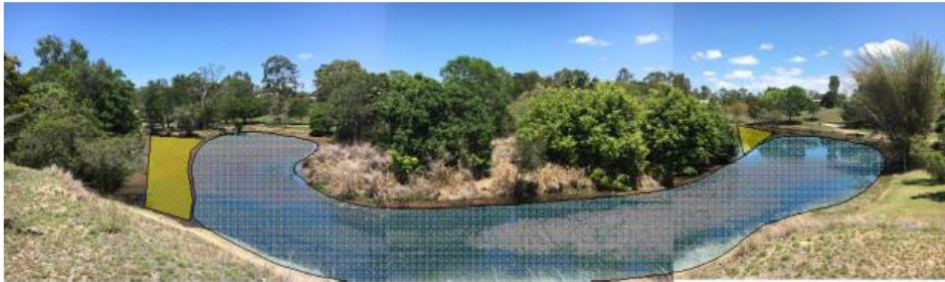
Some edge plantings like lomandra species required for high flow sections.



Exercise Stations & Stair next to Boxing Hall



Wedding Niche



View from Lookout Hill

8. Adventure Playground Precinct

Location: Keeble Street - Pool



View from Keeble Street carpark



View towards proposed BBQ and adventure playground area

Opportunities:

- Existing infrastructure: picnic tables, shelter, sewer and water line.
- No water quality improvement needed in this area.
- Close proximity to pool and gymnastics hall.
- Connection to Abbott Street.
- Leopard tree lined pathway entrance.

Constraints:

- Potential flooding in a 50year event - retaining wall needed for playground)
- Children crossing road to move between bird feeding and playground

Potential Uses of this space:

- Adventure playground akin to Gamberra Park Cairns
- Open space recreation eg frisby immediately behind pool
- BBQs & picnics
- Bird feeding
- Water wheel to power tree lighting
- Toilet block, water taps.
- Street safety lighting



Gamberra Park Cairns - adventure rope park

9. Mareeba Pool Precinct

Location:

Abbott Street - includes Mareeba Pool area and existing Perfume Garden.



Mareeba Pool Precinct



Existing Scented Garden - commemorative of Emerald Hill Crash but attracts undesirable behaviour

Opportunities:

- Develop the area into a complex that provides for adequate lap lanes, recreational swimming and a meets community aspiration to have a safe place for small children to have water fun.
- Integrate an upgrade of the Mareeba Pool into the landscape of the parkland.
- Land space available to upgrade to a complex complete with splash park and café.

Constraints:

- Current memorial areas (tree and scented garden)
- Frequent inappropriate behaviour in area
- Imminent need for upgrade to aspects Mareeba Pool
- Cost prohibitive and whole of life costs may not be sustainable for Council.

Potential Uses:

- Mareeba swimming complex with café



10. Mason Street Lake Precinct

Location:

Between Hort Street foot causeway and Ferguson Street



Large linear open space perfect for markets



Mason Street Lake with weir out

Opportunities:

- Large open area suitable for markets
- Minimal water reconfiguration works needed.
- Small lake area aesthetically functions the best but may require some weed management
- Aesthetic areas for wedding niches with minimal earthworks.
-

Constraints:

- Undesirable community behaviour around fragrance garden
- Bats may relocate to environmental area.

Potential Uses:

- Works for Queensland Pathway proposed.
- Markets
- Environmental Area for trees.
- Street safety lighting for footpath between Warren Street and O'Donnell Street & for night markets
- Footbridges downstream of lake provide areas for open air painting.



The Japanese Footbridge



Potential wedding niche

11. Island Playground Precinct

Location: Between Rankine Street and Mareeba State High School



Opportunities:

- Open area with park bench established
- Parking available Abbott Street (South off Rankin Street)

- Water and Wastewater infrastructure
- Earthworks not technically challenging.
- "Island" nature play background.

Constraints:

- Earthworks required to reconfigure waterway and make island accessible.



Channel to the left requires filling (high flow channel). Island requires expansion and some landscaping but would make an excellent natural play area.

Potential Uses:

Playground, natural play area with access to island, bbqs / picnics, running, walking path.

This area has potential for street safety lighting.

Vegetation Requirements:

The high flow channel will require lomandra type planting and the "island" to be planted by native high flow type species eg weeping callistemons, lillipillies.



Nature playground

12. Dog Park Precinct

Location: Stewart Street

Opportunities:

- Majority of fencing in place from the residents on Casey Street
- Large open area that is not much use for anything else.

Constraints:

- Consultation maybe required with residents along Casey Street.
- Flying Fox management.

Potential Use:

- Fenced dog park
- Community Garden for Kindergarten

Vegetation requirements:

Tall trees are to be replaced overtime with short tree species or large isolated shrubs. No



Proposed fenced dog park location

13. Water Quality Maintenance Strategy

The provision of facilities and services needs to coincide with water aesthetics improvement works and a new water quality maintenance strategy. The recent weir sluice removal trial has resulted in Council understanding that the following maintenance regime needs to be trialled.

Before Wet Season:

- December each year remove all weir boards to allow for wet season flush
- Remove bulky rubbish from water way eg trolleys, bikes, tyres

After Wet Season:

- Remove debris caught behind weir walls.
- Remove floating sludge and objectionable matter.
- April each year reinstate weir slats at 2 weir sites:
 - Lake 1 - 1st foot causeway downstream of Keeble Street (first, and allow to water level to build up and overflow)
 - Lake 2 - Weir between Hort Street and Warren Street
- Dose with aquatic herbicide if required.



Weir with slats removed

14. Vegetation Strategy

Following the clearing of trees in the parkland in response to the flying fox management issue early 2018, it is critical that vegetation needs to be managed to discourage flying foxes returning. Management of the vegetation over recent years has also been useful in preventing undesirable community behaviour. These needs however need to be balanced with the natural aesthetics of the area.

Expert advice should be sought to confirm selection of species however the following concepts should guide the overall intent for the vegetation management:

1. Overall the vegetation should reflect a native Australian tropical savanna reflective of the wider Mareeba natural vegetation.
2. Open grassy parkland should be planted sparsely with small trees, the odd taller tree and some areas of grasslands. Areas of grasslands would reduce the amount of mowing required also.



3. Waterway planting is required to minimise weed infestation and improve water quality and aesthetics. Plantings would involve native grasses and sedges in the water edge and bank. The grasses act to protect the banks from erosion by the grass foliage laying over in higher flows.



Attachment 1 - Bicentennial Lakes Masterplan concept drawing.

Mareeba Bicentennial Lakes



- | | | | | |
|------------------------|----------------------|-------------------------|--|-------------------|
| E X I S T I N G | Entrance | Toilets | Reclaimed land (previously lake) | Cafe |
| | Road | Undercover picnic table | Redirected water | Exercise area |
| | Footpath | Picnic table | Information sign | Security lighting |
| | Foot bridge/causeway | Bench seat | BBQ | Amphitheatre |
| | Trees | Waterway/lake | Water wheel to power tree illumination | Playground |
| | Car park | Island | Tap | Fenced dog park |
| | | Perfume garden | Wedding site | Footpath |
| | | | | Sediment basin |
| | | | | |
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| P R O P O S E D | | | | |
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**ITEM-15 MAREEBA AIRPORT UPGRADING - JUNE 2018
PROGRESS REPORT**

MEETING: Ordinary

MEETING DATE: 18 July 2018

**REPORT OFFICER'S
TITLE:** Director Infrastructure Services

DEPARTMENT: Infrastructure Services

EXECUTIVE SUMMARY

At its Ordinary Meeting of Council, 21 March 2018, Council resolved to award Contract TMSC2017-27 Mareeba Airport Upgrade to FGF Developments Pty Ltd, with works commencing onsite Mid-April 2018.

Council has received grant funding from the Australian and Queensland governments towards the upgrading of the Mareeba Airport. The purpose of this report is to provide an update on progress of the project.

OFFICER'S RECOMMENDATION

"That Council note the June 2018 progress report on the Mareeba Airport Upgrade Project."

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.

Additional funding has been sought under the Australian Government's Building Better Regions program, which will be utilised to undertake additional lengthening and strengthening of the runway, taxiways and airfield ground lighting, over and above that funded within existing grant arrangements. Should Council be unsuccessful in securing additional funding, the work to construct the taxiways, lighting and runway resurfacing (without lengthening or strengthening) will commence from September 2018.

Programme and Progress

A programme of works has been prepared which reflects the works and commitment made by Council in the funding agreements. This programme will be updated at fortnightly meetings of the Project Team, which includes Council, FGF and Council's Consultant Contract Management representatives (Trinity Engineering Consultants).

In June 2018, FGF continued earthworks, installation of underground drainage and services. Rock continues to impact efficiency of earthworks and service installation, however FGF have maintained additional resources to expedite rock removal and minimise delays to the project. To date, minors delays to the contract program of 3-4 weeks are expected, however the project remains within the programme specified in the deeds of agreement.

Planned work for July includes continuation of earthworks, drainage and service installation and commencement of pavement construction. Potable water and fire services are expected to be completed by mid-July.

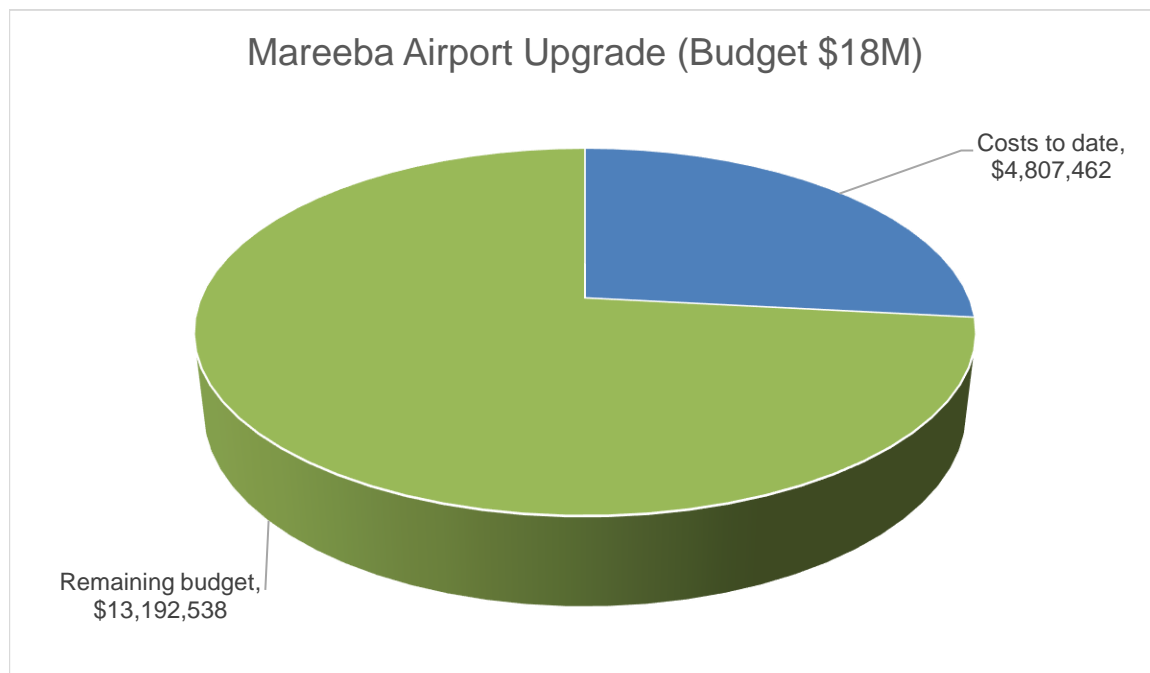
Stakeholder Engagement

A Communication and Stakeholder Engagement Plan has been developed, which sets out the engagement strategy for delivery phase of the project. Ongoing engagement will be undertaken for the duration of the project. A project newsletter was released in early July.

Aviation Commercial Precinct Leasing Opportunities

To date, applications have been received for leasing of five (5) sites within the new aviation commercial precinct. Council has received many enquiries regarding leasing of land, with further lease applications expected to be received as construction progresses.

Expenditure



RISK IMPLICATIONS

Financial

Latent conditions and potential project variations represent normal risks with complex projects, nominal allowances within the budget have been made. Rock continues to provide the single largest risk to project budget, which will be managed and reported on as needed.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

The contract is being managed under Australian Standard AS4000-1997 Conditions of Contract. Tender and procurement activities have been completed in accordance with Council's procurement policy.

FINANCIAL AND RESOURCE IMPLICATIONS*Capital*

Funding for this project has been made available from the Australian and State Governments.

Is the expenditure noted above included in the current budget?

Yes

Operating

Nil

LINK TO CORPORATE PLAN**Transport and Council Infrastructure**

The provision of quality services and infrastructure for our growing community that is planned and managed using sound asset management principles

Economy and Environment

A resilient economy that promotes and supports the shire's natural assets and local industry and encourages investment while preserving and future proofing for generations to come

Governance

Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance and affordable levels of service delivered to the community

IMPLEMENTATION/COMMUNICATION

This purpose of this report is to provide Council with an update as to progress of the Project. No additional actions are required at this time.

All communication in relation to the project shall be in accordance with the protocols outlined in the deeds of agreement with the Australian and Queensland governments.

ATTACHMENTS

1. Progress photographs

Date Prepared: 6 July 2018



5 June 2018 - Earthworks on Taxiway E



8 June 2018 - Trenching for potable and firefighting water



8 June 2018 - Excavation for Road 1 and rock removal



June 2016 - Subgrade construction for Taxiway F

FINANCIAL AND RESOURCE IMPLICATIONS*Capital*

Nil

Is the expenditure noted above included in the current budget?

Nil

Operating

Internal resources for investigation and follow up actions.

Is the expenditure noted above included in the current budget?

Nil

LINK TO CORPORATE PLAN**Community**

An engaged community which supports and encourages effective partnerships to enhance the liveability of the shire and the wellbeing of residents in communities which are resilient and prepared for unforeseen events.

Transport and Council Infrastructure

The provision of quality services and infrastructure for our growing community that is planned and managed using sound asset management principles

Economy and Environment

A resilient economy that promotes and supports the shire's natural assets and local industry and encourages investment while preserving and future proofing for generations to come

Governance

Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance and affordable levels of service delivered to the community

IMPLEMENTATION/COMMUNICATION

Nil

ATTACHMENTS

1. Minutes of Mareeba Shire Council Traffic Advisory Committee Meeting held 19 June 2018.

Date Prepared: 5 July 2018

TRAFFIC ADVISORY COMMITTEE MEETING
MAREEBA BOARDROOM, 65 RANKIN STREET, MAREEBA
TUESDAY, 19 JUNE 2018
9:40AM TO 10:18AM

MINUTES



PRESENT:

Transport and Main Roads (TMR) - Principal Engineer - Civil
Queensland Police Service (QPS) - Constable
Transport and Main Roads (TMR) - Senior Transport Inspector
Mareeba Chamber of Commerce
Mareeba Shire Council (MSC) - Councillor
Mareeba Shire Council (MSC) - Councillor
Mareeba Shire Council (MSC) - Councillor
Mareeba Shire Council (MSC) - Director Infrastructure Services
Mareeba Shire Council (MSC) - Minutes Secretary

Richard Evans
Dave Saul
Phil Donnelly
Sam Musumeci
Lenore Wyatt
Kevin Davies
Alan Pedersen (Chair)
Glenda Kirk
Marjorie Anthony

APOLOGIES:

Mareeba Shire Council (MSC) - Manager Technical Services
Mareeba Shire Council (MSC) - Mayor
Mareeba Shire Council (MSC) - Councillor
Queensland Police Service (QPS) - Mareeba

Sam Wakeford
Tom Gilmore
Cr Angela Toppin
John Ridgway

1. MINUTES

Thursday 5 April 2018

Minutes of the Mareeba Shire Council Traffic Advisory Committee Meeting held on Thursday, 05 April 2018 were ratified by Council at their Ordinary Meeting of 18 April 2018.

2. BUSINESS ARISING FROM PREVIOUS MEETING

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Due Date
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 Draft Brief prepared and under review 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 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 12/12</p> <p>Tender awarded to AECOM, cameras installed on 21/02/2017 at 9 intersections for 24 hours, data currently being analysed. Expected completion date is 05/2017</p> <p>Meeting with QPS scheduled for 22/03/2017 to review data, it is anticipated a draft report will be ready early April with the final report expected May 2017</p> <p>Workshopped with Council and QPS, final report due end of June Report to Council Mtg of 20/12/2017 adopting the MSC traffic network projects in future Capital works planning</p> <p>TMR seeking funding through safer roads sooner, funding to be identified early next year (2018)</p> <p>TMR has received funding through Safer Roads Sooner to install traffic lights at the intersection of Byrnes / Rankin Streets in 2018/19</p> <p>MSC to consult with businesses regarding temporary road management trials near Walsh / Rankin; Target / Coles Herberton / Constance</p> <p>Meetings with relevant businesses completed; survey currently open to the public seeking feedback by COB 22/06/2018; Meeting with Chamber on 18/06/2018 Chamber supportive of proposal; detailed design & funding opportunities next step;</p> <p>TMR advised the Rankin / Byrnes Streets traffic lights are funded and currently in detailed design phase</p>	MSC	

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Due Date
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	<p>Locations for temporary signage identified and matter to be dealt with by TMR</p> <p>MSC to email signage proposal to TMR for consideration</p> <p>Signage plan forwarded to TMR, waiting official response</p> <p>TMR advised Traffic Management Plan required;</p> <p>TMR to meet with St Thomas's P&F Representative</p> <p>TMR seeks formal process of signage management</p> <p>TMR still waiting on TMP to be provided with details proposal. TMR to investigate requirements for persons with approval to change regulatory speed zone signage</p> <p>TMR waiting on Traffic / Event Management Plan from Market Coordinators</p> <p>MSC to contact Market Coordinators seeking to resolve the matter</p> <p>TMR introduces new Special Event Traffic Marshals Scheme, as an alternative option for traffic control in low speed / low risk environments eg sporting & community events, refer to - Item 17.12-04 below</p> <p>TMR (Marita) to provide update and report back to MSC on Scheme</p> <p>TMR website indicates scheme applies to traffic controllers for special events not signage management for special events</p> <p>MSC to contact Market Coordinator to discuss matter</p> <p>Council unable to prepare a TMP in-house</p> <p>Yungaburra Markets use a flipping sign reducing speed to 40kph which is unlocked on market days; this may be an option for Mareeba Markets</p> <p>MSC and Market Coordinator to discuss</p>	MSC	31/01/2018
	16.06-03	Enquiry received requesting a temporary 40kph zone on Byrnes Street from the Heritage Centre to the Cairns Connection road on market days	Refer to above Item 16.03-04		
	17.12-04	Introduction of Special Event Traffic Marshalls by TMR, as an alternative option for traffic control in low speed / low risk environments at sporting and community events	Refer to above Item 16.03-04		
16.06-04	QPS (Insp Rolf Straatemeier)	What is required for "High Crash Zone" signs to be placed between Mareeba and Kuranda	<p>QPS to liaise with TMR as to locations for low cost solutions</p> <p>QPS checking crash rates; will review in 2 months</p> <p>QPS to advise TMR of suggested locations based on statistics</p> <p>Since upgrade at Brickworks Road, statistics have improved</p> <p>Upgrades subject to funding availability on Kennedy Highway</p> <p>TMR waiting advice on location, funding sought, assessment being undertaken on the Kuranda Range Road to Smithfield</p> <p>TMR to liaise with QPS identifying locations for high crash zone signage</p> <p>TMR suggested between Gold Mine Creek to Emerald Creek or Tinaroo Creek Road for high crash zone signs, "head on" design preferred option.</p> <p>TMR to liaise with QPS to identify sites for signage, sites to be determined after TMR complete study</p> <p>TMR advised study will be completed June / July 2018</p> <p>Study completed pending sign off and funding, QPS to liaise with TMR</p>	QPS / TMR	TBC

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Due Date
17.03-01	Councillor (Nipper Brown)	Mulligan Highway - Request for signage on the northern entry into Mareeba (near Mary Andrews Park) prior to the Dimbulah Road turnoff stating all road trains must turn right. There have been instances where road trains did not turn and ended up in Byrnes Street, issued raised by trucking company	TMR to investigate TMR designing sign, TMR to provide wording TMR advised this is a work in progress, wording currently being sorted Design & wording underway by TMR; it was suggested a similar sign to that on the Ootann Road Turnoff could be used New sign currently being designed by TMR	TMR	09/2018
17.09-06		Recent complaints received again by MSC of parking / de-hitching of B-doubles at Speewah (Old Kennedy Highway)	Letter from Mareeba Chamber forwarded to TMR 08/12/2016, TMR to follow up on response to Chamber Residents have forwarded further complaints and photos of trucks de-coupled since the TAC Meeting of 19/09/2017 TMR to provide MSC with response before end of January 2018 MSC has received further complaints since TAC meeting of 05/12/2017, the reported incidents were forwarded to TMR for their action TMR advised issue has been incorporated into the Tablelands Heavy Vehicle Management Strategy TMR advised AECOM engaged to undertake study; with a view of the study being completed within 6-8 months (late 2018)	TMR	01/2019
	17.09-12	Complaints received from residents advising heavy vehicles are pulling up and stopping overnight near Centenary Park	TMR advised a study of heavy vehicle stopping areas is planned to be undertaken over the whole Tableland region, funding is then required to be sourced This is an on-going issue Further complaints from residents received by Council regarding the generation of dust and noise from trucks parking on Martin Avenue This also relates to Item 17.12-02 below TMR has funding to undertake a planning project over the next 2 years TMR advised issue has been incorporated into the Tablelands Heavy Vehicle Management Strategy Refer to above item 17.09-12		
	17.12-02	MSC has referred to the TAC the issue of trucks parking on the road reserve near Martin Avenue to TMR	Committee was advised of new Local Laws being considered for adoption by Council on 20/06/2018 which will provide MSC with powers to manage parking of vehicles at this location		
17.12-09	QPS (Dave Saul)	Request for additional speed signage from Desailly Range through to Mt Molloy	TMR to review signage guidelines and provide update TMR will investigate and report back if additional 100kph repeater signs are required between bottom of range and Mt Carbine TMR advised there are no repeater signs required for 100 zone, but will consider the installation of a target board on the existing sign to improve drivers' visibility / attention of change in speed	TMR	18/09/2018

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Due Date
18.04-01	Councillor (Angela Toppin)	Tableland resident seeks advice on where the arrow markings on state controlled and local roads	<p>Signs installed, and arrows marked on local MSC roads, MSC installing keep left signage on state-controlled roads in 4-6 weeks</p> <p>TMR to undertake line marking on state-controlled roads</p> <p>MSC has programmed installation of TMR signage</p> <p>RoadTek have completed linemarking of arrows, signage installed by MSC</p> <p>No further action required by this Committee, resolved to remove from the minutes</p>		
18.04-03	Mareeba Chamber	B-Double decoupling at fgf quarry site	<p>TMR advised issue has been incorporated into the Tablelands Heavy Vehicle Management Strategy</p> <p>This matter will be addressed under the Vehicle Management Strategy</p> <p>No further action required by this Committee, resolved to remove from the minutes</p>		
18.04-04	Mareeba Chamber (Sam Musumeci)	Springmount Road recently resealed; when re-line marking can consideration be given for single white lines rather than double white lines to allow heavy vehicles to navigate corners	<p>Concerns were raised regarding the road geometry; MSC to review and consider available options</p> <p>MSC advised Springmount Road listed for future upgrade</p> <p>TAC Committee resolved to recommend that MSC review linemarking on Springmount Road with a view to not having any linemarking</p>		
18.04-05	MSC (Glenda Kirk)	Barron River Bridge on Anzac Avenue (John Doyle Bridge) Renewal	<p>Bridge renewal programmed for August 2018; full closure required for approx. 6 weeks; temporary traffic lights to be used to manage congestion during peak times</p> <p>Renewal will restore load limit to 44t</p> <p>Survey complete, design in progress</p> <p>To manage traffic flow, it is proposed temporary traffic lights will be used in two locations; Anzac Ave / Kennedy Hwy and Kennedy Hwy intersection south of the Heritage Centre; closing the Mareeba Connection Road to through traffic; changed traffic conditions are subject to the finalization of the TMP</p>		

3. NEW BUSINESS FOR CONSIDERATION (Incoming Correspondence / Requests)

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Due Date
18.06-01	MSC	Complaints received of vehicles speeding along Raleigh Street Dimbulah and near misses at the pedestrian crossing; a request has been received to install traffic counters to determine speeds as there are safety concerns; can QPS monitor	<p>QPS to monitor</p>		
18.06-02	MSC	TMR are requested to consider placement of street lights / flashing amber lights at the Sandy Creek Bridge, Dimbulah to slow traffic; the speed limit is 60 kph; can QPS monitor	<p>TMR to review location of the 60kph sign with a view to relocating the sign to improve visibility</p> <p>TMR to assess and advise</p>	TMR	18/09/2018

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Due Date
18.06-03	IMSC (Cr Brown)	Residents have raised concerns regarding vehicles speeding through the centre of Chillagoe requesting the speed be reduced to 40 kph	QPS to monitor		
18.06-04	Watsonville Resident	Resident seeks police presence in Watsonville again as vehicles "speeding through the 60kph zone"	QPS to monitor		
18.06-05	TMR	Roadworks Notice: Bridge Rehabilitation Works on Mulligan Highway (Mt Molloy- Lakeland) - Spring Creek bridge - Kelly St George River Bridge	Noted, no further action required		

4. GENERAL BUSINESS

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Due Date
18.06-06	IMSC (Glenda Kirk)	Committee advised of traffic interruptions over the next few months due to planned upgrade works being undertaken on the Byrnes Street Water Main; tender will be awarded by Council on 20/06/2018 and works will commence after the Rodeo; these works will be carried out in conjunction with the John Doyle Bridge rehabilitation works	Noted, no further action required		
18.06-07	IMSC (Cr Wyatt)	Reported two ladies had a fall recently whilst trying to cross the highway in front of the Jackaroo Motel; there is a significant height difference between the recent resheeting works and the original road surface	TMR will raise the matter through RMPC for rectification		

5. FUTURE MEETINGS

Meeting dates for 2018:
Tuesday, September 18
Tuesday, December 4

6. CLOSURE 10:18 AM

SURVEY

- | | |
|---|--|
| Works for Queensland Rd 2 | <ul style="list-style-type: none">• Tinaroo Creek Road - As constructed survey |
| Miscellaneous | <ul style="list-style-type: none">• Mareeba Landfill - Survey volume pickup• Kuranda Recreation Centre, Fallon Road - Cadastral Survey Plan for Lot 14 and 28 NR808477• Mt Mulligan-Kondaparinga Road, Mt Mulligan - Cadastral Survey Plan for road opening• Mareeba Aerodrome - Lease P Survey works for Warbirds. |
| 2017/18 Capital Works
2018/19 Capitals Works | <ul style="list-style-type: none">• Oak Forest Road - As Constructed Survey• MIP Effley Street Extension - Detailed Survey completed• MIP Keegan/Effley Street Connection - Detailed Survey completed• Springmount Road, Arriga - Minor Detailed Survey works• Ootann Road, Ch16.8 to 18.2, Almaden - Setout Construction Survey for Works |

SUBDIVISIONS AND INVESTIGATIONS

- | | |
|--|---|
| Subdivisions
<i>(Under Construction)</i> | <ul style="list-style-type: none">• Rodeo Acres Pty Ltd (Mareeba - Dimbulah Road)• S & R Brischetto (4497 Kennedy Highway, Mareeba)• Develop North (Barnwell Road Upgrade)• The Edge Stage 2A (Antonio Drive, Mareeba)• Kanjini Co - Op Ltd Stage 2 (Emerald Falls Road, Mareeba) |
| On-Maintenance <i>(Monitoring for 12 months as the Defects Liability Period prior to becoming a Council Asset)</i> | <ul style="list-style-type: none">• Springmount Road and Kippen Drive Intersection Upgrade• G & A Trevisin – Wolfram Road• Hilltop Close, Kuranda (Vegetation clearing)• Amaroo Stage 9• 8-10 Forest Close, Kuranda |
| Operational Works | <ul style="list-style-type: none">• 112 Barnwell property, ongoing monitoring of;<ul style="list-style-type: none">- Dam Construction completed and being monitored- Access approved and monitoring for erosion issues.- Nature Base Tourism Works (MCU/17/0012) completed and monitoring |

PROJECT MANAGEMENT

- | | |
|----------|---|
| Building | <ul style="list-style-type: none">• Mareeba and Dimbulah Pool Filter Upgrades – Under review and waiting for audit report to determine extent of work• New Pump Shed Mareeba Small Pool - Same as for pool filter upgrade• Dimbulah Cemetery Toilets - Construction commenced 11 June 2018. Floor poured, masonry blocks on site.• Kuranda Centenary Park Toilet Upgrade - Reviewing tender documents• Mareeba Swimming Pool Kiosk and Entry Upgrade - Works commenced 4 June 2018. Proposed completion date 3 August 2018. Original kiosk demolished, new concrete slab poured, new masonry structure in place, roof steel infrastructure in place.• Dimbulah Swimming Pool - Quotes to remove non-compliant starting blocks, install new blocks and provide concrete access to starting area. Second quote received. |
|----------|---|

Civil

2017-18 Reseals Bitumen and Asphalt Programmes

- Pioneer completed the Asphalt Program 27 June 2018
- Line marking to be arranged, quotations sought

2018-19 Reseals Bitumen Programme

- FNQROC approved 2nd year contract extension FGF contract bitumen reseals
- Regional programme planned to commence in mid-July
- MSC programme scheduled for December 2018

Therwine Street Redevelopment

- JMAC Constructions present final design plans
- Construction scheduled to commence in late July 2018
- Lower Therwine Street approximately 12 weeks to complete
- Upper Therwine Street approximately 6 weeks to complete

NDRRA

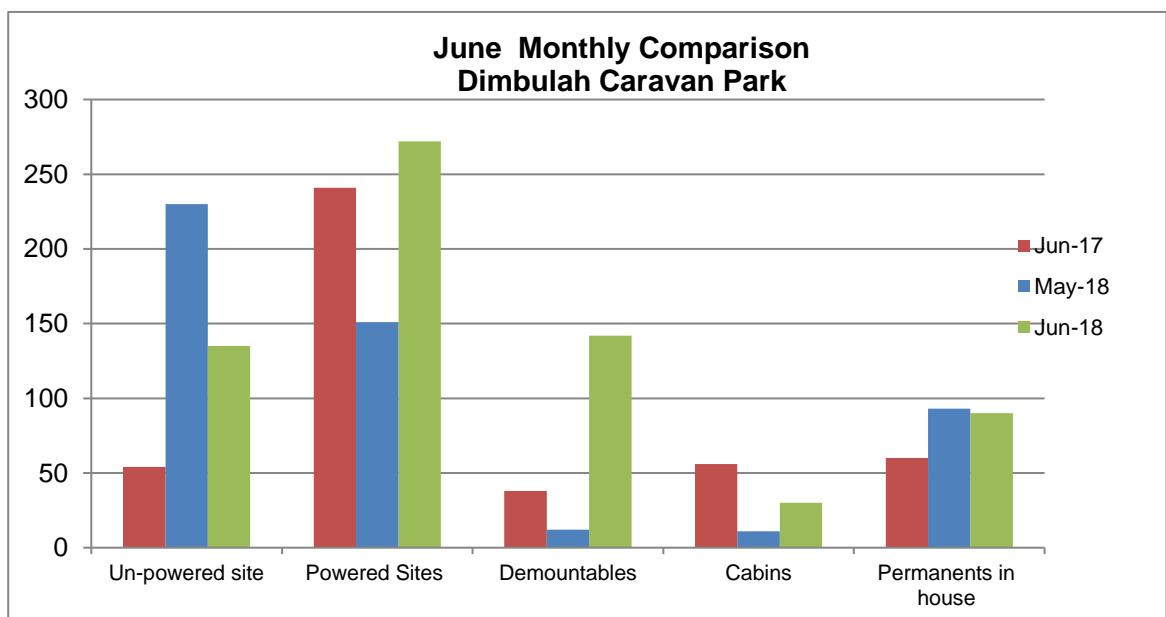
6-10 March 2018 Event

- Emergent Works completed and claim being finalised.
- 3 x QRA restoration submissions lodged; James Creek crossing and Flaggy Creek bridge approved by QRA and design under way. Awaiting QRA approval for landslip repairs.
- Full assessment of road network to ascertain extent of damage and possible restoration works is due for completion by mid-July 2018.

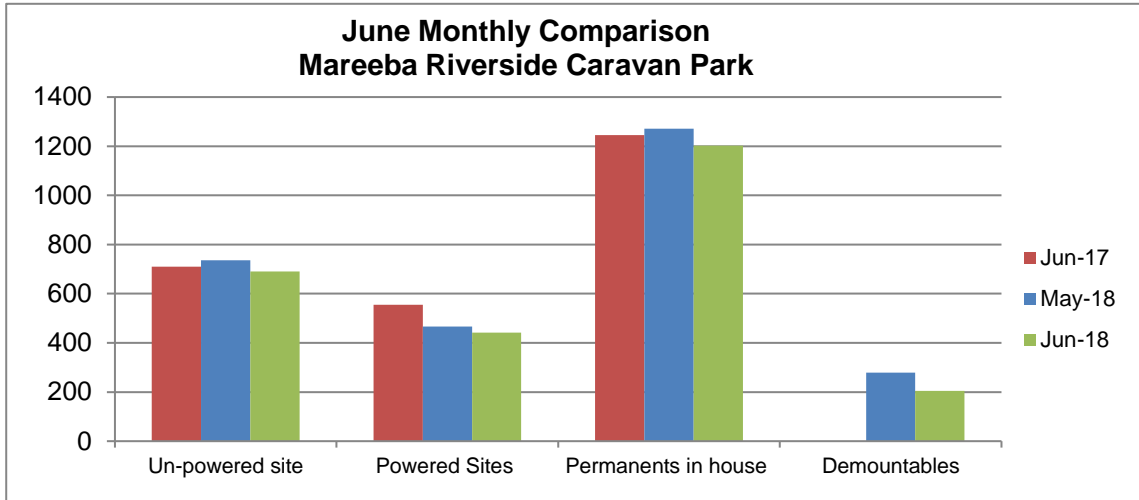
FACILITIES

Dimbulah Caravan Park

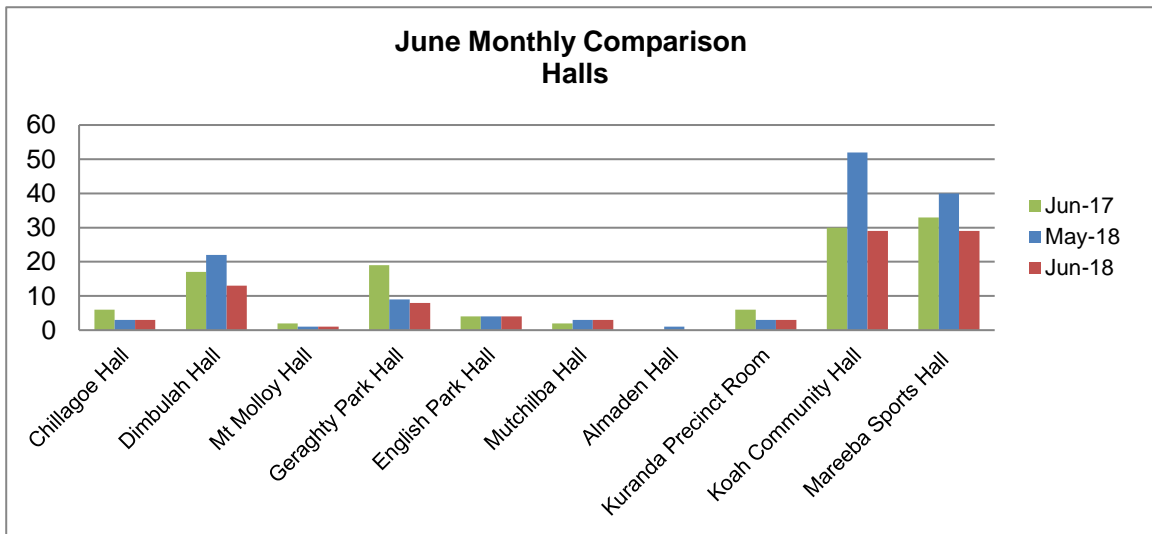
- Total of bookings for June 2018 – 669.



Mareeba Riverside Caravan Park • Total of bookings for June 2018 – 2,538



Public Halls • Total of hall bookings for June 2018 - 93

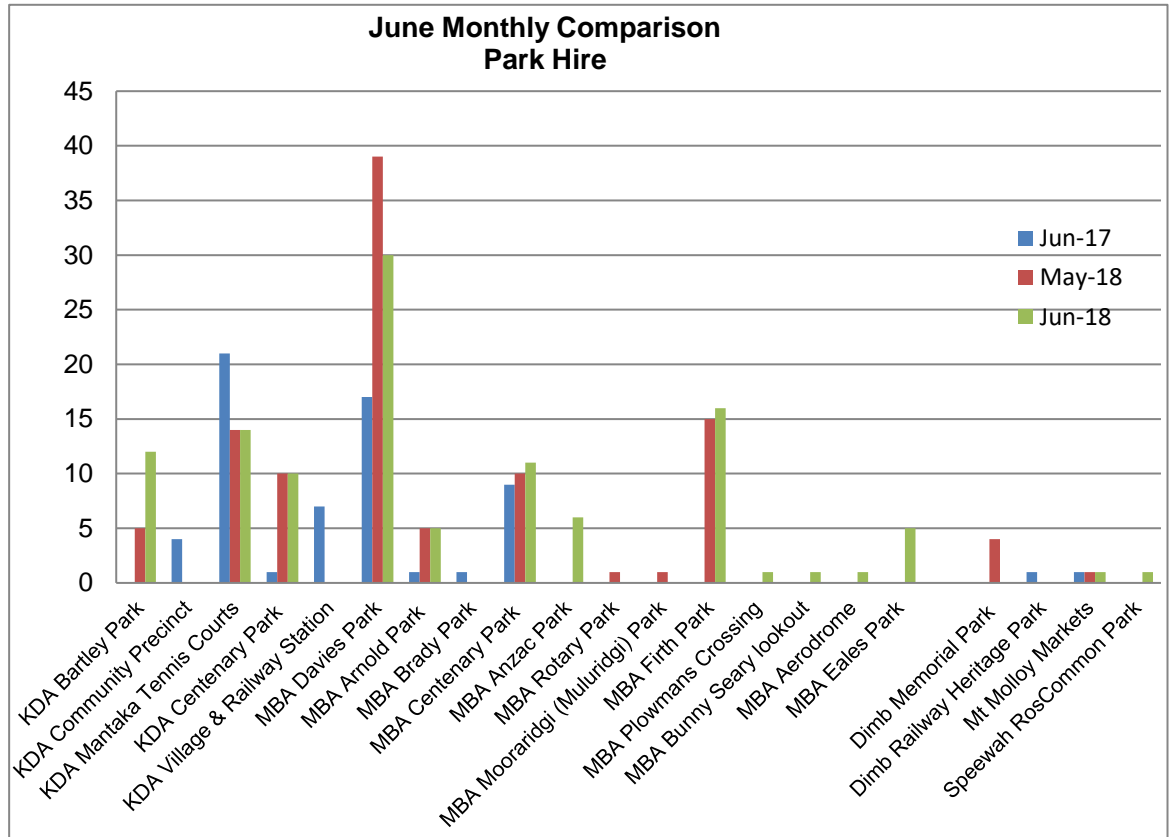


Swimming Pools

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

Park Hire

- Total park bookings for June 2018, 114



Vandalism and Graffiti

During June 2018, three reports of graffiti and vandalism were recorded on Council Facilities.

- Mareeba Sports Hall
- Mareeba Anzac Memorial
- Kuranda Cemetery

Graffiti and Vandalism	Year to date actuals
2015-16	\$2,134
2016-17	\$16,546
2017-18	\$23,948

Currently there is no allocated budget for graffiti and vandalism; these costs are being booked to operational

RISK IMPLICATIONS

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS*Capital*

All capital works are listed in and funded by the 2017/18 Capital Works Program.

Is the expenditure noted above included in the current budget?

Yes

Operating

All operational works are funded by the Section specific 2017/18 maintenance budgets.

Is the expenditure noted above included in the current budget?

Yes

LINK TO CORPORATE PLAN**Financial Sustainability**

A council that continuously looks for savings and opportunities while managing council's assets and reserves to ensure a sustainable future in a cost-effective manner

Transport and Council Infrastructure

The provision of quality services and infrastructure for our growing community that is planned and managed using sound asset management principles

Economy and Environment

A resilient economy that promotes and supports the shire's natural assets and local industry and encourages investment while preserving and future proofing for generations to come

IMPLEMENTATION/COMMUNICATION

Nil

ATTACHMENTS

Nil

Date Prepared: 6 July 2018

WORKS

ITEM-18 **INFRASTRUCTURE SERVICES, WORKS SECTION ACTIVITY REPORT - JUNE 2018**

MEETING: Ordinary

MEETING DATE: 18 July 2018

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

DEPARTMENT: Infrastructure Services, Works Group

EXECUTIVE SUMMARY

This purpose of this report is to summarise Council's Transport Infrastructure, Parks and Gardens, Bridge and Pest Management activities undertaken by Infrastructure Services during the month of June 2018.

OFFICER'S RECOMMENDATION

"That Council receives the Infrastructure Services, Works Progress Report for the month of June 2018."

BACKGROUND

	Annual Budget	Year-to-Date Budget	Year-to-Date Actual
Road Maintenance	\$3,338,972	\$3,338,972	\$3,570,178
Parks & Gardens	\$1,794,335	\$1,794,335	\$1,782,102
Bridge Maintenance	\$562,213	\$562,213	\$376,259
Land Protection	\$446,906	\$446,906	\$449,891
TOTAL:	\$6,142,426	\$6,142,426	\$6,178,430

Currently there is a minor overspend of 0.6% in the Works Group operations budgets for the 2017/18 financial year. This overspend is attributed to the increased expenditure on grading of unsealed roads.

Maintenance Activities

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

Description	Activity
Ootann Road, Almaden	Grading unsealed roads
Spring Valley Road, Almaden	Grading unsealed roads
School of Arts Street, Almaden	Grading unsealed roads
Bower Road, Arriga	Slashing
Chettle Road, Arriga	Line marking, slashing
Kimalo Road, Arriga	Slashing
Tyrconnell Road, Arriga	Slashing
Fossilbrook Road, Barwidgi	Grading unsealed roads

Description	Activity
Bilwon Road, Biboohra	Bitumen patching, slashing
Hodzic Road, Biboohra	Slashing
Pickford Road, Biboohra	Grading unsealed roads, slashing, spraying
Fisher Road, Biboohra	Grading unsealed roads, spraying
Torwood Road, Bolwarra	Grading unsealed roads
Eastern Street, Chillagoe	Grading unsealed roads
Georgetown Road, Chillagoe	Grading unsealed roads
Smelter Road, Chillagoe	Grading unsealed roads
Weir Road, Chillagoe	Grading unsealed roads
Zillmanton Road, Chillagoe	Grading unsealed roads
Pont Street, Chillagoe	Grading unsealed roads
Bolwarra Road, Crystalbrook	Grading unsealed roads
Boonmoo Road, Dimbulah	Slashing
Leadingham Creek Road, Dimbulah	Bitumen patching, drainage, slashing
Wolfram Road, Dimbulah	Slashing
Amber Road, Fossilbrook	Grading unsealed roads
Bulleringa Road, Fossilbrook	Grading unsealed roads
Hurricane Road, Hurricane	Grading unsealed roads
Karma Waters Road, Hurricane	Grading unsealed roads
Annie Street, Irvinebank	Grading unsealed roads
Cemetery Road, Irvinebank	Grading unsealed roads
Hales Siding Road, Irvinebank	Grading unsealed roads, road furniture
Moffat Street, Irvinebank	Grading unsealed roads
Stannary Hills Road, Irvinebank	Grading unsealed roads
Pedersen Road, Irvinebank	Grading unsealed roads
Euluma Creek Road, Julatten	Bitumen patching, culvert repairs, road inspections, slashing
Mount Lewis Road, Julatten	Bitumen patching, clean inlet/outlets culverts, culvert repairs, road furniture, road inspections, slashing
Pinnacle Road, Julatten	Bitumen patching, general repairs and maintenance, slashing
Sides Road, Julatten	Grading unsealed roads, road inspections
Black Mountain Road, Julatten	Pavement repairs, slashing
Koah Road, Koah	Clean inlet/outlets culverts, slashing
Black Mountain Road, Kuranda	Culvert repairs, road furniture, road inspections, slashing, spraying
Caroona Street, Kuranda	Culvert repairs
Greenhills Road, Kuranda	Grading unsealed roads, slashing
Masons Road, Kuranda	Bitumen patching, grading unsealed roads, road furniture, slashing
Mount Haren Road, Kuranda	Pavement repairs, road furniture, slashing
Christensen Road, Kuranda	Grading unsealed roads, road inspections, slashing
Adil Road, Mareeba	Grading unsealed roads, slashing
Adler Hill Road, Mareeba	Grading unsealed roads
Beaufort Road, Mareeba	Slashing
Davies Creek Road, Mareeba	Grading unsealed roads, road furniture
Godfrey Road, Mareeba	Grading unsealed roads
Henry Hannam Drive, Mareeba	Grading unsealed roads
Kay Road, Mareeba	Grading unsealed roads
Kovacic Road, Mareeba	Grading unsealed roads
Kowa Street, Mareeba	Bitumen patching
Lockwood Road, Mareeba	Grading unsealed roads
Marinelli Drive, Mareeba	Bitumen patching
McGrath Road, Mareeba	Grading unsealed roads, road furniture, slashing
Peters Road, Mareeba	Grading unsealed roads, slashing, spraying

Description	Activity
Ray Road, Mareeba	Administration and supervision, bitumen patching, slashing
Sabin Road East, Mareeba	Grading unsealed roads
Shanty Creek Road, Mareeba	Road furniture, slashing
Srhoj Road, Mareeba	Grading unsealed roads
Studt Road, Mareeba	Bitumen patching, grading unsealed roads, slashing
Tinaroo Creek Road, Mareeba	Grading unsealed roads
Wright Road, Mareeba	Grading unsealed roads
Keal Close, Mareeba	Grading unsealed roads, road furniture, slashing
Main Street, Mt Molloy	Bitumen patching, road furniture, slashing
Wetherby Road, Mt Molloy	Bitumen patching, culvert repairs, grading unsealed roads, road furniture, road inspections, slashing
Austin Road, Mona Mona	Grading unsealed roads, road furniture, slashing
Borzi Road, Mutchilba	Bitumen patching, culvert repairs, road furniture, slashing
Pin Road, Mutchilba	Bitumen patching, slashing
Springmount Road, Mutchilba	Slashing
Oaky Valley Avenue, Mutchilba	Slashing
Nychum Road, Nychum	Grading unsealed roads
Fassio Road, Paddy's Green	Slashing
Pioneer Road, Petford	Grading unsealed roads
Ganyan Drive, Speewah	Slashing
Speewah Road, Speewah	Grading unsealed roads, road furniture, road inspections, slashing
Veivers Drive, Speewah	Grading unsealed roads, slashing
Springfield Road, Springfield	Grading unsealed roads
Mt Mulligan Road, Thornsborough	Grading unsealed roads
Bischoff Mill Road, Watsonville	Grading unsealed roads
Sandridge Road, Watsonville	Grading unsealed roads
Toy Creek Road, Watsonville	Grading unsealed roads
Walsh River Road, Watsonville	Grading unsealed roads
Mount Nolan Road, Watsonville	Grading unsealed roads
Arbouin Mine Road, Watsonville	Grading unsealed roads

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

Annual Budget	Year to Date Budget	Year to Date Actual
\$3,338,972	\$3,338,972	\$3,570,178

Work for Queensland Package 2

Hodzic Road Causeway Extension

Works commenced mid-May on the extension of the Hodzic Road causeway located approximately 590m from the intersection of Hodzic Road and the Mulligan Highway. Works include extending the northern end of the existing causeway by 10m and the southern end by 70m.

The causeway was completed early June.



Lightning Creek, Hurricane Road Causeway

Works commenced early June on the construction of a new causeway at Lightning Creek, Hurricane Road. The new causeway is 40m long and 4.5m wide.

The project was completed mid-June.



Dry River, Bellevue Road

Works commenced on 19 June 2018 on the upgrading of the existing causeway at Dry River, Bellevue Road. The new causeway is 60m long and 6.8m wide. The final concrete pour for the construction was on 04 July 2018 and the causeway will be open to traffic 12 July 2018.



Beef Road Funding

Ootann Road - Almaden to Kennedy Highway - Sealing Works Package 1

Work continued in June at Ootann Road on the construction of the first of the Beef Road Upgrade Packages. The project is from Ch 16.9 to 18.3 and the scope of work includes the extension and widening of the existing causeway at the Sandy Tate River by 37m followed by 1.36km of 9m wide two coat bitumen sealed road.

Works are valued at \$830,000 and scheduled to be complete by mid-July.



TMR Third Party Works

Burke Developmental Road Resheet

In December 2017, TMR requested pricing for proposed resheeting works on the Herberton - Petford Road and the Burke Developmental Road.

One section of the Burke Developmental Road, Ch 588.18 to 591.75 was commenced late May and completed mid-June.



TMR Routine Maintenance Performance Contract (RMPC)

Routine maintenance activities were undertaken during June 2018 at the following locations;

Primary Location	Activity Name
Kennedy Highway - Cairns/Mareeba	Rest area servicing
	Culvert, pipe and pit work
Mareeba Connection	Culvert, pipe and pit work
Mulligan Highway - Mareeba/Mt Molloy	Edge repair (manual) min 1 tonne, includes traffic control
	Culvert, pipe and pit work
	Culvert, pipe and pit work
Mulligan Highway - My Molloy/Lakeland	Tractor Slashing, Rural includes (2)x traffic Control
	Herbicide spraying includes traffic control
	Roadside litter collection - rural
	Rest area servicing
	Emergency call out / traffic accident
Mossman - Mt Molloy Road	Repair signs (excluding guide signs)
	Other bituminous surface work
	Other vegetation control works
	Roadside litter collection - rural
	Emergency call out / traffic accident
Burke Developmental Road	Repair signs (excluding guide signs)
	Repair guide signs
	Pothole patching, includes traffic control
	Culvert, pipe and pit work

The total claim to DTMR for the works listed above for the month of June 2018 was \$72,349.03

Parks and Gardens Section

Maintenance Activities

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

Location
Street Mowing, Mareeba
Basalt Gully and Bi-Centennial Lakes, Mareeba
Mowing and Maintenance, Irvinebank
Davies Park, Mareeba
Centenary Park, Mareeba
Firth Park, Mareeba
Furniture and Playground Equipment
Arnold Park, Mareeba
Mary Andrews Gardens, Mareeba
Eales Park, Mareeba
Byrnes Street Medians, Mareeba
Town Hall Park, Dimbulah
Nursery, Mareeba
Pool and Carpark, Kuranda
Hunter Park, Fallon Road, Kuranda
Sunset/Sunbird Park, Mareeba
Harris Park, Kuranda
Depot/Amphitheatre, 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
\$1,794,335	\$1,794,335	\$1,782,102

Bridge Section

Maintenance Activities

Bridge inspection and maintenance activities were carried out in June at the following locations;

Structure	Road	Chainage	Area
Bridge	Randazzo Road	1915	Paddy's Green
Causeway	Andy Sheppard Drive	1334	Glen Russell
Bridge	Mona Mona Road	7395	Mona Mona
Major Culvert	Pickford Road	2039	Biboohra
Bridge	McLeod Road	568	Mutchilba
Bridge	Mutchilba Road	3347	Mutchilba
Bridge	No Name Road 86	57	Mutchilba
Bridge	Barron Falls Road	76	Kuranda
Major Culvert	Fassio Road	5842	Paddy's Green
Bridge	Minisini Road	111	Dimbulah
Bridge	Chewko Road	3035	Mareeba
Bridge	Chettle Road	3346	Arriga
Bridge	Springmount Road	7450	Mutchilba
Bridge	Anzac Avenue	0	Mareeba
Causeway	Springfield Road	18098	Springfield
Causeway	Fossilbrook Road	9312	Barwidgi
Bridge	Bolton Road	1273	Koah
Major Culvert	Horse Creek Road	615	Mutchilba
Bridge	Kanervo Road	3656	Koah
Bridge	Kanervo Road	2204	Koah
Bridge	Barron Street	273	Koah
Bridge	Oak Forest Road	593	Kuranda
Causeway	Kondaparinga Road	896	Hurricane
Causeway	Emerald Falls Road	4327	Mareeba
Bridge	Butchers Creek Road	572	Mt Carbine
Bridge	Leavingham Creek Road	642	Dimbulah
Causeway	Rubina Terrace	118	Irvinebank
Causeway	Fossilbrook Road	35440	Fossilbrook
Bridge	Chapmans Road	600	Julatten
Bridge	Ray Road	6408	Mareeba
Bridge	Hodzic Road	13523	Biboohra
Bridge	Barron Street	343	Koah
Bridge	Hillview Road	790	Julatten
Major Culvert	East Mary Road	3190	Mt Carbine
Major Culvert	East Mary Road	3217	Mt Carbine
Major Culvert	Oak Forest Road	2404	Kuranda
Causeway	Oak Forest Road	5470	Kuranda
Causeway	Black Mountain Road	43468	Julatten
Causeway	Fossilbrook Road	17555	Barwidgi
Causeway	Fossilbrook Road	39196	Fossilbrook
Causeway	Springfield Road	623	Springfield

Structure	Road	Chainage	Area
Causeway	Springfield Road	16478	Springfield
Major Culvert	Springfield Road	18930	Springfield
Causeway	Fossilbrook Road	10960	Barwidgi
Bridge	Oak Forest Road	7285	Kuranda
Bridge	Oak Forest Road	2890	Kuranda
Causeway	Mt Mulligan Road	39972	Thornborough
Major Culvert	Windsor View Road	284	Julatten
Bridge	Speewah Road	7022	Speewah
Causeway	Hurricane Road	10978	Hurricane
Causeway	Hurricane Road	11928	Hurricane
Bridge	Fallon Road	805	Kuranda
Bridge	Springs Road	1176	Paddy's Green
Bridge	Bakers Road	15364	Mt Molloy
Causeway	Tinaroo Creek Road	11648	Mareeba
Major Culvert	Bilwon Road	4020	Biboohra
Major Culvert	Tinaroo Creek Road	5017	Mareeba
Causeway	Carman Road	354	Paddy's Green

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

Annual Budget	Year to Date Budget	Year to Date Actual
\$562,213	\$562,213	\$376,259

Land Protection Section

The table below shows the current budget position for Land Protection operations for Mareeba Shire Council.

Annual Budget	Year to Date Budget	Year to Date Actual
\$446,906	\$446,906	\$449,891

Review of the Local Area Biosecurity Plan by the Pest Management Action Committee: A review meeting was hosted by Council with representatives from government agencies, councillors, utilities, landowners and catchment management groups. The meeting discussed the targeted list of pest plants and animals and reprioritised their order of importance for removal or containment.

Yellow Crazy Ants: Land Protect staff assisted Biosecurity and WTMA in their control program at Russett Park. Officers helped to lay lures in order to monitor and locate new incursions. Vegetation was also cleared for replanting locally endemic plants and to make lure laying and surveillance more effective.

Electric Ants: Council officers assisted in the Debel Close/Blacks Road electric ant incursion removal program. Staff carried out door knocks and property inspections on outlying properties. Vegetation management was undertaken in the gully system adjacent to the infestation.

Parthenium Weed: Property inspections were carried out in areas seen to be at risk of infestation. No new infestations were located. Staff visited the known sites to ensure that the affected landowners are complying with their obligations to treat all plants prior to flowering/seed set.

Weed Removal on Reserve 76 Mt Molloy: Strategic works were carried out with the input of the Lessee of the reserve. Officers removed Lantana, Rubber Vine, and Rats Tail Grass from the reserve and from the top of Spear and Dairy Creeks.

Multi Species Weed Removal from the Upper Walsh River: Work to remove Siam Weed, Rubber Vine, Bellyache Bush and Rats Tail Grass from this strategic area of the catchment has continued. Land Protection staff are working collaboratively with affected landowners, Catchment Management staff, and Biosecurity Qld.

Wild Dog/Dingo: Coordinated baiting on the large-scale grazing properties north and west of Chillagoe has commenced. Thirteen cattle stations covering an area of more than 650,000 hectares have been treated to date.

Feral Pigs: Cane blocks and horticulture farms have been targeted by fully integrated control measures that include shooting, trapping, exclusion/cluster fencing and coordinated toxic baiting programs.

RISK IMPLICATIONS

Financial

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

All capital works are listed in and funded by the 2017/18 Capital Works Program.

Is the expenditure noted above included in the current budget?

Yes

Operating

All operational works are funded by the Section specific 2017/18 maintenance budgets.

Is the expenditure noted above included in the current budget?

Yes

LINK TO CORPORATE PLAN

Financial Sustainability

A council that continuously looks for savings and opportunities while managing council's assets and reserves to ensure a sustainable future in a cost-effective manner

Transport and Council Infrastructure

The provision of quality services and infrastructure for our growing community that is planned and managed using sound asset management principles

Economy and Environment

A resilient economy that promotes and supports the shire's natural assets and local industry and encourages investment while preserving and future proofing for generations to come

IMPLEMENTATION/COMMUNICATION

Nil

ATTACHMENTS

Nil

Date Prepared: 06 July 2018

WATER & WASTE

ITEM-19 **INFRASTRUCTURE SERVICES, WASTE OPERATIONS REPORT - JUNE 2018**

MEETING: Ordinary

MEETING DATE: 18 July 2018

**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 Waste activities undertaken by the Infrastructure Services Department during the month of June 2018.

OFFICER'S RECOMMENDATION

"That Council receives the Infrastructure Services, Waste Operations Progress Report for the month of June 2018."

BACKGROUND

Summary of waste activities

The following is a 'snapshot' of the waste activities undertaken during the month of June 2018.

1. Waste Operations

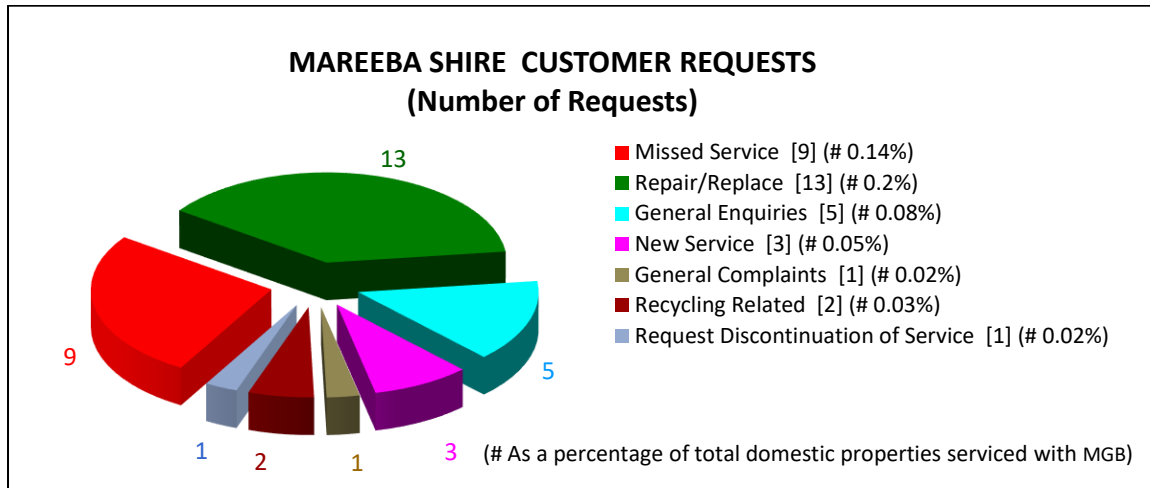
- 5,145 vehicles entered Mareeba waste facility (to drop off or pick up waste)
- 351 vehicles deposited waste to Mareeba Landfill (total)
- 106 Suez vehicles deposited waste to Mareeba Landfill
- 42 Suez vehicles removed waste from Mareeba Waste Transfer Station (WTS) to recycling facility in Cairns
- 40.3 m³ of mulch (purchased) removed from Mareeba WTS (1.3 m³ in bulk sales and 39 m³ in small lots)
- 368 vehicles were loaded with free mulch at Mareeba WTS
- All transfer stations and Mareeba landfill are currently operational

2. Environmental Compliance

- The Department of Environment and Science officers inspected Mareeba Landfill, Mt Molloy WTS, Almaden old landfill and Chillagoe landfill sites during June.
 - New "How to Recycle Here" signage has been developed for Mareeba, Kuranda and Julatten WTS to decrease contamination.
-

3. Customer Service Waste Statistics

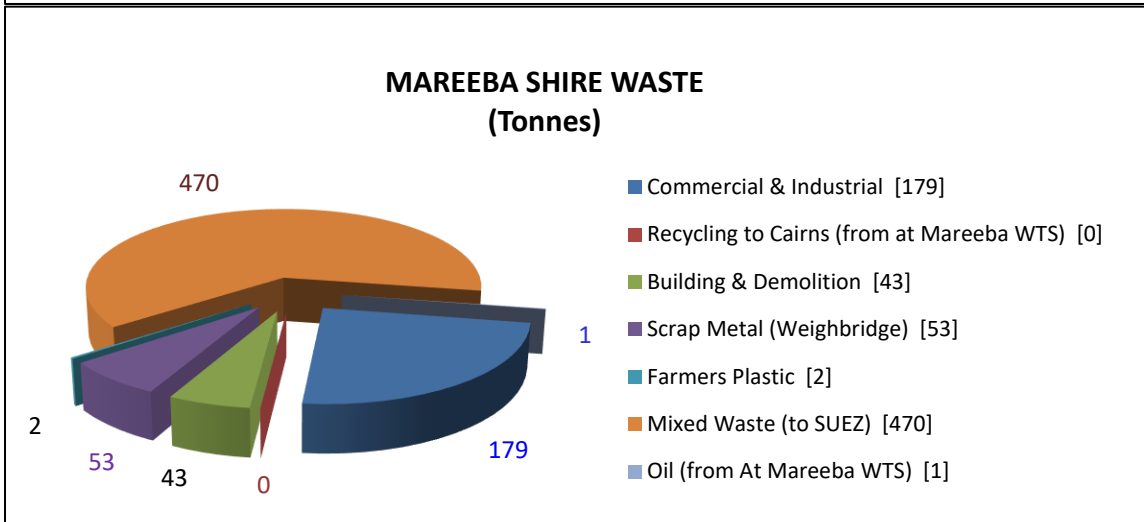
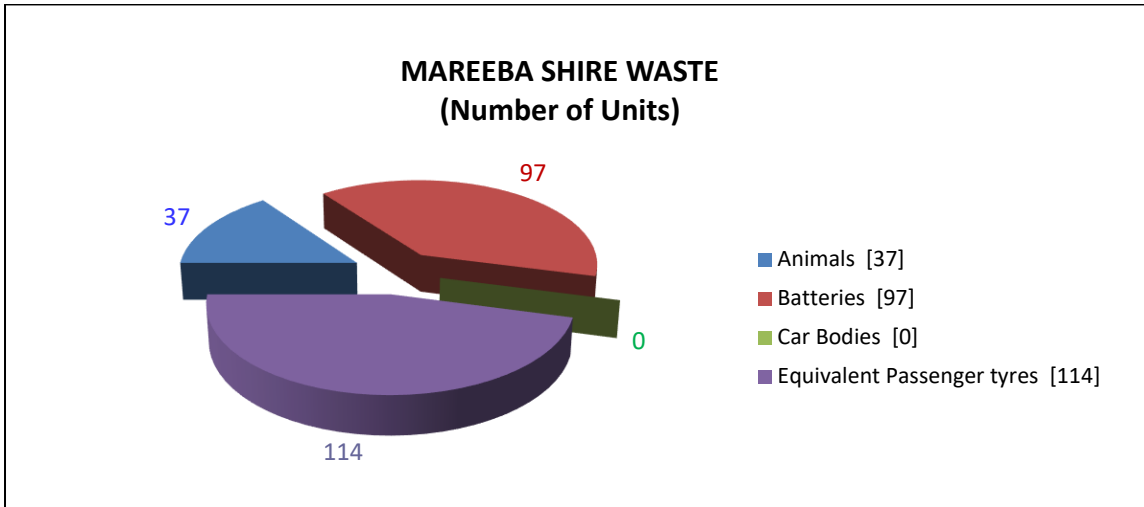
The following graph displays customer requests logged in the Customer Request Management (CRM) system during the month of June 2018.



4. Waste Collected at Each of the Transfer Stations

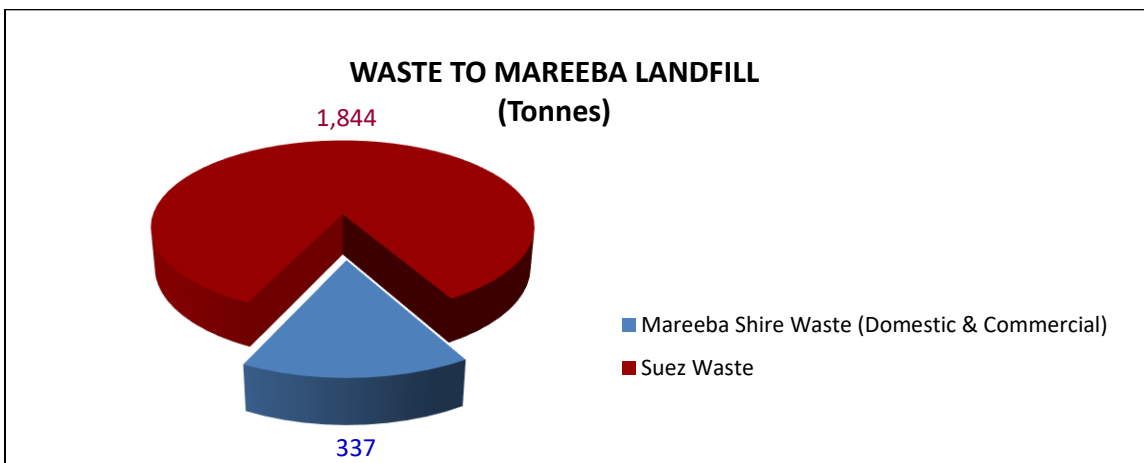
Waste material collected at each of the waste transfer stations is either deposited directly to the Mareeba landfill, recycled or transported to the Suez facility in Cairns for processing.

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



5. 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.



6. Budget - Waste

Income is derived from:

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

Expenditure is derived from:

- Mobile garbage bin (MGB) services
- Landfill management
- Transfer station management

Revenue

	Annual Budget	YTD Budget	YTD Actual
MGB Service	\$2,043,748	\$2,043,748	\$2,084,076
Unserviced Levy	\$1,475,287	\$1,475,287	\$1,488,695
Commercial Disposal	\$1,119,500	\$1,119,500	\$1,058,164
Waste Interest	\$50,000	\$50,000	\$189,848
Recycling - Metal	\$100,000	\$100,000	\$185,040
Interest - Const. Works	\$-	\$-	\$133,670
Total	\$4,788,535	\$4,788,535	\$5,005,822

Expenditure

	Annual Budget	YTD Budget	YTD Actual
Landfills	\$1,322,686	\$1,322,686	\$1,430,961
WTS	\$1,196,947	\$1,196,947	\$1,239,274
Collection and Transport Costs	\$1,519,265	\$1,519,265	\$1,367,375
Recycling	\$52,000	\$52,000	\$42,788
NCP Admin Charges	\$201,804	\$201,804	\$201,804
Total	\$4,292,702	\$4,292,702	\$4,282,202

RISK IMPLICATIONS

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS

Capital
 Nil

Operating
 Nil

LINK TO CORPORATE PLAN**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.

Environment

A natural and living environment that provides safety and enjoyment for the community and visitors.

IMPLEMENTATION/COMMUNICATION

Nil

ATTACHMENTS

Nil

Date Prepared: 4 July 2018

2. Budget - Water

Revenue

	Annual Budget	YTD Budget	YTD Actual
Water Rates	\$3,065,498.00	\$3,065,498.00	\$3,085,024.93
Water Interest Earned Const Works	\$50,000.00	\$50,000.00	\$95,033.00
Water NCP Internal Revenue	\$300,400.00	\$300,400.00	\$300,400.08
Water 3rd Party Works	\$45,234.00	\$45,234.00	\$57,512.98
Water Sundry Income	\$28,000.00	\$28,000.00	\$52,048.86
Total	\$3,489,132.00	\$3,489,132.00	\$3,590,019.85

Expenditure

	Annual Budget	YTD Budget	YTD Actual
Water Treatment Plant Op Mtce	\$3,032,265.29	\$3,032,265.29	\$3,108,055.20
Water Reticulation Op Mtce	\$1,863,779.88	\$1,863,779.88	\$1,531,929.74
Water NCP Admin Charges	\$272,300.00	\$272,300.00	\$272,299.80
Total	\$5,168,345.17	\$5,168,345.17	\$4,912,284.74

3. Budget - Wastewater

Revenue

	Annual Budget	YTD Budget	YTD Actual
Wastewater Rates	\$4,554,032.00	\$4,554,032.00	\$4,627,335.80
Wastewater Interest Earned Const Works	\$-	\$-	\$229,506.51
Wastewater NCP Internal Revenue	\$38,000.00	\$38,000.00	\$37,999.92
Wastewater NCP Community Serv Obligation	\$119,400.00	\$119,400.00	\$119,400.00
Wastewater 3rd Party Works	\$-	\$-	\$17,099.03
Wastewater Sundry Income	\$30,000.00	\$30,000.00	\$2,038.40
Total	\$4,741,432.00	\$4,741,432.00	\$5,033,379.66

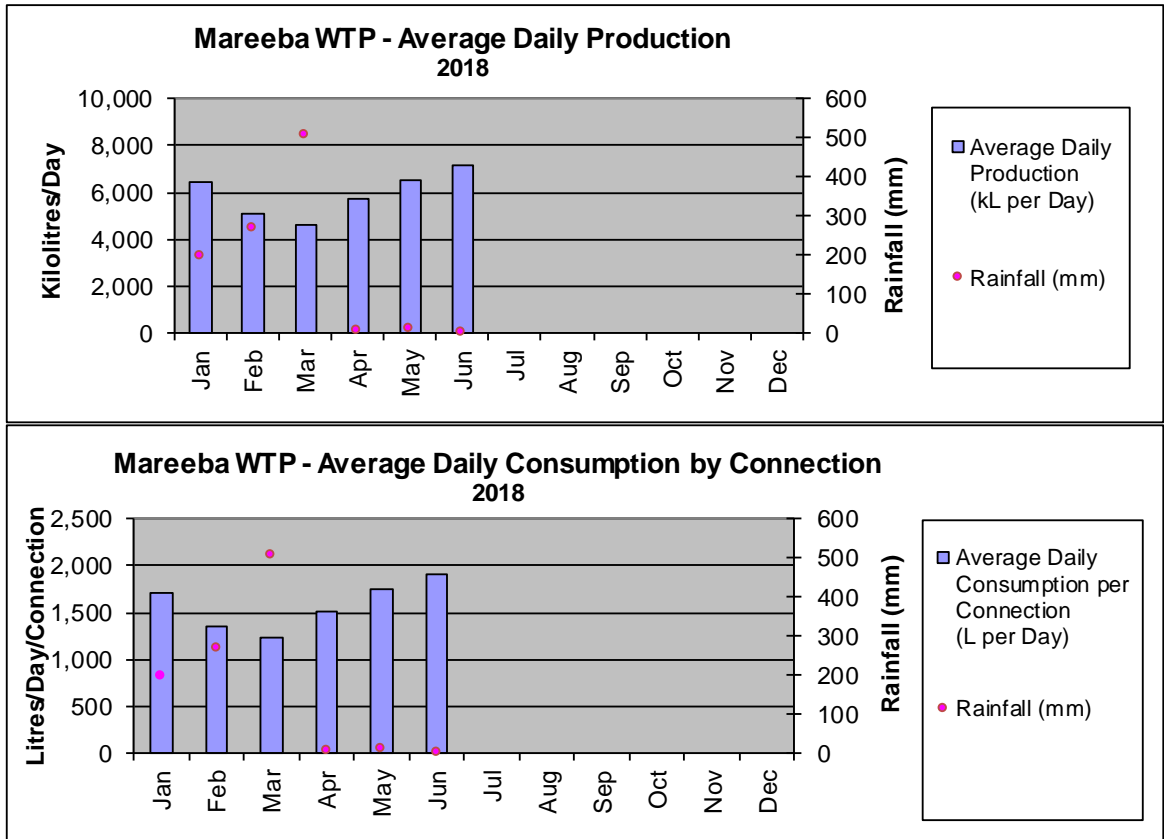
Expenditure

	Annual Budget	YTD Budget	YTD Actual
Wastewater Treatment Plant Op Mtce	\$1,813,958.71	\$1,813,958.71	\$1,552,037.07
Wastewater Reticulation Op Mtce	\$1,518,718.23	\$1,518,718.23	\$1,606,940.36
Wastewater NCP Admin Charges	\$163,300.00	\$163,300.00	\$163,299.96
Total	\$3,495,976.94	\$3,495,976.94	\$3,322,277.39

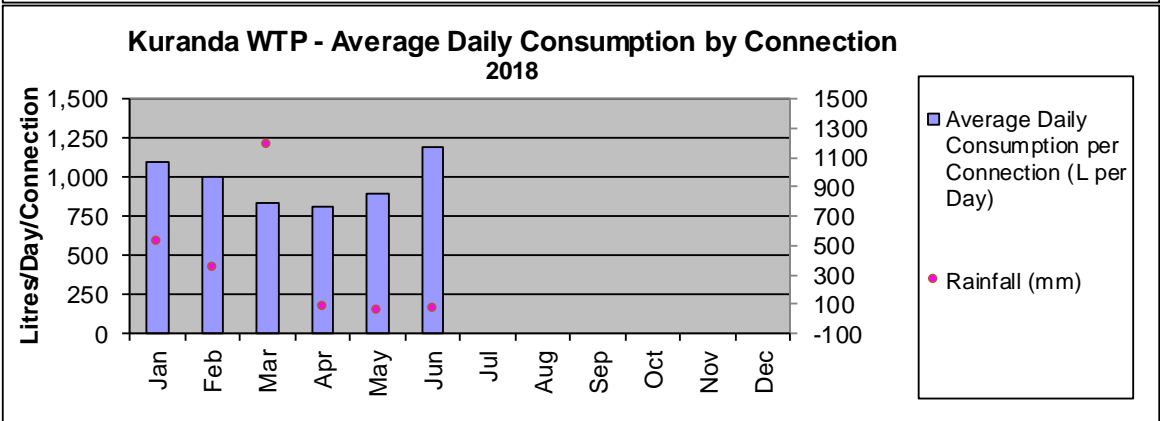
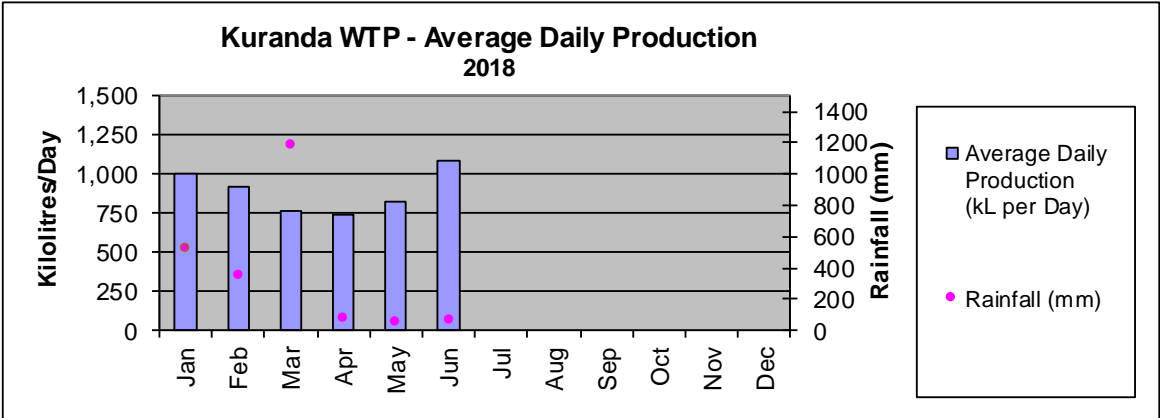
4. Chlorine Residual Readings

June 2018	Chlorine Residual Readings 2018 Australian Drinking Water Guidelines Maximum 5mg/L												
	Fri 1st	Mon 4th	Wed 6th	Fri 8th	Mon 11th	Wed 13th	Fri 15th	Mon 18th	Wed 20th	Fri 22nd	Mon 25th	Wed 27th	Fri 29th
	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)
Mary Andrews Park Mareeba	1.20	0.86	1.07	1.02	0.98	1.21	1.11	1.16	1.19	1.22	1.18	1.22	1.18
Wylandra Drive Mareeba	1.03	0.85	0.81	0.80	0.92	1.02	0.86	0.85	0.91	0.94	0.88	1.05	0.90
Gregory Terrace Kuranda	0.94	1.02	0.94	1.10	0.89	0.88	0.78	1.18	1.16	1.13	0.98	0.94	0.92
Mason Rd PS Kuranda	1.11	1.14	1.16	1.27	1.20	1.22	1.20	1.30	1.26	1.29	1.20	1.13	1.19
Chillagoe	1.20	1.10	1.17	1.15	1.19	1.16	1.10	1.07	1.20	1.10	1.08	1.14	1.13
Dimbulah	1.13	1.12	1.13	1.15	1.05	1.03	1.05	1.10	1.15	1.17	1.24	1.20	1.11

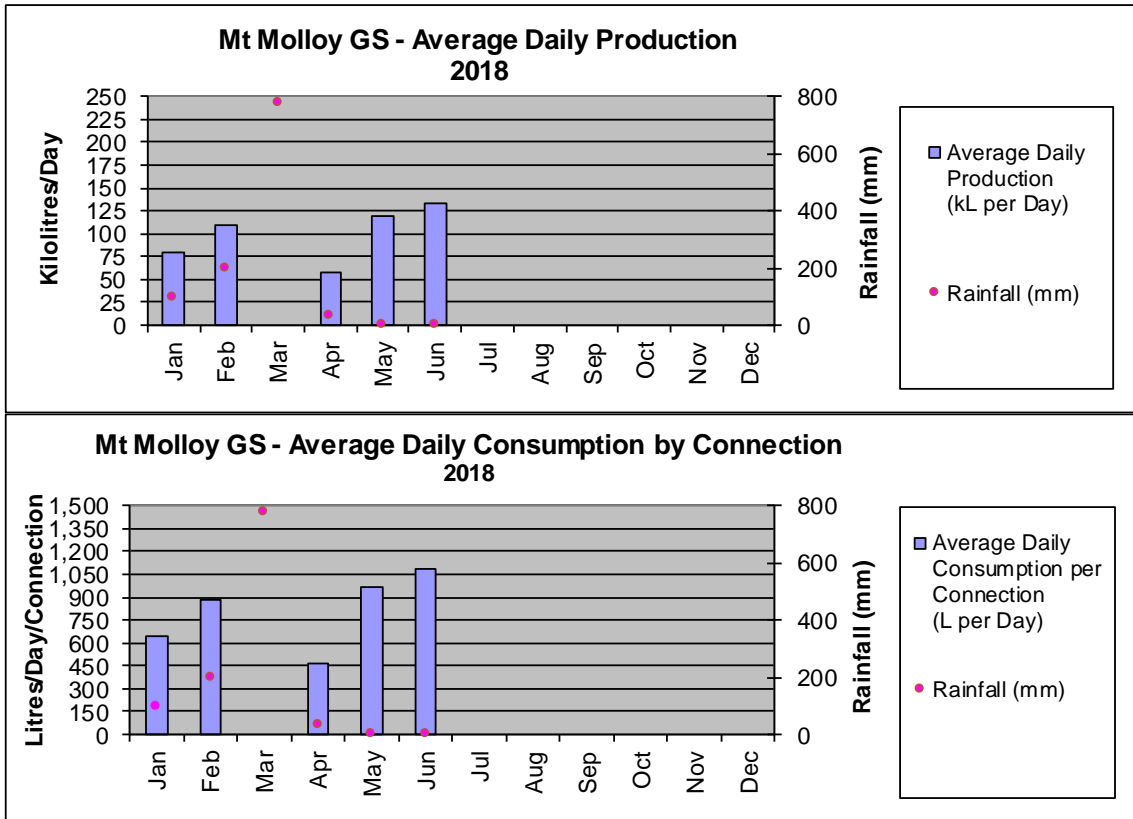
5. Mareeba Water Supply Scheme – Operations Data



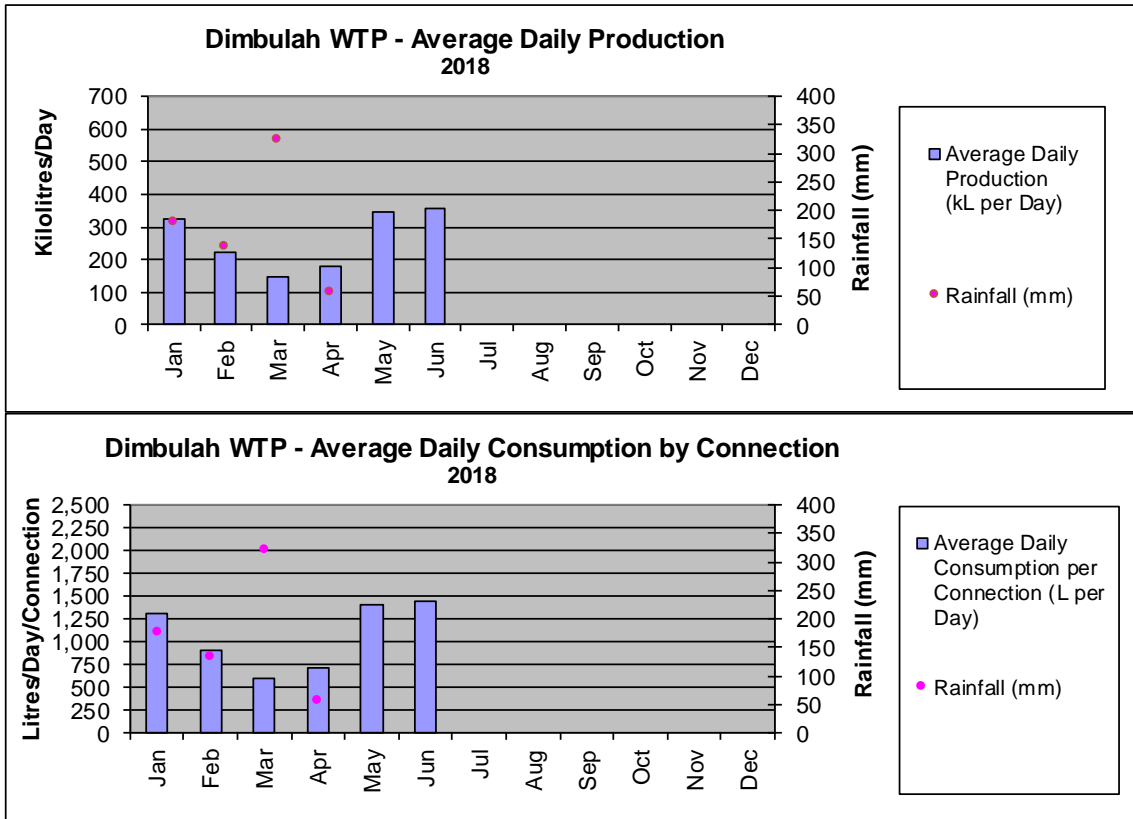
6. Kuranda Water Supply Scheme - Operations Data



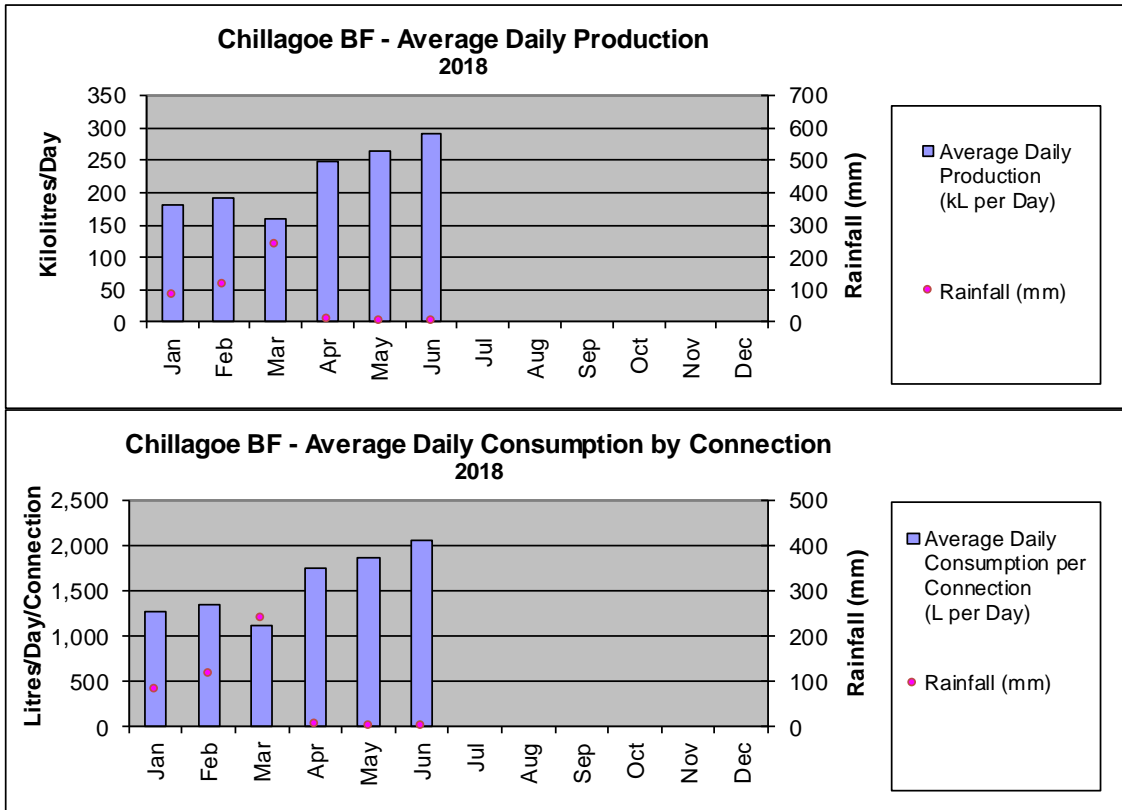
7. Mount Molloy Water Supply Scheme - Operations Data



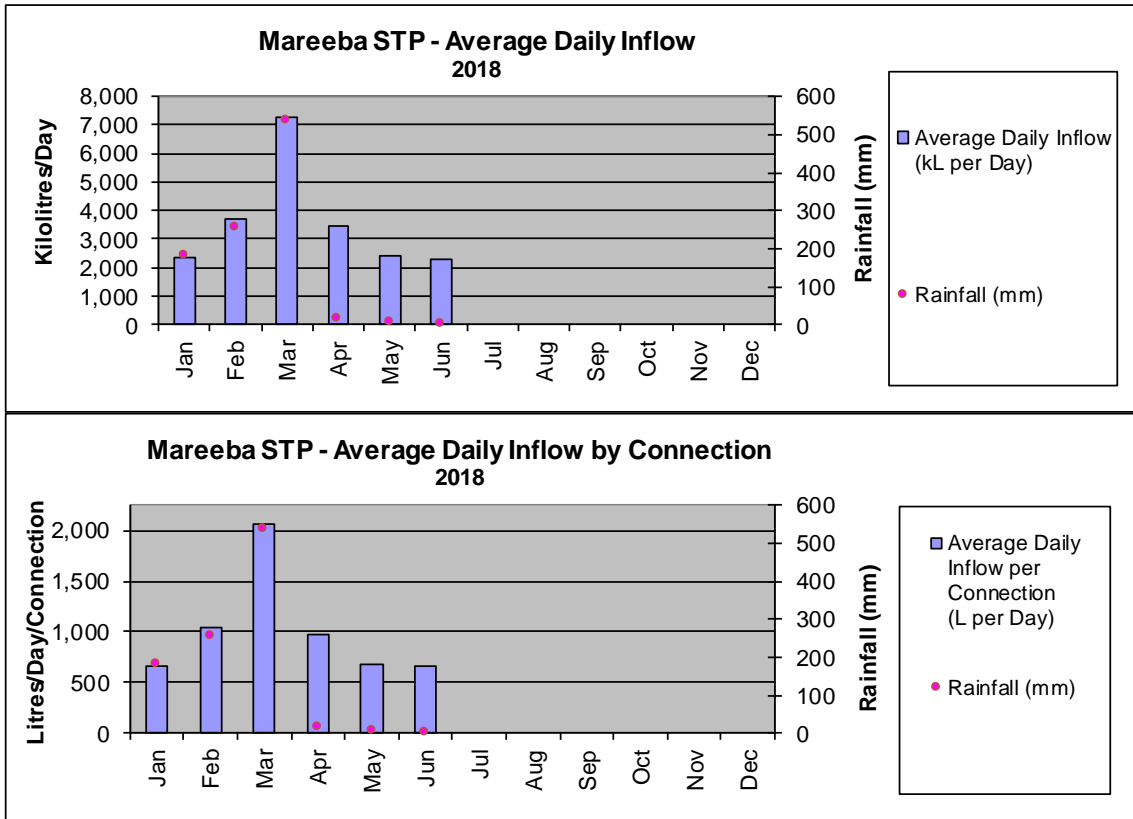
8. Dimbulah Water Supply Scheme - Operations Data



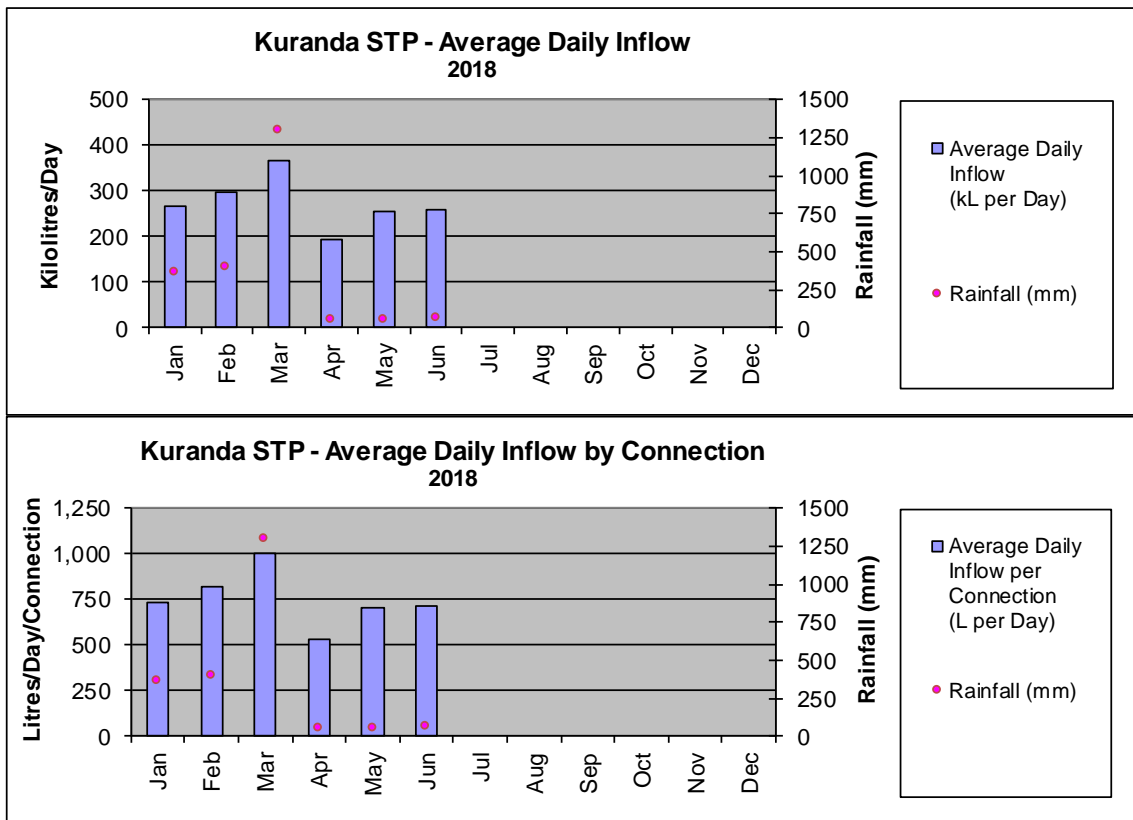
9. Chillagoe Water Supply Scheme - Operations Data



10. Mareeba Wastewater Treatment Plant - Operations Data



11. Kuranda Wastewater Treatment Plant - Operations Data



RISK IMPLICATIONS

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

As a drinking water service provider, Mareeba Shire Council is required under the Water Supply (Safety and Reliability) Act 2008 to comply with various legislative and statutory requirements. Council holds an environmental authority issued under the Environmental Protection Act 1994 to operate water and wastewater treatment facilities.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

All capital works are listed in and funded by the 2018/19 Capital Works Program.

Operating

All operational works are funded by the Section specific 2018/19 maintenance budgets.

LINK TO CORPORATE PLAN**Environment**

A natural and living environment that provides safety and enjoyment for the community and visitors.

Governance

Sound decision-making based on the understanding and confidence of the community, reflected in responsible long-term financial sustainability and clear strategic direction build around core local government business and affordable levels of service.

Financial Sustainability

A council that continuously looks for savings and opportunities while managing council's assets and reserves to ensure a sustainable future in a cost-effective manner

Transport and Council Infrastructure

The provision of quality services and infrastructure for our growing community that is planned and managed using sound asset management principles.

IMPLEMENTATION/COMMUNICATION

Nil

ATTACHMENTS

Nil

Date Prepared: 5 July 2018

CHIEF EXECUTIVE OFFICER

MEDIA AND EVENTS

ITEM-21 APPOINTMENT OF GREAT WHEELBARROW RACE ADVISORY COMMITTEE MEMBERS

MEETING: Ordinary

MEETING DATE: 18 July 2018

**REPORT OFFICER'S
TITLE:** Corporate Communications Officer

DEPARTMENT: Office of the CEO

EXECUTIVE SUMMARY

The purpose of this report is to endorse the members of the Wheelbarrow Race Advisory Committee.

The appointment of the Great Wheelbarrow Race Advisory Committee was adopted at Council's meeting held on 15 April 2015.

Since that date, one member has resigned and the Committee has recommended that Charlton Best is appointed to fill the vacancy.

OFFICER'S RECOMMENDATION

"That Council appoints the following persons as members of the Great Wheelbarrow Race Advisory Committee:

Cr E Brown
Robert Miller
John Hardy
Natasha Srhoj
Chris Lea
Robert Butler
Charlton Best"

BACKGROUND

The appointment of the Great Wheelbarrow Race Advisory Committee members was adopted at Council's meeting held on 15 April 2015.

The committee accepted a resignation from the Chief Marshal (Terry Roos) at a committee meeting on Wednesday 28 March 2018. It should be noted that Terry had been on the committee since the race began in 2004. Terry will remain as an advisor.

Local Ambulance and Queensland Police Service representatives are to be advisors to the Committee. Council will continue to provide event coordination, secretarial and financial services to the Committee.

The Committee recommends that Charlton Best be formally endorsed as a member of the Great Wheelbarrow Race Advisory Committee.

The Committee will now comprise of the following members who will provide services as indicated:

Cr E Brown	Chair
Robert Miller	Chief Marshall
John Hardy	Chief Timekeeper
Natasha Srhoj	Publicity Officer
Chris Lea	Traffic Advisor
Robert Butler	Logistics
Charlton Best	Competitor Representative"

LINK TO CORPORATE PLAN

Community

Community An engaged community which supports and encourages effective partnerships to enhance the liveability of the Shire and the wellbeing of residents in communities which are resilient and prepared for unforeseen events.

CONSULTATION

Internal
Councillors

External
Nil

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL, RISKS)

The purpose of appointing the Great Wheelbarrow Race organising committee as an Advisory Committee to Council is to ensure that all risks associated with the conduct of the annual event are appropriately managed.

Risk assessment and management is a critical component of the organisation and conduct of any event.

POLICY IMPLICATIONS

Council has in place an Events Risk Management Procedure and Checklist which should be utilised and documentation completed for each significant event conducted by Council.

FINANCIAL & RESOURCE IMPLICATIONS

Nil

IMPLEMENTATION/COMMUNICATION

Formal advice will be provided to all appointees confirming their appointment to the Advisory Committee.

ATTACHMENTS

Nil

Date Prepared: *10 July 2018*

ITEM-22 MSC SHOW HOLIDAY 2019

MEETING: Ordinary

MEETING DATE: 15 August 2018

REPORT OFFICER'S TITLE: Chief Executive Officer

DEPARTMENT: Office of the Chief Executive Officer

EXECUTIVE SUMMARY

Council has been contacted by the Treasurer with regard to the declaration of a Show Holiday for 2019. Council is required to put in a request for the declaration of show holidays before the 10 August 2018. This report recommends the current situation where three (3) separate dates are allocated across three (3) separate areas of the Shire linking them to the shows closest to them.

OFFICER'S RECOMMENDATION

"That Council request the Treasurer to declare the following show holidays within the Mareeba Shire for 2019:

9 July 2019 for the parishes of Irvinebank, Myosotis and Western, which links to the Atherton Annual Show;

19 July 2019 for the Mareeba Shire Council area excluding the parishes of Irvinebank, Myosotis, Western, Mowbray, Salisbury, Riflemead and that part of the parish of Garioch located north of Hunter and Rifle Creeks, which links to the Cairns Annual Show;

22 July 2019 for the parishes of Mowbray, Salisbury, Riflemead and that part of the parish of Garioch located north of Hunter and Rifle Creeks, which links to the Mossman Annual Show."

BACKGROUND

The Holidays Act 1983 provides for the declaration of a show holiday within a Local Government area and Council has been advised that if it wishes to have such a holiday/s declared, a request must be submitted to the State Government before 10 August 2018.

As the Mareeba Shire does not have an Annual Agricultural, Horticultural or Industrial Show, it has previously linked these holidays to other Annual Shows in the region and has linked specific parishes to specific shows.

Below is an extract from the State Government's Show Holiday listing for 2018 in which the various parishes have dates declared and to which shows they link. These holidays were declared by the State following a request made by the Mareeba Shire Council last year.

10 July	Mareeba Shire - that part of Mareeba district within the parishes of Irvinebank, Myosotis and Western; the communities of Malanda, Atherton and Herberton and the districts of Ravenshoe, Mt Garnet, Millaa Millaa and Yungaburra.	Atherton Annual Show
20 July	Mareeba Shire - excluding the parishes of Irvinebank, Myosotis, Western, Mowbray, Salisbury, Riflemead and that part of the parish of Garioch located north of Hunter and Rifle Creeks.	Cairns Annual Show
23 July	Mareeba Shire - that part of the Mareeba district within the parishes of Mowbray, Salisbury, Riflemead and that part of the parish of Garioch located north of Hunter and Rifle Creeks.	Mossman Annual Show

RISK IMPLICATIONS

Nil

LINK TO CORPORATE PLAN

Community

An engaged community which supports and encourages effective partnerships to enhance the liveability of the shire and the wellbeing of residents in communities which are resilient and prepared for unforeseen events.

IMPLEMENTATION/COMMUNICATION

The Treasurer will be informed that these dates are based on the current years calendar and have not been finalised by the various show societies. Should they change the Treasurer will be informed.

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

ATTACHMENTS

Nil

Date Prepared: *2 July 2018*

BUSINESS WITHOUT NOTICE

NEXT MEETING OF COUNCIL

The next meeting of Council will be held at 9:00 am on Wednesday 15 August 2018.

SUMMARY OF NEW PLANNING APPLICATIONS & DELEGATED DECISIONS FOR THE MONTH OF JUNE 2018

New Development Applications					
Application #	Lodgement Date	Applicant/ Address	Property Description	Application Type	Status
MCU/18/0016	16/06/2018	Taikaka Pty Ltd TTE 24 Herberton Street MAREEBA	Lot 10 on SP291995	Material Change of Use - Dual Occupancy	In decision making stage
RAL/18/0020	05/06/2018	Frank Gavin Harvie 38 Atherton Street MAREEBA	Lot 2 on RP729648	ROL (1 into 2 Lots)	Decision Notice issued on 29/06/2018
RAL/18/0021	26/06/2018	Roxanne Kerryn Voyce 29 & 33 Iluka Street MAREEBA	Lot 95 on M35645 & Lot 4 on M35667	ROL - (Boundary Realignment)	Decision Notice issued on 03/07/2018
RAL/18/0022	27/06/2018	Tony Short Speewah Road SPEEWAH	Lot 784 on N157259	ROL (1 into 2 lots)	In Confirmation Stage
OPW/18/0007	12/06/2018	Kanjini Co-Op Ltd Emerald Falls Road, Mareeba	Lot 67 on RP896904 (now Lot 67 on SP177749)	Operational Works for Reconfiguring a Lot - Subdivision (1 into 4 lots plus balance area) approval DA/13/0085	Decision Notice issued on 19 June 2018

Decision Notices issued under Delegated Authority					
Application #	Date of Decision Notice	Applicant	Address	Property Description	Application Type
RAL/18/0009	12/06/2018	ICS & F Rameshfar	4 Coolsprings Close KURANDA	Lot 4 on RP733904	ROL - Subdivision (1 into 2 Lots)
OPW/18/0005	13/06/2018	Sibi Girgenti C/- Jim Papas	Antonio Drive and Kennedy Highway MAREEBA	Lot 301 on SP280080	Operational Works (Roadworks, Stormwater, Water Infrastructure, Drainage, Earthworks, & Sewerage)

June 2018 (Regional Land Use Planning)

					Infrastructure) for Stage 2A only
MCU/18/0009	14/06/2018	Entegra Signature Structures C/- Flanagan Consulting Group	1687 Chewko Road MAREEBA	Lot 515 on NR6791	MCU Rural Industry (Packing Shed)
RAL/18/0007	19/06/2018	Hasim Selita	5351 Kennedy Highway MAREEBA	Lot 1 RP 737778 & Lot 21 SP 239245	ROL (Boundary Realignment)
OPW/18/0007	19/06/2018	Kanjini Co- Op Ltd	Emerald Falls Road, Mareeba	Lot 67 on RP896904 (now Lot 67 on SP177749)	Operational Works for Reconfiguring a Lot - Subdivision (1 into 4 lots plus balance area) approval DA/13/0085
RAL/18/0017	26/06/2018	B & T Poyner	8 & 64 Shiffron Road WATSONVILLE	Lot 1 & 4 on MPH40281	ROL (Boundary Realignment)
RAL/18/0020	29/06/2018	F Harvie	38 Atherton Street MAREEBA	Lot 2 on RP729648	ROL (1 into 2 Lots)
RAL/18/0021	Report dated 29 June 2018 Decision Notice issued 3 July 2018	Roxanne Kerryn Voyce	29 & 33 Iluka Street MAREEBA	Lot 4 on M35667 & Lot 95 on M35645	ROL (Boundary Realignment)

Change to Existing Development Approval issued

Application #	Date of Decision	Applicant	Address	Property Description	Application Type
N/A					

Referral Agency Response Decision Notices issued under Delegated Authority

Application #	Date of Decision	Applicant	Address	Property Description	Application Type
CAR/18/0014	26/06/2018	C & A Murie	7B Black Mountain Road, KURANDA	Lot 2 on SP287501	Non-compliant gross floor area for class 10a shed

June 2018 (Regional Land Use Planning)

CAR/18/0015	26/06/2018	G & C Chambers	23 Owens Street, MAREEBA	Lot 28 on NR7730	Non-compliant gross floor area for class 10a shed
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Extensions to Relevant Period issued

Application #	Date of Decision	Applicant	Address	Property Description	Application Type
N/A					

Survey Plans endorsed

Application #	Date	Applicant	Address	Property Description	No of Lots
DA/16/0008	13/06/2018	M Ryan	120 Ganyan Drive, Speewah	LOTS 61 & 62 ON SP294326 (CANCELLING LOT 6 ON RP731084)	ROL (1 into 2 Lots)
DA/17/0023	20/06/2018	Reinout Posma	SITUATED AT 234 JENNINGS ROAD AND 70 & 72 SLAPE ROAD, MAREEBA	LOTS 1 - 4 ON SP301851 (CANCELLING LOTS 28-31 ON RP708044)	ROL (Boundary Realignment)