



Ordinary Meeting

Council Chambers
Date: 15 August 2018
Time: 9:00am

AGENDA

THE ORDINARY MEETING OF THE MAREEBA SHIRE COUNCIL WILL BE HELD AT COUNCIL CHAMBERS, ON **WEDNESDAY, 15 AUGUST 2018** AND THE ATTENDANCE OF EACH COUNCILLOR IS REQUESTED.

PETER FRANKS
CHIEF EXECUTIVE OFFICER

ORDER OF BUSINESS

MEMBERS IN ATTENDANCE

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CORPORATE AND COMMUNITY SERVICES

REGIONAL LAND USE PLANNING

ITEM-1 **REEVER AND OCEAN PTY LTD - MCU RURAL WORKERS' ACCOMMODATION - LOT 22 ON SP296830 & 10 OTHER LOTS - 77 & 112 BARNWELL ROAD, KURANDA - MCU/18/0017**

MEETING: Ordinary

MEETING DATE: 15 August 2018

REPORT OFFICER'S TITLE: Planning Officer

DEPARTMENT: Corporate and Community Services

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	Reever and Ocean Pty Ltd	ADDRESS	77 & 112 Barnwell Road, Kuranda
DATE LODGED	5 July 2018	RPD	Part of Lot 16 on N157227, Lots 17, 18, 19 & 22 on SP296830, Lot 20 on N157423, Lot 95 on N157452, Lot 129 on NR456, Lot 131 on N157491, Lot 290 on N157480 and Lot 43 on N157359
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Rural Workers' Accommodation		

FILE NO	MCU/18/0017	AREA	Combined area of 705.92 hectares
LODGED BY	Cardno	OWNER	Lot 16 - A & A Easton & B Martin All other lots - Reever and Ocean Pty Ltd

PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016
ZONE	Rural zone
LEVEL OF ASSESSMENT	Code Assessment
SUBMISSIONS	n/a

ATTACHMENTS: 1. Proposal Plan/s

EXECUTIVE SUMMARY

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

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

It has been assessed against the relevant statutory planning instruments, including the Regional Plan and the Planning Scheme and does not conflict with any relevant planning instrument.

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

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

OFFICER'S RECOMMENDATION

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

APPLICATION		PREMISES	
APPLICANT	Reever and Ocean Pty Ltd	ADDRESS	77 & 112 Barnwell Road, Kuranda
DATE LODGED	5 July 2018	RPD	Part of Lot 16 on N157227, Lots 17, 18, 19 & 22 on SP296830, Lot 20 on N157423, Lot 95 on N157452, Lot 129 on NR456, Lot 131 on N157491, Lot 290 on N157480 and Lot 43 on N157359
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Rural Workers' Accommodation		

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

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

And

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

(A) **APPROVED DEVELOPMENT:** Development Permit for Material Change of Use - Rural Workers' Accommodation

(B) **APPROVED PLANS:**

Plan/Document Number	Plan/Document Title	Prepared by	Dated
HRP16299-003-MP-28 Rev C	Proposed Rural Workers Accommodation	Cardno	03/07/2018
-	Single Module Layout	-	-

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

(a) Development assessable against the Planning Scheme

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
 - found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.
2. Timing of Effect
 - 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.
 - 2.2 Prior to the commencement of use, the applicant must notify Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.
3. General
 - 3.1 The applicant/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 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 The approved development is for Rural Workers' Accommodation. The approved development is not for any other defined or undefined use.

Note – For the purposes of Condition 3.6, "Rural Workers' Accommodation" is defined in accordance with the Mareeba Shire Planning Scheme 2016 (as at the time of the approval) as "Any premises used as quarters for staff employed in the use of land for rural purposes, such as agriculture, intensive animal husbandry and forestry, conducted on a lot in the same ownership whether or not such quarters are self-contained."

4. Infrastructure Services and Standards

4.1 Stormwater Drainage

- (a) A Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), must be prepared and implemented for the development.
- (b) The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land as a consequence of the development.
- (c) All stormwater drainage concentrated by the development must be collected from site and discharged to an approved legal point of discharge.

4.2 Landscaping/Visual Screening

The applicant/developer must establish a minimum of three (3) trees generally in accordance with the location identified on Drawing No. HRP16299-003-MP-28 Rev C.

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.

4.3 Car Parking/Internal Driveways

- (a) The applicant/developer must ensure the development is provided with the following minimum car parking spaces, which are available

solely for the parking of vehicles associated with each use of the premises:

- Rural Workers Accommodation: 3 parking spaces
- (b) All car parking spaces and trafficable areas must be gravelled and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.
- (c) All parking spaces and trafficable areas must be maintained in good order and safe repair for the life of the development, to the satisfaction of Council's delegated officer.

4.4 *Non-Reticulated Water Supply*

The development must be provided with a potable water supply that can satisfy the standards for drinking water set by the Australian Drinking Water Guidelines 2004 (National Health and Medical Research Council and the National Resource Management Ministerial Council).

All non-potable sources of water must be sign posted "non-potable water supply" or similar in order to deter consumption.

4.5 On-Site Wastewater Management

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

(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) RELEVANT PERIOD

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

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

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

- Development Permit for Building Work

(G) OTHER APPROVALS REQUIRED FROM COUNCIL

- Compliance Permit for Plumbing and Drainage Work"

THE SITE

The subject land comprises 11 adjoining allotments situated at 77 and 112 Barnwell Road, Kuranda, and described as part of Lot 16 on N157227, Lots 17, 18, 19 & 22 on SP296830, Lot 20 on N157423, Lot 95 on N157452, Lot 129 on NR456, Lot 131 on N157491, Lot 290 on N157480 and Lot 43 on N157359.

The subject land has a combined area of approximately 705.92 hectares and is zoned Rural under the Mareeba Shire Council Planning Scheme 2016.

The extent to which Lot 16 on N157227 (77 Barnwell Road) forms part of the application is for the purpose of facilitating access to the remainder of the subject land as the sites access road from Barnwell Road traverses the westernmost portion of Lot 16. No activity associated with the proposed use will occur on Lot 16 apart from accommodation vehicles travelling to the site.

The land is accessed via Barnwell Road with the constructed section of the road terminating within the road reserve adjacent Lot 22.

Of the 10 main land parcels subject to this application (112 Barnwell Road), Lot 22 is the only parcel that contains any known built improvements. The main parcels are presently used for the following rural land uses:

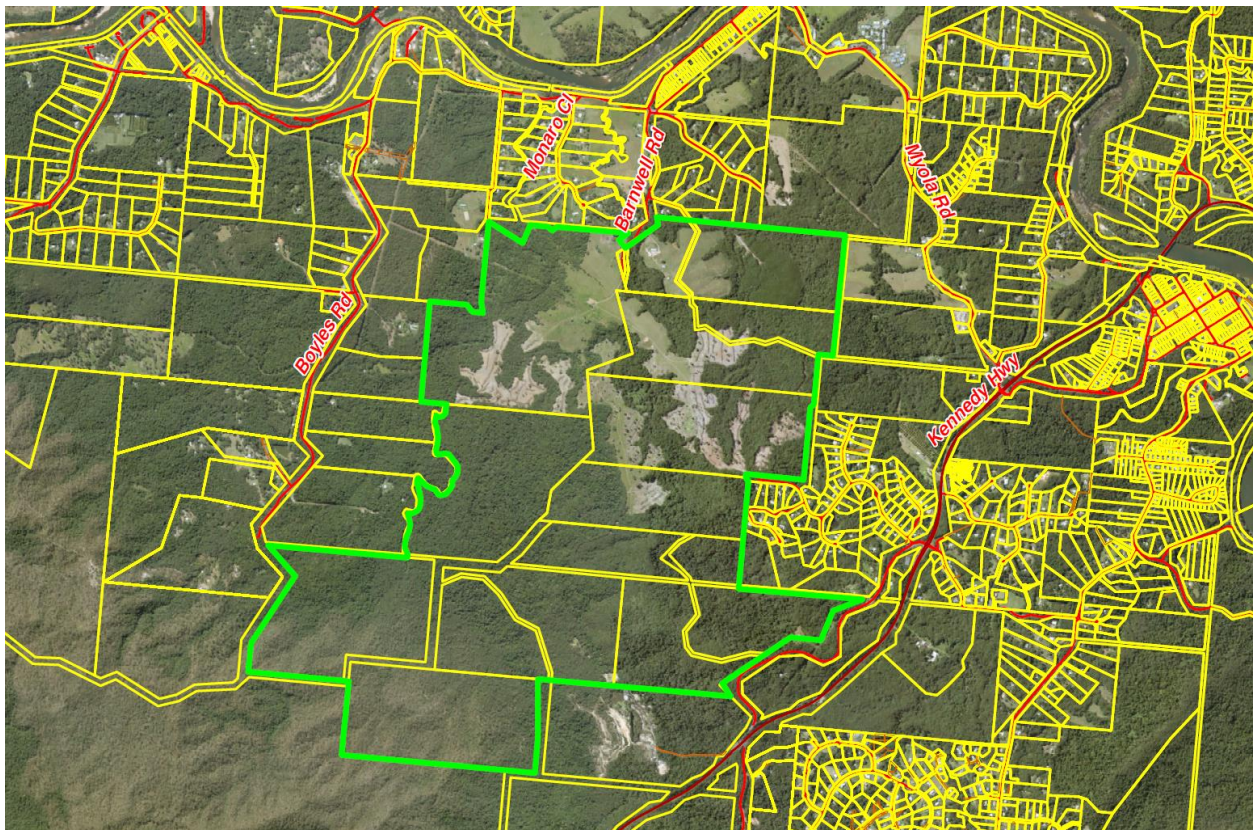
- KUR-Cow: The site is used for the grazing and husbandry of beef cattle as part of the KUR-Cow business, that provides for the exporting of beef.

- KUR-Organics: Part of the site is used for the growing of organic produce.
- Animal Keeping: Part of the site is used for the keeping of animals including (but not limited to) donkeys, alpacas, goats and horses.
- Tourist Attraction: Part of the site has approval for up to 300 tourists per day for tourist activities associated with the rural and environmental features of the site.

The remainder of the subject land is undeveloped and is best described as undulating acreage with a mix of large cleared grassed areas and a network of vegetated gullies and watercourses. The site is traversed by Owen Creek, Cain Creek and Haren Creek and also tributaries of Owen Creek, Cain Creek, Warril Creek and Haren Creek.

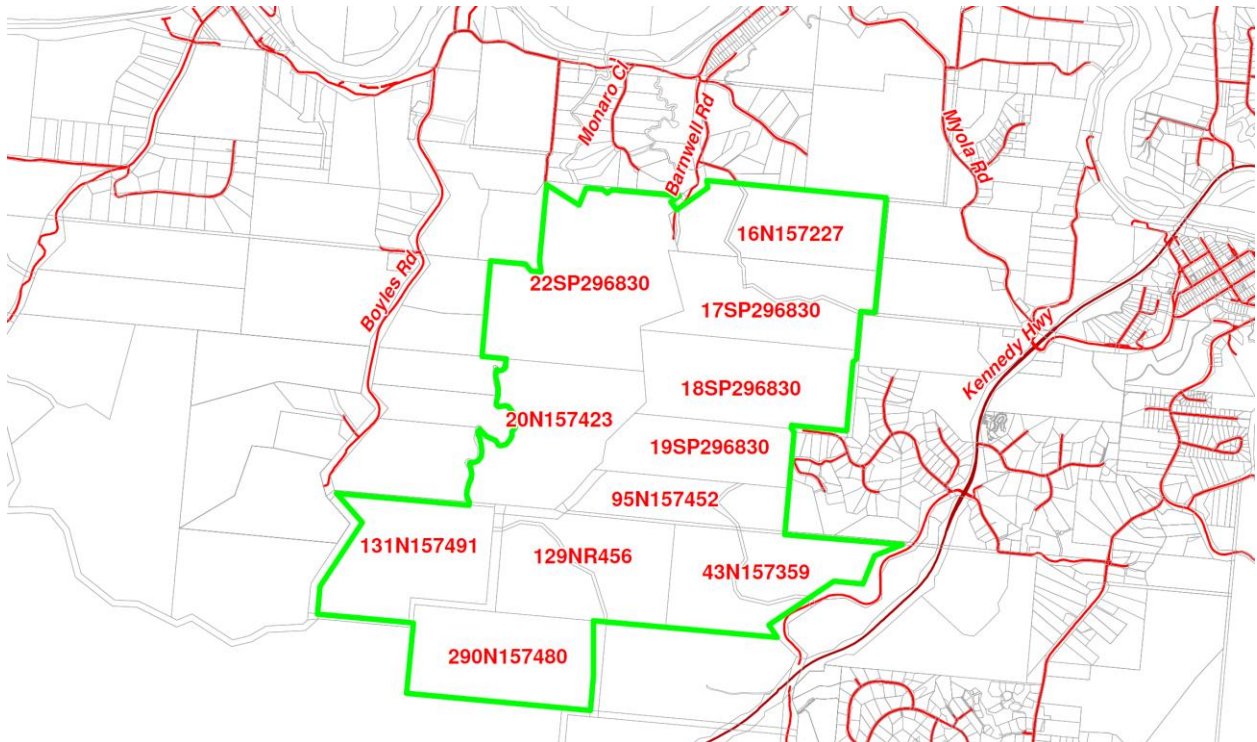
Remnant and regrowth vegetation is present on the site. Regrowth vegetation extends along the creek corridors that traverse the site.

Land surrounding the site is zoned a mix of Rural Residential and Rural and comprises a mix of smaller rural residential allotments containing single detached dwellings and larger rural holdings that remain predominately vegetated and are predominately used as large lifestyle lots with some used for low intensity livestock grazing.



Map Disclaimer:

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

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BACKGROUND AND CONTEXT

Nil

PREVIOUS APPLICATIONS & APPROVALS**OW/16/0001 - Operational Works - Earthworks (Water Storage Dam)**

Council, at its Ordinary Meeting on 20 July 2016 approved an application made by Civil Walker on behalf of the landowners, Reeve and Ocean Pty Ltd, seeking a development permit for operational works - earthworks (water storage dam) on land described as Lot 22 on N157227, situated at Barnwell Road, Kuranda. The Decision Notice was issued on 26 July 2016.

On 9 June 2017, Council, under delegated authority, approved a minor amendment to development approval OW/16/0001.

The water storage dam subject to development approval OW/16/0001 has been constructed in accordance with the conditions of approval and is considered to be lawfully established.

DA/16/0065 - Material Change of Use - Animal Keeping

On 9 February 2017, Council, under delegated authority, approved an application made by Cardno on behalf of the landowners, Reeve and Ocean Pty Ltd, seeking a development permit for material change of use - animal keeping on land described as Lot 22 on N157227, situated at Barnwell Road, Kuranda. The Decision Notice was issued on 9 February 2017.

Development approval DA/16/0065 has been acted upon and it is considered that the use is occurring in compliance with the conditions of approval.

MCU/17/0012 - Material Change of Use - Nature Based Tourism

On 27 November 2017, Council, under delegated authority, approved an application made by Cardno on behalf of the landowners, Reeve and Ocean Pty Ltd, seeking a development permit for material change of use - nature based tourism on land described as Lot 16, 17, 18, 22 on N157227, Lot 19 on N157452 and Lots 1 & 2 on RP703984 situated at 77 and 112 Barnwell Road, Kuranda. The Decision Notice was issued on 28 November 2017.

The use authorised under development approval MCU/17/0012 has now lapsed.

RAL/18/0001 - Reconfiguring a Lot

On 18 January 2018, Cardno on behalf of A & A Easton and B Martin, made application for a development permit for reconfiguring a lot - subdivision (1 into 48 lots in 2 stages) on land described as Lot 16 on N157227, situated at 77 Barnwell Road, Kuranda.

This application is awaiting the applicant's response to Council's information request and has not been decided by Council.

RAL/18/0002 - Reconfiguring a Lot

On 18 January 2018, Cardno on behalf of Reeve and Ocean Pty Ltd, made application for a development permit for reconfiguring a lot - subdivision (12 into 191 lots in 8 stages) on land described as Lot 1 on RP703984, Lot 20 on N157423, Lot 43 on N157359, Lot 95 on N157452, Lot 129 on NR456, Lot 131 on N157491, Lot 290 on N157480, Lot 17 on N157227, Lot 18 on N157227, Lot 19 on N157452, Lot 22 on N157227, Lot 2 on RP703984 and Road reserves (Barnwell Road and unnamed roads) adjoining Lots 17, 18 and 22 on N157227), Lots 1 and 2 on RP703984 and Lot 19 on N157452, situated at 112 Barnwell Road, Kuranda.

This application is awaiting the applicant's response to Council's information request and has not been decided by Council.

RAL/18/0015 - Reconfiguring a Lot - Boundary Realignment

On 16 May 2018, Council approved an application made by Cardno on behalf of the landowners, Reeve and Ocean Pty Ltd, seeking a development permit for reconfiguring a lot - boundary realignment of land described as Lot 16 on N157227 and Lot 22 on SP296830 situated at 77 and 112 Barnwell Road, Kuranda. The Decision Notice was issued on 18 May 2018.

MCU/18/0006 - Material Change of Use - Tourist Attraction

On 16 May 2018, Council approved an application made by Cardno on behalf of Reeve and Ocean Pty Ltd, seeking a development permit for material change of use - nature based tourism on land described as part of Lot 16 on N157227, Lot 17 on SP296830, Lot 18 on SP296830, Lot 19 on SP296830 and Lot 22 on SP296830 situated at 77 and 112 Barnwell Road, Kuranda. The Decision Notice was issued on 18 May 2018.

KUR-World Coordinated Project

The subject land is also the site of the proposed KUR-World Integrated Eco-Resort. This proposal is currently being investigated by the Queensland Coordinator General.

DESCRIPTION OF PROPOSED DEVELOPMENT

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

"The proposal is to accommodate a total of 12 rural workers' on the site.

The development comprises the following features:

- *Three (3) buildings including four (4) accommodation units each, consisting of one (1) bedroom and an ensuite; and*
- *A separate building containing kitchen, laundry, living and dining areas.*

Car parking associated with the proposed development is to occur within the existing car parking area on the site, located to the south of the development. No changes are proposed to the existing vehicle access to the site noting that residents of the proposed development are engaged in existing rural uses on the site."

REGIONAL PLAN DESIGNATION

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

- *Strategic Rehabilitation Area*
- *State & Regional Conservation Corridors*
- *Terrestrial Area of High Ecological Significance*
- *Terrestrial Area of General Ecological Significance*

PLANNING SCHEME DESIGNATIONS

	Land Use Categories
	<ul style="list-style-type: none"> ▪ Rural Other
	Natural Environment Elements
Strategic Framework:	<ul style="list-style-type: none"> ▪ Biodiversity Areas ▪ Ecological Corridor ▪ Habitat Linkage
Zone:	Rural zone
Overlays:	<ul style="list-style-type: none"> ▪ Airport Environs Overlay ▪ Bushfire Hazard Overlay ▪ Environmental Significance Overlay ▪ Hill and Slope 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
<i>Rural workers' accommodation</i>	<i>Any premises used as quarters for staff employed in the use of land for rural purposes, such as agriculture, intensive animal husbandry and forestry, conducted on a lot in the same ownership whether or not such quarters are self-contained.</i>	<i>Farm workers' accommodation</i>	<i>Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workforce accommodation, multiple dwellings</i>

RELEVANT PLANNING INSTRUMENTS

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

(a) Far North Queensland Regional Plan 2009-2031

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

(b) State Planning Policy

Separate assessment against the State Planning Policy (SPP) is not required because the Mareeba Shire Council Planning Scheme appropriately integrates all relevant aspects of the SPP.

(c) Mareeba Shire Council Planning Scheme 2016

Relevant Development Codes

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

- 6.2.9 Rural zone code
- 8.2.4 Environmental significance overlay code
- 9.3.1 Accommodation activities code
- 9.4.3 Parking and access code
- 9.4.5 Works, services and infrastructure code

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

Relevant Codes	Comments
Rural zone code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.
Environmental significance overlay code	<p>The application can be conditioned to comply with the relevant acceptable outcomes contained within the code apart from the following:</p> <ul style="list-style-type: none"> ▪ Acceptable Outcome AO8 - No acceptable outcome is provided. <p>As there is no acceptable outcome provided by the planning scheme, the applicant has demonstrated compliance with the higher order Performance Outcome PO8. Further details are provided as the end of this report.</p>
Accommodation activities code	<p>The application can be conditioned to comply with the relevant acceptable outcomes contained within the code apart from the following:</p> <ul style="list-style-type: none"> ▪ Acceptable Outcome AO13.1(b) <p>While the development does not comply with the abovementioned acceptable outcome, it is considered that the higher order performance outcome can be achieved.</p> <p>Further details are provided as the end of this report.</p>
Parking and access code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.

Works, services and infrastructure code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.
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(e) Planning Scheme Policies

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

Where relevant, conditions will be attached to any approval requiring all development works be designed and constructed in accordance with the FNQROC Development Manual.

REFERRALS

This application did not trigger a referral under Schedule 10 of the *Planning Regulation 2017*.

Internal Consultation

Technical Services

PLANNING DISCUSSION

Applicable Level of Assessment

The Mareeba Shire Council Planning Scheme 2016 establishes the applicable level of assessment for the proposed development.

Section 5.5, Table 5.5.9 establishes the level of assessment for material change of use in the Rural zone. The following is an extract from Table 5.5.9:

Rural workers' accommodation	Accepted development	
	If for a temporary use.	
	Accepted development subject to requirements	
	If:	Rural zone code
	(a) not accepted development;	Accommodation activities code
	(b) complying with the relevant acceptable outcomes of the requirements; and	Parking and access code
	(c) on a lot greater than 60 hectares.	Works, services and infrastructure code
	Code assessment	
	If not accepted development subject to requirements.	Rural zone code
		Accommodation activities code
		Parking and access code
		Works, services and infrastructure code

A rural workers' accommodation temporary use is limited to 21 days per calendar year. The proposed development will be a permanent use, therefore is not accepted development.

Rural worker's accommodation for more than 21 calendar days per year on a lot greater than 60 hectares is accepted development subject to requirements where it complies with the relevant acceptable outcomes. The proposed development does not comply with all of the relevant acceptable outcomes (AO13.1) therefore is not accepted development subject to requirements.

Where rural workers' accommodation is not Accepted Development, or Accepted Development Subject to Requirements, the level of assessment is Code Assessment.

Under no circumstance does Section 5, Table 5.5.9 make rural workers accommodation Impact Assessable development. Section 5.10, Table 5.10.1, Categories of development and assessment - Overlays does make rural workers accommodation on the subject land Impact Assessable development.

The proposed development is Code Assessable.

Compliance with the relevant acceptable outcomes/performance outcomes

Compliance with the relevant acceptable outcomes/performance outcomes of the following development codes is discussed below. Where the development cannot comply with an acceptable outcome, if higher order performance outcome can be achieved then an application can be deemed compliant.

Environmental significance overlay code

Performance Outcome PO8

Development located:

- (a) *in the Conservation zone, Emerging community zone, Recreation and open space zone, Rural zone or Rural residential zone; and*
- (b) *within an 'Ecological corridor' or a 'Habitat linkage' identified on the **Environmental Significance Overlay Maps (OM-004a-o)***

does not compromise the provision of habitat connectivity of the corridor/linkage, having regard to:

- (a) *the environmental values of the area of the site identified in the 'Ecological corridor' or 'Habitat linkage';*
- (b) *the environmental values of adjoining and nearby land within the 'Ecological corridor' or 'Habitat linkage';*
- (c) *the extent of any modification proposed to the natural environment including (but not limited to) vegetation and topography;*
- (d) *the location and design of proposed improvements that may impact on the functions of the 'Ecological corridor' or 'Habitat linkage' including (but not limited to) buildings, structures, fences, lighting, vehicle movement areas and infrastructure services; and*
- (e) *the ability for the 'Ecological corridor' or 'Habitat linkage' to be enhanced to improve ecological connectivity.*

Acceptable Outcome A08

No acceptable outcome is provided

Comment

The site of the proposed development is within the Rural zone and is also within a mapped Ecological Corridor. The applicant has provided the following statement to show how the proposed development will meet Performance Outcome PO8.

"The applicant states that the proposed development is located on the edge of the area of the site currently used for rural purposes.

The proposed buildings are of a low scale and comprise a small footprint.

Further, additional landscaping is proposed as part of the development, further enhancing the function of the ecological corridor.

On this basis it is considered that the proposed development:

- *will result in minimal disturbance and modification to the natural environment;*
- *will not significantly impact on the environmental values of the ecological corridor;*
and
- *will not prevent the continued use of that area of the site as an environmental corridor, noting the retention of the majority of existing vegetation and the provision of additional planting."*

Two (2) trees will be removed to accommodate the proposed development, with three (3) new trees being planted in proximity. The three (3) new trees will be sited to provide additional visual screening of the rural workers' accommodation.

The two (2) trees proposed for removal are not identified as Regulated Vegetation or Wildlife Habitat by the Environmental Significance Overlay maps. Further, these trees are not categorised as High-value regrowth vegetation under the latest amendments to the State's Vegetation Management Act 1999.

On site effluent disposal for the rural workers' accommodation will be required in compliance with the latest version of On-Site Domestic Wastewater Management Standard (ASNZ1547).

Due to the small scale of the proposed development and its anticipated minor impact, the development would comply with PO8.

Accommodation activities code**Performance Outcome PO13**

The Rural workers' accommodation is directly associated with an agricultural based rural activity on the same premises and is commensurate with the scale of agricultural operations.

Acceptable Outcome A013.1

A Rural workers' accommodation building is limited to the accommodation of:

- (a) *one rural worker for every 50 hectares; and*
- (b) *a maximum of ten rural workers in total.*

Comment

The proposed Rural workers' accommodation use is to cater for 12 workers.

The site to which the application relates has a land area of approximately 648.7804 hectares (excluding that part of Lot 16 not used for access).

The proposed development represents one rural worker for every 54 hectares therefore provides an approximate rate of one rural worker greater than 50 hectares, complying with AO13.1(a).

The proposed development exceeds AO13.1(b). The applicant has offered the following to demonstrate compliance with PO13:

"The proposed development is limited to the location of four single storey buildings on the periphery of the area of the site used for rural activities. The proposed use is of a small scale when compared to the significant land area used for rural activities.

The proposed buildings are of a scale and design that is compatible with existing buildings found on the site and within the surrounding area.

Further, the development has been located so as to be screened by retained and new vegetation/landscaping.

The proposed development responds directly to a need to accommodate staff engaged in the rural activities conducted on the site. The activities undertaken on the site experience fluctuating staffing demands resulting in peak periods (such as major cattle operations or manual crop picking) which are suitably met by seasonal staff who will likely require on-site accommodation.

The proposal is in keeping and directly linked with the scale of rural operations on the site. It is noted that the proposed development will accommodate staff employed as part of the following uses located on the site:

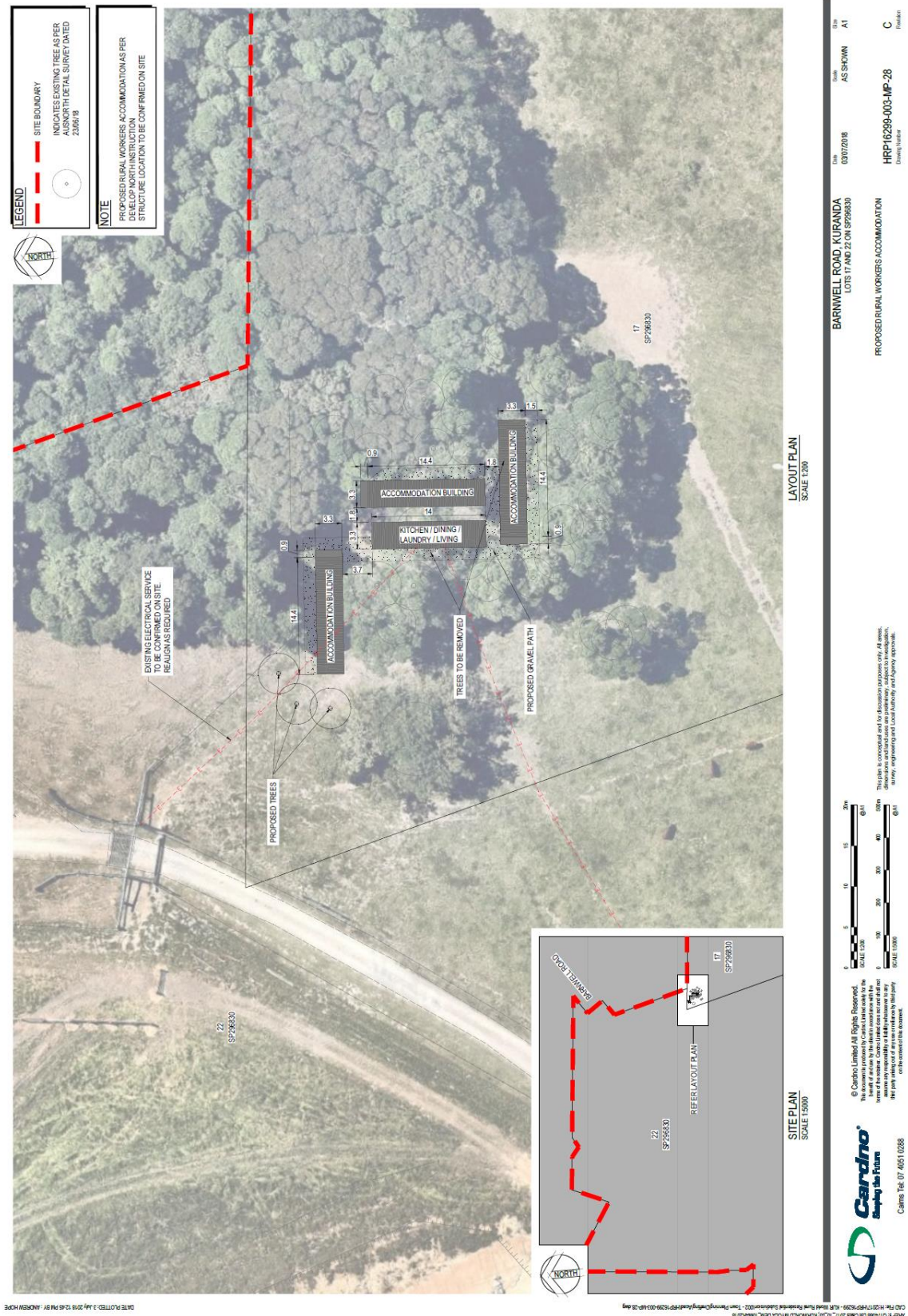
- *Animal Husbandry: where staff are employed to tend cattle, muster and move cattle, maintain infrastructure (such as buildings, pasture, vegetation, fences and roads) and undertake various monitoring work.*
- *Cropping: where staff are employed to maintain and harvest crops which, as involving an organic garden, requires more intensive resourcing when compared to traditional cropping.*

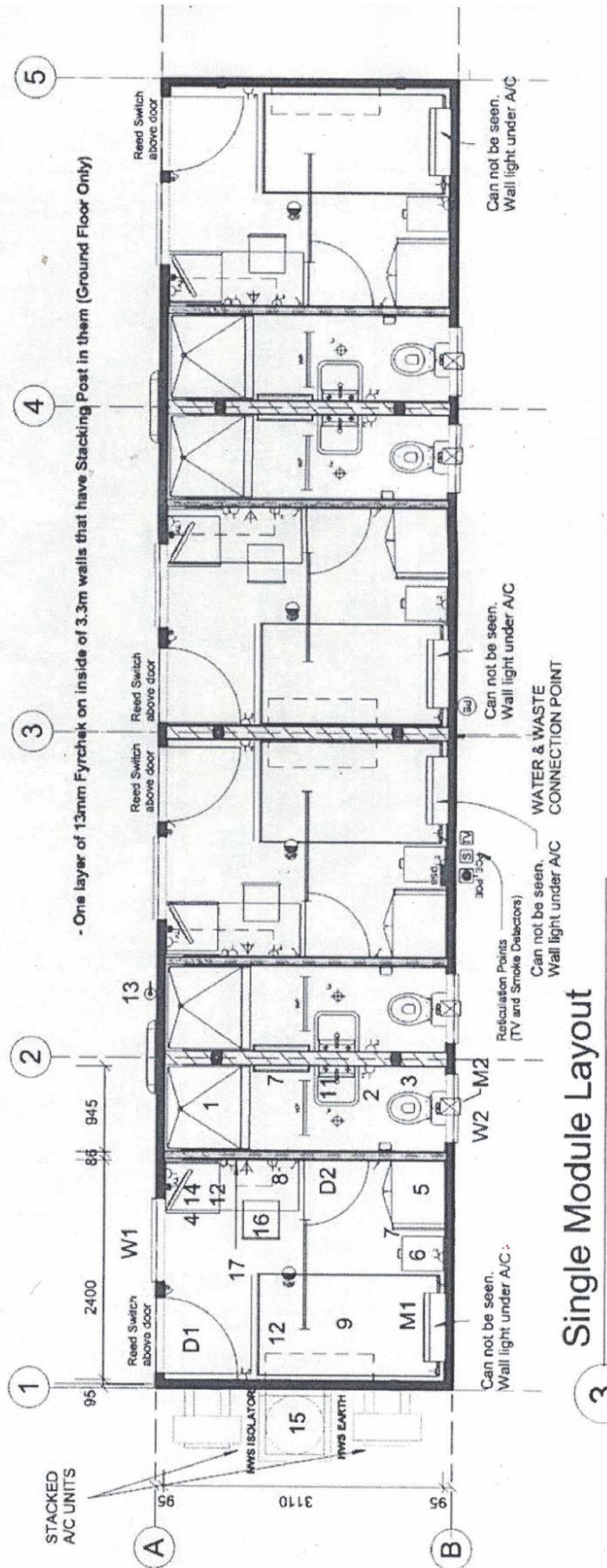
The proposed development is considered to comply with PO13.

Date Prepared: 6 August 2018

ATTACHMENT 1

PROPOSAL PLANS







ITEM-2 **JAQUES AUSTRALIAN COFFEE PTY LTD AND KELSEY & LUKE ANDERSON - MCU SPECIAL INDUSTRY (DISTILLERY) LOT 232 ON NR4837 - 137 LEOTTA ROAD, MAREEBA - MCU/18/0015****MEETING:** Ordinary**MEETING DATE:** 15 August 2018**REPORT OFFICER'S
TITLE:** Planning Officer**DEPARTMENT:** Corporate and Community Services

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	Jaques Australian Coffee Pty Ltd and Kelsey & Luke Anderson	ADDRESS	137 Leotta Road, Mareeba
DATE LODGED	24 May 2018	RPD	Lot 232 on NR4837
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Special Industry (Distillery)		

FILE NO	MCU/18/0015	AREA	66.925 hectares
LODGED BY	McPeake Town Planning Pty Ltd	OWNER	Hatmill Pty Ltd
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Rural zone		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	No submissions received		

ATTACHMENTS: 1. Proposal Plan/s

EXECUTIVE SUMMARY

Council is in receipt of an impact assessable development application described in the above application details. No submissions were received during public notification of the application.

The applicants propose the establishment of small-scale boutique distillery situated on the Jaques coffee plantation to be operated in conjunction with the existing Jaques café/restaurant, shop and farm tours. Initially the distillery will specialise in the production of coffee liqueur, with the potential future diversification to produce beer and other spirits. The liquor will be produced for sale off site, as well as tasting and sale at the existing café/restaurant and shop which currently sells other liquor produced in the Shire.

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

Considering the small-scale nature of the proposed distillery, which will operate as a subsidiary component of the existing Jaques Coffee plantation operations, no significant town planning issues have been identified. The development is likely to result in a negligible increase in visitors to the site (outside those already visiting the café/restaurant and shop), is appropriately separated from nearby sensitive land uses and has been provided with adequate access, parking facilities and landscaping. As such, minimal conditioning has been included in the officer's recommendation.

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

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

OFFICER'S RECOMMENDATION

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

APPLICATION		PREMISES	
APPLICANT	Jaques Australian Coffee Pty Ltd and Kelsey & Luke Anderson	ADDRESS	137 Leotta Road, Mareeba
DATE LODGED	24 May 2018	RPD	Lot 232 on NR4837
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Special Industry (Distillery)		

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

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

And

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

(A) **APPROVED DEVELOPMENT:** Development Permit for Material Change of Use - Special Industry (Distillery)

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
-	Locality and Site Plan - "The Lukure Collection" Proposes Distillery	McPeake Planning Town	-
-	Distillery Room Floor Plan	McPeake Planning Town	-
-	Distillery Room and House	McPeake Planning Town	-

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)**(a) Development assessable against the Planning Scheme**

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

3.5 Waste Management

- 3.5.1 Any on-site refuse storage areas used by the approved use must be screened from view from adjoining properties and road reserve by a 1 metre wide landscaped screening buffer, 1.8m high solid fence or building.
- 3.5.2 Where bulk bins are used and are to be serviced on site, internal access must be of adequate design and construction to allow waste collection/delivery vehicles to enter and exit the site in a forward gear.
- 3.5.3 Any putrescible waste receptacles are to be located and secured to prevent access by wildlife and vermin, to the satisfaction of Council's delegated officer.

3.6 Signage

Any signage/advertising devices relating specifically to the approved use must be wholly sited on the subject land and be limited to a cumulative sign face area of 6m² (inclusive of any existing signage) and must:

- (i) Not resemble a traffic control device or give instructions to traffic;
- (ii) Not incorporate highly reflective materials or finishes;
- (iii) Not be illuminated, move, revolve, strobe or flash; and
- (iv) Be kept clean, in good order and safe repair for the life of the development.

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

3.7 Bushfire Management

The applicant/developer must ensure the development is provided with a minimum 5,000 litres of water storage for fire-fighting purposes in proximity to the approved use. Where tank storage is proposed, a 50mm male camlock fire brigade fitting must be installed.

3.8 Environmental

- 3.8.1 The use of any chemical or substance in the distilling, processing and packaging of liquor, any wastewater discharge, and the disposal of any waste materials must not cause environmental harm as defined by the *Environmental Protection Act 1994*.
- 3.8.2 No release of contaminants, including but not limited to odour, dust, smoke, fumes, particulates and aerosols are to be emitted beyond the property boundaries of the subject land.
- 3.8.3 The approved use must be carried out in such a way as to prevent the release of contaminants to stormwater or nearby waterways.

4. Infrastructure Services and Standards

4.1 Access

The site's existing access crossover from Leotta Road, as well as the internal bitumen sealed access driveway used to access the approved use must be maintained at a bitumen/asphalt or concrete standard, and appropriately drained, for the life of the development, to the satisfaction of Council's delegated officer.

4.2 Stormwater Drainage

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 Lighting

Where outdoor lighting is required the developer shall locate, design and install lighting to operate from dusk to dawn within all areas where the public will be given access, which prevents the potential for light spillage to cause nuisance 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.

(D) ASSESSMENT MANAGER'S ADVICE

(a) 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.

(b) The change in the use of any 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

(E) RELEVANT PERIOD

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

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

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

- Development Permit for Building Work

(G) OTHER APPROVALS REQUIRED FROM COUNCIL

- Compliance Permit for Plumbing and Drainage Work"

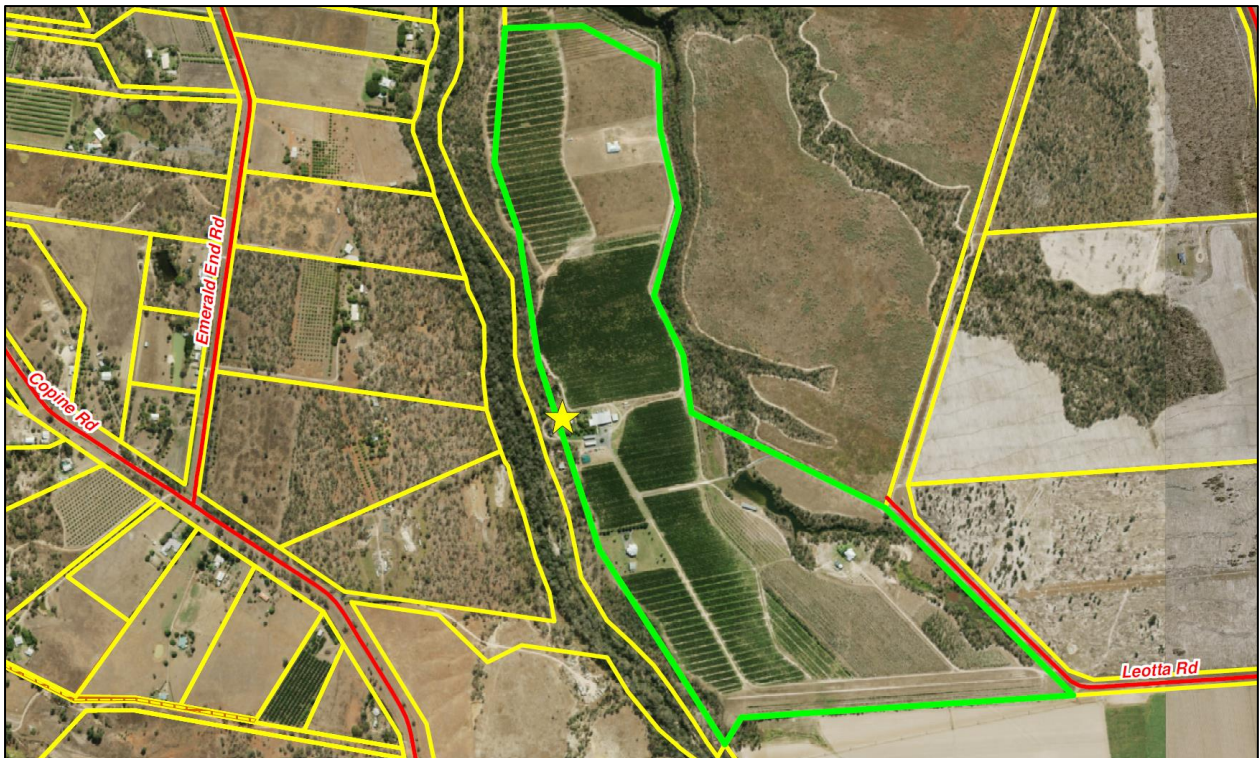
THE SITE

The subject site contains the Jaques coffee plantation and is situated at 137 Leotta Road, Mareeba, and is more particularly described as Lot 232 on NR4837. The site has an area of 66.925 hectares and is zoned Rural under the Mareeba Shire Council Planning Scheme 2016. The site contains 560 metres of frontage to Leotta Road which is constructed to a bitumen sealed standard. Access to the site is gained via a bitumen sealed crossover at the very end of the constructed section of Leotta Road.

The majority of the site is being used for coffee production while some areas of the site remain vegetated or cleared and unused. The site is improved by four (4) dwellings (1 house, 2 worker's cottages and 1 caretaker's cottage), multiple farm sheds and a cluster of centrally located buildings associated with the tourism component of the coffee plantation which include the café/restaurant and shop, coffee processing facilities, farm tour facilities and two (2) large shade structures over some of the visitor car parking provided.

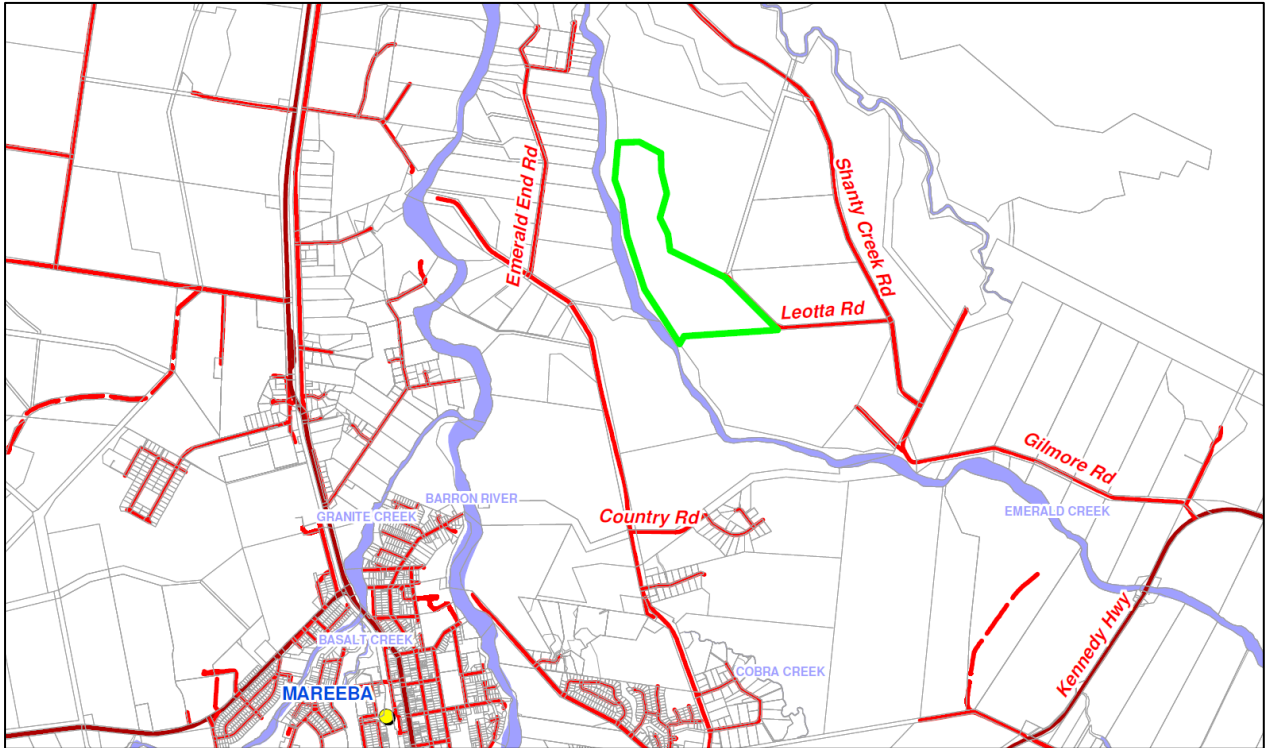
A bitumen sealed driveway links the site access to the visitor car parking area. A large dam also exists on the property adjacent to the site access.

All surrounding lots are zoned Rural and are used as either lifestyle lots or for cropping and livestock grazing. The location of the proposed distillery amongst the existing cluster of commercial buildings adjacent the caretaker's residence is shown on the map below (yellow star).



Map Disclaimer:

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BACKGROUND AND CONTEXT

Nil

PREVIOUS APPLICATIONS & APPROVALS

MC2004/35 - Public Tours of Coffee Farm

On 17 August 2004, Council resolved to issue a development permit for an application made by JL Jaques for Material Change of Use - Public Tours of Coffee Farm on land described as Lot 232 on NR4837, situated at Leotta Road, Mareeba (the subject site). The approval authorises the use of the site for coffee farm tours as well as the ancillary café/restaurant/shop use currently carried out on site.

MCU/07/0028 - Two (2) Worker's Cottages

On 18 December 2007, Council resolved to issue a development permit for an application made by Jason Jaques on behalf of Hatmill Pty Ltd for Material Change of Use - Two (2) Worker's Cottages on land described as Lot 232 on NR4837, situated at Leotta Road, Mareeba (the subject site). Both worker's cottages have been constructed.

DESCRIPTION OF PROPOSED DEVELOPMENT

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

The application includes the following information about the proposed development:

"The proposed small-scale boutique distillery 'The Lukure Collection' is to be located within a small section of the Jaques Coffee Plantation, just outside of Mareeba. The head distiller is Mr Luke Andersen who is also the Operations Manager at Jaques Coffee Plantation.

The distillery is to utilise the coffee bean husk and pulp waste from the production of the coffee beans during the manufacturing process. The main distilled product to be produced by The Lukure Collection is a Coffee Liqueur. However, as the primary outcome of a distillery is the creation of alcohol its intended that in the future the distillery may also produce other spirits including whiskey, gin and vodka.

This innovative re-use of farm waste will be used in the distilling process to produce alcohol. It is considered that the introduction of another distillery in the Mareeba Shire cements the region as a regional hub for distillation in Northern Queensland. Furthermore, reinforcing the regions food and wine trail credentials.

A small area of the existing Jaques Café will be used to sell the distillery products. And a small section of the existing cafe area will be utilised for tasting. The distilling area is to be located adjacent to the existing caretaker's residence as it is the most practical location to access existing infrastructure including a large coffee bean hopper.

As distillery infrastructure isn't much different to a brewery, the distillery may also (in future) when distillation isn't occurring, produce beer from the coffee bean waste product. Its determined that the inclusion of a brewery is consistent with the definition of Special Industry if the total volume of alcohol produced doesn't exceed 2,500L per year (edit - See note below).

The Distillery and Retail component is intended to operate with 2 employees (being the applicants), during the same operational hours of the Jaques Coffee Plantation Cafe (7 days per week 10am-4pm). It's expected that the distillery will result in a very small increase in visitation to the site. With visitation not expected to impact negatively upon on-site car parking or noticeable increased vehicular movements along Leotta Road."

Note: It should be noted that the Special Industry threshold for a distillery is the production of more than 2,500 litres of alcohol per year, which is envisaged by the applicants.

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:

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

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	Land Use Categories
	<ul style="list-style-type: none">• <i>Rural Agricultural Area</i>• <i>Rural Other</i>
Zone:	Natural Environmental Elements
	<ul style="list-style-type: none">• <i>Biodiversity Areas</i>
Overlays:	Rural
	Agricultural Land Overlay
	Airport Environs Overlay
	Bushfire Hazard Overlay
	Environmental Significance Overlay
	Flood Hazard 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
Special Industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • potential for extreme impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise • potential for extreme offsite impacts in the event of fire, explosion or toxic release • onsite controls are required for emissions and dangerous goods risks • the use generally involves night time and outdoor activities • the use may involve the storage and handling of large volumes of dangerous goods • requires significant separation from non-industrial uses. 	<p>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p> <p>Special industry threshold (3) - Distilling alcohol in works producing greater than 2500 litres per annum.</p>	<p>Low impact industry, medium impact industry, high impact industry, service industry</p>

RELEVANT PLANNING INSTRUMENTS

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

(a) Far North Queensland Regional Plan 2009-2031

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

(b) State Planning Policy

Separate assessment against the State Planning Policy (SPP) is not required because the Mareeba Shire Council Planning Scheme appropriately integrates all relevant aspects of the SPP.

(c) Mareeba Shire Council Planning Scheme 2016**Strategic Framework****3.3 Settlement pattern and built environment****3.3.11 Element - Rural areas****3.3.11.1 Specific Outcomes**

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

Comment

The proposed boutique distillery is small scale and is consistent with the existing commercial/tourist development currently carried out on site (coffee farm tours, café/restaurant and gift shop).

The development complies with specific outcome 1.

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

Comment

The proposed boutique distillery will be sited amongst the existing cluster of buildings on site adjacent the existing Jaques café/restaurant and gift shop. The development will not impede or conflict with the sites agricultural activities (coffee plantation), will not compromise the rural character of the site or surrounds and will not impact on the ecological and biodiversity values.

The development complies with specific outcome 2.

3.7 Economic Development**3.7.2 Element - Rural and Agricultural land****3.7.2.1 Specific outcomes**

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

Comment

The proposed boutique distillery will be sited amongst the existing cluster of buildings on site adjacent the existing Jaques café/restaurant and gift shop. The development will not impede or conflict with the sites agricultural activities (coffee plantation) and will not alienate or fragment agricultural land.

The development complies with specific outcome 1.

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

Comment

The proposed boutique distillery will be sited amongst the existing cluster of buildings on site adjacent the existing Jaques café/restaurant and gift shop. The development will not impede or conflict with the sites agricultural activities (coffee plantation) and will not alienate or fragment agricultural land.

The development complies with specific outcome 4.

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 AO2.1 <p>Refer to planning discussion section of report.</p>
Agricultural Land Overlay Code	The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome provided).
Airport Environs Overlay Code	The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome provided).
Bushfire Hazard Overlay Code	The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome provided).
Environmental Significance Overlay Code	The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome provided).
Flood Hazard Overlay Code	The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome provided).

Transport Infrastructure Overlay Code	The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome provided).
Industrial Activities Code	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: <ul style="list-style-type: none"> Acceptable Outcome AO1 Refer to planning discussion section of report.
Landscaping Code	The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome provided).
Parking and Access Code	The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome provided).
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 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.

(f) Additional Trunk Infrastructure Condition

The proposed boutique distillery is considered small scale and will be established in proximity to the existing Jaques café/restaurant and gift shop. Liquor produced at the distillery will be available for sample and sale at the café/restaurant and shop as well as for sale off site.

The proposed distillery is considered a subsidiary component of the existing Jaques Coffee Plantation operations and is not likely to result in a noticeable increase in visitation to the site (outside those people already visiting the Jaques plantation for the farm tours, café/restaurant and gift shop). As such, a contribution towards trunk infrastructure is not considered necessary in this instance.

REFERRALS

This application did not trigger a referral under Schedule 10 of the *Planning Regulation 2017*.

Internal Consultation

Nil

PUBLIC NOTIFICATION

The development proposal was placed on public notification from 5 June 2018 to 25 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.

No submissions were received.

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

Siting, where not involving a dwelling house

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 distillery use which involves the construction of a small distilling room will be sited approximately 2.5 metres from the site's western property boundary and is therefore non-compliant with AO2.1.

The allotment adjoining the land to the west is a piece of State owned land which separates the site from Emerald Creek. As such, there are no sensitive land uses in proximity to the western boundary of the site that will be impacted by the lesser setback achieved.

It is considered the development can comply with PO2.

Industrial Activities Code*Separation***PO1**

Industrial activities are appropriately separated from sensitive uses to ensure their amenity is maintained, having regard to:

- (a) noise;*
- (b) odour;*
- (c) light; and*
- (d) emissions.*

AO1

Development is separated from sensitive uses as follows:

- (a) medium impact industry - 250 metres; or*
- (b) high impact industry - 500 metres; or*
- (c) special industry - 1.5 kilometres.*

Comment

The proposed special industry use (distillery) will be sited just 375 metres away from the closest neighbouring dwelling to the west (not including those dwellings on the subject site) and is therefore non-compliant with AO1 (c).

The proposed distillery is considered to be small scale and will be primarily contained to a small distilling room and operated in conjunction with the existing Jaques coffee plantation operations which include a café/restaurant, gift shop and farm tours. The proposed distilling room and operations will be effectively screened from view from any neighbouring properties by existing thick mature vegetation including riparian vegetation along Emerald Creek which also separates the proposed distillery from nearby sensitive uses.

Considering the above, in particular the nature and scale of the proposed use, development is not likely to impact on the amenity of nearby sensitive land uses and is therefore considered to comply with PO1.

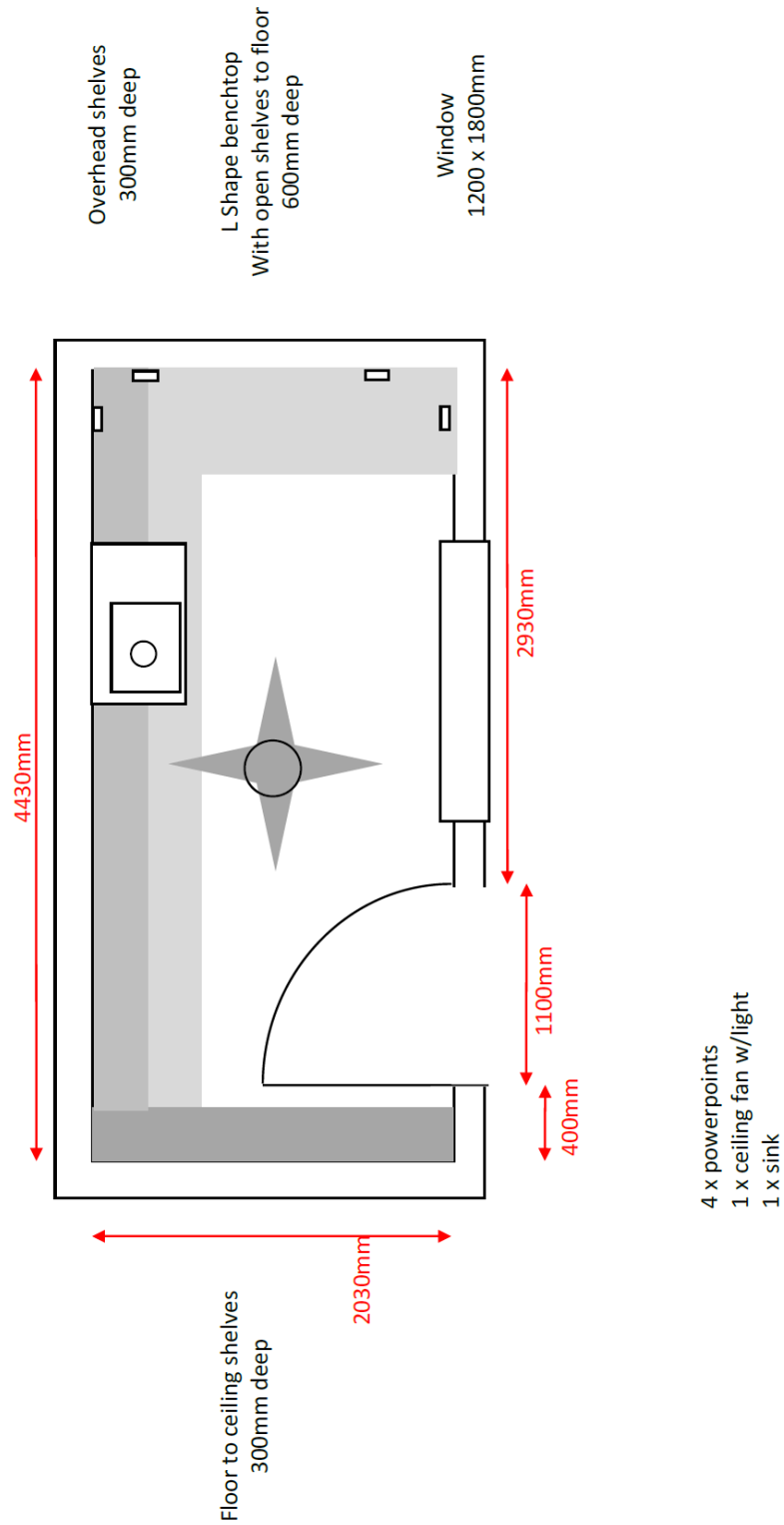
Date Prepared: 31 July 2018

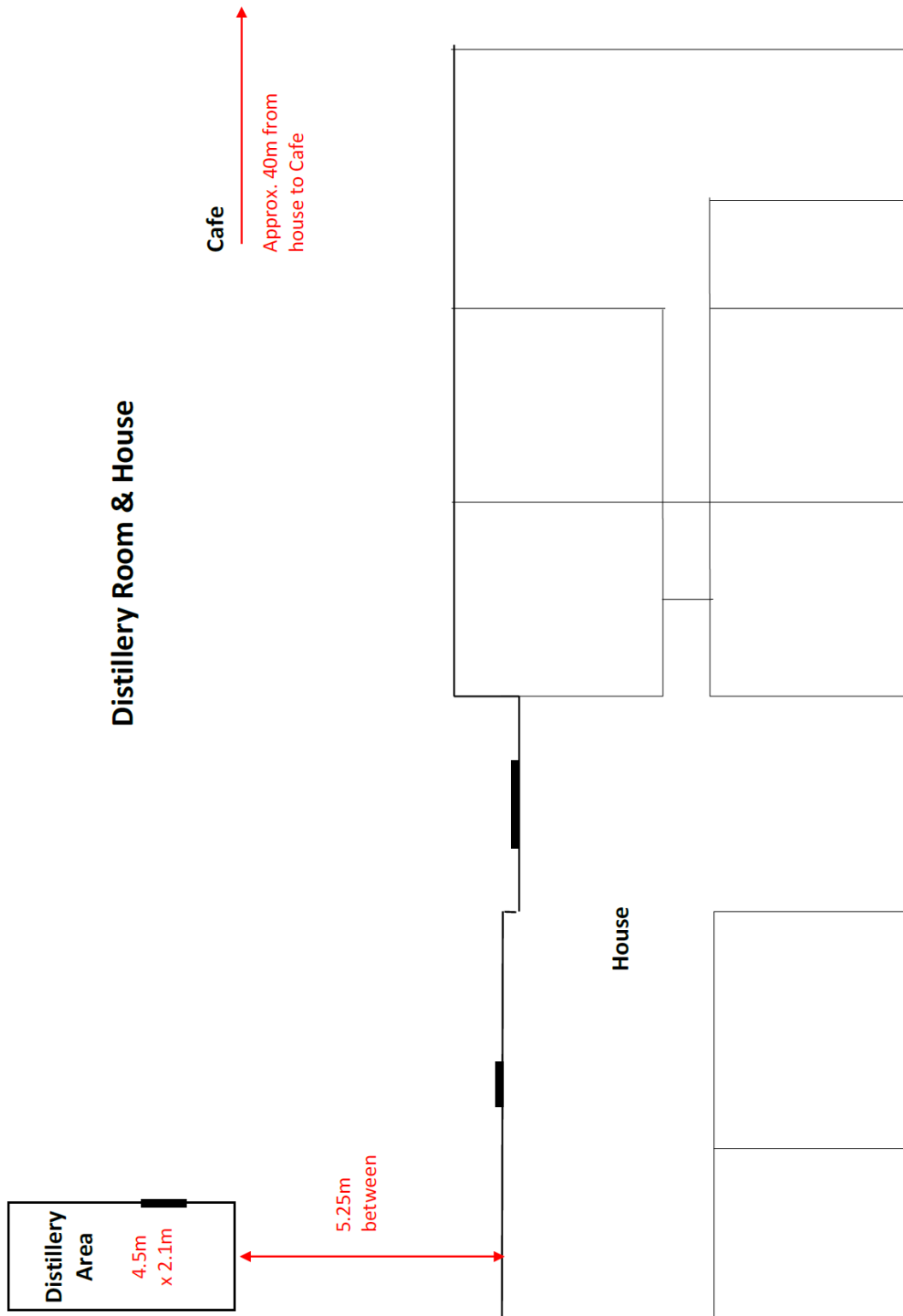
ATTACHMENT 1

PROPOSAL PLANS



Distillery Room Floor Plan





ITEM-3 PROPOSED SURRENDER AND RE-ISSUE OF PERMIT TO OCCUPY - LOT B ON AP19775, LOCALITY OF KOAH**MEETING:** Ordinary**MEETING DATE:** 15 August 2018**REPORT OFFICER'S
TITLE:** Senior Planner**DEPARTMENT:** Corporate and Community Services

EXECUTIVE SUMMARY

An application has been made to the Department of Natural Resources, Mines and Energy (DNRME) for the surrender of permit to occupy 0/233811 over Lot B on AP19775, Locality of Koah and the re-issue of a new permit to occupy over the same area.

The purpose of the existing and proposed permit is grazing.

DNRME seeks Council's views on the issue of the new permit to occupy.

OFFICER'S RECOMMENDATION

"That Council offer no objection to the issue of a new permit to occupy over Lot B on AP19775, Locality of Koah for grazing purposes."

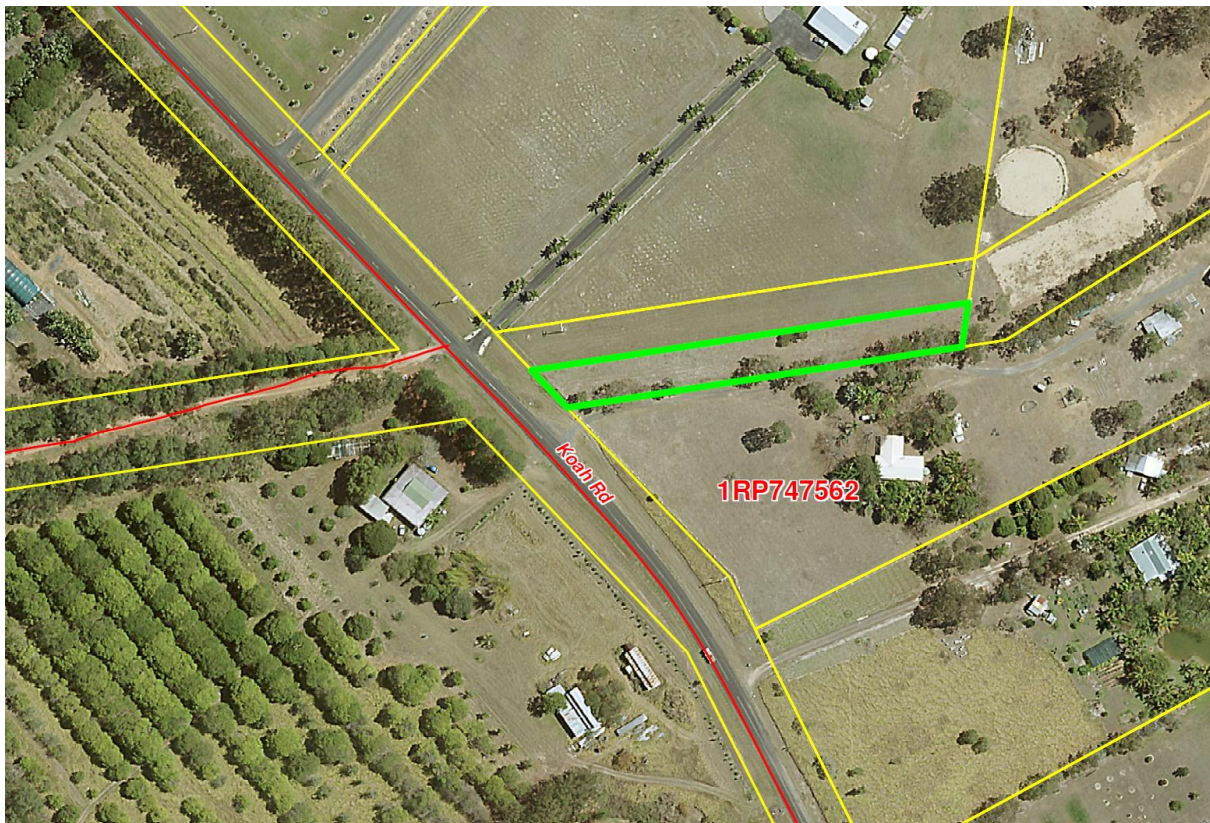
BACKGROUND

DNRME is considering an application for the surrender of permit to occupy 0/233811 over Lot B on AP19775, Locality of Koah and the re-issue of a new permit to occupy over the same area.

The permit covers 2,230m² of undeveloped road reserve adjoining the northern boundary of Lot 1 on RP747562.

The purpose of the existing and proposed permit is grazing. The land contains no known improvements and has been previously cleared.

DNRME seeks Council's views on the issue of the new permit to occupy.



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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

RISK IMPLICATIONS

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

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

There is no objection to the issue of a new permit to occupy and the continued use of the land for grazing purposes.

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 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 13 July 2018.

Date Prepared: 17 July 2018

ATTACHMENT 1**Brian Millard**

From: MURPHY Tanya <Tanya.Murphy@dnrme.qld.gov.au>
Sent: Friday, 13 July 2018 2:23 PM
To: Info (Shared)
Subject: DNRME forward notice of application for surrender and re-issue of Permit to Occupy over Lot B AP19775
Attachments: SmartMap for B AP19775 & 1 RP747562.pdf; Current Title 40059589 (B AP19775).pdf
Categories: Added to ECM

To: Chief Executive Officer
Mareeba Shire Council

Application for Surrender and Re-issue of Permit to Occupy over Lot B on AP19775 eLVAS case – 2018/004455

The department has received the above application. The proposed use of the land is Permit to Occupy for grazing purposes.

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

Please advise the department of your views or requirements including any local non-indigenous cultural heritage values that the department should consider when assessing this application.

Objections to the application, and any views or requirements that may affect the future use of the land should be received by close of business on 10 August 2018. If you offer an objection to the application, a full explanation stating the reason for the objection should be forwarded to this office.

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

If a response is not received by the due date and no alternative arrangements have been made it will be assumed you have no objections 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.

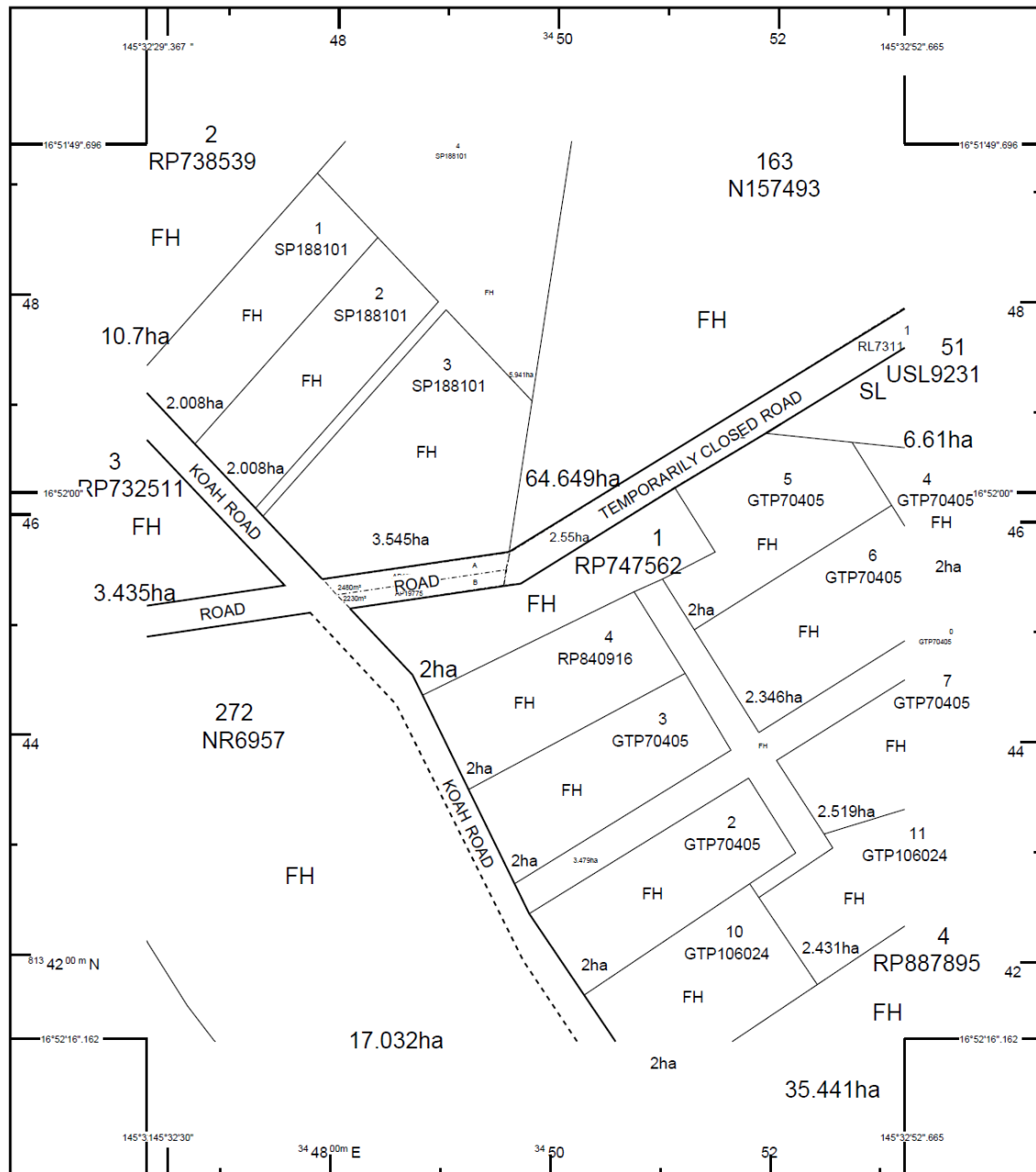
All future correspondence relative to this matter is to be referred to the contact officer at the address below or by email to Townsville.SLAMS@dnrme.qld.gov.au. Any hard copy correspondence received will be electronically scanned and filed. For this reason, it is recommended that any attached plans,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

If you wish to discuss this matter please contact Tanya Murphy on (07) 4794 8910.

Please quote reference number 2018/004455 in any future correspondence.

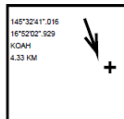
Thanks,

Tanya Murphy
Land Administration Officer - State Land Asset Management



STANDARD MAP NUMBER
8064-34323

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	No Lot/Plan Selected.
Lot/Plan	No Lot/Plan Selected.
Area/Volume	No Lot/Plan Selected.
Tenure	No Lot/Plan Selected.
Local Government	No Lot/Plan Selected.
Locality	No Lot/Plan Selected.
Segment/Parcel	No Lot/Plan Selected.

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 05/07/2018

DCDB 04/07/2018

Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.

Despite Department of Natural Resources and Mines (DNRM)'s best efforts, DNRM makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information.

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

SmartMap

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



(c) The State of Queensland,
(Department of Natural
Resources and Mines) 2018.

**ITEM-4 APPLICATION FOR LONG TERM LEASE OR FREEHOLD
OVER LOT A ON TSV18114 BEING PART OF LOT 567 ON
OL57, LOCALITY OF WATSONVILLE**

MEETING: Ordinary

MEETING DATE: 15 August 2018

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

DEPARTMENT: Corporate and Community Services

EXECUTIVE SUMMARY

An application has been made to the Department of Natural Resources, Mines and Energy (DNRME) for the issue of a long-term lease or freehold over part of Occupational Licence 567 described as Lot 567 on OL57, Locality of Watsonville.

The application seeks to address the long-term unauthorised use of approximately 3 hectares of State land for rural residential living purposes.

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

OFFICER'S RECOMMENDATION

"That Council offer no objection to the issue of a long-term lease or freehold over part of Lot 567 on OL57, Locality of Watsonville, shown as shown as Lot A on Drawing TSV18114 subject to the land being provided with legal access via frontage to a gazetted road reserve or via an access easement."

BACKGROUND

DNRME is currently considering an application for the issue of a long-term lease or freehold over approximately three (3) hectares of Occupational Licence 567 described as part of Lot 567 on OL57, Locality of Watsonville. The subject area is shown as Lot A on Drawing TSV18114 (**Attachment 1**).

Proposed Lot A abuts the southern bank of the Walsh River and is situated approximately 7.5 kilometres north-east of Watsonville. The land contains at least four (4) existing buildings and is presently used for rural residential living purposes.

The land does not have frontage to a gazetted road reserve. Instead, it is accessed via a gravel track which traverses unallocated State land (Lot 567 on OL57) before connecting to Walsh River Road. The absence of frontage to a gazetted road is common to all allotments within Lot 567 on OL57 and to the east of Surveyors Creek.

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 A.

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 three (3) hectare allotment for rural residential living purposes would not be supported by the planning scheme. However, in this instance, the creation of proposed Lot A 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

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 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 23 July 2018.

Date Prepared: 31 July 2018

ATTACHMENT 1**Brian Millard**

From: Natacha Jones
Sent: Tuesday, 24 July 2018 4:24 PM
To: Brian Millard
Subject: FW: DNRME submit request for Council response/views by 20/08/2018 for application to lease over part of Occupational Licence 567
Attachments: Drawing TSV18114.pdf; Drawing TSV18114_Ortho.pdf; SmartMap - L567 OL57 Coloured.pdf

From: SHORE Janelle <Janelle.Shore@dnrme.qld.gov.au>
Sent: Monday, 23 July 2018 2:39 PM
To: Info (Shared) <info@msc.qld.gov.au>
Subject: DNRME submit request for Council response/views by 20/08/2018 for application to lease over part of Occupational Licence 567

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 A on Drawing TSV18114.

Please advise the department of any comments that the department should consider when assessing this application **by close of business 20 August 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 2017/001819 in any future correspondence.

Regards



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

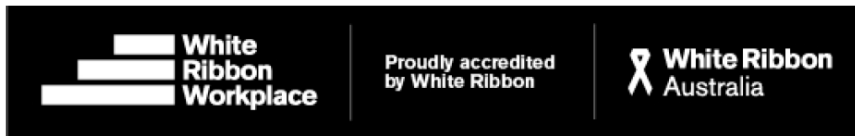
P: 07 40285624

E: Townsville.SLAMS@dnrme.qld.gov.au

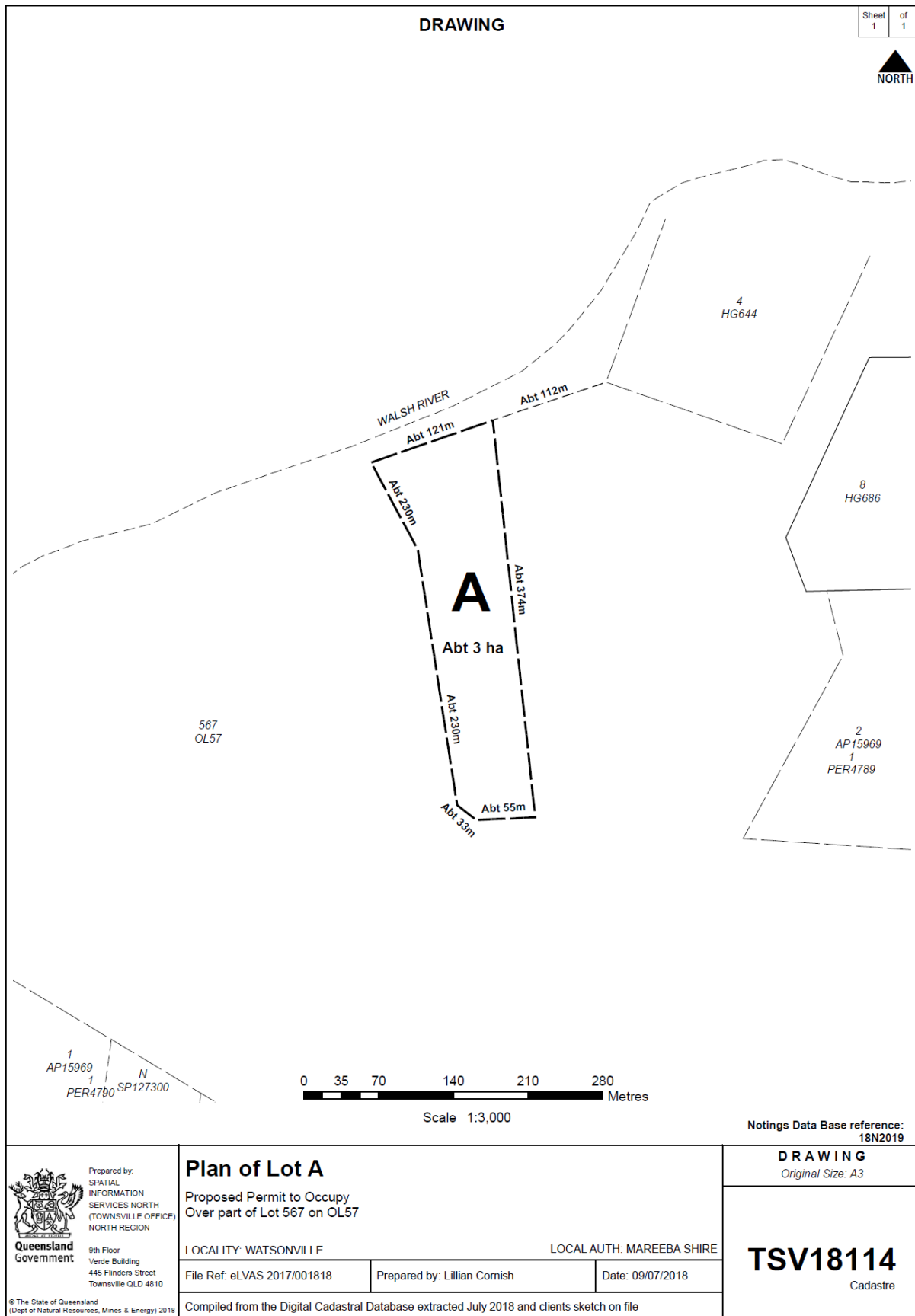
A: 25 Mabel Street, Atherton Qld 4883 | PO Box 5318, Townsville Qld 4810

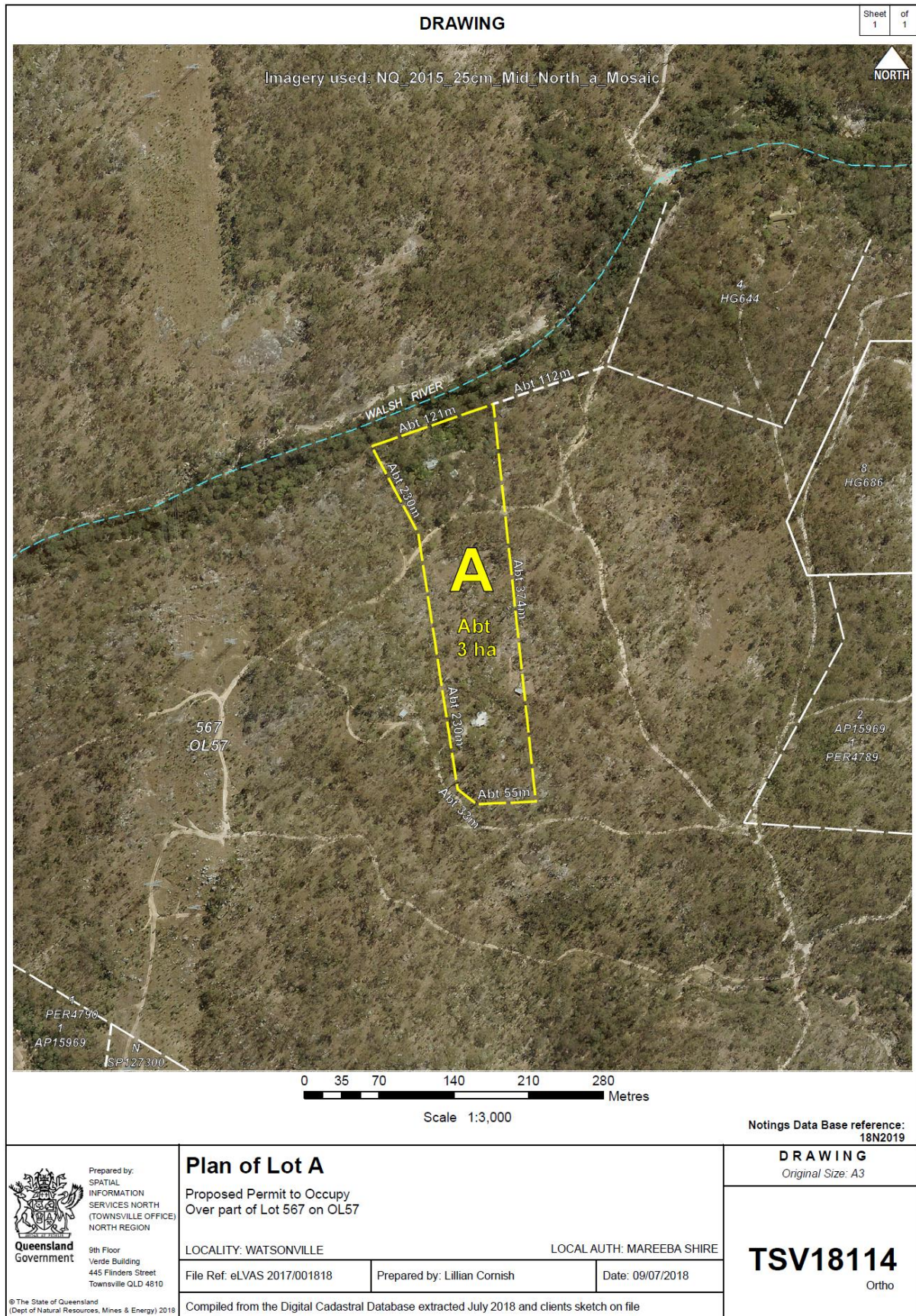
W: www.dnrme.qld.gov.au

All applications to change tenure or for use of State land administered under the Land Act are to be forwarded to the central point of lodgement. The central point of lodgement email address is SLAMlodgement@dnrme.qld.gov.au. For more information, please refer to [Application forms](#) on the department's webpage.



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**ITEM-5 REQUEST TO EXTEND LIQUOR TRADING HOURS -
KURANDA HOTEL BEER GARDEN****MEETING:** Ordinary**MEETING DATE:** 15 August 2018**REPORT OFFICER'S
TITLE:** Senior Planner**DEPARTMENT:** Corporate and Community Services

EXECUTIVE SUMMARY

The licensee of the Kuranda Hotel intends making application to the Office of Liquor and Gaming Regulation for an extension to the trading hours for the Commercial Hotel liquor licence held over the Kuranda Hotel situated on the corner of Coondoo and Arara Streets, Kuranda

It is proposed to extend the morning trading hours to allow trading from 9:00am instead of the current 10:00am opening.

It is recommended that Council offers no objection to the proposed extension of trading hours.

OFFICER'S RECOMMENDATION

"That Council advise the licensee of the Kuranda Hotel premises that Council has no objection to the extension of the trading hours for the Commercial Hotel liquor licence held over the Kuranda Hotel situated on the corner of Coondoo and Arara Streets, Kuranda, to authorise trading from 9:00am."

BACKGROUND

The licensee of the Kuranda Hotel intends making application to the Office of Liquor and Gaming Regulation for an extension of the trading hours for the Commercial Hotel liquor licence held over the Kuranda Hotel situated on the corner of Coondoo and Arara Streets, Kuranda.

The licensee advises that the Kuranda Hotel offers a morning tour package with customers attending the hotel beer garden between 9:00am and 10:00am. The current 10:00am open of trading does not allow the sale of alcohol to these customers and it is therefore proposed to extend the trading hours to a 9:00am opening.

The licensee states that no rapid intoxication drinks will be made available, nor will there be any spirits or hard liquors involved in the morning practice, instead it is intended that local craft beers and wines would be on offer.

RISK IMPLICATIONS

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

The Kuranda Hotel is located within the Centre zone of the Mareeba Shire Council Planning Scheme 2016.

The existing hotel is a lawfully established land use for the purposes of the Mareeba Shire Council Planning Scheme 2016 and it is recommended that Council raise no objection to the proposed extension of trading hours.

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.

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 correspondent will be informed of Council's decision by email.

ATTACHMENTS

1. Kuranda Hotel email dated 30 July 2018

Date Prepared: *1 August 2018*

ATTACHMENT 1

From: GM Kuranda Hotel
Sent: 30 Jul 2018 17:49:41 +1000
To: Info (Shared);Global Travel Services GTS;Shane King;Masao Ikehara;Fumiaki Yasufuku;sales@fig-gts.com
Subject: Kuranda Hotel submit request for Council approval to extend trading hours in back beer garden

Hi,

The Kuranda Hotel Would Like to extend Trading hours in its back beer garden.

For us to achieve this, We need Town Planing and subsequently Council Approval in writing before we move ahead with the submission of appropriate forms to OGLR.

The Kuranda Hotel runs a tour Package in the morning, with guests arriving from 9 am and leaving before the 10 am "Open of trade", We would like to engage these customers with the option of liquor trade from 9 am.

As these customers are on holiday and have the rest of the day to look forward to exploring the Kuranda township, We believe that there is a very minimal risk to patrons becoming unduly intoxicated.

There will be no rapid intoxication drinks available, nor will there be any spirits or hard liquors involved in our morning practice, we would however like to have local craft beers and wines on offer as is the reason we would be requesting approval for extended trading hours.

We look forward to hearing back from you,

Beau Cullum.

GOVERNANCE AND COMPLIANCE

ITEM-6 **DELEGATIONS UPDATE JULY 2018**

MEETING: Ordinary

MEETING DATE: 15 August 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.

OFFICER'S RECOMMENDATION

- "1. Council delegates the exercise of the powers contained in the attached Tables of Delegable Powers 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 are revoked"

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.

This report and the recommended delegations of power to the Chief Executive Officer 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 the myriad pieces of legislation that provide statutory powers to local government and they then advise the subscribing Councils of any changes to legislation that require amendment of existing delegations or new delegations to be made by Council.

The attached Tables of Delegable Powers display the legislation recently reviewed by MacDonnells and the amendments or additions to be made as a result thereof. If you require

the Table of Delegable Powers in its entirety, please contact Manager Development and Governance.

Local Government Act 2009 ('LOGA')

The LOGA has been amended by the Local Government (Councillor Complaints) and Other Legislation Amendment Act 2018 (the Act) which came into force on 20 July 2018.

Only parts of the Act have been commenced, with the balance of the Act to come into force by proclamation at a later date, further amending the LOGA.

The amendment to the LOGA by the Act on 20 July 2018 has given Council the power to request the newly formed Conduct Tribunal investigate the conduct of a councillor.

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 Chief Executive Officer or obtained as a result of an appointment as an authorised person under particular statutes, will be invalid if they cannot be supported by an instrument documenting the particulars.

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

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

Date Prepared: *6 August 2018*

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

CHAPTER 5A – COUNCILLOR CONDUCT

Part 5 - Administration

Division 1 – Independent Assessor and Office of the Independent Assessor

<u>Entity power given to</u>	<u>Section of LOGA</u>	<u>Description</u>	<u>Delegation to the CEO / Date of Resolution</u>	<u>Sub-Delegation to Officers</u>	<u>Date of Sub-Delegation</u>	<u>Limitations and Conditions</u>
Local government	150DL(1)(a)	In the specified circumstances, the power to request the conduct tribunal to: (a) investigate the suspected inappropriate conduct of a councillor; (a)(b) to make recommendations to the local government about dealing with the conduct.	Delegation of this power is recommended to occur on a case-by-case basis only.	Sub-delegation of power not recommended.		

CHAPTER 6 - ADMINISTRATION

Part 2 - Councillors

Division 5A – Dealing with councillors' personal interests in local government matters

<u>Entity power given to</u>	<u>Section of LOGA</u>	<u>Description</u>	<u>Delegation to the CEO / Date of Resolution</u>	<u>Sub-Delegation to Officers</u>	<u>Date of Sub-Delegation</u>	<u>Limitations and Conditions</u>
Entity dealing with the complaint under this division	176A(2)	In specified circumstances, 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	This power does not need to be delegated as it is given directly to the CEO under the Act	Sub-Delegation of power not recommended		

Table of Delegable Powers
Local Government Act 2009

Current as at 20 July 2018

<u>Entity dealing with the complaint under this division</u>	<u>176A(3)</u>	<u>In specified circumstances, the power to the power to give an entity that made the complaint, and the accused person, a written notice that states:</u> a) <u>No further action will be taken in relation to the complaint; and</u> b) <u>The reasons for the decision.</u>	<u>This power does not need to be delegated as it is given directly to the CEO under the Act</u>	<u>Sub-Delegation of power not recommended</u>		
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ITEM-7 AMENDED 2018-19 ANIMAL MANAGEMENT FEES AND CHARGES

MEETING: Ordinary

MEETING DATE: 15 August 2018

REPORT OFFICER'S
TITLE: Manager Development & Governance

DEPARTMENT: Corporate & Community Services

EXECUTIVE SUMMARY

This report presents the amended 2018/19 Cost Recovery Fees for Animal Management Activities for Council's consideration and endorsement.

OFFICER'S RECOMMENDATION

"That Council adopts the amended Animal Management Fees and Charges for the 2018/19 financial year, as per the attached schedule, to be effective from 1 July 2018."

BACKGROUND

Excess Animals Fee

Council adopted the 2018/19 Cost Recovery Fees Animal Management Activities on 21 March 2018. Additionally, on 20 June 2018 Council adopted Local Law No. 2 (Animal Management) 2018. As a consequence of the adoption of Local Law No. 2 (Animal Management) 2018 more pet owners will now require a permit to have excess (more than two) animals.

It has been noted that the adopted application fee of \$235 and renewal/amendment fee of \$190 may be a significant barrier to pet owners. This report is proposing a fee amendment with an effective date of 20 June 2018 be adopted as follows:

- \$100 for application
- \$25 for renewal or amendment

Desexed Animal Refund

On 21 March 2018, Council adopted "with immediate effect, not offer refunds on any fees for Animal Management, Environmental Health and Local Law Activities".

The Animal Management (Cats and Dogs) Act 2008 (s52) states that the registration fee must be fixed to give a desexing incentive.

Council's desexing registration fee is substantially less than Council's entire registration fee. This reduced fee has been set to encourage owners to desex their dogs. Desexed dogs are less likely to stray, do not have litters and are generally less likely to be aggressive.

Unfortunately there is currently no financial incentive for registered dog owners to desex their dogs throughout the registration period. There are many benefits to providing refunds for the difference in registration costs for desexing their dog at any given period.

This report is proposing Council may offer a refund for desexing of entire registered dogs as follows:

- 1 April to 30 September - refund 100% difference = \$95
- 1 October to 31 December - refund 75% difference = \$71
- 1 January to 31 March - refund 50% difference = \$47

The attached schedule is inclusive of all fees adopted on 21 March 2018 with amendments applied as referred to above.

RISK IMPLICATIONS

Nil

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
Not a material loss in revenue due to reduced fees and refunds.

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. Amended 2018/19 Animal Management Fees and Charges

Date Prepared: 6 August 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						
Animal Management						
Note: Where an application fee is paid for an annual approval or annual licence on or after 1 April the fees set for the following financial year are to be used and an extended expiry is to be applied to the particular approval.						
Registration						
Pups under 6 months				animal	\$0.00	N
Entire male/female	Y	(a)	AM C&DA 2008 44 & 46	animal/annum	\$116.00	N
Entire male/female owned by pensioner	Y	(a)	AM C&DA 2008 44 & 46	animal/annum	\$116.00	N
Desexed male/female	Y	(a)	AM C&DA 2008 44 & 46	animal/annum	\$21.00	N
Desexed male/female owned by pensioner	Y	(a)	AM C&DA 2008 44 & 46	animal/annum	\$21.00	N
Replacement Tag	Y	(d)	AM C&DA 2008 44 & 46	tag	\$8.00	N
Entire Dog (owned member of a recognised kennel club)	Y	(a)	AM C&DA 2008 44 & 46	animal/annum	\$51.00	N
Assistance Dog				animal/annum	\$0.00	N
Working Dogs				animal/annum	\$0.00	N
Pro rata calculations to apply to initial dog registration fees as follows:						
1 July to 30 September				animal	no fee reduction	N
1 October to 31 December				animal	25 % fee reduction	N
1 January to 31 March				animal	50 % fee reduction	N
1 April to 1 June				animal	pay full fee but maintain the 15-month registration	N
Desexed Animal Refund (Entire Dog desexed during the year)						
1 April to 30 September				animal	\$95.00	
1 October to 31 December				animal	\$71.00	
1 January to 31 March				animal	\$47.00	
Registration for Regulated Dogs (Dangerous, Menacing)						
Initial Fee	Y	(a)	AM C&DA 2008 44 & 46	animal	\$405.00	N
Renewal fee	Y	(a)	AM C&DA 2008 44 & 46	animal	\$210.00	N
Regulated Dog Tag - replacement	Y	(d)	AM C&DA 2008 44 & 46	tag	\$15.00	N
Additional regulated sign (1 required at each entry point)	N			sign	\$45.00	N
Approvals Animal Keeping						
Approval to Keep Excess Animals - Initial Application	Y	(a)	LL2	application	\$235.00 \$100.00	N
Approval to Keep Excess Animals - Renewal Application	Y	(a)	LL2	application	\$190.00 \$25.00	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 of Approval	Y	(a)	LL2	application	\$190.00 \$25.00	N
Regulated Dog Permit (Restricted Breed) Initial Fee	Y	(a)	LL2	application	\$405.00	N
Regulated Dog Permit (Restricted Breed) Renewal Fee	Y	(a)	LL2	application	\$210.00	N
Impounding of Animals						
Cats & Dogs						
Loan of Dog / Cat traps - no charge						
Sustenance fee for care of animal (after 24 hours)	Y	(d)	LL2	animal	\$22.00	N
Sustenance fee for seized dogs per day	Y	(d)	LL2	animal	\$22.00	N
Dogs						
Registered dog 1st release	Y	(d)	LL2	animal	\$90.00	N
Unregistered dog or second release of registered dog (to be registered on release if required)	Y	(d)	LL2	animal	\$225.00	N
Cats						
Cat or kitten with microchip 1st release	Y	(d)	LL2	animal	\$90.00	N
Cat or Kitten with no microchip or 2nd or subsequent release of microchipped cat	Y	(d)	LL2	animal	\$170.00	N
Stock						
One animal	Y	(d)	LL2	animal	\$375.00	N
Second and subsequent animals	Y	(d)	LL2	animal	\$180.00	N
Sustenance fee for care of animal (after 24 hours)	Y	(d)	LL2	animal	Cost	N
Contractors, Driving and Transport (per movement)	Y	(d)	LL2	impoundment	Cost	N
Advertising	Y	(d)	LL2	impoundment	Cost	N
Poultry and Small Stock						
One bird	Y	(d)	LL2	bird	\$75.00	N
Second and subsequent bird	Y	(d)	LL2	bird	\$15.00	N
One small stock	Y	(d)	LL2	animal	\$75.00	N
Sustenance fee for care of animal	Y	(d)	LL2	animal	Cost	N
Hire of stock yards						
Up to 7 head	Y	(d)	LL2	day	\$100.00	Y
More than 7 head	Y	(d)	LL2	animal/day	\$16.00	Y
Sustenance	Y	(d)	LL2	animal/day	at cost	Y
Labour hire	Y	(d)	LL2	hour/person	\$70.00	Y

FINANCE

ITEM-8 **FINANCIAL STATEMENTS FOR PERIOD ENDING 31 JULY 2018**

MEETING: Ordinary

MEETING DATE: 15 August 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 2018 to 31 July 2018.

OFFICER'S RECOMMENDATION

"That Council note the financial report for the period ending 31 July 2018."

BACKGROUND

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

For the period ending 31 July 2018, the actual results are in line with the year to date budget.

The budgeted figures reflect the 2018/19 Budget as adopted by Council at the 20 June 2018 meeting. There are no issues or concerns to discuss or highlight at this stage.

July 2018 - Snapshot

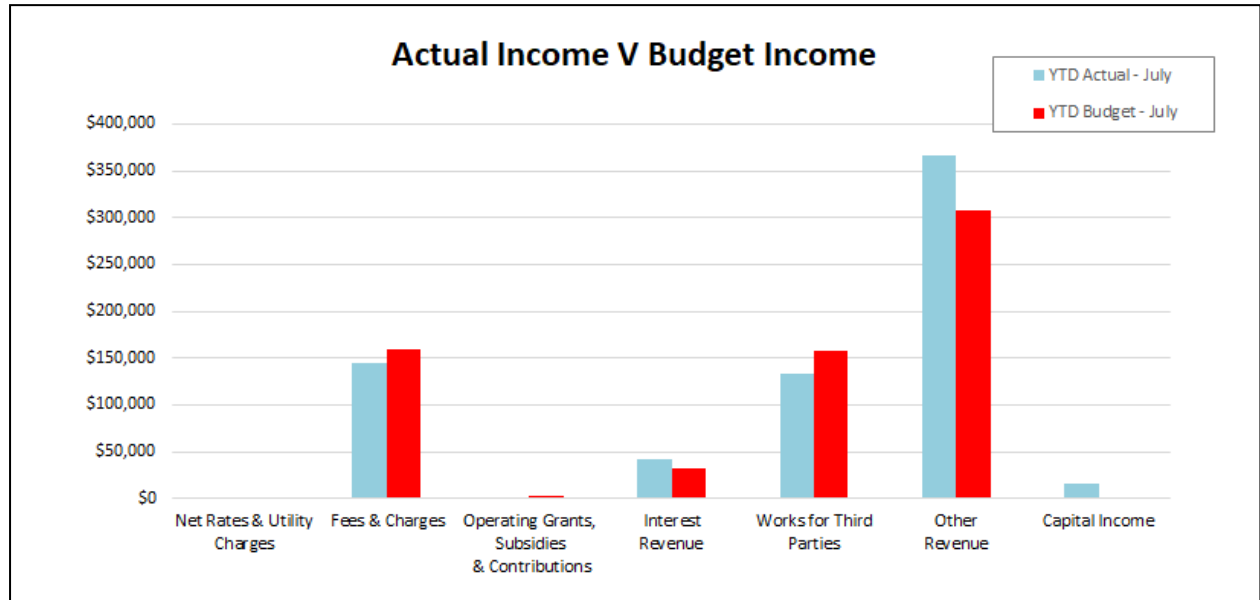
Total Operating Income	\$	687,042
Total Operating Expenditure	\$	3,132,302
Operating Surplus/(Deficit)	\$	(2,445,260)
Total Capital Income (grants, developer contributions)	\$	16,115
Net Result - Surplus/(Deficit)	\$	(2,429,145)

The deficit shown above is a temporary result due to the Rate Notices for the period July to December 2018 not yet issued. They will be issued in August and the next report will therefore show a surplus.

Income Analysis

Total income (including capital income of \$16,115) for the period ending 31 July 2018 is \$703,157 compared to the YTD budget of \$659,978.

The graph below shows actual income against budget for the period ending 31 July 2018.



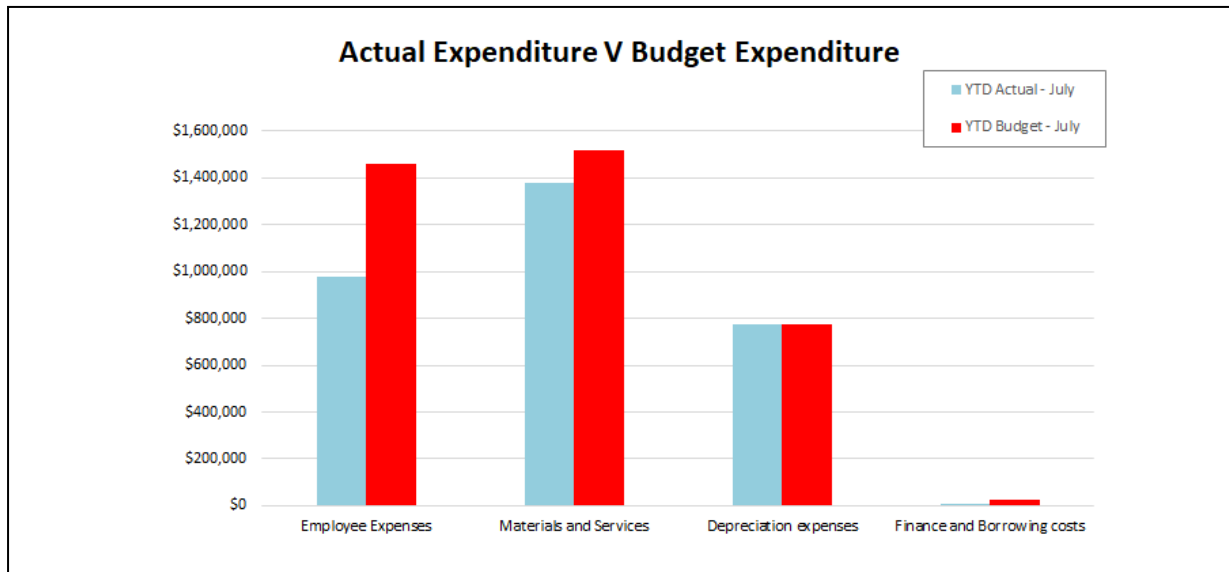
	Actual YTD	Budget YTD	Note
Net Rates & Utility Charges	0	0	
Fees & Charges	144,557	159,564	
Operating Grants, Subsidies & Contributions	0	3,231	
Interest Received	42,556	31,709	
Works for Third Parties	134,000	158,166	
Other Revenue	365,929	307,308	
Capital Income	16,115	0	

There are no significant variances at this early stage of the year.

Expenditure Analysis

Total expenses for the period ending 31 July 2018 is \$3,132,302, compared to the YTD budget of \$3,778,954.

The graph below shows actual expenditure against budget for the period ending 31 July 2018.



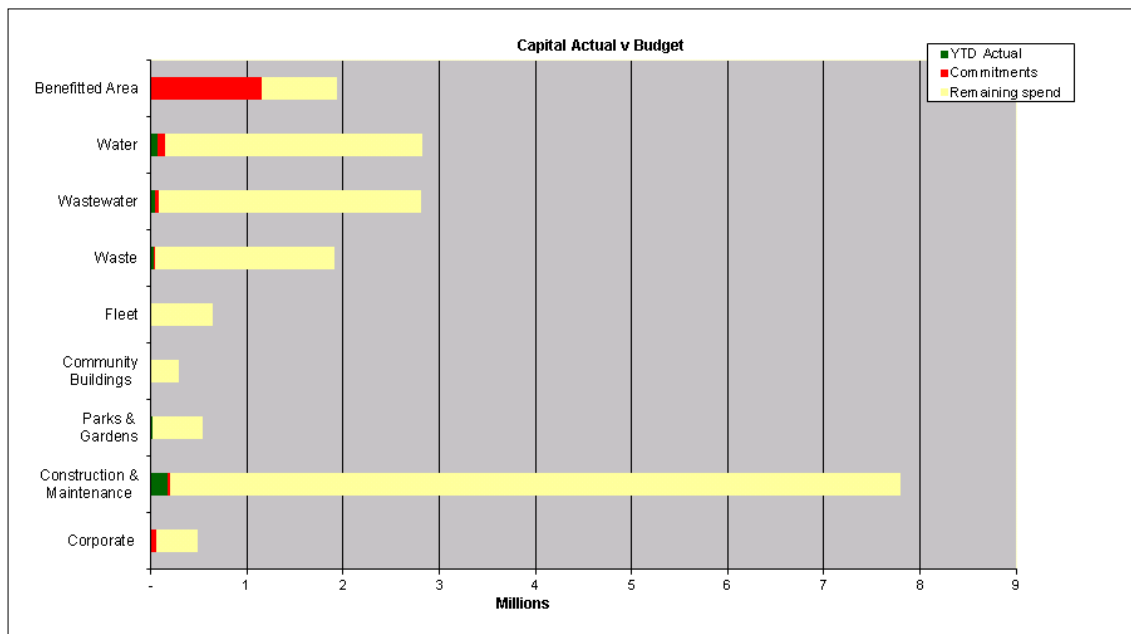
Description	Actual YTD	Budget YTD	Note
Employee expenses	978,818	1,458,931	1
Materials & Services	1,376,828	1,519,313	
Depreciation expenses	773,194	773,194	
Finance & Borrowing costs	3,462	27,516	

Notes:

1. The reason for the large variance at this point in time is a result of the budget apportionment - with employee expenses (including the EBA increase and level increments) allocated equally over 12 periods. Staff absences and staff working on capital also contributes to this variance.

Capital Expenditure

Total capital expenditure of \$1,698,232 (including commitments) has been spent for the period ending 31 July 2018 against the 2018/19 annual capital budget of \$19,237,000.



Any 2017/18 capital projects that did not commence or finish by June 30 will be carried over into the 2018/19 budget. A list of these carry overs will be provided to Council at the September meeting.

Loan Borrowings

Council's loan balance as at 31 July 2018 is as follows:

QTC Loans	\$6,195,450
-----------	-------------

Rates and Sundry Debtors Analysis

Rates and Charges

The total rates and charges payable as at 31 July 2018 is \$3,097,608 which is broken down as follows:

	31 July 2018		31 July 2017	
Status	No. of properties	Amount	No. of properties	Amount
Valueless land	77	2,362,571	72	1,805,241
Payment Arrangement	-	-	-	-
Collection House	285	585,474	309	834,612
Exhausted – awaiting sale of land	10	92,798	14	129,492
Sale of Land	-	-	-	-
Other *(included water charges)	321	56,765	4357*	653,432
TOTAL	693	3,097,608	4,752	3,422,777

* A portion of water charges had been generated in readiness for the rate notices in the July 2017 period. Water charges for this current levy were generated in August.

Work has commenced on preparing the rates notices for the next period with an anticipated issue date of 10 August 2018.

Collection House collected \$120,742 for the month of July 2018.

Sundry Debtors

The total outstanding for Sundry Debtors as at 31 July 2018 is \$574,244 which is made up of the following:

Current	30 days	60 days	90 + days
\$544,156	\$18,354	\$2,105	\$9,629
94.7%	3.2%	0.4%	1.7%

Procurement

There were no emergency orders for the month.

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. Financial Statements

Date Prepared: 6 August 2018

**Mareeba Shire Council
Budgeted Income Statement by Fund
2018/19 BUDGET**

	<u>Consolidated</u>		<u>General</u>		<u>Waste</u>	
	Actual YTD	Budget YTD	Actual YTD	Budget YTD	Actual YTD	Budget YTD
Revenue						
Rates and utility charges	0	0	-	-	-	-
Less Discounts and Pensioner Remissions	0	0	-	(1,898,375)	-	-
Net Rates and Utility Charges	0	0	-	15,320,843	-	3,666,006
Fees and Charges	144,557	159,564	136,717	1,124,760	-	-
Operating Grants and Subsidies	0	3,231	0	7,000,458	-	-
Operating Contributions	0	0	-	-	-	-
Interest Revenue	42,556	31,709	42,556	24,167	0	4,167
Works for Third Parties	134,000	158,166	107,368	147,333	8,810	-
Other Revenue	365,929	307,308	214,413	165,599	127,137	1,619,000
Total Operating Revenue	687,042	659,978	501,054	498,227	135,947	5,335,006
Expenditure						
Employee Expenses	978,818	1,458,931	889,124	1,312,926	24,943	29,791
Materials and Services	1,376,828	1,519,313	749,090	717,704	289,458	335,258
Depreciation expense	773,194	773,194	524,287	524,287	11,980	11,980
Finance and Borrowing costs	3,462	27,516	3,462	16,000	-	-
Total Operating Expenses	3,132,302	3,778,954	2,165,963	2,570,917	326,381	4,489,647
Operating Surplus/(Deficit)	(2,445,260)	(3,118,976)	(1,664,909)	(2,072,690)	(190,434)	845,359
Capital Income						
Capital Contributions	16,115	-	13,755	-	2,360	-
Capital Grants and Subsidies	-	-	-	3,493,000	-	-
Profit/(Loss) on Sale of Asset	-	-	-	0	-	-
	16,115.00	-	13,755.00	3,493,000	2,360	-
Net Result	(2,429,145)	(3,118,976)	(1,651,154)	(2,072,690)	(188,074)	845,359

Mareeba Shire Council
Budgeted Income Statement by Fund
2018/19 BUDGET

	<u>Wastewater</u>			<u>Water</u>			<u>Benefited Area</u>		
	Actual YTD	Budget YTD	2018/19 Budget	Actual YTD	Budget YTD	2018/19 Budget	Actual YTD	Budget YTD	2018/19 Budget
Revenue									
Rates and utility charges	-	-	4,777,524	-	-	5,426,097	-	-	323,085
Less Discounts and Pensioner Remissions	-	-	-	-	-	-	-	-	-
Net Rates and Utility Charges	-	-	4,777,524	-	-	5,426,097	-	-	323,085
Fees and Charges									
Operating Grants and Subsidies	7,840	1,667	20,000	-	-	-	-	-	-
Operating Contributions	-	-	-	-	-	-	-	-	-
Interest Revenue	0	-	85,000	0	2,083	25,000	-	1,292	902,610
Works for Third Parties	0	7,083	-	17,822	3,750	45,000	-	-	15,500
Other Revenue	6,367	833	10,000	17,418	2,917	35,000	596	3,042	36,500
Total Operating Revenue	14,207	9,583	4,892,524	35,238	8,750	5,531,097	596	4,334	1,277,695
Expenditure									
Employee Expenses	26,599	48,965	597,079	33,073	60,245	739,190	5,079	7,004	87,377
Materials and Services	148,601	231,109	1,724,062	173,248	221,219	2,683,432	18,431	14,023	270,206
Depreciation expense	120,252	120,252	1,443,024	108,171	108,171	1,471,655	8,504	8,504	102,048
Finance and Borrowing costs	0	11,516	138,190	-	-	-	-	-	-
Total Operating Expenses	295,452	411,842	3,902,355	314,492	389,635	4,894,277	30,014	29,531	459,631
Operating Surplus/(Deficit)	(281,245)	(402,259)	990,169	(279,254)	(380,885)	636,820	(29,418)	(25,197)	818,064
Capital Income									
Capital Contributions	-	-	-	-	-	-	-	-	-
Capital Grants and Subsidies	-	-	450,000	-	-	900,000	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-	-	-	-	-	-	-
Net Result	-	-	450,000	-	-	900,000	-	-	-
	(281,245)	(402,259)	1,440,169	(279,254)	(380,885)	1,536,820	(29,418)	(25,197)	818,064

INFRASTRUCTURE SERVICES

TECHNICAL SERVICES

ITEM-9 MAREEBA AIRPORT - INCREASE IN LEASE FEES 2018-19

MEETING: Ordinary

MEETING DATE: 15 August 2018

**REPORT OFFICER'S
TITLE:** Director Infrastructure Services

DEPARTMENT: Infrastructure Services

EXECUTIVE SUMMARY

Lease rates for new leases at Mareeba Airport have were set in 2016. To ensure that lease revenue is reflective of operational costs, and in keeping with the long-term goal of making the airport self-funding, lease rates for Mareeba Airport should be increased by the Consumer Price Index (CPI).

The report recommends that the annual CPI to June 2018 be applied to lease rates for leases entered into in the 2018/19 financial year.

OFFICER'S RECOMMENDATION

"That Council adopts the following annual lease rates for new leases entered into at Mareeba Airport for the 2018/19 financial year:

Leases less than 500m² in area - \$9.15 per square metre;

Leases 500m² and above in area - \$6.10 per square metre."

BACKGROUND

Lease rates for new leases at Mareeba Airport were set in 2016 based on financial modelling which accounted for the upgrade works proposed for the Airport at that time and the increased operational costs resulting from those works. The model was also based on the estimated lease take-up in the new Aviation Industrial Park, the existing nett cost to Council of operating the Airport (deemed to be the Community Service Obligation (CSO)), and the long-term goal of eventually making the Airport operations self-funding (excluding the existing CSO).

The modelling carried out in 2016 indicated that with reasonable lease take-up in the new Aviation Industrial Park, the nett cost to Council of operating the Airport would gradually decrease over the longer term and would eventually reach the objective of making the Airport self-funding. The lease rates that were adopted in 2016 on the above modelling were:

Leases less than 500m² in area - \$9.00 per square metre

Leases 500m² and above in area - \$6.00 per square metre.

The business model also utilised an estimated annual CPI increase applied to the above lease rates.

The lease rates have now remained at \$6.00 and \$9.00 per square metre for the 2016/17 and 2017/18 financial years. With the new Aviation Industrial Park due for completion around November this year, there will be increased operational and depreciation costs to Council resulting from those works. In addition, the upgrade of the runway will take place once the Aviation Industrial Park has been completed.

It is recommended that the 2016 lease rates be increased by only the annual CPI increase for the previous (2017/18) financial year, forgoing the CPI increase for the 2016/17 financial year.

The CPI figure for June 2017 was 111.0 and the June 2018 figure, recently released, was 112.9. Applying the percentage increase in the CPI between the 2017 and June 2018 CPI figure to the existing lease rates gives a lease rate of \$9.15 per square metre for the smaller lots and \$6.10 for the larger lots.

For Council's information, changes have recently been made to the standard lease template to standardise annual lease rental reviews for all new leases to 1 July each year, irrespective of when the lease is entered into. All annual rental increases will apply from this date and the intention is that all leases, including existing leases as they are renewed, will eventually fall into line and all will be paying the same lease rate per square metre in a given financial year.

This means that if a lease is entered into on say, 1 November 2018, the first rental period will run from 1 November 2018 to 30 June 2019 with the rental amount being based on the lease rate per square metre current as at 1 November 2018. The rental will then receive its first increase on 1 July 2019 and from thereon, will increase annually on each 1 July according to the review mechanism specified in the lease i.e. either CPI increase or Market review.

RISK IMPLICATIONS

Financial

The financial modelling carried out for the Airport indicates that an annual CPI increase must be applied to adopted lease rates to have any chance of achieving the longer-term goal of making the Airport self-funding. If revenue from lease fees, general rates, landing fees and parking fees does not keep pace with operational and depreciation costs, the Airport would need to be increasingly subsidised by the general ratepayer.

Infrastructure and Assets

With the further \$5.0M of Federal funding recently approved for the Airport, this gives a total of \$23.0M in grant funding received for the Airport upgrade. While this capital funding is at no cost to the ratepayer, the ongoing maintenance, refurbishment and replacement costs of the assets created will be significant in order to maintain the Airport at its upgraded standard.

Political and Reputational

The objective in setting Airport fees and charges (including lease fees), is to keep them at a level that will be attractive to new businesses to establish and operate at the Airport while at the same time eventually leading to full cost recovery of Airport operations.

If fees and charges are set too high and act as a deterrent to new business, the reputation of the Airport would suffer, and lease take-up will not be sufficient to achieve the objective of full cost recovery.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS

Capital
Nil

Operating

Ensuring that revenue from lease fees, landing fees, parking fees and rates is sufficient to meet ongoing operational costs without imposing a significant burden on the general ratepayer, is a critical part of the annual Airport budget.

Is the expenditure noted above included in the current budget?

Nett Airport operational costs for previous financial years indicate that the annual cost to Council (the CSO) is around \$120,000 - \$140,000. Provided nett annual expenditure continues to be at or below this amount, there is no requirement at this stage for any major budget amendment.

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.

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

If adopted by Council, the new lease fees will apply to any new leases entered into during the 2018/19 financial year.

ATTACHMENTS

Nil

Date Prepared: 31 July 2018

ITEM-10 MAREEBA AIRPORT - TRANSFER OF LEASES

MEETING: Ordinary

MEETING DATE: 15 August 2018

REPORT OFFICER'S TITLE: Director Infrastructure Services

DEPARTMENT: Infrastructure Services

EXECUTIVE SUMMARY

Leases AA and BB at Mareeba Airport have been held to date by W & B McGilvray as trustees for Sandcastle Superannuation Fund. Mr Wayne McGilvray is in the process of changing the trustee of the superannuation fund from individual trustees to a corporate trustee, McGilvray Investments Pty Ltd.

Lilley, Grose & Long, the Solicitors acting on behalf of Mr McGilvray, are seeking formal Council consent to the transfer of the leases to the new corporate trustee.

OFFICER'S RECOMMENDATION

"That Council:

1. consents to the transfer of Leases AA and BB at Mareeba Airport from W & B McGilvray as trustees for Sandcastle Superannuation Fund, to McGilvray Investments Pty Ltd as trustee for Sandcastle Superannuation Fund; and
2. delegates authority to the Chief Executive Officer to approve lease transfers in the future."

BACKGROUND

Leases AA and BB at the Mareeba Airport are leased to W & B McGilvray (Tableland Aircraft Maintenance) who hold the leases as trustees of their own self-managed superannuation fund, Sandcastle Superannuation Fund.

Mr McGilvray is now taking steps to change the trustee of the superannuation fund from individual trustees to a corporate trustee to reflect a change in family circumstances.

Mr McGilvray's Solicitors, Lilley, Grose & Long, have written to Council seeking formal consent to the transfer of the leases from W & B McGilvray as trustees for Sandcastle Superannuation Fund, to McGilvray Investments Pty Ltd as trustee for Sandcastle Superannuation Fund.

It is recommended that Council consent to the transfer of the leases and that the Chief Executive Officer be delegated authority to approve transfers of a similar nature in the future.

RISK IMPLICATIONS

Financial

The transfer of the leases will have no financial impact and the existing business (Tableland Aircraft Maintenance) will continue to operate from the site.

Legal and Compliance

In accordance with the provisions of the leases, Council must formally consent to any transfer or assignment of the leases.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

The delegation of authority to the Chief Executive Officer to approve similar lease transfers in the future has no Legal/Compliance/Policy implications, particularly where transfers relate to changes in names only of existing companies or businesses and the individuals owning such companies or businesses remain the same.

A delegation is already in place to the Mayor and Chief Executive Officer to approve new leases in the Aviation Industrial Park currently being constructed at the western end of the Airport

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Nil

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.

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

Lilley, Grose & Long will be formally advised of Council's decision in relation to this matter.

ATTACHMENTS

1. Letter from Lilley, Grose & Long dated 20 July 2018.

Date Prepared: 30 July 2018

LILLEY, GROSE & LONG*Solicitors*

MALCOLM JAMES LISTON LLB.

P.O. Box 156
34 Main Street
ATHERTON
North Queensland, 4883

Telephone: (07) 4091 2655

Facsimile: (07) 4091 2325

E-Mail: mail@lg1.com.au

A.B.N. 51 817 571 060

Our Ref: MJL:54573

Your Ref:

20 July 2018

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

Dear Sir

Re: Wayne McGilvray and Beth McGilvray as trustees for Sandcastle Superannuation Fund Transfer to McGilvray Investments Pty Ltd as trustee for Sandcastle Superannuation Fund
Registered Lease 715033520
Registered Lease 715033521

We advise we act on behalf of the Lessees under Registered Leases 715033520 and 715033521, Mr. Wayne McGilvray and the late Mrs Beth McGilvray. A copy of Mrs McGilvray's death certificate is enclosed herewith for your reference.

As a consequence of the death of Mrs. Beth McGilvray, our client is in the process of changing the trustee of the superannuation fund from individual trustees to a corporate trustee.

Pursuant to the terms of the Leases our client seeks the formal consent of Council as Lessor to the transfer of the leases to the new corporate trustee of the Sandcastle Superannuation Fund – McGilvray Investments Pty Ltd. Mr Wayne McGilvray is the sole director and secretary of the new corporate trustee.

We enclose herewith:-

1. Form 18 General Consent – Lease 715033520;
2. Form 18 General Consent – Lease 715033521

If Council is prepared to grant its consent we would request that you execute the Form 18 General Consent documents and return same to this office for our further attention.

We await receipt of your further advices.

Yours faithfully
LILLEY GROSE & LONG

Per: 
Enc./

63569

Liability limited by a scheme approved under
Professional Standards Legislation.

**ITEM-11 MAREEBA AIRPORT UPGRADING - JULY 2018
PROGRESS REPORT**

MEETING: Ordinary

MEETING DATE: 15 August 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 July 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.

An additional \$5M in funding which had been sought under the Australian Government's Building Better Regions program, has been confirmed as successful pending the signing of the Deeds of Agreement. This funding 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.

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 July 2018, FGF continued with the installation of underground services, subgrade preparation and pavement construction. Rock continues to be an issue for earthworks and service installation, however FGF have maintained additional resources to expedite rock removal and minimise delays to the project. To date, delays to the overall program of 3-4 weeks are expected and will be reviewed accordingly.

Planned construction works for August includes; continuation of drainage & services installation and pavement works. It is anticipated that the \$5M in funding sought under the Australian Government's Building Better Regions program will be released following the signing of the Deed of Agreement and the Contract with FGF to implement the additional works will be finalised. Further advice will be provided in the August Report.

Stakeholder Engagement

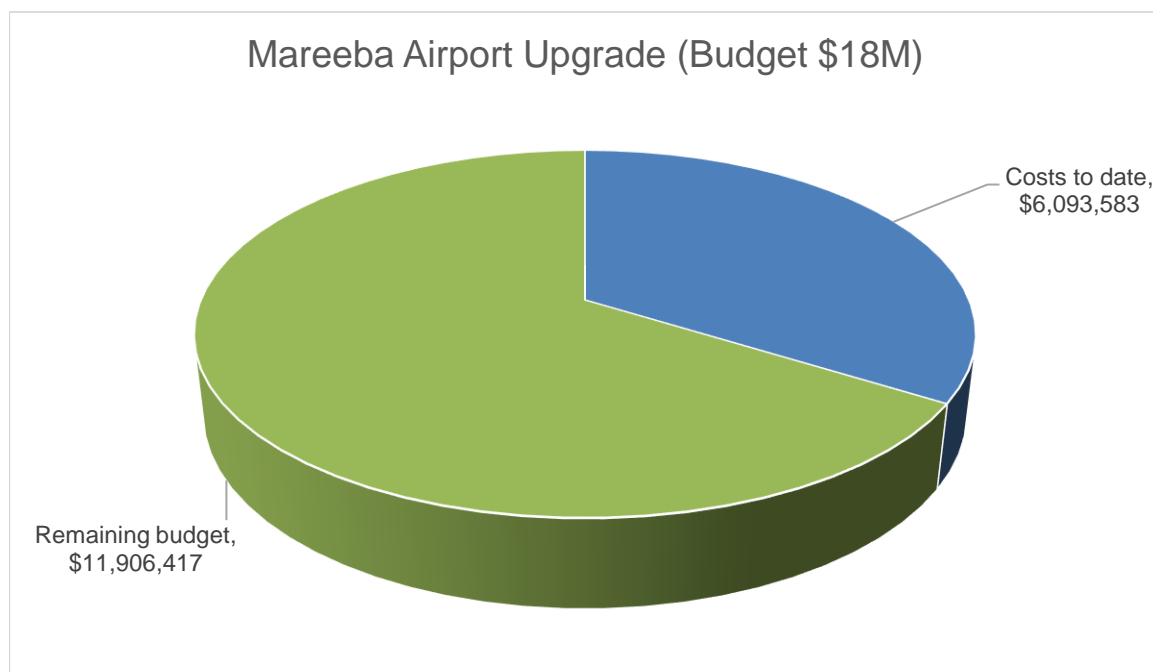
A Communication and Stakeholder Engagement Plan has been developed, which sets out the engagement strategy for delivery phase of the project. Ongoing engagement will be undertaken for the duration of the project. A project newsletter is planned for release in July 2018.

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

Council expect to receive regular monthly claims which will be reflected within the chart below.



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 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: 3 August 2018



17 July 2018 - Aerial photograph showing progress on earthworks and service installation for aviation commercial precinct



17 July 2018 - photograph showing pavement materials being delivered to site

**ITEM-12 INFRASTRUCTURE SERVICES, TECHNICAL SERVICES
MONTHLY ACTIVITIES REPORT - JULY 2018****MEETING:** Ordinary**MEETING DATE:** 15 August 2018**REPORT OFFICER'S
TITLE:** Manager Technical Services**DEPARTMENT:** Infrastructure Services, Technical Services Group

EXECUTIVE SUMMARY

This purpose of this report is to summarise Council's Fleet, Design, Soils Lab, Survey, Quality, GIS, Project Management and Investigation Services activities undertaken by Infrastructure Services during the month of July 2018.

OFFICER'S RECOMMENDATION

"That Council receives the Technical Services Monthly Report for the month of July 2018."

BACKGROUND**DESIGN**

- | | |
|---------------------------|---|
| 2017/18 Capital Works | <ul style="list-style-type: none">• Malone Road Drainage, Mareeba - Waiting final checks• Kenneally Road Widening, Mareeba - Re-design to suit sewer main works• Byrnes Street, Water Main Replacement, Mareeba - Revise landscaping plans to suit Survey |
| Works for Queensland Rd 2 | <ul style="list-style-type: none">• Flin Creek Bridge, Pinnacle Creek Road - GHD awarded contract. Purchase order raised• Boggy Creek Bridge, Hillview Road - GHD awarded contract. Purchase order raised |
| 2018/19 Capital Works | <ul style="list-style-type: none">• Mt Mulligan Road, Dimbulah - Detailed design plans complete and delivered to Works for construction• Springmount Road, Arriga - Detailed design being completed• Mareeba Industrial Estate, Stage 16A - Purchase orders raised for contractors for Civil and Electrical works |
| Miscellaneous | <ul style="list-style-type: none">• Rural addresses installation for GIS• Traffic counter installation• MSC Road Hierarchy update• As constructed information provided• DBYD information provided• Design Office drafting standard |

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 • Weatherby Road Opening - Cadastral Survey Plan for Lot 37 SP166323 |
| 2017/18 Capital Works | <ul style="list-style-type: none"> • Oak Forest Road - As Constructed Survey • Bolwarra Road, Tate River Crossing - As Constructed Survey • Ootann Road, Ch 16.8 to 18.2 - As Constructed Survey • Kenneally Road, Mareeba - Construction Setout |
| 2018/19 Capitals Works | <ul style="list-style-type: none"> • Railway Avenue, Mareeba - Car Park Stage 1 • Mary Andrews Park, Mareeba - Car Park • Mt Mulligan Road, Dimbulah - Road Reconstruction |

SUBDIVISIONS AND INVESTIGATIONS

- | | |
|--|---|
| Subdivisions
<i>(Under Construction)</i> | <ul style="list-style-type: none"> • Rodeo Acres Pty Ltd (Mareeba - Dimbulah Road) <ul style="list-style-type: none"> - Concrete driveways to each property constructed - Roads sealed, and pavement marked • S & R Brischetto (4497 Kennedy Highway, Mareeba) <ul style="list-style-type: none"> - Roads sealed, and pavement marked • Develop North (Barnwell Road Upgrade) <ul style="list-style-type: none"> - Kerb and channel constructed - Base gravel material laid • The Edge Stage 2A (Antonio Drive, Mareeba) <ul style="list-style-type: none"> - Roads excavated - Stormwater and sewer being constructed • Kanjini Co - Op Ltd Stage 2 (Emerald Falls Road, Mareeba) <ul style="list-style-type: none"> - Roads excavated and base gravel material laid |
| 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 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. Masonry block walls completed, timber roof structure completed • Kuranda Centenary Park Toilet Upgrade - Tender advertised, closes 14 August 2018. Contractors site meeting held on 1 August 2018 • Mareeba Swimming Pool Kiosk and Entry Upgrade - Works completed |
|----------|---|

Civil

- Dimbulah Swimming Pool – Approval received to remove existing starting blocks, install new compliant starting blocks (supplied by Dimbulah Swimming Club) and pour concrete slab behind starting blocks. Purchase Orders to be issued.
- Byrnes Street water main upgrade commences 6 August 2018, earthworks commence on 14 August 2018

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

- Construction scheduled to commence in 13 August 2018
- Lower Therwine Street approximately 12 weeks to complete
- Upper Therwine Street approximately 6 weeks to complete

NDRRA

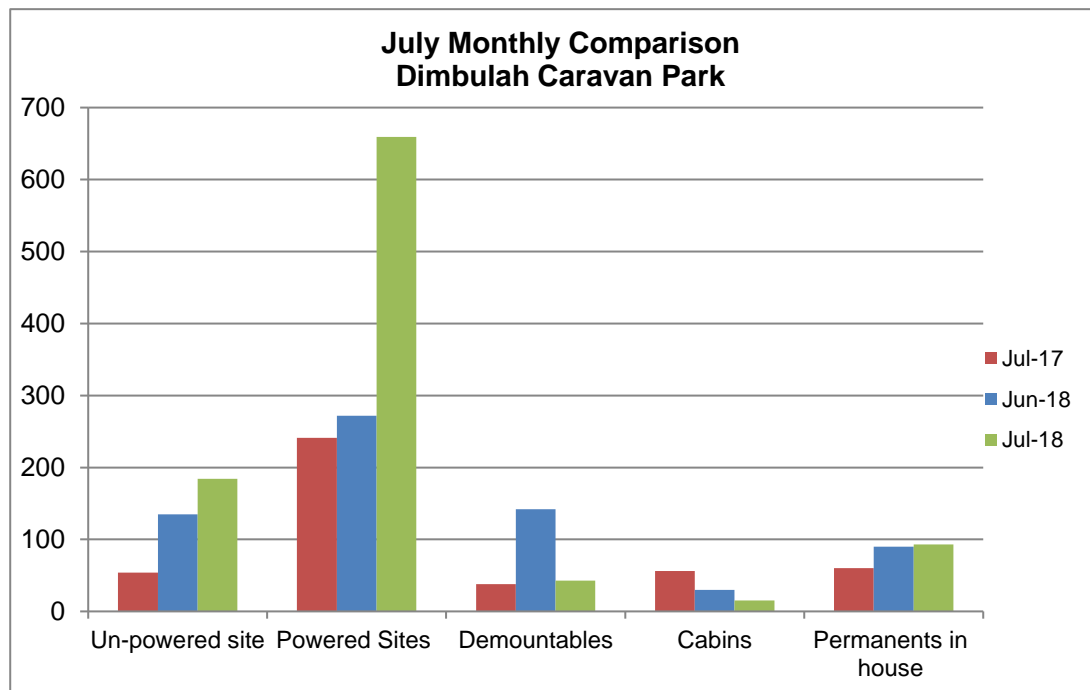
6-10 March 2018 Event

- Emergent Works completed and quantum of claim to be finalised 10 August 2018
- 4 x QRA restoration submissions lodged; James Creek crossing, Flaggy Creek bridge, Geotechnical Restorations approved by QRA and design under way. Awaiting QRA approval for Airports submission
- Network Inspection to ascertain extent of damage complete, preparation of submissions for QRA assessment underway, anticipate submission 24 August 2018

FACILITIES

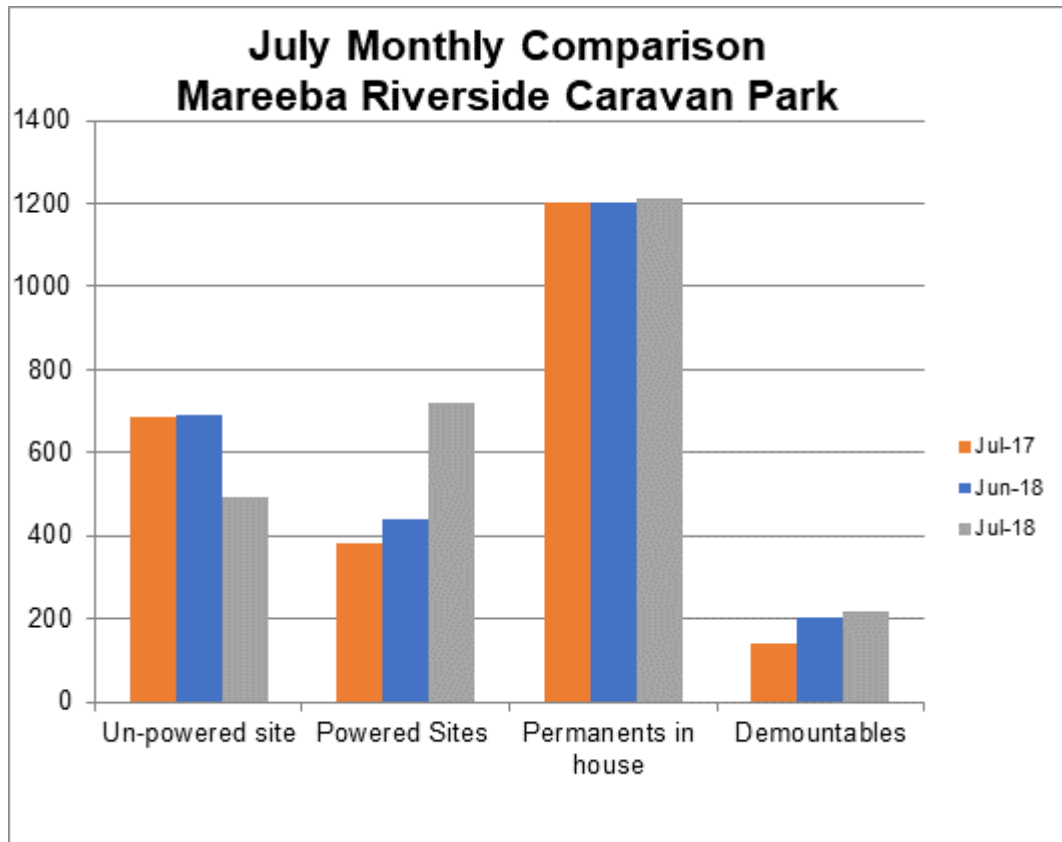
Dimbulah Caravan Park

- Total of bookings for July 2018 – 994



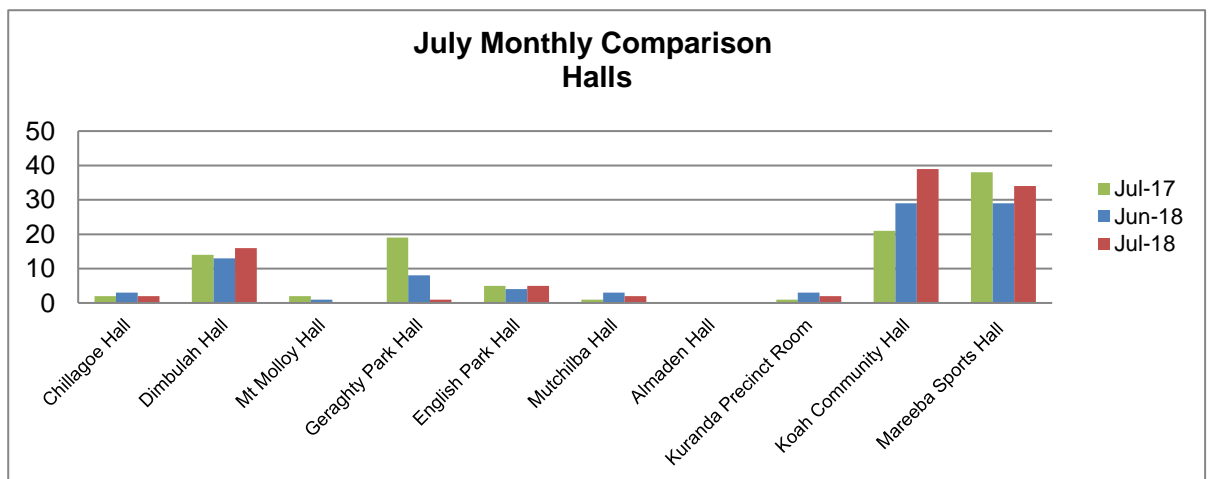
Mareeba Riverside Caravan Park

• Total of bookings for July 2018 – 2,643



Public Halls

• Total of hall bookings for July 2018 - 101

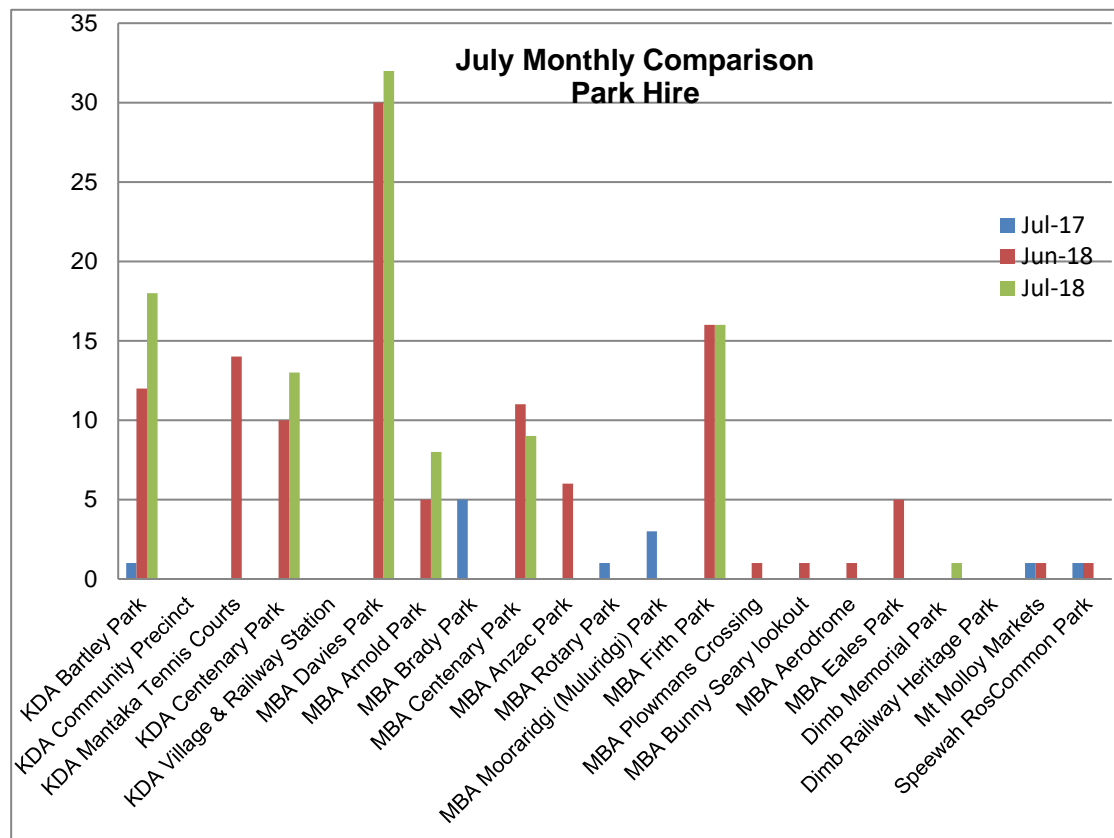


Swimming Pools

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

Park Hire

- Total park bookings for July 2018 - 97



Vandalism and Graffiti

During July 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
2018-19	\$2,247

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 2018/19 Capital Works Program.

Is the expenditure noted above included in the current budget?

Yes

Operating

All operational works are funded by the Section specific 2018/19 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: 3 August 2018

WORKS

ITEM-13 INFRASTRUCTURE SERVICES, WORKS SECTION ACTIVITY REPORT - JULY 2018

MEETING: Ordinary

MEETING DATE: 15 August 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 July 2018.

OFFICER'S RECOMMENDATION

"That Council receives the Infrastructure Services, Works Progress Report for the month of July 2018."

Maintenance Activities

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

Description	Activity
Ootann Road, Almaden	Grading unsealed roads, road furniture
Blackdown Road, Arbouin	Grading unsealed roads, road furniture
Woolenden Road, Desailly	Grading unsealed roads
Bruce Weir Road, Dimbulah	Slashing
Drumduff Road, Highbury	Grading unsealed roads
Highbury Road, Highbury	Grading unsealed roads
Jessie Street, Irvinebank	Bitumen patching
Euluma Creek Road, Julatten	Bitumen patching, road inspections, slashing
Mount Lewis Road, Julatten	Clean inlet/outlets culverts, grading unsealed roads, road inspections, slashing
Pinnacle Road, Julatten	Slashing
Black Mountain Road, Julatten	Clean inlet/outlets culverts, road inspections, slashing
Cedar Park Road, Koah	Grading unsealed roads, slashing
Clohesy River Road, Koah	Grading unsealed roads, slashing
Copland Road, Koah	Grading unsealed roads
Fantin Road, Koah	Grading unsealed roads
Kanervo Road, Koah	General repairs and maintenance; grading unsealed roads; slashing
Koah Road, Koah	Bitumen patching, grading unsealed roads, road furniture
Tapiola Road, Koah	Grading unsealed roads
Two Chain Road, Koah	Grading unsealed roads
Popovic Road, Koah	Grading unsealed roads

Description	Activity
Barron Falls Road, Kuranda	Bitumen patching, slashing
Black Mountain Road, Kuranda	General operations, road inspections, slashing, spraying
Oak Forest Road, Kuranda	Bitumen patching, grading unsealed roads, road furniture, slashing
Warril Drive, Kuranda	Slashing
Constance Street, Mareeba	Pavement repairs
Davies Creek Road, Mareeba	Grading unsealed roads
Spena Road, Mareeba	Grading unsealed roads
Studt Road, Mareeba	Bitumen patching
Vaughan Street, Mareeba	Concrete footpath maintenance, general repairs and maintenance
Leinster Drive, Mareeba	Clean inlet/outlets culverts, culvert repairs
Bakers Road, Mt Molloy	Clean inlet/outlets culverts, grading unsealed roads
Main Street, Mt Molloy	Slashing
Wetherby Road, Mt Molloy	Culvert repairs, grading unsealed roads
Nychum Road, Nychum	Grading unsealed roads, unscheduled breakdown
Hoey Road, Speewah	Grading unsealed roads
Veivers Drive, Speewah	Bitumen patching, clean inlet/outlets culverts, grading unsealed roads, road furniture, slashing
Bischoff Mill Road, Watsonville	Bitumen patching, culvert repairs, grading unsealed roads
Eichblatt Road, Watsonville	Grading unsealed road
Shiffron Road, Watsonville	Grading unsealed roads
Walsh River Road, Watsonville	Bitumen patching, grading unsealed roads
West Bischoff Mill Road, Watsonville	Grading unsealed roads

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

Annual Budget	Year to Date Budget	Year to Date Actual
\$3,527,238	\$292,260	\$369,168

Work for Queensland Package 2**Springfield Road - CH 4.62**

Works commenced mid-July on the construction of a new concrete causeway at Ch 4.62, Springfield Road. The causeway is 30m long and 4.5m wide. The final pour was completed 26 July 2018 and the causeway will be open to traffic on 1 August 2018.

**Springfield Road - CH 15.87**

Works commenced late July on the construction of a new concrete causeway at CH 15.87, Springfield Road. The causeway is 35m long and 4.5m wide. The final pour at this location is programmed for the second week in August with the causeway being open to traffic late in the third week of August

**Beef Road Funding****Ootann Road - Almaden to Kennedy Highway - Sealing Works Package 1**

Practical completion was reached 18 July 2018 on Package 1 of the Ootann Road Beef Roads Project with the application of a two-coat bitumen seal and the placement of road furniture.

Line marking and the installation of erosion and sediment control devices is programmed for mid-August.

The project is currently on budget.

**TMR Routine Maintenance Performance Contract (RMPC)**

Routine maintenance activities were undertaken during July 2018 at the following locations;

Primary Location	Activity Name
Kennedy Highway	Slashing, boom slashing, includes traffic control
Mulligan Highway-Mareeba Molloy	Culvert, pipe and pit work
Mulligan Highway-Molloy-Lakeland	Culvert, pipe and pit work
Mulligan Highway-Molloy-Lakeland	Repair signs (excluding guide signs)
Mossman - Mt Molloy Road	Culvert, pipe and pit work
Mossman - Mt Molloy Road	Other bituminous surface work
Mossman - Mt Molloy Road	Other vegetation control works
Mossman - Mt Molloy Road	Repair/replace guide markers
Mossman - Mt Molloy Road	Pothole patching, includes traffic control
Herberton - Petford Road	Culvert, pipe and pit work
Herberton - Petford Road	Other sign work
Herberton - Petford Road	Install new/relocate old sign standard B size sign (800x600)
Herberton - Petford Road	Repair signs (excluding guide signs)
Mareeba - Dimbulah Road	Culvert, pipe and pit work
Mareeba - Dimbulah Road	Repair guide signs
Mareeba - Dimbulah Road	Repair or replace guide markers
Mareeba - Dimbulah Road	Repair signs (excluding guide signs)
Burke Developmental Road	Culvert, pipe and pit work
Burke Developmental Road	Medium formation grading (western) with extras and 2 watercarts, excludes traffic control
Burke Developmental Road	Other formation work
Burke Developmental Road	Other vegetation control works
Burke Developmental Road	Repair signs (excluding guide signs)

The total claim to DTMR for the works listed above for the month of July 2018 was \$400,000.

Parks and Gardens Section

Maintenance Activities

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

Location
Street Mowing, Mareeba
Parks, Library, CBD and Streets, Kuranda
Byrnes Street Medians, Mareeba
Street Mowing, Bibbohra
Firth Park, Mareeba
Pool and Carpark, Mareeba
Molloy Road Approaches, Mareeba
Council Office and Library, Mareeba
Centenary Park, Mareeba
Mary Andrews Gardens, Mareeba
Arnold Park, Mareeba
Sunset/Sunbird Park, Mareeba
Furniture and Playground Equipment, Mareeba
Borzi Park, Mareeba

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
\$1,849,034	\$148,065	\$102,496

Bridge Section

Maintenance Activities

Bridge inspection and maintenance activities were carried out in July at the following locations;

Structure	Road	Chainage	Area
Causeway	Springfield Road	623	Springfield
Causeway	Springfield Road	18098	Springfield
Causeway	Fossilbrook Road	9312	Barwidgi
Causeway	Fossilbrook Road	39196	Fossilbrook
Causeway	Springfield Road	16478	Springfield
Bridge	Ray Road	6408	Mareeba
Bridge	Black Mountain Road	2526	Kuranda
Major Culvert	Springfield Road	18930	Springfield
Causeway	Fossilbrook Road	10960	Barwidgi
Causeway	Hurricane Road	11928	Hurricane
Bridge	Barron Falls Road	76	Kuranda
Causeway	Tinaroo Creek Road	11648	Mareeba
Bridge	Kanervo Road	3656	Koah
Bridge	Kanervo Road	2204	Koah
Bridge	Mutchilba Road	3347	Mutchilba
Bridge	Bakers Road	15364	Mt Molloy
Causeway	Carmen Road	354	Paddy's Green
Causeway	Fossilbrook Road	35440	Fossilbrook
Bridge	Black Mountain Road	12908	Kuranda
Bridge	Black Mountain Road	5363	Kuranda
Bridge	Black Mountain Road	1130	Kuranda
Bridge	Butchers Creek Road	572	Mt Carbine

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
\$565,468	\$46,530	\$24,887

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
\$461,679	\$35,569	\$28,717

Upper Barron River Aquatic Weeds Removal Program

In June 2017, a serious outbreak of a new water weed was found growing in Granite Creek. The plant was identified by the Queensland Herbarium as *Limnobiium laevigatum* (Amazon Frogbit). Land protection staff were warned that this was a serious invader of waterways and that in other countries it had completely blocked creeks causing erosion of farm land and damage to infrastructure. Whilst officers were surveying the upstream side of Granite Creek they met landowners who were already having problems with the river being diverted and their pump holes blocked up with the weed. Trekking further upstream the source of the infestation was located at a disused causeway where it appeared someone had emptied out a fish tank into the creek. This was obvious as other invasive aquatic plants were present in the same location.

The infested area starts on Chinaman Creek 2km above Jennings Road. It continues below the junction of Chinaman and Atherton Creeks and then infests the full length of Granite Creek.

Council enlisted the help of the Muluridji Rangers and affected landowners and began a removal program which ran for several months.

The wet season has been useful to the eradication program, as it washed much of the weeds downstream. There are still enough weeds present caught up in river bank vegetation to become a problem again and the Senior Land Protection Officer has been seeking external funding to pay for additional labour to assist Council in the total removal of the weed.

The National Landcare Program - Environmental Small Grants ran a grant program but unfortunately Local Governments were excluded from applying for these grants. The Kuranda Conservation Community Nursery Inc was approached to apply for the grant with Council as partners. A successful application was lodged and a grant of \$57,280 has been received by the Kuranda Conservation Community Nursery Inc. that will go towards employing contractors to support Council staff in removing these weeds from our upper catchments. In place now is a workforce comprising of affected landowners, Council staff and 3 contractors.



Removal of Amazon Frogbit

Upper Walsh River Multi Species Weeds Clean up

Rubber Vine, Physic Nut, Belly Ache Bush and Siam Weed continue to be strategically targeted by Council staff and affected landowners combined with continued support from DAF at the Tropical Weeds Research Centre. Control measures used are fire, blanket spray with selective herbicides, cut and swab techniques and woody weeds are treated with basal spray. Eradication works are currently being carried out in the lower section of Emu Creek just above the confluence with the Walsh River.

Physic Nut has travelled the full length of Gibb and Emu Creek down to the Walsh River. It is believed to have been planted in mining camps around Irvinebank and it was used by Chinese miners to extract medicines.

Siam Weed is a recent introduction. Its source is on Back Creek, an Emu Creek tributary and it has probably been a seed contaminant on mining equipment.

Belly Ache Bush is another mining contaminant and has its source on a mining dam on top of Laheys Creek.

Rubber Vine may have come off campers as it has started at the campgrounds on Long Waterhole.



Rubber Vine Patch

Wild Dog Coordinated Baiting

Wild dog baiting continues on the larger cattle production properties to the north and west of Chillagoe.

Feral Pigs

Pre-harvest pig control has been carried out on the fruit blocks throughout the MDIA. Fully integrated control initiatives are coordinated by Council staff.

RISK IMPLICATIONS

Financial

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

All capital works are listed in and funded by the 2018/19 Capital Works Program.

Is the expenditure noted above included in the current budget?

Yes

Operating

All operational works are funded by the Section specific 2018/19 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: 31 July 2018

WATER & WASTE

ITEM-14 CHILLAGOE WASTE FACILITY

MEETING: Ordinary

MEETING DATE: 15 August 2018

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

DEPARTMENT: Infrastructure Services, Water and Waste Group

EXECUTIVE SUMMARY

The current Chillagoe landfill trench will reach capacity by early 2019. When this trench is full, Council requires a solution for the waste that is received by Chillagoe Landfill.

OFFICER'S RECOMMENDATION

"That Council:

1. converts the waste facility at Chillagoe from a Landfill to a Transfer Station; and
2. utilises the budgeted capital funding in the 2018/19 year for the construction of a new cell for the purpose of constructing a Transfer Station."

BACKGROUND

The township of Chillagoe is currently serviced by an unlined single traditional trench landfill. This waste facility receives waste from local residents and various commercial users.

The site is licensed and operated in accordance with Environmental Authority (EA) permit EPPR01792213 issued by the Department of Environment and Science (DES).

Following a report presented to Council at the Ordinary Meeting of 25 October 2017, capital upgrades and operational changes were implemented to manage public safety and unregulated use of the Chillagoe landfill site. The scope of work included security fencing, site supervision and signage to appropriately manage the site.

The existing unlined landfill trench is expected to reach capacity in early 2019 and Council officers have identified two (2) options to manage waste in Chillagoe beyond 2019.

OPTION	DESCRIPTION	COMMENTS	TOTAL NET PRESENT COST
1	Build new cell to licence standard	Construct a lined trench landfill cell with leachate collection system and leachate storage tank	\$940,227
2	Reconfigure to a transfer station and transport waste to landfill	Construct a waste transfer pad and install two (2) x 30m ³ Roll-On Roll-Off bins. Transfer one (1) bin per week to landfill for disposal.	\$787,932

Financial modelling of the options was performed using a Net Present Cost (NPC) approach to determine the best value option, based on the cash flows of capital and operating costs for each option. The modelling period was assumed over a 5-year term to reflect the duration of the landfill cell life. Option 1 costs would actually be higher if aftercare maintenance costs were included in the modelling.

Funding has been approved under the 2018/2019 capital works budget for construction of a new landfill cell at Chillagoe (Option 1). However, Option 2, construction of a waste transfer facility represents better value for money approach and the lowest risk approach. It also provides benefits in terms of capping the existing landfill, as the transfer station can be constructed over the existing trench.

RISK IMPLICATIONS

Financial

Construction of a waste transfer facility represents better value for money approach compared with construction of a new landfill cell at Chillagoe.

Infrastructure and Assets

The current Chillagoe landfill trench will reach capacity by early 2019. When this trench is full, Council requires a solution for the waste that is received by Chillagoe Landfill.

Legal and Compliance

The Chillagoe landfill is licensed and operated in accordance with Environmental Authority (EA) permit EPPR01792213 issued by the Department of Environment and Science (DES). If waste disposal was to continue at the site, it would need to be constructed to current licence standard.

Service Delivery and IT

Both options represent ongoing provision of waste management services to residents and businesses in Chillagoe.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

The proposed works form part of Council's compliance with the Environmental Licence Conditions for the Chillagoe Waste Site Facility.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

It is proposed to reallocate the approved 2018/2019 capital funding for the "New Cell Chillagoe Landfill" to a new project to "Reconfigure Chillagoe Landfill to a Transfer Station". The final costings will be put before Council for approval prior to implementation.

Is the expenditure noted above included in the current budget?

Yes

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

Nil

Operating

Operational costs for a transfer station at Chillagoe are comparable to that of the existing landfill.

Is the expenditure noted above included in the current budget?

Yes

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

Nil

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.

IMPLEMENTATION/COMMUNICATION

If adopted, officers will finalise the design and implement the decision.

ATTACHMENTS

Nil

Date Prepared: 6 August 2018

**ITEM-15 INFRASTRUCTURE SERVICES, WASTE OPERATIONS
REPORT - JULY 2018****MEETING:** Ordinary**MEETING DATE:** 15 August 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 July 2018.

OFFICER'S RECOMMENDATION

"That Council receives the Infrastructure Services, Waste Operations Progress Report, July 2018"

BACKGROUND**Summary of waste activities**

The following is a 'snapshot' of the waste activities undertaken during the month of July 2018.

1. Waste Operations

- 5,785 vehicles entered Mareeba waste facility (to drop off or pick up waste)
- 378 vehicles deposited waste to Mareeba Landfill (total)
- 123 Suez vehicles deposited waste to Mareeba Landfill
- 47 Suez vehicles removed waste from Mareeba Waste Transfer Station (WTS) to recycling facility in Cairns
- 132 m³ of mulch (purchased) removed from Mareeba WTS (72 m³ in bulk sales and 60 m³ in small lots)
- 3.2 Tonnes of recyclable material transferred to Cairns MRF from Mareeba WTS
- All transfer stations and Mareeba landfill are currently operational

2. Environmental Compliance

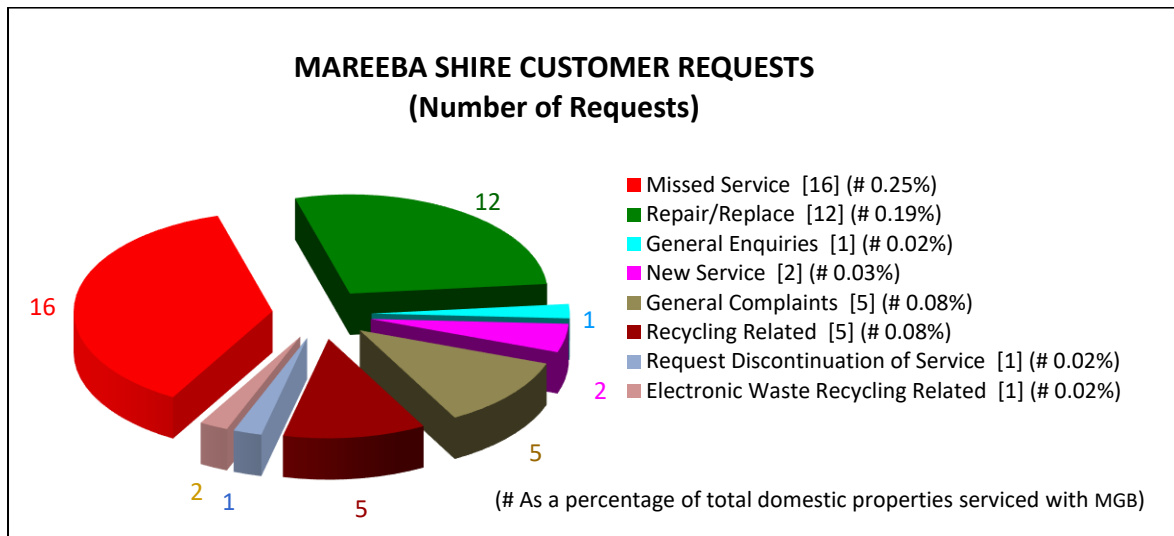
Department of Environment and Science inspections were undertaken at Chillagoe, Almaden, Mt Molloy and Mareeba waste facilities. The following summarises the outcome:

- Commended on good practices at all sites;
- No additional non-compliances identified at Mareeba Landfill;
- No identified non-compliances at Chillagoe, Almaden and Mt Molloy;

- Mareeba Landfill Surface Waters Transitional Environmental Program (TEP) is now completed.

3. Customer Service Waste Statistics

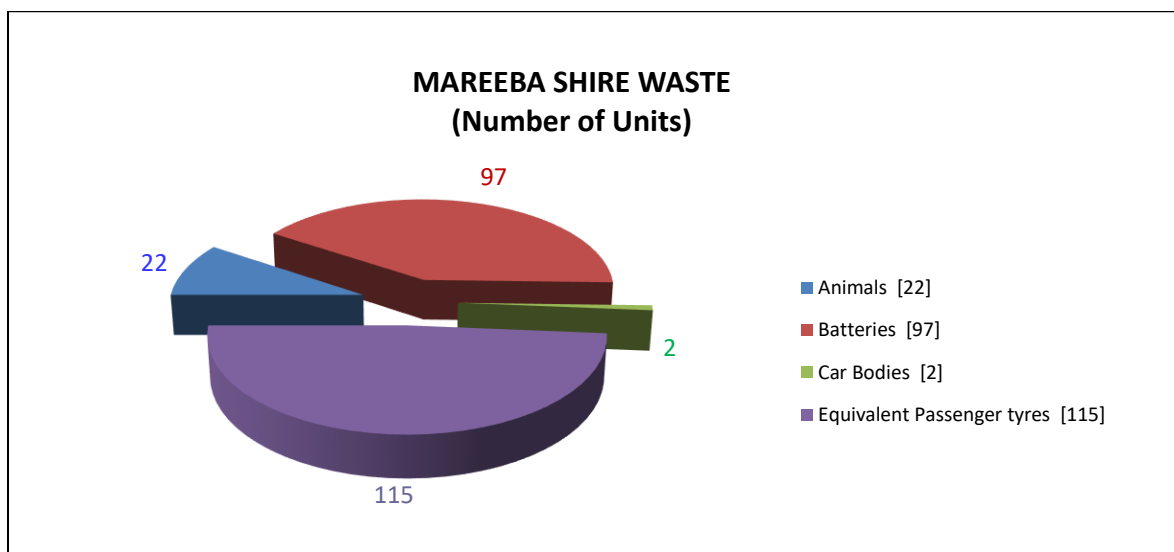
The following graph displays customer requests logged in the Customer Request Management (CRM) system during the month of July 2018.

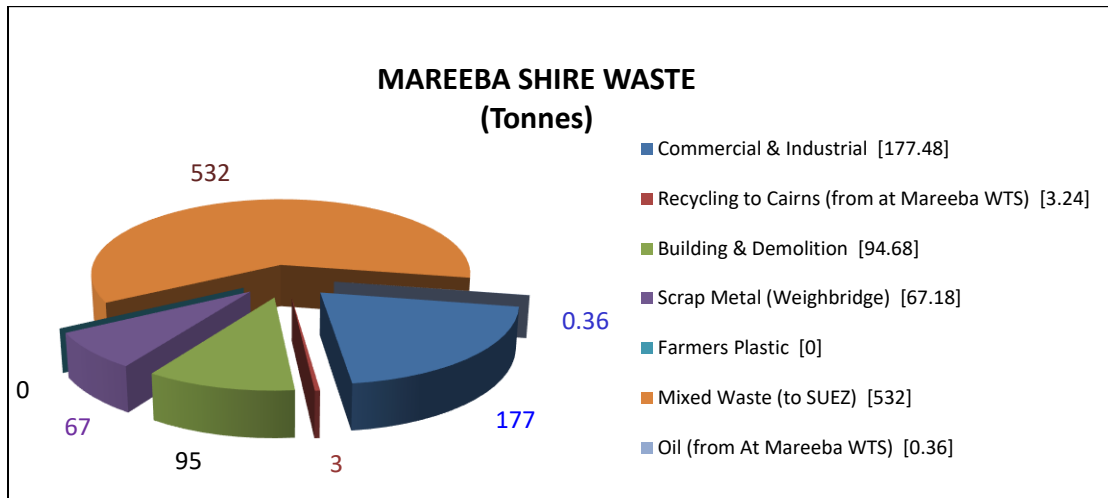


4. Waste Collected at Each of the Transfer Stations

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.

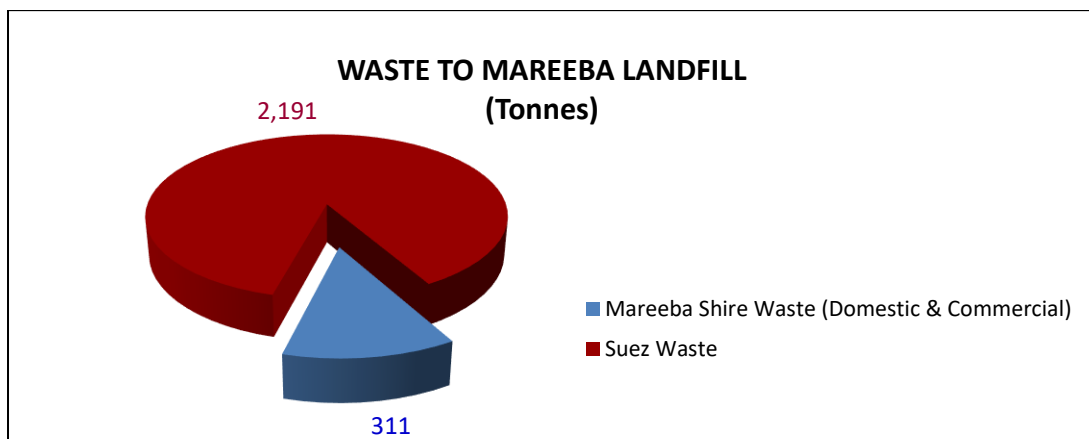
The following pie charts are separated into waste received as whole units and waste received as accrued tonnage.





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

Revenue

	Annual Budget	YTD Budget	YTD Actual
MGB Service	2,140,544	0	0
Unserviced Levy	1,525,462	0	0
Commercial Disposal	1,223,500	101,958	81,871
Waste Interest	50,000	4,166	0
Recycling - Metal	110,000	9,167	22,765
Total	5,049,506	115,291	104,636

Expenditure

	Annual Budget	YTD Budget	YTD Actual
Landfills	1,468,914	125,156	65,950
WTS	1,249,214	104,246	95,005
Collection and Transport Costs	1,519,344	126,612	132,401
Recycling	40,000	3,333	4,228
NCP Admin Charges	201,804	16,817	16,817
Total	4,479,276	376,164	314,401

RISK IMPLICATIONS

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Council holds an environmental authority issued under the Environmental Protection Act 1994 to operate landfill facilities.

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: *2 August 2018*

**ITEM-16 INFRASTRUCTURE SERVICES, WATER AND
WASTEWATER GROUP MONTHLY OPERATIONS
REPORT - JULY 2018**

MEETING: Ordinary

MEETING DATE: 15 August 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 Water and Wastewater activities undertaken by the Infrastructure Services Department during the month of July 2018.

OFFICER'S RECOMMENDATION

"That Council receives the Infrastructure Services, Water and Wastewater Progress Report for the month of July 2018."

BACKGROUND

1. Capital and Maintenance Works Projects

Commencement of Mareeba CBD Water Main Project on Monday, 6 August 2018. Businesses and property owners along Byrnes Street have been consulted as to the start date by Council's Project Manager.

2. Budget - Water

Revenue

	Annual Budget	YTD Budget	YTD Actual
Water Charges	\$3,326,023	0	0
Water Interest Earned Const Works	\$25,000	\$2,083	0
Water NCP Internal Revenue	\$300,400	\$25,033	\$25,033
Water NCP Community Service Obligation	0	0	0
Water 3rd Party Works	\$45,000	\$3,750	\$17,822
Water Sundry Income	\$35,000	\$2,917	\$15,397
Total	\$3,731,423	\$33,783	\$58,253

Expenditure

	Annual Budget	YTD Budget	YTD Actual
Water Treatment Plant Op Mtce	\$3,192,060	\$410,651	\$140,243
Water Reticulation Op Mtce	\$1,692,404	\$150,160	\$66,535
Water NCP Admin Charges	\$272,300	\$22,692	\$22,692
Total	\$5,156,763	\$583,502	\$229,469

3. Budget - Wastewater

Revenue

	Annual Budget	YTD Budget	YTD Actual
Wastewater Charges	\$4,777,524	\$0.00	0
Wastewater Interest Earned Const Works	\$85,000	\$7,083	0
Wastewater NCP Internal Revenue	\$38,000	\$3,167	\$3,167
Wastewater NCP Community Serv Obligation	\$119,400	\$9,950	\$9,950
Total	\$5,019,924	\$20,200	\$13,117

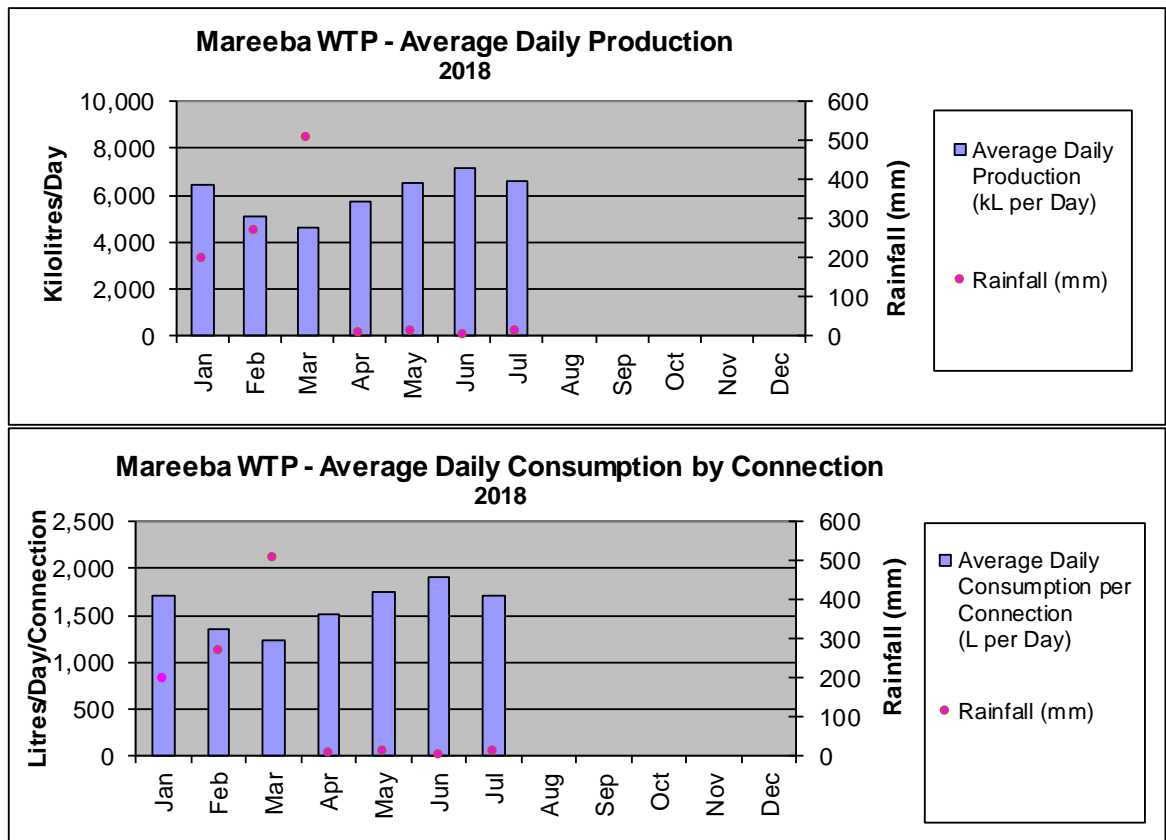
Expenditure

	Annual Budget	YTD Budget	YTD Actual
Wastewater Treatment Plant Op Mtce	\$2,156,801	\$266,183	\$123,096
Wastewater Reticulation Op Mtce	\$1,622,564	\$135,557	\$47,210
Wastewater NCP Admin Charges	\$163,300	\$13,608	\$13,608
Total	\$3,942,665	\$415,348	\$183,915

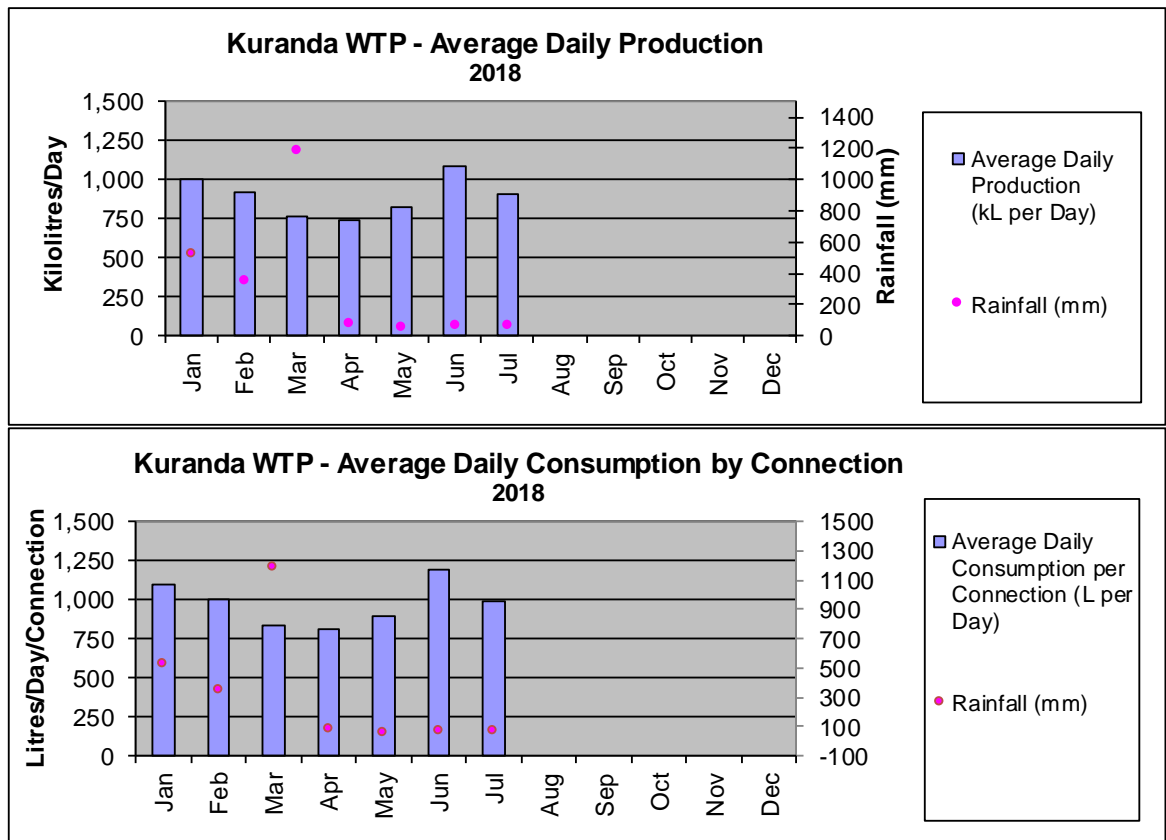
4. Chlorine Residual Readings

July 2018	Chlorine Residual Readings 2018 Australian Drinking Water Guidelines Maximum 5mg/L										
	Mon 2nd	Wed 4th	Fri 6th	Mon 9th	Wed 11th	Fri 13th	Mon 16th	Wed 18th	Fri 20th	Mon 23rd	Wed 25th
	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	1.16	1.14	1.17	0.83	1.13	1.18	0.83	1.01	1.05	1.08	1.16
Wyandra Drive Mareeba	0.78	0.71	0.86	0.90	0.88	0.84	0.90	0.85	0.83	0.76	0.79
Gregory Terrace Kuranda	0.82	1.21	1.04	1.18	1.06	1.08	1.24	1.19	1.44	1.36	1.09
Mason Rd PS Kuranda	1.22	1.40	1.36	1.51	1.21	1.24	1.62	1.38	1.51	1.45	1.37
Chillagoe	1.19	0.94	1.00	1.12	1.07	0.98	1.10	1.18	1.07	1.04	1.22
Dimbulah	1.16	1.21	1.17	1.19	1.30	1.11	1.10	0.92	1.17	0.95	0.92

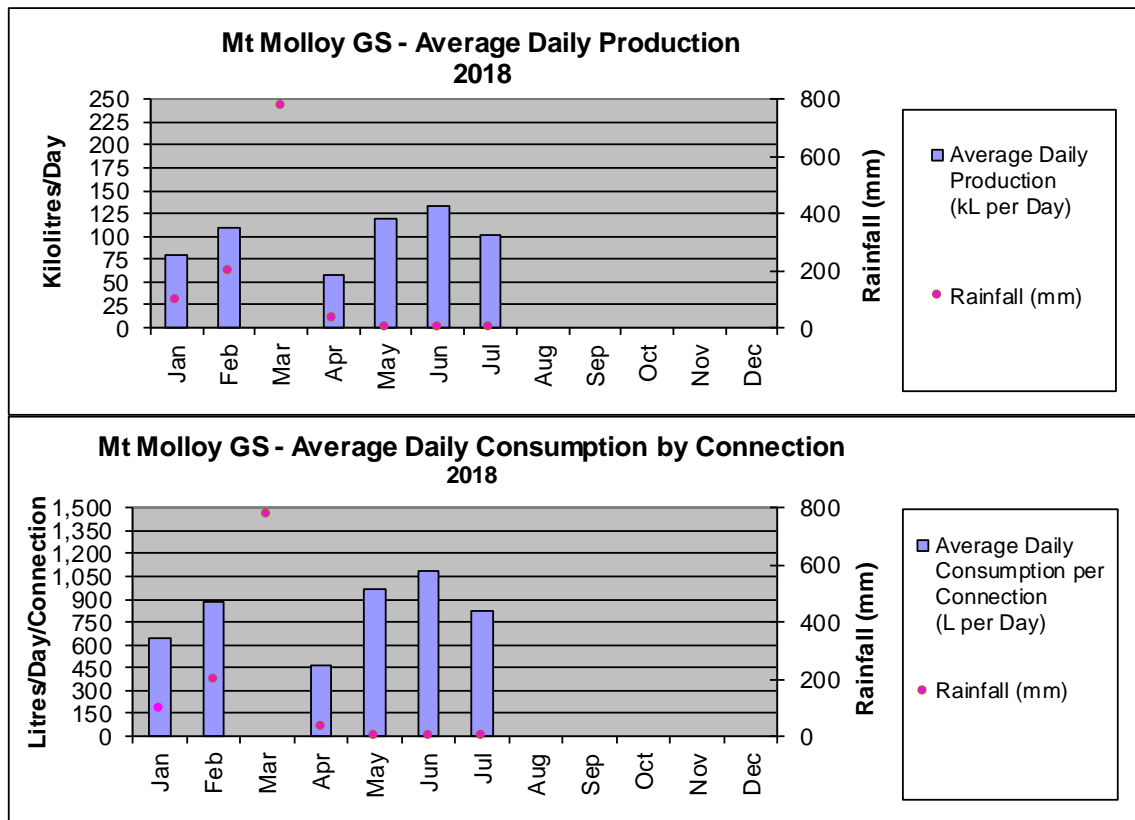
5. Mareeba Water Supply Scheme – Operations Data



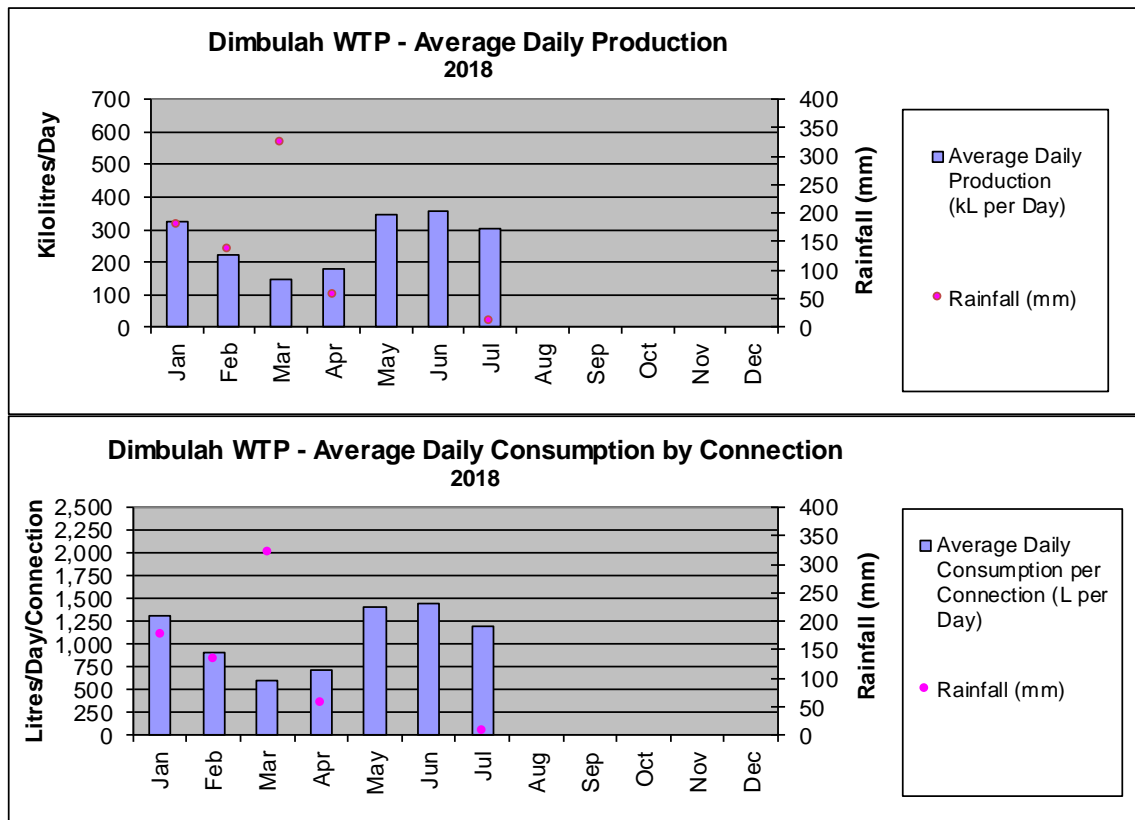
6. Kuranda Water Supply Scheme - Operations Data



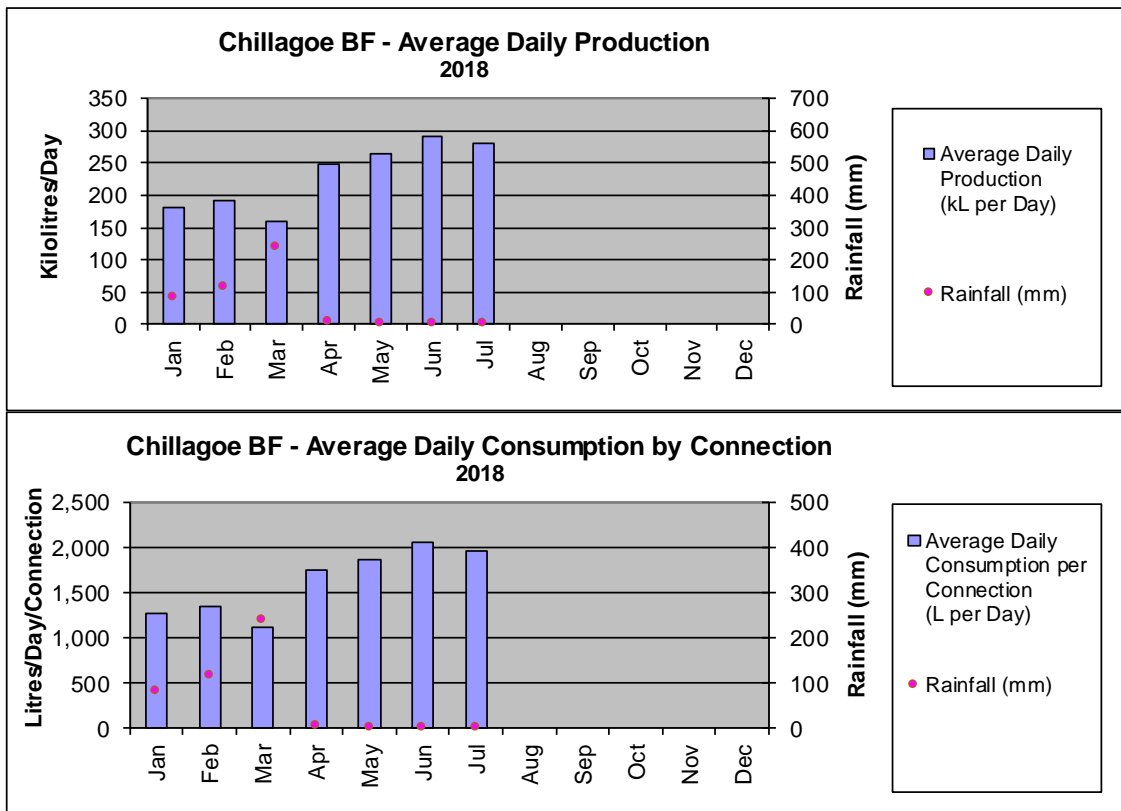
7. Mount Molloy Water Supply Scheme - Operations Data



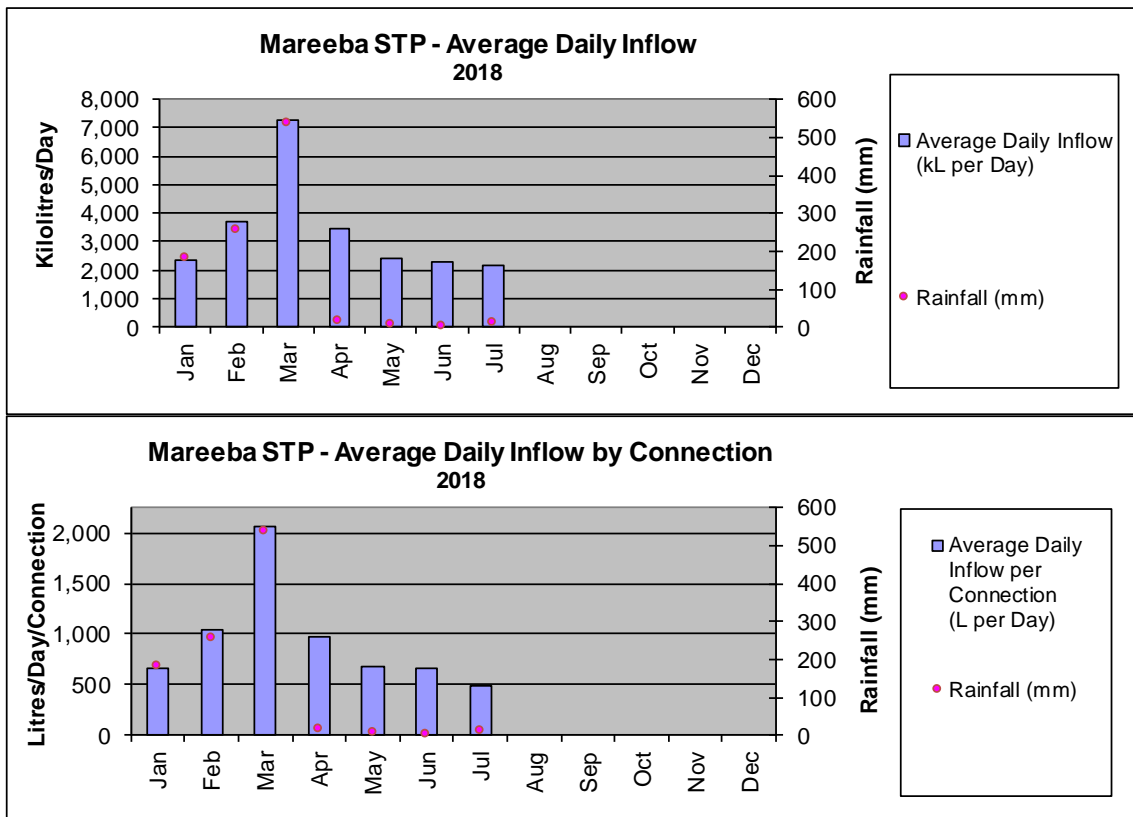
8. Dimbulah Water Supply Scheme - Operations Data



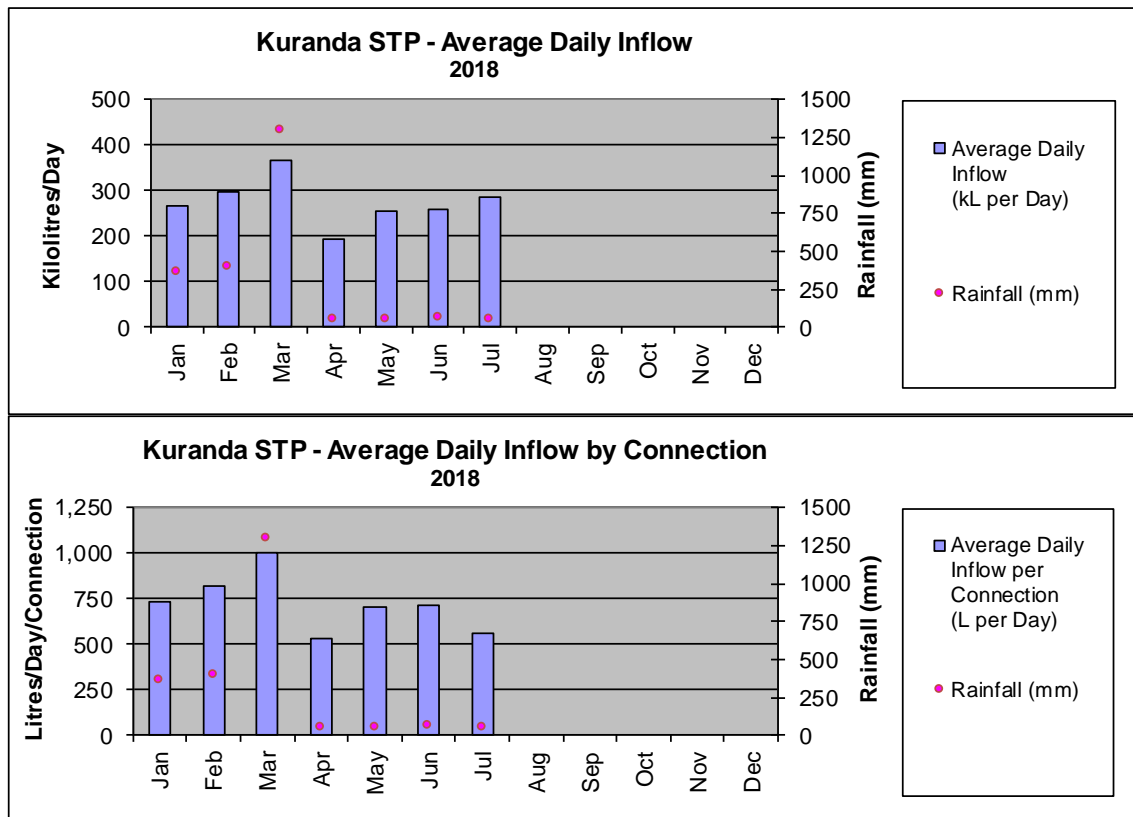
9. Chillagoe Water Supply Scheme - Operations Data



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.

Is the expenditure noted above included in the current budget?

Yes

Operating

All operational works are funded by the Section specific 2018/19 maintenance budgets.

Is the expenditure noted above included in the current budget?

Yes

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

ORGANISATIONAL DEVELOPMENT

ITEM-17 CHANGES TO ORGANISATION STRUCTURE

MEETING: Ordinary

MEETING DATE: 15 August 2018

**REPORT OFFICER'S
TITLE:** Chief Executive Officer

DEPARTMENT: Office of the CEO

EXECUTIVE SUMMARY

The organisation structure has been in place for a number of years now and these proposed changes are recommended to improve efficiency and effectiveness of council resources.

OFFICER'S RECOMMENDATION

"That Council approve the changes to the organisational structure as stated."

BACKGROUND

Administration Traineeship (1.0 FTE)

The Queensland Government Skilling Queenslanders for Work initiative package was recently released and provides a funding opportunity of \$15,000 per annum.

A Traineeship position will provide a great opportunity for a school leaver while alleviating some of the day to day duties from more senior staff at no additional cost to our operational budget.

A traineeship is a fixed term position and as such is not a permanent increase in FTE and will be reviewed annually before a new trainee is appointed.

Community Housing Officer (1.0 FTE)

The mandatory requirements for our Community Housing program have now reached a point where other services delivered by the Community Wellbeing team are being severely impacted.

Given the significant additional work load over the coming one to two years, it is proposed to fund an additional resource to work solely in the Community Housing area.

Additional costs will be entirely borne by rental income.

This is a fixed term position for a maximum of two years and as such does not represent a permanent increase in FTE.

Contracts Coordinator (1.0 FTE)

This position is a modified version of the Project Management Officer position and will be responsible for the coordination of the Project Management and RMPC teams in delivering Contracts and Projects arising from the Capital Works Program, Department of Transport & Main Roads (DTMR) and Third Parties. This position is responsible for the management of Council's civil and structural projects from start to finish, including survey, design, procurement, construction, contract management, reporting and handover to client.

Since the promotion of the Project Management Officer, we have engaged a consultant project manager to assist with capacity for delivering capital projects – this will be reduced through having our own capacity to deliver these projects. We also have \$4M of KIAC projects to deliver over the next 18 months.

The role will continue be funded through capital works project budgets.

The Project Management Officer was a fixed term position however it is proposed that this modified position be permanent and therefore represents a permanent increase in FTE.

Technical Services Officer (0.8 FTE)

This position is an amalgamation of portions of two vacant positions and will be responsible for implementation and administration of Council's Technical Services Project Management Systems, including Quality, Environmental, Traffic Management and to provide support for operation of Council aerodromes and NATA-accredited soil laboratory.

Presently, we are not delivering many of these services and have attempted to take up this work using existing staffing and through engagement of third party services/consultants. This has been problematic in terms of providing adequate traffic management support for Council events and community groups, maintaining our NATA accreditation for the soil lab and maintaining our legal obligations under CASA for management of the aerodromes. In addition to these task, this role will also provide project planning and design support for cultural heritage and environmental management.

The role will be funded primarily through of capital works project budgets, with the aerodrome operational budget funding the portion of work associated with aerodrome support.

This is does not represent an increase in FTE as it is effectively utilising a vacant position on the structure.

RISK IMPLICATIONS

Infrastructure and Assets

These positions will improve operational efficiencies throughout the organisation.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Nil

Operating

There will be an increase in the expenditure in the Housing area, but this will be offset by the surplus.

Is the expenditure noted above included in the current budget?

No

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

The costs can be accommodated in the 2018/19 and future budgets through operational savings and subsidy opportunities.

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.

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

Recruitment to these positions will occur once Council approves the modified organisational structure. Recruitment to the Traineeship position will be dependent upon funding approval.

ATTACHMENTS

1. Nil

Date Prepared: 8 August 2018

ITEM-18 CHRISTMAS SHUTDOWN AND OFFICE CLOSURE FOR STAFF FUNCTION

MEETING: Ordinary

MEETING DATE: 15 August 2018

REPORT OFFICER'S TITLE: Chief Executive Officer

DEPARTMENT: Office of the Chief Executive Officer

EXECUTIVE SUMMARY

This report is presented to Council to confirm the Christmas/New Year shutdown period for 2018/19.

Further, authorisation is sought to close service centres for a staff function.

OFFICER'S RECOMMENDATION

"That Council:

1. Endorses the 2018/19 Christmas/New Year closure from 5pm on Friday 21 December 2018 and reopen Wednesday 2 January 2019;
2. Approves the early closure of service centres from 1pm on Friday 14 December 2018 for a staff function."

BACKGROUND

Council service centres are open to the public throughout the whole of the year, excluding public holidays. The two (2) service centres are Mareeba (65 Rankin Street) and Kuranda (18-22 Arara Street).

For the 2018/19 Christmas/New Year period, gazetted public holidays fall on Tuesday 25 December 2018, Wednesday 26 December 2018 and Tuesday 1 January 2019.

It is recommended that closure of the administration centres be effective from close of business on Friday 21 December 2018 and reopen Wednesday 2 January 2019. In accordance with the Enterprise Bargaining Agreement, staff are to utilise leave entitlements for any absences during this period. As in previous years, appropriate arrangements will be put in place to have skeleton staff available to work through the closure period or be on stand-by in the event of any emergencies.

As per previous years, staff ought to be acknowledged for their tremendous efforts and as a token of appreciation management would like to take this opportunity to thank staff for their dedication and hard work throughout this period.

The management team have worked very closely with staff to maintain a positive culture and are recommending that service centres close at 1pm on Friday 14 December 2018 to allow all staff to attend an end of year staff function at the Mareeba Amenities Hall.

The reason for a 1pm closure is that the majority of outdoor staff finish work at 3pm and by commencing at 2pm we can ensure the staff attend this important meeting at which the Mayor and CEO can address the staff.

Council's after-hours service will operate during the afternoon and staff will be available to deal with critical and emergency issues.

RISK IMPLICATIONS

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS

Capital
Nil

Operating
Yes

Is the expenditure noted above included in the current budget?
Yes

LINK TO CORPORATE PLAN

N/A

IMPLEMENTATION/COMMUNICATION

Communications will be provided both internally and externally advising of the closure period for Christmas/New Year.

ATTACHMENTS

Nil

Date Prepared: 06 August 2018

BUSINESS WITHOUT NOTICE

NEXT MEETING OF COUNCIL

The next meeting of Council will be held at 9:00 am on Wednesday 19 September 2018.

SUMMARY OF NEW PLANNING APPLICATIONS & DELEGATED DECISIONS FOR THE MONTH OF JULY 2018

New Development Applications					
Application #	Lodgement Date	Applicant/ Address	Property Description	Application Type	Status
MCU/18/0017	03/07/2018	Reever and Ocean Pty Ltd Barnwell Road KURANDA	Lot 16 on N157227, Lots 17, 18, 19 & 22 on SP296830, Lot 20 on N157423, Lot 95 on N157452, Lot 129 on NR456, Lot 131 on N157491, Lot 290 on N157480 and Lot 43 on N157350	MCU - Rural Workers' Accommodation	Decision Making Period
MCU/18/0018	03/07/2018	Ontario Mangoes Pty Ltd 105 Inveradi Road, Dimbulah	Lot 107 on RP749635	MCU - Rural Workers' Accommodation	Decision Making Period
MCU/18/0019	04/07/2018	SND Developers Pty Ltd 28 Keeble Street MAREEBA	Lot 71 on SP136296	MCU - Short-term accommodation	In Referral stage
MCU/18/0020	10/07/2018	J Parkes & M Raymond C/- Darren Heatley 89 McLeans Bridge Road, Julatten	Lot 5 on RP907660	MCU - Dwelling House (Secondary Dwelling)	Decision Notice issued on 25/07/2018
MCU/18/0021	26/07/2018	Outback Truckstops Pty Ltd C/- TFA Project Group 23 Gowan Street MAREEBA	Lot 66 & 67 on SP198060	MCU - Service Station (Unmanned Truck Refuelling Facility)	Awaiting payment

July 2018 (Regional Land Use Planning)

MCU/18/0022	30/07/2018	Mulungu Aboriginal Corporation C/- Northern Building Approvals 14 Sutherland Street MAREEBA	Lot 4 on RP717124	MCU - Extension to existing Community Care Centre	In Confirmation stage
RAL/18/0023	10/07/2018	Derek & Emma Hicks C/- Freshwater Planning Pty Ltd 5 - 7 Adams Street & 50 Doyle Street, Mareeba	Lot 39 on RP896886, Lot 2 on MPH25215 & Lot 8 on SP101840	ROL - Subdivision (3 into 5 Lots in 2 stages)	In Decision Making Period
RAL/18/0024	10/07/2018	Facas Pty Ltd C/- RPS Australia East Pty Ltd (Owen Dalton) 3225 Mareeba - Dimbulah Road, Mutchilba	Lot 466 on HG547	ROL (1 into 2 Lots)	In Referral stage
RAL/18/0025	30/07/2018	Navid Derakhshan C/- Elizabeth Taylor Town Planner 2-6 Black Mountain Road KURANDA	Lot 1 on RP743970	ROL (1 into 4 Lots)	In Confirmation stage

Decision Notices issued under Delegated Authority

Application #	Date of Decision Notice	Applicant	Address	Property Description	Application Type
MCU/18/0020	24/07/2018	J Parkes & M Raymond C/- Darren Heatley	89 McLeans Bridge Road, Julatten	Lot 5 on RP907660	MCU - Dwelling House (Secondary Dwelling)

July 2018 (Regional Land Use Planning)

MCU/18/0014	12/07/2018	Pioneer North QLD Pty Ltd C/- RPS Australia East Pty Ltd	Kimalo Road, Arriga	Lot 77 on CP902753	MCU - Extractive Industry (expansion)
MCU/18/0016	03/07/2018	Taikaka Pty Ltd	24 Herberton Street, Mareeba	Lot 10 on SP291995	MCU - Dual Occupancy
OPW/18/0005 (Stage 2B)	23/07/2018	Sibi Girgenti Holdings Pty Ltd C/- Jim Papas Civil Engineering Designer Pty Ltd	Antonio Drive and Kennedy Highway, Mareeba	Lot 301 on SP280080	Operational Works for Roadworks, Stormwater, Water Infrastructure, Drainage, Earthworks, & Sewerage Infrastructure
OPW/18/0006 (Stage 10)	10/07/2018	BTM & S Stankovich Pty Ltd	Moondani Avenue & Allara Street, Mareeba	Lot 200 on SP292105	Operational Works (Roadworks, Stormwater, Water Infrastructure, Drainage, Earthworks, & Sewerage Infrastructure) for Stage 10

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/18/0016	02/07/2018	Baker Building Certification C/- Quintilian Pty Ltd	29 Masons Road, Kuranda	Lot 9 on SP276423	Building work and associated operational works assessable against the Hill and Slope Overlay.

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/17/0028	10/07/2018	W & A Clarke	15 Lotus Lane, Kuranda	LOTS 1 & 2 & EASEMENT A IN LOT 1 ON SP300698 (CANCELLING LOT 3 ON SP108730)	ROL (1 into 2 Lots)
MC2004/47	04/07/2018	T, D, S & A Adil and H Ahmet	Blacks Road, Mareeba	LOT 4 & 100 ON SP298292 (CANCELLING LOT 100 ON SP223126)	ROL (1 into 2 Lots)

July 2018 (Regional Land Use Planning)

