



AGENDA

Wednesday, 15 May 2019

Ordinary Council Meeting

I hereby give notice that an Ordinary Meeting of Council will be held on:

Date: Wednesday, 15 May 2019

Time: 9:00am

Location: Council Chambers

Peter Franks
Chief Executive Officer

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- 1 MEMBERS IN ATTENDANCE**
- 2 APOLOGIES/LEAVE OF ABSENCE/ABSENCE ON COUNCIL BUSINESS**
- 3 BEREAVEMENTS/CONDOLENCES**
- 4 DECLARATION OF ANY MATERIAL PERSONAL INTERESTS/CONFLICTS OF INTEREST**
- 5 CONFIRMATION OF MINUTES**

Ordinary Council Meeting - 17 April 2019
- 6 BUSINESS ARISING OUT OF MINUTES OF PREVIOUS MEETING**
- 7 DEPUTATIONS AND DELEGATIONS**

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8 CORPORATE AND COMMUNITY SERVICES

8.1 NEGOTIATED ADOPTED INFRASTRUCTURE CHARGES NOTICE - SND DEVELOPERS PTY LTD - MATERIAL CHANGE OF USE - SHORT-TERM ACCOMMODATION - LOT 71 SP136296 - 28 KEEBLE STREET, MAREEBA - MCU/18/0019

Date Prepared: 1 May 2019

Author: Senior Planner

Attachments:

1. **Decision Notice dated 21 November 2018** [↓](#)
2. **Adopted Infrastructure Charges Notice dated 21 November 2018** [↓](#)
3. **Applicant's written representations dated 14 January 2019** [↓](#)

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	SND Developers Pty Ltd	ADDRESS	28 Keeble Street, Mareeba
DATE OF REQUEST	14 January 2019	RPD	Lot 71 on SP136296
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Short-Term Accommodation		
FILE NO	MCU/18/0019	AREA	2,797m ²
LODGED BY	Freshwater Planning Pty Ltd	OWNER	SND Developers Pty Ltd
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Medium Density Residential zone		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	3		

EXECUTIVE SUMMARY

Council approved a development application described in the above application details at its Ordinary Meeting held on 21 November 2018, subject to conditions.

The application was impact assessable and 3 properly made submissions were received in response to public notification of the application.

Freshwater Planning Pty Ltd, on behalf of the applicant, has subsequently made written representations to Council requesting amendments to the adopted infrastructure charges notice (AICN) issued for this development.

Specifically, the applicant is seeking the removal of the infrastructure charges applied for the trunk transport and open space infrastructure networks. The basis of this request is the development's proximity to State controlled road (Byrnes Street) and the amount of open space provided within the development itself.

Council officers do not support the amendment of the AICN as the development conditions do not require the applicant to construct or provide trunk infrastructure, the cost of which could otherwise be credited against the AICN charges.

It is recommended that the request for a negotiated AICN be refused.

OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	SND Developers Pty Ltd	ADDRESS	28 Keeble Street, Mareeba
DATE OF REQUEST	14 January 2019	RPD	Lot 71 on SP136296
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Short-Term Accommodation		

and in accordance with the Planning Act 2016, the following:

- (A) The Adopted Infrastructure Charges Notice issued for Development Approval MCU/18/0019 on 21 November 2018 be maintained.

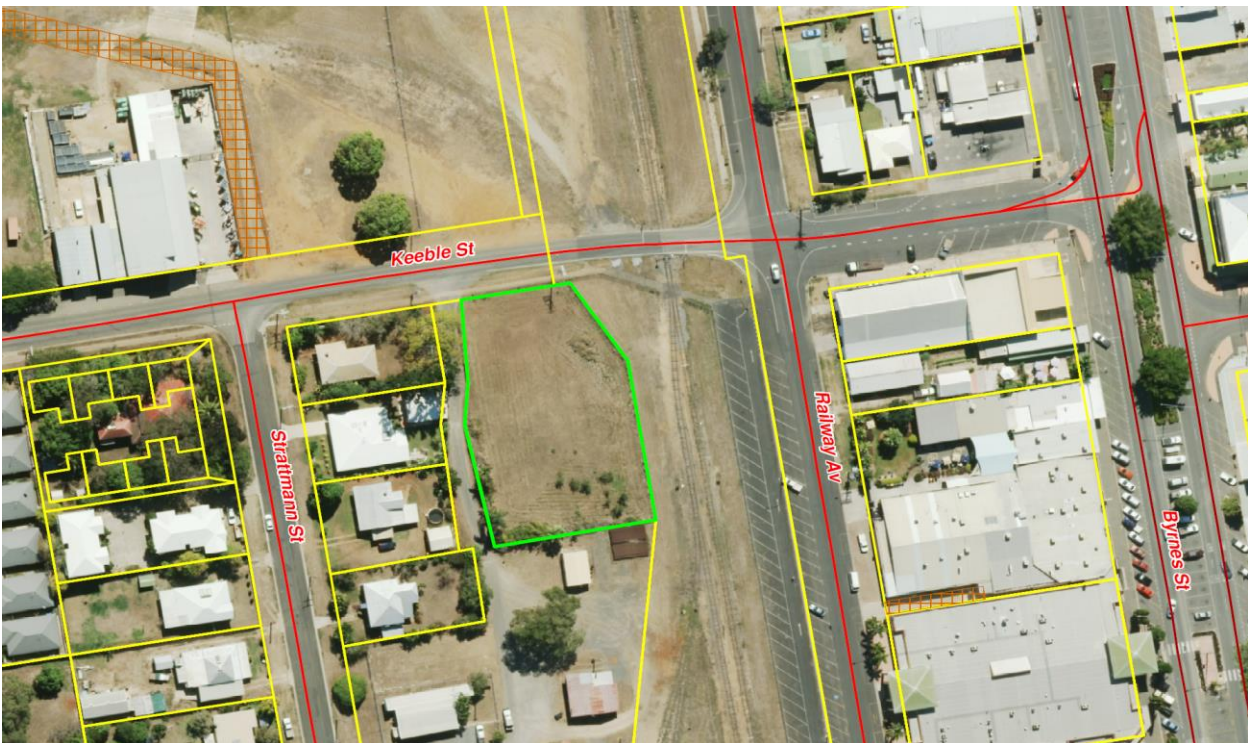
2. Advice of Council's decision issued to the applicant, submitters and referral agency."

THE SITE

The subject land is situated at 28 Keeble Street, Mareeba and is described as Lot 71 on SP136296. The land is irregular in shape having an area of 2,797m² and is zoned Medium Density Residential under the Mareeba Shire Council Planning Scheme 2016.

The land has approximately 24.45 metres frontage to Keeble Street. Keeble Street is constructed to a 6 metre wide asphalt sealed standard, with kerbing, for the entire frontage of the subject land. A 1 metre wide paved footpath extends along Keeble Street.

The subject land is vacant, flat and generally unconstrained by natural or physical features (vegetation, watercourses etc). All urban services can be made available to the subject land.



Map Disclaimer:

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All side and rear boundaries of the subject land adjoin railway corridor land. The active rail corridor is located immediately to the east and the railway works depot immediately to the south. An access driveway to the railway works depot extends along the site's entire western boundary.

Neighbouring allotments to the north are zoned Centre under the Mareeba Shire Council Planning Scheme 2016. The 4 properties adjoining the western side of the railway works depot access driveway are zoned Medium Density Residential and are each developed with a single dwelling house.

BACKGROUND AND CONTEXT

Council at its Ordinary Meeting on 21 November 2018 approved the application made by Freshwater Planning Pty Ltd on behalf of SND Developers Pty Ltd for the issue of a development permit for Material Change of Use - Short-term Accommodation over land described as Lot 71 on SP136296, situated at 28 Keeble Street, Mareeba.

The approval was granted subject to conditions and the Decision Notice was issued on 21 November 2018 and is included as **(Attachment 1)**. An Adopted Infrastructure Charges Notice for this development approval was also issued on 21 November 2018 **(Attachment 2)**.

Freshwater Planning Pty Ltd, on behalf of the applicant, has written to Council making representations **(Attachment 3)** in relation to the adopted infrastructure charges notice. Specifically, the applicant is seeking the removal of the infrastructure charges for the trunk transport and open space networks.

APPLICANT'S REPRESENTATIONS

Adopted Infrastructure Charges Notice

On 21 November 2018, an adopted infrastructure charges notice was issued for development approval MCU/18/0019.

The applicable infrastructure charges for the development are as follows:

Category	Use Charge	Unit of Measure	Charge Rate	No of Units	Amount
Proposal					
Development authorised under MCU/18/0019	Accommodation (short term)	Suite with 1-2 bed/room with no ensuite	\$6,000.00	22	\$132,000.00
		Suite with 3 or more bed	\$8,400.00	10	\$84,000.00
		Total			
Credit					
Existing Lot	Residential	Per Lot	\$18,340.00	1	\$18,340.00
TOTAL					\$197,660.00

Representation by Applicant

Freshwater Planning Pty Ltd have made the following representations on behalf of the applicant.

"The Decision Notice – Approval for a Material Change of Use – Short-Term Accommodation over the site was provided along with an Approved Adopted Infrastructure Charges Decision Notice. This Infrastructure Charges Decision Notice requires that the applicants pay a charge of \$197,660.00 in relation to the proposed Short-Term Accommodation. While the Infrastructure Charges are understood to be required to cater for the extra demand placed on the Council's Infrastructure, in this instance these Charges are considered to be extremely onerous on the Approved Development making the Development not viable in this current economic climate. The Approved Use is to facilitate the construction of Short-Term Accommodation within the Mareeba Township ensuring additional Accommodation Activities to support the surrounding Mareeba Township and environs. This helps to cement Mareeba as a Major Urban Area and Regional Centre of the Tablelands while providing a much needed Use within the Township.

The proponents of the Development have provided a Letter, which is attached to this Submission, in relation to the Adopted Infrastructure Charges for the Decision Notice. Below are some extracts taken from the provided and attached Letter from Jassar and Manesh:

Being an experienced Working Backpackers Hostel operator in North Queensland, we know there is a strong need for quality accommodation in Mareeba area. No doubt you are aware that not having enough good quality purpose built working backpackers in the area is giving rise to illegal share houses. We are trying to address this issue, along developing a place for farmers and workers to connect for mutual benefit. Farming in Mareeba area is growing with every day and it relies on manual labour to continue to thrive.

In order to build a quality safe accommodation that will look after the local area, the farmers, and the backpackers, we need help from the Mareeba Council in removing the overhead charges, so we can better utilise that money in building better facility instead. Currently the Conditioned Infrastructure Charges are extremely excessive and may result in the Development becoming not viable or at the very least require a reduction in the standard and amenity of the product being provided.

It is understood that the Infrastructure Charges are an aggregate of five specific areas which include Road Network; Water; Sewerage; Stormwater; and Open Space as each Development provides for additional demand on these Infrastructure. The proposed Negotiated Adopted Infrastructure Charges Notice request that Council remove the Open Space and Road Networks components of the Infrastructure Charges in this instance.

The proposed Short-Term Accommodation will provide for large Open Space areas that encompass sufficient room for activities, a BBQ area and a communal open space encompassing tables and the likes. It is considered that the provided Open Space Area totalling 1,061 m² (37.9%) delivers sufficient and substantial recreational areas within the site reducing the strain on the existing parklands within Mareeba. Attached to this Submission is an Annotated Site Plan from Humac Design clearly identifying the Open Space provided within the Approval. It is considered that the provided Open Space within the Approved Short-Term Accommodation provides for a significant supply close to the Central Business District of Mareeba. The Approved Open Space will provide specific requirements

for the targeted patrons of the site which is not currently provided within the site's immediate or surrounding vicinity.

The site is located at 28 Keeble Street, Mareeba which directly adjoins the Railway Corridor to the east and is surrounded by Railway owned Land. The site is accessed from Keeble Street off the Railway's Corridor and from Jacobsen Street prior to this Corridor. Byrnes Street intersects Jacobsen Street with Byrnes Street being a State Controlled Road. Therefore, to access the site from Cairns, Atherton or from the Mareeba CBD there is approximately 85 metres of Local Road Network to the site. Given that any patrons using this Short-Term Accommodation will be coming from the major centres outside Mareeba in addition to the site's proximity to the Mareeba CBD it is considered that in this instance, the provision of the Road Network's Infrastructure Charge to be not applicable.

The proposed Request for a Negotiated Adopted Infrastructure Charges Notice for the Approved Short-Term Accommodation to remove the Road Network and Open Space components of the Infrastructure Charges is considered appropriate and acceptable. The requirement for the Development to make a payment of \$197,660.00 for the much needed provision of Short-Term Accommodation within Mareeba to support its major and surrounding industries is not considered appropriate nor reasonable within this current economic climate. This is further supported within the proponent's attached Letter. It is considered that the removal of the Open Space and Road Network components of the Infrastructure Charges will result in a more viable development ensuring that additional Accommodation Activities, to support the surrounding Mareeba Township and environs, are provided and provided to a high standard.

NOTE: *If the requested action above requires an Amendment to the Decision Notice or to the Conditions of the Approval, then please consider this Representation to achieve and request the appropriate alteration of the provided Decision Notice."*

Response

The subject land is within the Priority Infrastructure Area as identified in the Mareeba Shire Council Local Government Infrastructure Plan.

Adopted Infrastructure Charges are based on Mareeba Shire Council's Adopted Infrastructure Charges Resolution (No. 1) 2017, which categorises the proposed Short-term accommodation land use within the 'Accommodation (short term)' charge category.

The 'Accommodation (short term)' charge category applies the following charge rates for a hotel or short-term accommodation:

- \$6,000 per suite (with 1 or 2 bedrooms), or
- \$8,400 per suite (with 3 or more bedrooms), or
- \$6,000 per bedroom (for a bedroom that is not within a suite)

The proposed development consists of 32 units, inclusive of the managers unit. Twenty-two (22) of the units are either not a suite or have 2 or less beds. The remaining ten (10) units have 3 or more beds.

A credit of \$18,340.00 applies to the existing vacant lot.

The applicable infrastructure charges for the development are as follows:

Category	Use Charge	Unit of Measure	Charge Rate	No of Units	Amount
Proposal					
Development authorised under MCU/18/0019	Accommodation (short term)	Suite with 1-2 bed/room with no ensuite	\$6,000.00	22	\$132,000.00
		Suite with 3 or more bed	\$8,400.00	10	\$84,000.00
		Total			\$216,000.00
Credit					
Existing Lot	Residential	Per Lot	\$18,340.00	1	\$18,340.00
TOTAL					\$197,660.00

The adopted infrastructure charges notice has been correctly calculated and represents the standard maximum charge applicable under Council’s Adopted Infrastructure Charges Resolution (No. 1) 2017.

The standard maximum charge is comprised of charges for the following infrastructure networks:

- water supply
- wastewater
- stormwater
- transport
- public parks and land for community facilities

The total charge of \$216,000 equates to \$43,200.00 per infrastructure network.

The applicant is requesting that Council consider the specific circumstances of this development and remove the *transport* and *public parks and land for community facilities* charge components.

Transport infrastructure

The subject land is located on Keeble Street, approximately 130 metres from the intersection of Byrnes Street (State controlled road) and Jacobsen Street. The subject land does not have direct frontage/access to a State controlled road which historically has been the justification for the removal of the transport infrastructure charge component.

Under Condition 4.3 of the development approval, the applicant is required to upgrade the development side of Keeble Street for the full frontage of the subject land. Condition 4.3 is as follows:

4.3 Frontage Works - Keeble Street

The developer is required to construct the following works, designed in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer:

- (a) The developer is to construct kerb and channel on the development side of Keeble Street for the full frontage of the subject land;*
- (b) The applicant is to widen the existing asphalt seal on Keeble Street to the kerb and channel required by Condition 4.3(a);*
- (c) A concrete footpath minimum of 2.0m width must be constructed along the development side of Keeble Street for the full frontage of the subject land;*
- (d) Signage and line marking as per the Department of Transport and Main Roads Manual of Uniform Traffic control Devices (MUTCD);*
- (e) Footpath earthworks, topsoiling and turfing reinstatement of all disturbed footpath areas;*
- (f) Adjustments and relocations necessary to public utility services resulting from these works;*

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

Whilst Keeble Street is a busy collector road which currently facilitates access to the Mareeba State High School, Mareeba swimming pool, Davies Park, Bicentennial Lakes and numerous residential properties; it is not identified as trunk infrastructure under the LGIP.

The works required by Condition 4.3 are typical road frontage works imposed on all similar developments. These works are not of an extent (over and beyond) that would warrant their cost being credited towards the transport infrastructure charges.

The infrastructure charge for transport infrastructure should be maintained.

Public parks and land for community facilities infrastructure

The proposed development provides on-site open space sufficient to satisfy the requirements of the Accommodation Activities Code. This includes a BBQ area and a communal open space encompassing tables and the likes.

The development does not provide open space infrastructure above and beyond the code requirements. Council has previously allowed the reduction/removal of open space contributions where on-site facilities such as swimming pools are provided in addition to the meeting the standard code requirements.

The subject land is proximate to numerous open space facilities and it is probable that guests of the development will utilise these facilities.

The infrastructure charge for Public parks and land for community facilities should be maintained.

Recommended Action

No change will be made to the Adopted Infrastructure Charges Notice.

65 Rankin Street
 PO Box 154 MAREEBA QLD 4880

P: 1300 308 461
F: 07 4092 3323

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

21 November 2018

Senior Planner: Brian Millard
 Direct Phone: 4086 4657
 Our Reference: MCU/18/0019
 Your Reference: F18/20

SND Developers Pty Ltd
 C/- Freshwater Planning Pty Ltd
 17 Barron View Drive
 FRESHWATER QLD 4870

Dear Applicant/s

Decision Notice

Planning Act 2016

I refer to your application and advise that on 21 November 2018, Council decided to approve the application in full subject to conditions.

Details of the decision are as follows:

APPLICATION DETAILS

Application No:	MCU/18/0019
Street Address:	28 Keeble Street, Mareeba
Real Property Description:	Lot 71 on SP136296
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

DECISION DETAILS

Type of Decision:	Approval
Type of Approval:	Development Permit for Material Change of Use - Short-term Accommodation
Date of Decision:	21 November 2018

CURRENCY PERIOD OF APPROVAL

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

Public Office: 65 Rankin Street, Mareeba QLD 4880. Postal address: PO Box 154, Mareeba QLD 4880

INFRASTRUCTURE

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

ASSESSMENT MANAGER CONDITIONS

(A) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out 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.
 - 2.3 Prior to the commencement of use, the applicant must provide a letter from the Department of State Development, Manufacturing, Infrastructure and Planning confirming that the department is satisfied their conditions are complied with and/or that the department has no objections to the commencement of the use.
3. General
 - 3.1 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
 - 3.2 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to the commencement of the use 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 and to the satisfaction of Council's delegated officer.

3.4 Noise Nuisance

3.4.1 Refrigeration equipment, pumps, compressors and mechanical ventilation systems must be located, designed, installed and maintained to achieve a maximum noise level of 3dB(A) above background levels as measured from noise sensitive locations and a maximum noise level of 8dB(A) above background levels as measured from commercial locations.

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

3.4.3 The use, including the unloading or loading of goods, is not to include the use of any sound projecting objects or systems that may cause a nuisance to adjoining properties.

3.5 Waste Management

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

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

3.6 Maximum Accommodation Density

The total number of people accommodated by the approved development at any one time must not exceed 148 persons, exclusive of the on-site manager.

3.7 No amplified entertainment above 75dB(C) shall be carried out on the subject land.

3.8 Privacy

Any windows on the western side of the managers unit must be screened using fixed external blinds/screens so that no windows have direct views into Lots 72 to 74 on SP136296.

3.9 Amenity

All building materials and colours to be used must be non-reflective and be generally in accordance with the approved plans to the satisfaction of Council's delegated officer.

3.10 Full time onsite manager

A full time, onsite manager must be present onsite at all times during the operation of the approved use. The contact details for the onsite manager are to be made public accessible to all adjoining property owners.

4. Infrastructure Services and Standards

4.1 Access

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

4.2 Stormwater Drainage/Water Quality

4.2.1 Prior to the approval of operational works, the applicant must submit a Stormwater Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual to the satisfaction of Council's delegated officer. The Stormwater Management Plan and Report must detail the stormwater drainage for the whole of the development.

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

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

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

4.3 Frontage Works - Keeble Street

The developer is required to construct the following works, designed in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer:

- (a) The developer is to construct kerb and channel on the development side of Keeble Street for the full frontage of the subject land;
- (b) The applicant is to widen the existing asphalt seal on Keeble Street to the kerb and channel required by Condition 4.3(a);
- (c) A concrete footpath minimum of 2.0m width must be constructed along the development side of Keeble Street for the full frontage of the subject land;
- (d) Signage and line marking as per the Department of Transport and Main Roads Manual of Uniform Traffic control Devices (MUTCD);
- (e) Footpath earthworks, topsoiling and turfing reinstatement of all disturbed footpath areas;
- (f) Adjustments and relocations necessary to public utility services resulting from these works;

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

4.4 Car Parking/Internal Driveways

The developer must ensure that the development is provided with a minimum of 25 on-site car parking spaces, two (2) 22 seater bus parking bays and eight (8) bicycle parking spaces which are available solely for the parking of vehicles associated with the use of the premises.

All car parking spaces and internal driveways/vehicle manoeuvring areas must be concrete, asphalt or bitumen sealed, line marked where necessary, and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer

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

- Australian Standard AS2890:1 Off Street Parking – Car Parking Facilities;
- Australian Standard AS1428:2001 – Design for Access and Mobility;

- Australian Standard AS2890.3 – Bicycle Parking Facilities.

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

4.5 Landscaping

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

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

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

4.5.4 The landscaping plan must incorporate the following:

- landscaping strips within the subject land, along the Keeble Street frontage and all side and rear boundaries.
- Trees that will grow to provide shade must be planted throughout the car park area and around its perimeter at the rate of one (1) tree per ten (10) car parking spaces or part thereof; or shade structures are provided over 40% of the car parking spaces.

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

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

4.6 Fencing

Prior to the commencement of the use, the applicant/developer must erect a 1.8 metre high, neutral colour, timber paling fence along the full southern and western boundaries of the subject land.

The fencing must comply with Queensland Rail drawing number QR-C-S3231 - 'Standard Timber Fence 1800mm High Timber Paling Fence'.

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

4.7 Lighting

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

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

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

4.8 Water Supply

- (a) Where the existing reticulated water supply does not currently service the site or is not at an adequate capacity, the developer is required to extend or upgrade the reticulated water supply infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).
- (b) Prior to the issue of a development permit for operational works, the developer must submit engineering plans and specifications for the connection of the development to Council's reticulated water supply system demonstrating compliance with Condition 4.8(a).

The engineering plans and specifications for the connection, including any requirement for onsite firefighting storage, must be accompanied by an engineering report demonstrating that Council's existing infrastructure will be able to provide the minimum acceptable standard of service for water reticulation.

- (c) A water service connection must be provided to the subject lot in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council’s delegated officer.

4.9 Sewerage Connection

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

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

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

REFERRAL AGENCIES

The referral agencies applicable to this application are:

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

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Material change of use of premises near a State transport corridor or that is a future State transport corridor		
<p>Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorizing instrument, if all or part of the premises—</p> <p>(a) are within 25m of a State transport corridor; or</p> <p>(b) are a future State transport corridor; or</p> <p>(c) are—</p> <p>(i) adjacent to a road that intersects with a State-controlled road; and</p> <p>(ii) within 100m of the intersection</p>	<p>Schedule 10, Part 9, Division 4, Subdivision 2, Table 4</p>	<p>State Assessment & Referral Agency (SARA) Department of State Development, Manufacturing, Infrastructure and Planning PO Box 2358 Cairns Qld 4870</p> <p>CairnsSARA@dsmip.qld.gov.au</p>

A copy of any referral agency conditions are attached.

APPROVED PLANS

The following plans are Approved plans for the development:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
1323-A-00	Cover Sheet	Humac Design	-
1323-A-01B	Site Plan	Humac Design	11.09.2018
1323-A-02B	Floor Plan	Humac Design	11.09.2018
1323-A-03B	First Floor Plan	Humac Design	11.09.2018
1323-A-04B	Elevations	Humac Design	11.09.2018

ADVISORY NOTES

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

- (A) ASSESSMENT MANAGER'S ADVICE
 - (a) An Adopted Infrastructure Charges Notice has been issued with respect to the approved development. The Adopted Infrastructure Charges Notice details the type of infrastructure charge/s, the amount of the charge/s and when the charge/s are payable.
 - (b) The Adopted Infrastructure Charges Notice does not include all charges or payments that are payable with respect to the approved development. A number of other charges or payments may be payable as conditions of approval. The

applicable fee is set out in Council's Fees & Charges Schedule for each respective financial year.

(c) Water Meters/Water Service Connection

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

(d) Property Connection to existing sewer main

Prior to the property connection to the existing sewer main commencing, a request for a Property Connection Quotation must be lodged with Council. The cost of the required property connection will be determined based upon the assessment of the Property Connection Quotation Request.

(e) 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.

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

(g) 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.

(h) 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.

(i) 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.

(j) 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.

(B) REFERRAL AGENCY CONDITIONS

Department of State Development, Manufacturing, Infrastructure and Planning conditions dated 15 October 2018

FURTHER DEVELOPMENT PERMITS REQUIRED

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

SUBMISSIONS

There were three (3) properly made submissions about the application. In accordance with the *Planning Act 2016*, the name, residential or business address, and electronic address of the principal submitter for each properly made submission is provided below;

Name of principal submitter	Address
1. Foodpac Pty Ltd	PO Box 60, Finch Hatton QLD 4756
2. C & S Shephard	3 Strattmann Street, Mareeba QLD 4880
3. T Wheatley (support)	PO Box 1570, Mareeba QLD 4880

RIGHTS OF APPEAL

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

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

DECISION NOTICE

MCU/18/0019
Page 12**OTHER DETAILS**

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

Yours faithfully

BRIAN MILLARD
SENIOR PLANNER

Enc: Approved Plans/Documents
Referral Agency Response
Appeal Rights
Adopted Infrastructure Charges Notice

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


Mareeba Shire Council

Approved Plans/Documents

DESIGN WIND CLASSIFICATION C2
SHEET LIST

No	Description
1	COVER SHEET
2	FLOOR PLAN
3	ELEVATION
4	SECTION
5	STRUCTURAL
6	MECHANICAL
7	ELECTRICAL
8	PLUMBING
9	FINISHES
10	LANDSCAPE
11	CONCRETE
12	GLAZING
13	IRONWORK
14	PAINTS
15	MEASUREMENTS

PROPOSED SHORT-TERM ACCOMMODATION
FOR
JASSAR & MANESH
AT
**28 KEEBLE STREET,
MAREEBA**



PRELIMINARY ONLY

REVISIONS	DATE

HU/MAC
DESIGN

PROPOSED SHORT-TERM ACCOMMODATION
28 KEEBLE STREET,
MAREEBA
JASSAR & MANESH
DRAWN BY: COVER SHEET
DATE: 27/01/19
SCALE: 1:300

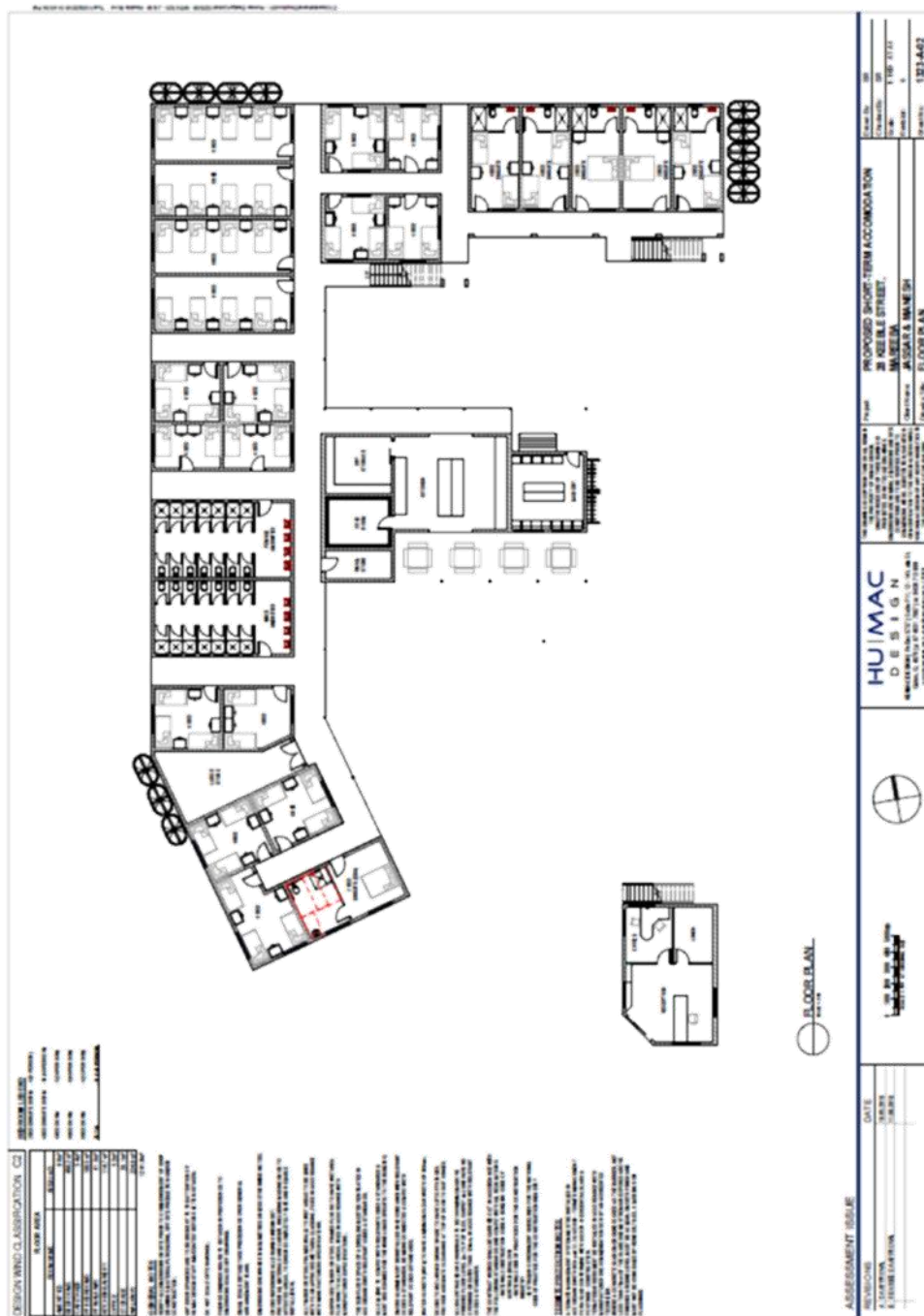
1234-660



Mareeba Shire Council

DECISION NOTICE

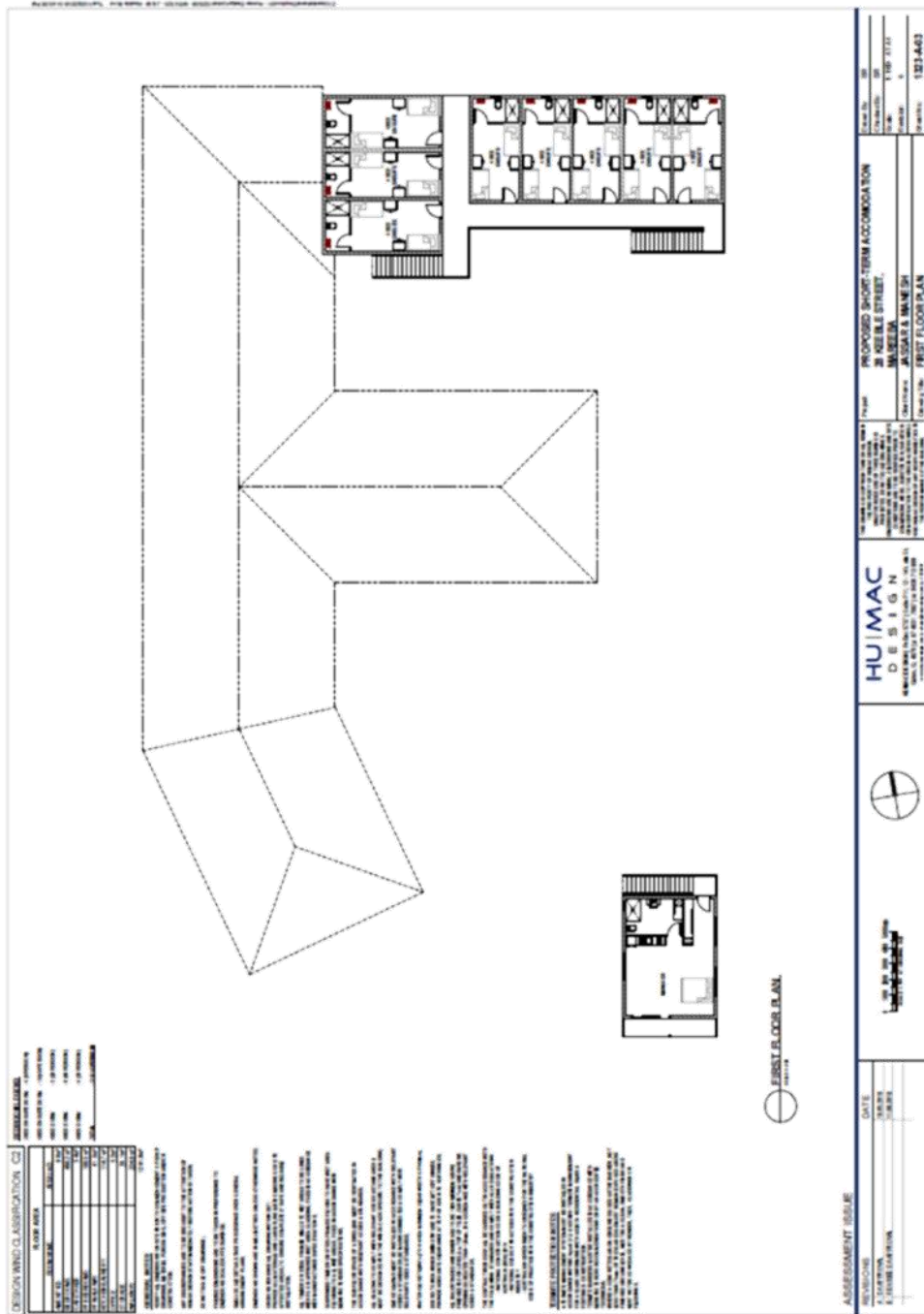
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Mareeba Shire Council

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Mareeba Shire Council

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DESIGN WING CLASSIFICATION: C2	PROPOSED SHORT-TERM ACCOMMODATION 2 KEEBLE STREET, MAREEBA SHIRE COUNCIL	PROJECT NO: 18/0019 DATE: 1 FEB 2019 DRAWN BY: [Name] CHECKED BY: [Name]	PROJECT NO: 18/0019 DATE: 1 FEB 2019 DRAWN BY: [Name] CHECKED BY: [Name]
HUIMAC DESIGN		ELEVATION	
18/0019		18/0019	
18/0019		18/0019	

Mareeba Shire Council

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Referral Agency Response

RA6-N



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our reference: 1808-6659 SRA
Your reference: MCU/18/0019

15 October 2018

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

Attention: Carl Ewin

Dear Sir/Madam,

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

The development application described below was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning on 8 August 2018.

Applicant details

Applicant name: SND Developers Pty Ltd
C/- Freshwater Planning Pty Ltd
Applicant contact details: 17 Barron View Drive
Freshwater QLD 4870
freshwaterplanning@outlook.com

Location details

Street address: 28 Keeble Street, Mareeba
Real property description: Lot 71 on SP136296
Local government area: Mareeba Shire Council

Application details

Development permit: Material Change of Use for Short-term Accommodation

Referral triggers

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

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

Fitzroy/Central regional office
Level 2, 209 Boissover Street,
Rockhampton
PO Box 113, Rockhampton QLD 4700

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Mareeba Shire Council

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1808-6659 SRA

Conditions

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

Reasons for decision to impose conditions

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

Advice to the applicant

The department offers advice about the application to the applicant—see Attachment 3.

Approved plans and specifications

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

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Aspect of development: Material change of use				
Site Plan (as amended in red)	HUMAC Design	11/09/2018	1323-A-01	B

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

For further information please contact Haidar Etemadi, Planning Officer, on (07) 4924 2915 or via email RockhamptonSARA@dmdmp.qld.gov.au who will be pleased to assist.

Yours sincerely



Anthony Walsh
Manager Planning

cc Freshwater Planning Pty Ltd, freshwaterplanning@outlook.com

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

1808-6659 SRA

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Material change of use		
State transport infrastructure and railway corridor—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of Department Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	The setback from the railway corridor must be provided generally in accordance with the following plan: <ul style="list-style-type: none"> Site Plan prepared by HUMAC Design dated 11 September 2018, reference 1323-A-01 and revision B, as amended in red to show the setback extent from the railway corridor boundary. 	Prior to the commencement of use and to be maintained at all times.
2.	Any excavation, filling/backfilling/compaction, retaining structures, batters, stormwater management measures and other works involving ground disturbance must not encroach upon or de-stabilise the railway corridor, including all transport infrastructure or the land supporting this infrastructure, or cause similar adverse impacts.	At all times.
3.	(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the railway corridor. (b) Any works on the land must not: <ul style="list-style-type: none"> (i) create any new discharge points for stormwater runoff onto the railway corridor; (ii) interfere with and/or cause damage to the existing stormwater drainage on the railway corridor; (iii) surcharge any existing culvert or drain on the railway corridor; (iv) reduce the quality of stormwater discharge onto the railway corridor. (c) RPEQ certification with supporting documentation must be provided to the Program Delivery and Operations Unit, Department of Transport and Main Roads, Far North Queensland Region (Far.North.Queensland.IDAS@tmr.qld.gov.au) confirming that the development has been constructed in accordance with parts (a) and (b) of this condition.	(a) At all times. (b) At all times. (c) Prior to the commencement of use.
4.	Fencing must be provided along the eastern, western and southern site boundaries with the railway corridor in accordance with: <ul style="list-style-type: none"> Queensland Rail drawing number QR-C-S3231 – ‘Standard Timber Fence 1800mm High Timber Paling Fence’, or Queensland Rail drawing number QR-C-S3230 – ‘Standard – Fencing 1.8m High Chain Link Security Fence without Rails’. 	Prior to the commencement of use and to be maintained at all times.

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Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are to ensure:

- the development is setback from the railway corridor generally in accordance with the plans of development submitted with the application
- the development and its construction does not cause adverse structural impacts on state-transport infrastructure
- that the impacts of stormwater events associated with development are minimised and managed to avoid creating any adverse impacts on the state-transport corridor
- that there is no unauthorised access onto the transport corridor and to protect impacts on the transport corridor.

DECISION NOTICE

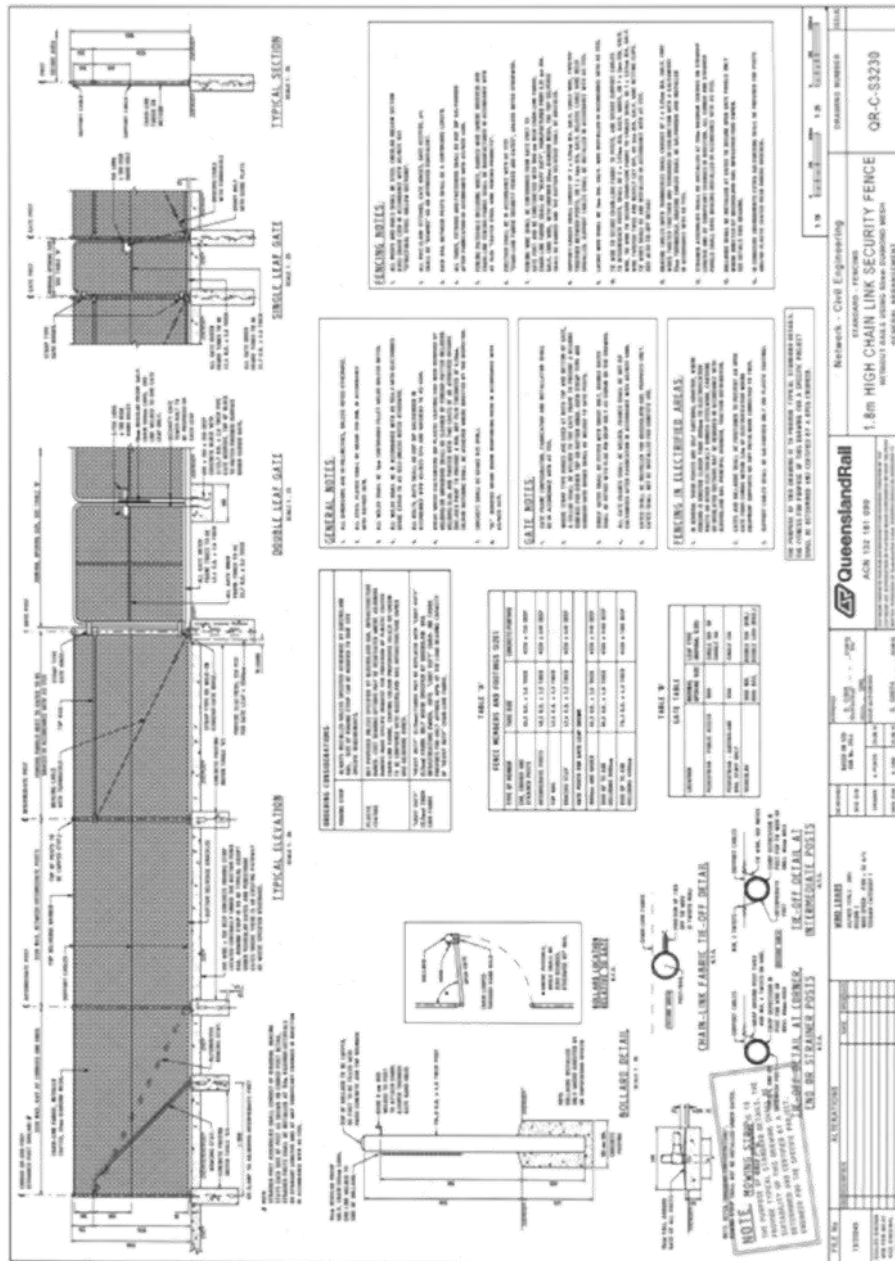
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1808-6659 SRA

Attachment 3—Advice to the applicant

<i>Transport Infrastructure Act 1994 – Works on a railway</i>	
1.	<p>Under section 255 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the railway manager to carry out works in or on a railway corridor or otherwise interfere with the railway or its operations. Please contact the Queensland Rail Property Team at developmentenquiries@qr.com.au or on telephone number (07) 3072 1068 in relation to this matter.</p> <p>In particular, the applicant should contact Queensland Rail regarding the removal and installation of fencing along the site boundary with the railway corridor and any service/utility connections required in the railway corridor.</p> <p>Please be advised that this concurrence agency response does not constitute an approval under section 255 of the <i>Transport Infrastructure Act 1994</i> and that such approvals need to be separately obtained from the relevant railway manager.</p>





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GENERAL NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE AUSTRALIAN STANDARDS ASSOCIATION (AS/NZS).
- ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUPPLIED BY THE CONTRACTOR.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
- ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.

TABLE 1: MATERIALS

ITEM	DESCRIPTION	UNIT	QUANTITY
1	Timber Posts	m	100
2	Timber Rails	m	200
3	Timber Battens	m	100
4	Timber Nails	kg	50

QUEENSLANDRAIL
ACORN 133 131 895

Mareeba Shire Council

Appeal Rights

PLANNING ACT 2016 & THE PLANNING REGULATION 2017

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

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

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

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

Note –

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

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

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

230 Notice of appeal

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

231 Other appeals

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

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-
- (b) other conduct that relates to the making of a decision; and
 - (c) the making of a decision or failure to make a decision; and
 - (d) a purported decision ; and
 - (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter-

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

232 Rules of the P&E Court

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

Mareeba Shire Council

65 Rankin Street
 PO Box 154 MAREEBA QLD 4880
 P: 07 4086 4657
 F: 07 4092 3323

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

Council Ref: MCU/18/0019
 Our Ref: BM:nj
 Your Ref: F18/20

21 November 2018

SND Developers Pty Ltd
 C/- Freshwater Planning Pty Ltd
 17 Barron View Drive
 FRESHWATER QLD 4870

Dear Applicant/s

Adopted Infrastructure Charges Notice *Planning Act 2016*

I wish to advise that the attached Infrastructure Charges Notice for the above approved development has been issued by Council.

APPLICATION DETAILS

Application No:	MCU/18/0019
Street Address:	28 Keeble Street, Mareeba
Real Property Description:	Lot 71 on SP136296
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

DECISION DETAILS

Type of Decision:	Approval
Type of Approval:	Development Permit for Material Change of Use - Short-term Accommodation
Date of Decision:	21 November 2018

Rights of Appeal

Attached is an extract from the *Planning Act 2016* which details your appeal rights regarding the issue of this Notice.

Should you require any further information, please contact Council's **Senior Planner, Brian Millard**, on the above telephone number.

Yours faithfully

BRIAN MILLARD
SENIOR PLANNER

Public Office: 65 Rankin Street, Mareeba QLD 4880. Postal address: PO Box 154, Mareeba QLD 4880



PO Box 154
Mareeba QLD 4880

65 Rankin Street
Mareeba QLD 4880

Adopted Infrastructure Charges Notice

To: SND Developers Pty Ltd
Date of Issue: 21 November 2018
Application Number: MCU/18/0019
Type of Approval: Development Permit for Material Change of Use
 - Short-term Accommodation

This infrastructure charges notice is levied by Mareeba Shire Council.

The charge levied under this infrastructure charges notice has been worked out by applying the Adopted Infrastructure Charges Resolution (No. 1) 2017 which took effect on 1 July 2017. The charge was calculated as follows:

Category	Use Charge	Unit of Measure	Charge Rate	No of Units	Amount
Proposal					
Development authorised under MCU/18/0019	Accommodation (short term)	Suite with 1-2 bed/room with no ensuite	\$6,000.00	22	\$132,000.00
		Suite with 3 or more bed	\$8,400.00	10	\$84,000.00
		Total			
Credit					
Existing Lot	Residential	Per Lot	\$18,340.00	1	\$18,340.00
TOTAL					\$197,660.00

Enquiries regarding this infrastructure charges notice can be made by contacting Council's Senior Planner on (07) 4086 4657.

Land to which the levied charge applies	Site Address	28 Keeble Street, Mareeba
	Real Property Description	Lot 71 on SP136296

Current amount of the levied charge	Total adopted infrastructure charge	\$197,660.00
--	--	---------------------

Automatic increase provision	The amount of the levied charge will be escalated from the date of the notice to the payment date in accordance with the Adopted Infrastructure Charges Resolution No. 1 of 2017 which took effect on 1 July 2017.
Payment date pursuant to section 122 of the Planning Act 2016	The levied charge here applies for material change of use. As such the levied charge becomes payable when the change happens.
Offset/refund	Not applicable

Information Notice

In accordance with section 121 of the *Planning Act 2016*, the following is the information notice about the Council’s decision to give this infrastructure charges notice.

A development approval has been given in relation to the land the subject of this infrastructure charges notice, for which an adopted charge applies for providing the trunk infrastructure for the development. Council is entitled to levy a charge and has decided to do so here as there will be additional demand placed upon the trunk infrastructure that will be generated by the development.

Planning Act 2016

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

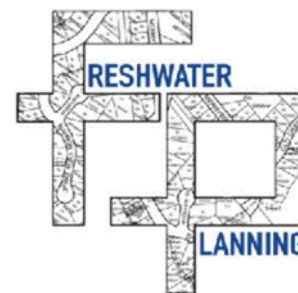
- (1) Schedule 1 states-
 - (a) matters that may be appealed to-
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person-
 - (i) who may appeal a matter (the **appellant**); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The **appeal period** is-
 - (a) for an appeal by a building advisory agency-10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal-at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice-20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given-30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal-20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

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

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.

- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about-
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund-
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution

Your Ref: MCU/18/0019
Our Ref: F18/20



14 January, 2019

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

Attention: Brian Millard
Regional Land Use Planning Group

Dear Sir,

RE: DEVELOPMENT APPLICATION MCU/18/0019
REQUEST FOR A NEGOTIATED ADOPTED INFRASTRUCTURE CHARGES DECISION NOTICE
APPLICATION FOR A MATERIAL CHANGE OF USE – SHORT-TERM ACCOMMODATION
LOT 71 ON SP136296, 28 KEEBLE STREET, MAREEBA.

I refer to the Mareeba Shire Council's Adopted Infrastructure Charges Decision Notice (Council's Ref: MCU/18/0019) dated 21 November, 2018 and the Request to Suspend the Applicant's Appeal Period dated 12 December, 2018. This letter offers Representations for a Negotiated Infrastructure Charges Decision Notice – Approval under Subdivision 5 Section 125 of the Planning Act, 2016.

The Decision Notice – Approval for a Material Change of Use – Short-Term Accommodation over the site was provided along with an Approved Adopted Infrastructure Charges Decision Notice. This Infrastructure Charges Decision Notice requires that the applicants pay a charge of \$197,660.00 in relation to the proposed Short-Term Accommodation. While the Infrastructure Charges are understood to be required to cater for the extra demand placed on the Council's Infrastructure, in this instance these Charges are considered to be extremely onerous on the Approved Development making the Development not viable in this current economic climate. The Approved Use is to facilitate the construction of Short-Term Accommodation within the Mareeba Township ensuring additional Accommodation Activities to support the surrounding Mareeba Township and environs. This helps to cement Mareeba as a Major Urban Area and Regional Centre of the Tablelands while providing a much needed Use within the Township.

The proponents of the Development have provided a Letter, which is attached to this Submission, in relation to the Adopted Infrastructure Charges for the Decision Notice. Below are some extracts taken from the provided and attached Letter from Jassar and Manesh:

Being an experienced Working Backpackers Hostel operator in North Queensland, we know there is a strong need for quality accommodation in Mareeba area. No doubt you are aware that not having enough good quality purpose built working backpackers in the area is giving rise to illegal share houses. We are trying to address this issue, along developing a place for farmers and workers to connect for mutual benefit. Farming in Mareeba area is growing with every day and it relies on manual labour to continue to thrive.

In order to build a quality safe accommodation that will look after the local area, the farmers, and the backpackers, we need help from the Mareeba Council in removing the overhead charges, so we can better utilise that money in building better facility instead. Currently the Conditioned Infrastructure Charges are extremely excessive and may result in the Development becoming not viable or at the very least require a reduction in the standard and amenity of the product being provided.

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

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

It is understood that the Infrastructure Charges are an aggregate of five specific areas which include Road Network; Water; Sewerage; Stormwater; and Open Space as each Development provides for additional demand on these Infrastructure. The proposed Negotiated Adopted Infrastructure Charges Notice request that Council remove the Open Space and Road Networks components of the Infrastructure Charges in this instance.

The proposed Short-Term Accommodation will provide for large Open Space areas that encompass sufficient room for activities, a BBQ area and a communal open space encompassing tables and the likes. It is considered that the provided Open Space Area totalling 1,061 m² (37.9%) delivers sufficient and substantial recreational areas within the site reducing the strain on the existing parklands within Mareeba. Attached to this Submission is an Annotated Site Plan from Humac Design clearly identifying the Open Space provided within the Approval. It is considered that the provided Open Space within the Approved Short-Term Accommodation provides for a significant supply close to the Central Business District of Mareeba. The Approved Open Space will provide specific requirements for the targeted patrons of the site which is not currently provided within the site's immediate or surrounding vicinity.

Page
2

The site is located at 28 Keeble Street, Mareeba which directly adjoins the Railway Corridor to the east and is surrounded by Railway owned Land. The site is accessed from Keeble Street off the Railway's Corridor and from Jacobsen Street prior to this Corridor. Byrnes Street intersects Jacobsen Street with Byrnes Street being a State Controlled Road. Therefore, to access the site from Cairns, Atherton or from the Mareeba CBD there is approximately 85 metres of Local Road Network to the site. Given that any patrons using this Short-Term Accommodation will be coming from the major centres outside Mareeba in addition to the site's proximity to the Mareeba CBD it is considered that in this instance, the provision of the Road Network's Infrastructure Charge to be not applicable.

The proposed Request for a Negotiated Adopted Infrastructure Charges Notice for the Approved Short-Term Accommodation to remove the Road Network and Open Space components of the Infrastructure Charges is considered appropriate and acceptable. The requirement for the Development to make a payment of \$197,660.00 for the much needed provision of Short-Term Accommodation within Mareeba to support its major and surrounding industries is not considered appropriate nor reasonable within this current economic climate. This is further supported within the proponent's attached Letter. It is considered that the removal of the Open Space and Road Network components of the Infrastructure Charges will result in a more viable development ensuring that additional Accommodation Activities, to support the surrounding Mareeba Township and environs, are provided and provided to a high standard.

NOTE: If the requested action above requires an Amendment to the Decision Notice or to the Conditions of the Approval, then please consider this Representation to achieve and request the appropriate alteration of the provided Decision Notice.

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

Yours faithfully,



MATTHEW ANDREJIC

FRESHWATER PLANNING PTY LTD

P: 0402729004

E: FreshwaterPlanning@outlook.com

17 Barron View Drive, FRESHWATER QLD 4870



07 December 2018

Dear Brian,

This is in relation to Adopted Infrastructure Charges in Decision Notice MCU/18/0019.

Being an experienced Working Backpackers Hostel operator in North Queensland, we know there is a strong need for quality accommodation in Mareeba area. No doubt you are aware that not having enough good quality purpose built working backpackers in the area is giving rise to illegal share houses. We are trying to address this issue, along developing a place for farmers and workers to connect for mutual benefit. Farming in Mareeba area is growing with every day and it relies on manual labour to continue to thrive. Working backpacker men and women are a great way to address the labour need of these farms.

There is also cultural and financial benefit to the town area by having this accommodation close to CBD. This also helps attract more backpackers to the area where they aren't driving for kilometres from their accommodation to get to the nearest town. We also intend on utilising local tradesmen in building this facility which again provides further benefit to the local economy.

We as an operator know what is required to cater for the needs of local farmers looking for labour and the backpackers wanting to work in those farms. In order to build a quality safe accommodation that will look after the local area, the farmers, and the backpackers, we need help from the Mareeba Council in removing the overhead charges, so we can better utilise that money in building better facility instead. Currently the Conditioned Infrastructure Charges are extremely excessive and may result in the Development becoming not viable or at the very least require a reduction in the standard and amenity of the product being provided.

I kindly request you to review the infrastructure charges in light with information above.

If you need any further information, please feel free to call me anytime.

Yours truly,

Yadwinder Singh
0488198578

Jassar & Manesh

33 Redden Street, Portsmith QLD 4870

DESIGN WIND CLASSIFICATION C2



ASSESSMENT ISSUE

REVISIONS	DATE



HUIMAC DESIGN
 HUIMAC DESIGN | Po Box 5737 | Suite F11, 12 - 14 Lake St,
 Cairns, Q. 4870 | p: 07 4031 7087 | m: 0439 713 809
 www.huimacdesign.com.au | shane@huimacdesign.com.au | 1215851

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Project: **PROPOSED SHORT-TERM ACCOMODATION
 28 KEEBLE STREET,
 MAREEBA**
 Client Name: **JASSAR & MANESH**
 Drawing Title: **LANDSCAPE PLAN**

Drawn By: SR
 Checked By: SR
 Scale: 1:100 AT A1
 Revision:
 Sheet No.: **1323-SK01**

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8.2 APPLICATION FOR CONVERSION TO FREEHOLD OF TERM LEASE 216805 OVER LOT 146 ON HG524, LOCALITY OF DIMBULAH

Date Prepared: 12 April 2019

Author: Senior Planner

Attachments: 1. DNRME letter dated 9 April 2019 [↓](#)

EXECUTIVE SUMMARY

The Department of Natural Resources, Mine and Energy (DNRME) is considering an application for the conversion to freehold of Term Lease 216805 over Lot 146 on HG524, situated at Leadingham Creek Road, Dimbulah.

DNRME seeks Council's views on the conversion to freehold.

RECOMMENDATION

That Council advise the Department of Natural Resources, Mines and Energy that Council has no objection to the conversion to freehold of Term Lease 216805 over Lot 146 on HG524 situated at Leadingham Creek Road, Dimbulah, subject to Lot 146 on HG524 being amalgamated with adjoining Lot 110 on HG94 to ensure legal access.

BACKGROUND

The Department of Natural Resources, Mine and Energy (DNRME) is considering an application for the conversion to freehold of Term Lease 216805 over Lot 146 on HG524, situated at Leadingham Creek Road, Dimbulah.

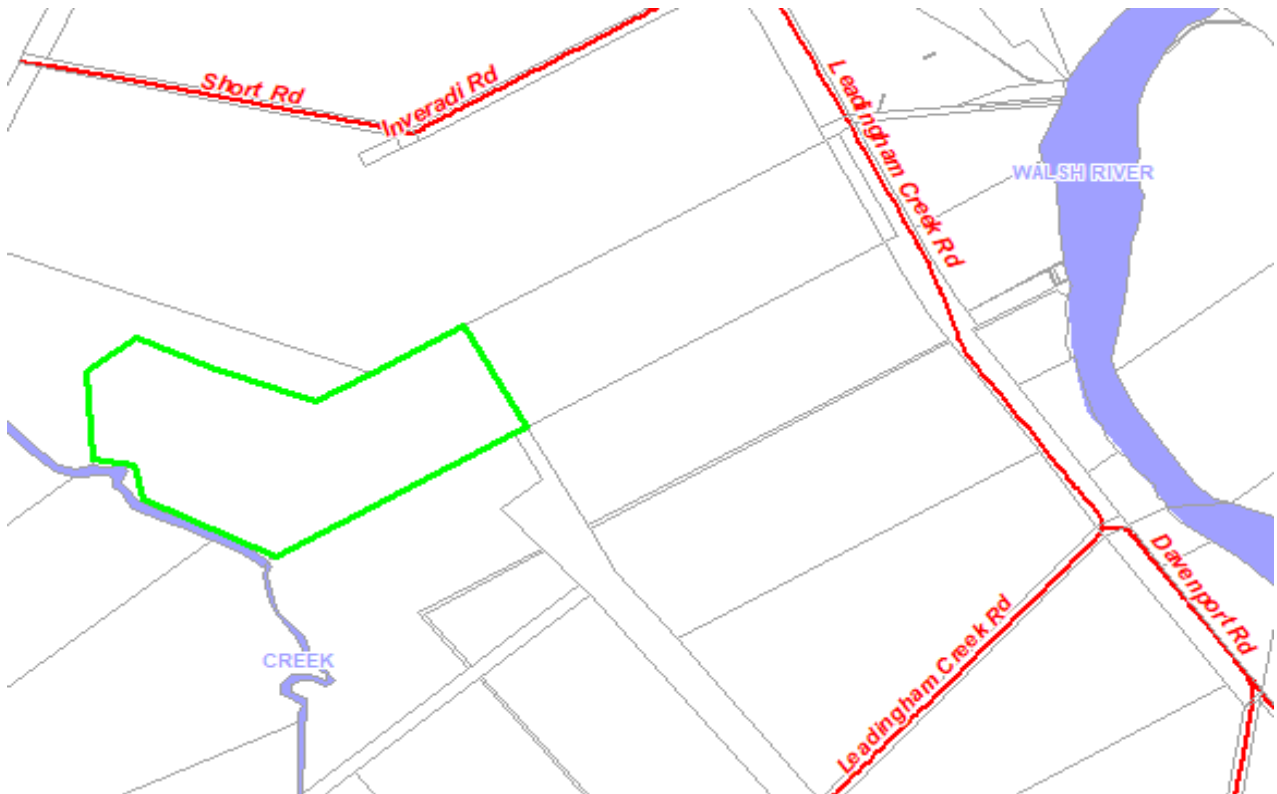
Term Lease 216805 was issued for a term of thirty (30) years commencing on 1 May 2000. The lease was granted for primary production (agricultural/grazing) purposes. If the freeholding is successful, it is expected that the current primary production use will continue.

The subject land has an area of 46.5 hectares and is situated off Leadingham Creek Road, Dimbulah. Lot 146 has no frontage to a gazetted road reserve with access being obtained through the lessee's adjoining freehold allotment being Lot 110 on HG94.



Map Disclaimer:

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RISK IMPLICATIONS

Nil.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

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

As Lot 146 on HG524 does not have frontage to a gazetted road reserve and is reliant on access through adjoining Lot 110 on HG94, both allotments should be amalgamated as a condition of the freeholding.

There is no objection to the conversion of term lease to freehold, subject to the amalgamation discussed above.

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil.

Operating

Nil.

LINK TO CORPORATE PLAN

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

IMPLEMENTATION/COMMUNICATION

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

Author: Kim Gauld
File/Ref number: 2019/000598
Directorate/Unit: State Land Asset Management
Phone (07) 4222 5425



Department of
Natural Resources,
Mines and Energy

9 April 2019

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

Dear Sir/Madam

APPLICATION FOR CONVERSION OF TERM LEASE 216805 DESCRIBED AS LOT 146 ON CROWN PLAN HG524

The department has received the above application. The proposed use of the land is agricultural 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 **21 May 2019**. If you offer an objection to the application, a full explanation stating the reason for the objection should be forwarded to this Office.

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

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

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,

Postal :
DNRME Cairns
PO Box 5318
Townsville QLD 4810

Telephone : (07) 4222 5425
Fax: (07) 4799 7533

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

If you wish to discuss this matter please contact Kim Gauld on (07) 4222 5425.

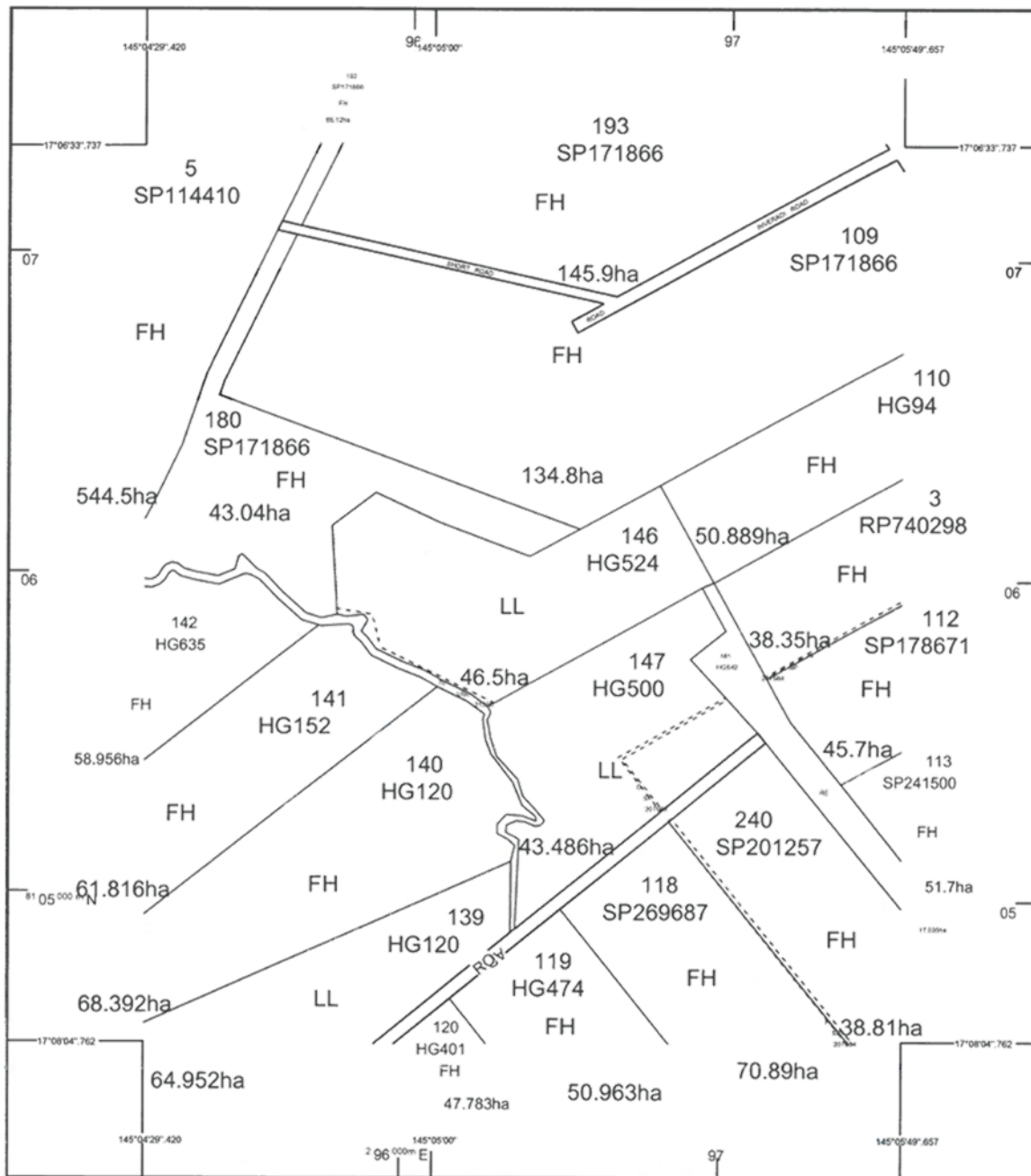
All future correspondence relative to this matter is to be referred to the contact Officer at the address below or by email to Townsville.SLAMS@dnrme.qld.gov.au. Any hard copy correspondence received will be electronically scanned and filed. For this reason, it is recommended that any attached plans,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

Please quote reference number 2019/000598 in any future correspondence.

Yours sincerely



Kim Gauld
Land Officer

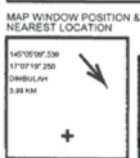


STANDARD MAP NUMBER
7963-44232



SmartMap

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



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	146/HG524
Area/Volume	46.5ha
Tenure	LANDS LEASE
Local Government	MAREEBA SHIRE
Locality	DIMBULAH
Segment/Parcel	21503/8

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 06/02/2019

DCDB 05/02/2019 (Lots with an area less than 3000m² are not shown)

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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

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Queensland Government
(c) The State of Queensland, (Department of Natural Resources, Mines and Energy) 2019.

8.3 FURTHER DEALING OF PASTORAL HOLDING 9/5154 OVER LOT 5154 ON PH713, LOCALITY OF BARWIDGI

Date Prepared: 1 May 2019

Author: Senior Planner

Attachments: 1. DNRME letter of 25 March 2019 [↓](#)

EXECUTIVE SUMMARY

The Department of Natural Resources, Mine and Energy (DNRME) is considering the further dealing with Pastoral Holding PH 9/5154 over Lot 5154 on PH713, situated at Ootann Road, Locality of Barwidgi.

DNRME is considering several options, namely the renewal of the pastoral holding lease and the conversion of Lot 5154 on PH713 to freehold.

DNRME seeks Council's views on the renewal and freeholding options.

RECOMMENDATION

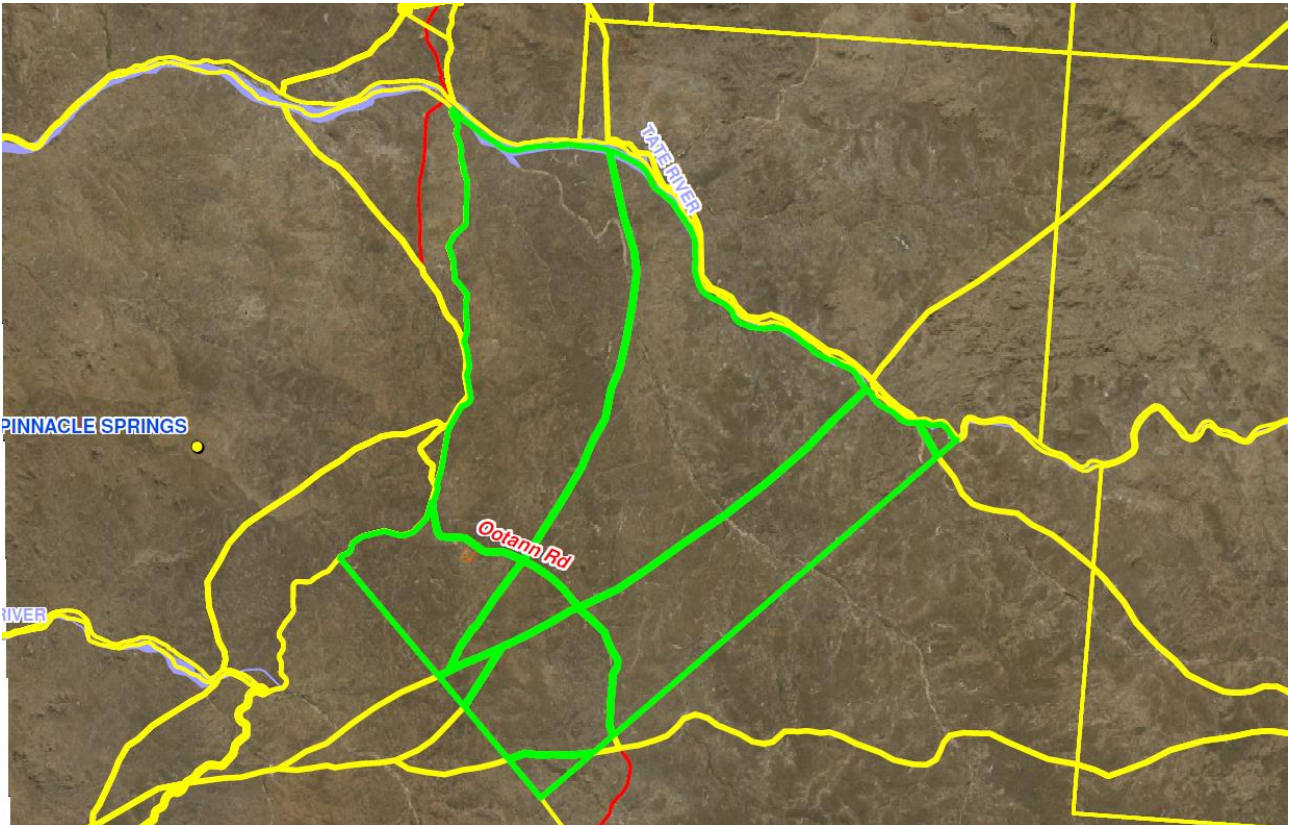
That Council advise the Department of Natural Resources, Mines and Energy that Council has no objection to the renewal of Pastoral Holding PH9/5154 over land described as Lot 5154 on PH713, situated at Ootann Road, Locality of Barwidgi or the conversion of Lot 5154 on PH713 to freehold.

BACKGROUND

The subject land has an area of 16,700 hectares and is situated on Ootann Road, approximately 17 kilometres south of Almaden. The Tate River form the northern boundary of Lot 5154.

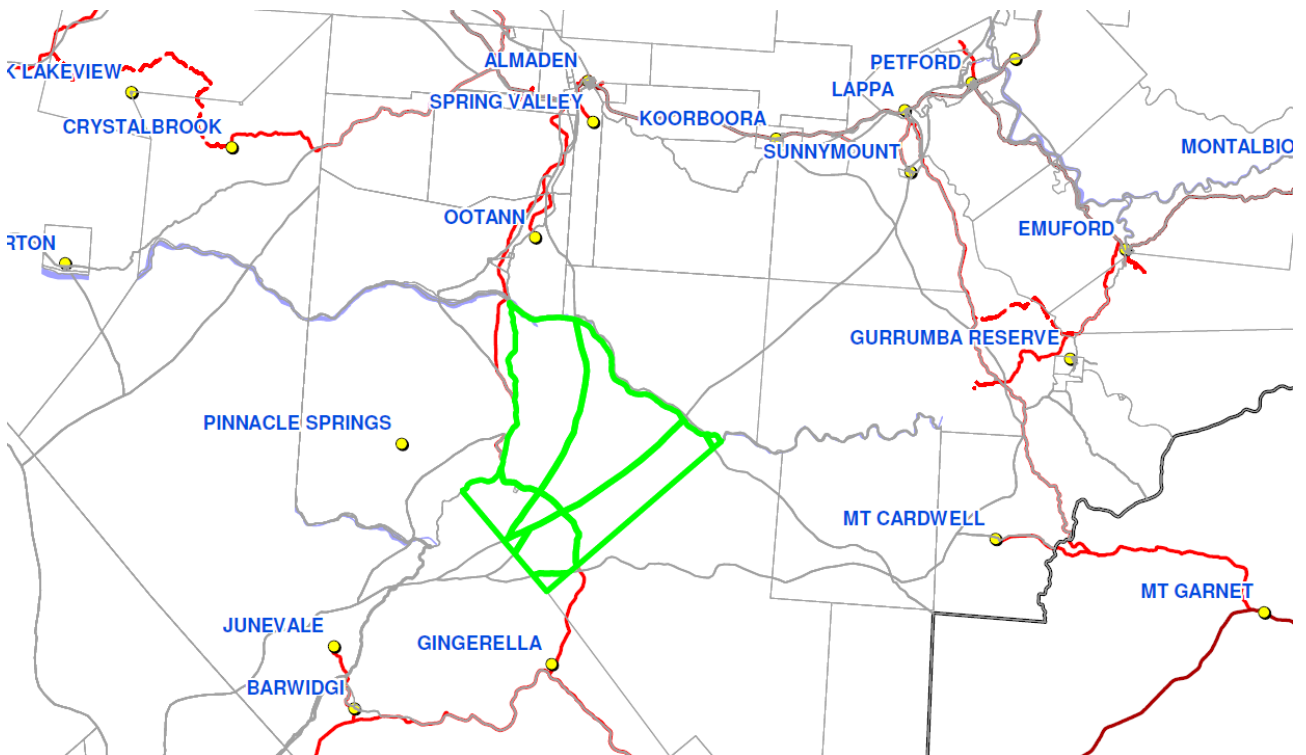
Pastoral Holding PH 9/5154 is a rolling lease, issued in 1971 for no defined purpose. Notwithstanding the no defined purpose, it is understood that the land is being used for grazing purposes. The existing lease is due to expire on 30 June 2021.

Council accesses one (1) water storage dam on Lot 5154 on PH713 for use in road maintenance. The rights to access and use this water are secured under existing Access and Water Supply easement being Lot A on CP898465.



Map Disclaimer:

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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 continued use of the land for pastoral purposes.

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil.

Operating

Nil.

LINK TO CORPORATE PLAN

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

IMPLEMENTATION/COMMUNICATION

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

File / Ref number 2018/006570

25 March 2019

Chief Executive Officer
 Mareeba Shire Council
 PO Box 154
 Mareeba QLD4880



Department of
 Natural Resources,
 Mines and Energy

Dear Sir/Madam

Assessment of further dealing of Pastoral Holding PH 9/5154 described as Lot 5154 on Plan PH713

The abovementioned lease expires on 30/06/2021, and the department is considering further dealing with this land. The following information may help you in providing your views and/or requirements regarding further dealing with this land.

Pastoral Holding PH 9/5154 commenced on 01/07/1971 for a term of 30 years and extended a further 20 years until 30/06/2021

Please advise if Council has any issues that the department should consider when assessing the most appropriate use and tenure of the land in terms of Sections 159(1), 159A and 167(1) of the *Land Act 1994*. Particular attention in your reply should be given to the following:-

- (c) whether the public interest could be adversely affected if the lease was renewed;
 - (e) the condition of the lease land;
 - (h) whether part of the lease land has a more appropriate use from a land planning perspective;
 - (j) whether part of the lease land is needed for a public purpose;
 - (k) whether a new lease is the most appropriate form of tenure for the lease land.
- Consideration should be given to whether freehold is considered a more appropriate tenure.

Your Council's views or requirements that may affect the future use of the land should be received by close of business on **Monday 20th May 2019**. If you offer an objection to renewal or freeholding of this lease, a full explanation stating the reason for such an objection should be forwarded to this Office. Similarly, if you have any particular requirements you would like the department to consider, please also provide a full explanation for such requirements.

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

Postal :
 DNRME
 PO Box 5318
 Townsville QLD 4810

Telephone : (07) insert phone number

This information has been provided 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 Jacqui Davies, A/Land Officer on telephone no. 07 4222 5427.

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.

Please quote reference number 2018/006570 in any future correspondence.

Yours sincerely



Jacqui Davies
A/Land Officer

Attached: Title Search
Smartmap

INTERNAL CURRENT STATE TENURE SEARCH
 NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Search Date: 25/03/2019 08:52

Title Reference: 17664163
 Date Created: 21/10/1995

DESCRIPTION OF LAND

Tenure Reference: PH 9/5154
 Lease Type: ROLLING TERM LEASE
 LOT 5154 CROWN PLAN PH713
 Local Government: MAREEBA
 Area: 16705.500000 Ha. (SURVEYED)
 No Land Description
 No Forestry Entitlement Area
 Purpose for which granted:
 NO PURPOSE DEFINED

TERM OF LEASE

Term and day of beginning of lease
 Term: 30 years commencing on 01/07/1971
 Expiring on 30/06/2001
 Extended to 30/06/2021

REGISTERED LESSEE

Interest

Dealing No: 706573725 06/05/2003

PETER JAMES HAYDEN		
JULIA WENDY HAYDEN	JOINT TENANTS INTER SE	2/3
DAVID WILLIAM HAYDEN	TENANT IN COMMON	1/3
	AS TENANTS IN COMMON	

CONDITIONS

- M76 The lessee shall, within three years from the commencement of the term of the lease and to the satisfaction of the Minister, provide one additional permanent water improvement on the holding.
- M76 The lessee shall, during the whole term of the lease, maintain all improvements on the holding existing at the commencement thereof, together with the improvements effected in compliance with condition (1) hereof, in a good and substantial state of repair.

INTERNAL CURRENT STATE TENURE SEARCH
 NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Search Date: 25/03/2019 08:52

Title Reference: 17664163
 Date Created: 21/10/1995

ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
 Lease No. 17664163
2. EASEMENT IN GROSS No 701607342 17/10/1996 at 09:33
 burdening the land to
 COUNCIL OF THE SHIRE OF MAREEBA
 over
 EASEMENT A ON CP898465
 Lodged at 09:33 on 17/10/1996 Recorded at 11:08 on 26/11/1996
3. MORTGAGE No 706573749 06/05/2003 at 09:42
 AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005
 357 522
 Lodged at 09:42 on 06/05/2003 Recorded at 10:41 on 12/05/2003
4. TRANSFER No 709039126 07/10/2005 at 14:56
 MORTGAGE: 706573749
 WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141
 Lodged at 14:56 on 07/10/2005 Recorded at 11:08 on 20/10/2005
5. MORTGAGE No 709039129 07/10/2005 at 14:57
 WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141
 Lodged at 14:57 on 07/10/2005 Recorded at 11:08 on 20/10/2005
6. MORTGAGE No 717278196 27/05/2016 at 14:22
 QRAA
 Lodged at 14:22 on 27/05/2016 Recorded at 12:27 on 31/05/2016

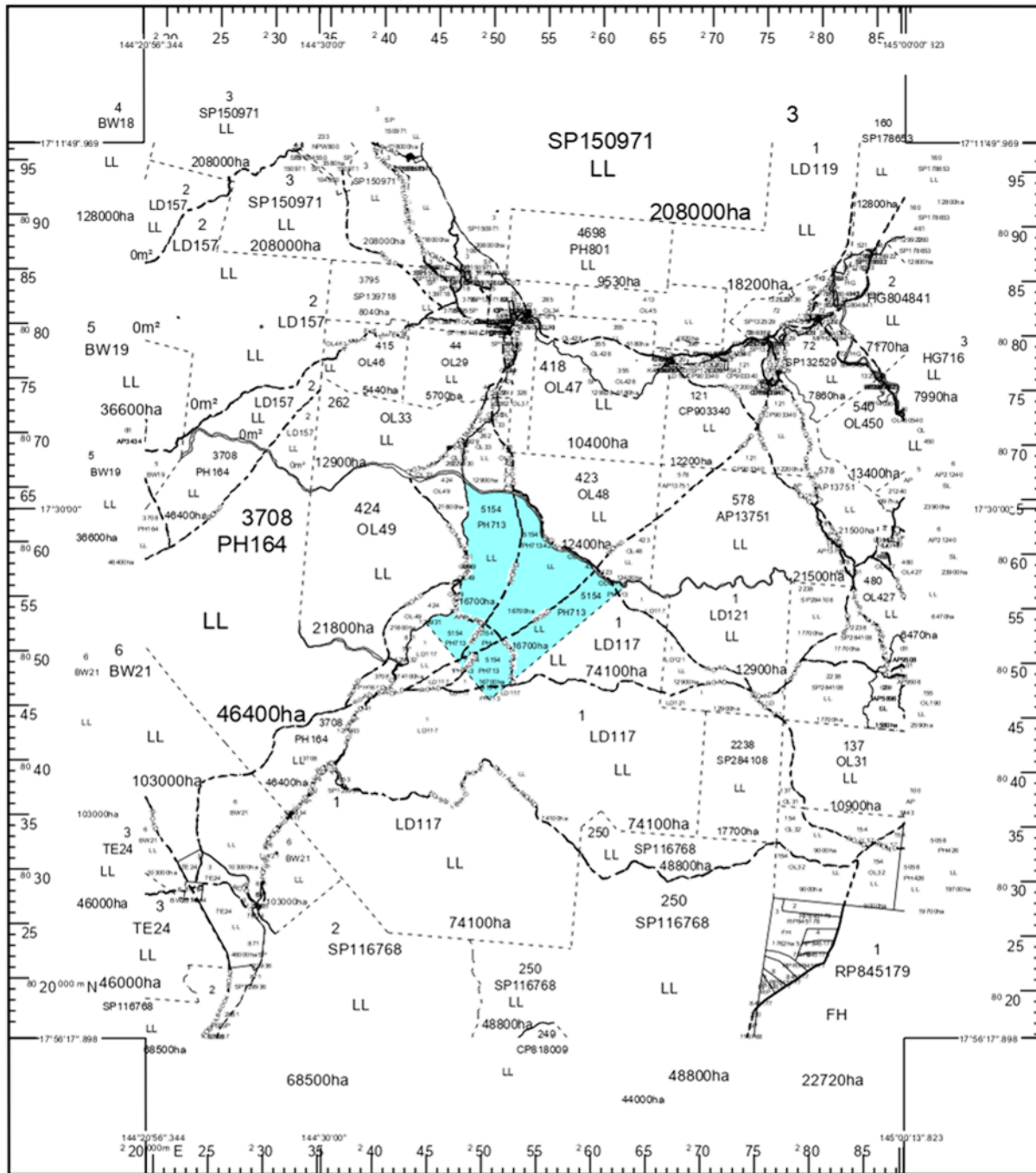
ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status	Location
709050752	VEG NOTICE	13/10/2005 09:46	CUR	TE-GEN -00
	VEGETATION MANAGEMENT ACT 1999			
713291366	VEG NOTICE	15/06/2010 14:29	CUR	TE-GEN -00
	VEGETATION MANAGEMENT ACT 1999			
UNREGISTERED DEALINGS - NIL				

Caution - Charges do not necessarily appear in order of priority

** End of Current State Tenure Search **

Information provided under section 34 Land Title Act(1994) or
 section 281 Land Act(1994)



STANDARD MAP NUMBER
7862-41311



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	5154/PH713
Area/Volume	16700ha
Tenure	LANDS LEASE
Local Government	MAREEBA SHIRE
Locality	BARWIDGI
Segment/Parcel	21573/1

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 25/03/2019
For additional information regarding this SmartMap see page 2.
Shading Rules have been applied.

DCDB 22/03/2019 (Lots with an area less than 8,000ha are not shown)

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, Mines and Energy (DNRME) its best efforts, DNRME 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.

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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, Mines and Energy) 2019.

Additional Information Page

Shading Rules

Lot Number = 5154 and Plan Number = PH713

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8.4 POLICY REVIEW

Date Prepared: 2 May 2019

Author: Manager Development and Governance

Attachments: 1. Cemeteries Policy [↓](#)

EXECUTIVE SUMMARY

As part of Council's policy review process the Cemeteries Policy has been reviewed and is presented for Council's endorsement.

RECOMMENDATION

That Council repeals the Cemeteries Policy (adopted 2 April 2014) and adopts the attached Cemeteries Policy.

BACKGROUND

Below is a summary of the alterations made to the policy.

Cemeteries Policy

The Cemeteries Policy has undergone a rewrite to conform with Council's operational conditions and to ensure alignment with the Local Laws as adopted in 2018. The only significant change has occurred to the Hours of Operation, as detailed in Section 3.1.2. These have been amended from 8.00am - 5.00pm to 8.00am – 3.00pm Monday to Friday (excluding public holidays).

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

Once adopted, Policy will be included on Council's Policy register and published on the Council website.

Nil



CEMETERIES POLICY

Policy Type	Governance Policy	Version:	2.0
Responsible Officer	Manager Systems and Customer Service	Date Approved:	
Review Officer:	Coordinator Customer Service	Review Due:	
Author:	Coordinator Customer Service	Commencement:	

1. PURPOSE

The purpose of this policy is to outline Mareeba Shire Council's guidelines for the operation and management of activities within its cemeteries and the performance of all interments within the Mareeba Shire.

2. SCOPE

The policy applies to:

- All cemeteries under the management of Council.
- All employees, volunteers or contractors authorised by Council to carry out works within, or administer the operations of, a Council cemetery.
- All persons that have an interest in a plot within a Council cemetery, e.g. funeral directors and stonemasons.
- All visitors to a Council cemetery.
- The performance of all interments within the Mareeba Shire.

3. POLICY STATEMENT

Council is responsible for the management of multiple cemeteries throughout the shire. This policy outlines Council's expectations in relation to activities performed within these cemeteries and the administration of interments that occur outside of a Council controlled cemetery.

3.1 CEMETERIES OPERATIONS

3.1.1 Records to be maintained

Records will be maintained at Council's offices and managed in accordance with standard record keeping practices. In accordance with the Land Act 1994, records will be made available for inspection by members of the public. An interment must be recorded as soon as practicable after Council is notified and may be amended to remove or correct inaccuracies.

3.1.2 Hours of operation

The hours appointed for the performance of interments in a cemetery are to commence no earlier than 8.00am and complete no later than 3.00pm Monday to Friday (excluding public holidays). Outside these hours, interments may be performed by special arrangement.

3.1.3 Cemetery closures

Council may temporarily or permanently close a cemetery to further interments.

CEMETERIES POLICY

3.1.4 Interment of human remains in a council cemetery

A person must not inter human remains in any section of a Council cemetery unless approval has been granted by Council.

3.1.5 Interment of human remains outside a council cemetery

A person must not inter human remains (excluding ashes) outside a Council cemetery unless approval has been granted by Council.

3.1.6 Disturbance of human remains

A person must not disturb or interfere with human remains that have been interred, without prior approval from Council.

3.1.7 Interment request

Requests must be submitted on Council's prescribed form.

Requests should be received no less than two business days prior to the proposed interment date. This requirement may be waived in pressing (i.e. time critical) circumstances, subject to the availability of resources.

For interments not conducted by a funeral director, all associated costs must be paid up front and in full.

3.1.8 Reservation request

Requests must be submitted on Council's prescribed form. Council will grant the reservation after sufficient investigation and full payment of the applicable fee.

3.1.9 Interment activities

All graves within Mareeba Shire Council cemeteries must be dug by employees or contractors of Council. In either case a representative of Council must be present.

Appropriate materials are to be used to securely contain human remains for interment.

The upper surface of a coffin, once interred, must be no less than one metre from the natural surface of the soil. An existing coffin must not be disturbed for the purpose of deepening the grave.

Council will apply a limit to the maximum number of bodies interred per grave. There is no maximum number for the interment of ashes.

Council will level a grave site where the ground has subsided.

All requests for subsequent grave interments will be assessed for viability to eliminate the possibility of disturbing existing human remains.

Council reserves the right of a temporary easement at any time on or across any space/plot/grave, for equipment and material access necessary for interment on adjoining lots or other operational purposes.

CEMETERIES POLICY

The sealing of a vault must be conducted by a qualified stonemason who holds a current Public Liability Insurance policy and has experience in the sealing of vaults containing human remains.

3.1.10 Flowers

Flowers placed on a plot are permitted to remain for 14 days, after which Council officers may remove same.

3.1.11 Construction or maintenance of a memorial

Requests must be submitted on Council's prescribed form and include full payment of the applicable fee.

A person must not construct or maintain a memorial unless approval has been granted by Council.

The construction or maintenance of memorials is the responsibility of the next of kin, or another person who has proper interest in the memorial.

Council may maintain memorials if necessary for public health and safety.

3.1.12 Damage and vandalism

Council will take reasonable care to protect the property and property rights of owners within the cemetery from loss or damage, but disclaims all responsibility for loss or damage beyond its control, e.g. vandalism.

3.2 PROHIBITED CONDUCT

An authorised person who finds a person contravening or about to contravene a prohibition may use reasonable force to:

- prevent the commission or further commission of the prohibition.
- remove the person from the cemetery.

In addition to Schedule 1 of the *Subordinate Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2018* the following activities are also prohibited:

- Planting any vegetation unless with the prior approval of Council.
- Using the grounds for any recreational activities.

4. REPORTING

No additional reporting is required.

CEMETERIES POLICY

DEFINITIONS

'Authorised Person' means a person authorised by the Local Government to exercise the powers of an authorised person under this policy.

'Construction' means the building, installation or erection of any structure.

'Funeral Director' means an entity whose primary business is the disposal of human remains.

'Grave' means a hole in the ground in which to bury a body.

'Human Remains' means the body, part of the body or ashes of a deceased person.

'Inter/Interment' means the disposal of human remains.

'Maintenance' includes the repair, renovation, enhancement or removal of any structure.

'Memorial' includes anything constructed to mark the site where human remains have been interred.

'Next of kin' means the person's closest living relative or relatives.

'Plot' means an extent of ground or other specified area designated for interment.

5. RELATED DOCUMENTS AND REFERENCES

AS4425-1996; Above-ground burial structures

AS4204-1994; Headstones and cemetery monuments

Local Law No. 1 (Administration) 2018

Subordinate Local Law No. 1 (Administration) 2018

Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2018

Subordinate Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2018

Land Act 1994

6. REVIEW

It is the responsibility of the Manager Systems and Customer Service to monitor the adequacy of this policy and implement and approve appropriate changes. This policy will be formally reviewed every four (4) years or as required by Council.

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8.5 TRADE WASTE POLICY

Date Prepared: 3 May 2019

Author: Manager Development and Governance

Attachments:

1. Trade Waste Policy [↓](#)
2. Trade Waste Plan [↓](#)
3. Trade Waste Fees and Charges 2019/20 [↓](#)

EXECUTIVE SUMMARY

A review of Trade Waste has been conducted and a new policy and plan have been developed. The new policy and plan are in line with the WSAA Australian Sewage Quality Management Guideline 2012, which is recognised nationally as the most comprehensive guideline to managing trade waste discharge to sewer.

RECOMMENDATION

That Council:

1. Repeals the following policies and Plans:
 - (a) Trade Waste Policy (adopted 19 April 2017)
 - (b) Trade Waste Management Plan (adopted 19 April 2017)
2. Adopt the Trade Waste Policy (attached)
3. Adopt the 2019/20 fees for Trade Waste initial applications

BACKGROUND

Due to the organic strength and impacts on treatment facilities of trade waste differing significantly to domestic sewerage, Council manages the two waste types differently. Trade Waste may also contain other substances such as high levels of fats and grease, heavy metals, organic solvents and chlorinated organic substances, which sewerage systems are not designed to contain or treat. These substances may:

- a) pose a serious risk to the health and safety of sewerage workers;
- b) damage the infrastructure of sewerage systems;
- c) inhibit biological processes at treatment plants;
- d) accumulate in biosolids, making their reuse difficult or impracticable; or
- e) pass through treatment plants untreated resulting in environmental contamination.

The discharge of waste containing substances in amounts liable to be toxic or hazardous to a sewerage system, treatment process, personnel or the environment is prohibited.

The new Council policy and operational plan (attached for information) are based on a risk score methodology used to categorise commercial trade waste customers which is an adaptation of a method outlined in the 'WSAA Australian Sewage Quality Management Guideline 2012 Appendix B'. The calculation of a risk score for each customer is based on four applicable elements:

- (A) Business activity - Table of business types that gives a risk score
- (S) Substance of most concern - Rated low, medium, high with associated risk score

- (P) Pre-treatment equipment required, and - Rated low, medium, high with associated risk score
- (V) Trade waste volume - Calculation with 4 risk scores based on the volume being between two quantities eg, 0 to 300 kilo litres.

The risk score provides a clear and transparent justification for placing a customer into a specific category. Businesses are grouped together on the basis that they conduct similar activities and are expected to discharge trade waste of similar quality which requires a typical level of pre-treatment before being suitable for discharge to sewer. The incorporation of a score for volume is designed to provide a measured indication of the expected trade waste demand placed on the sewerage infrastructure by a business.

As part of the review, a new fee structure has been suggested based on the higher risk generators having greater scrutiny than the low risk with further inspections. The proposed fees are:

- Initial Application
 - Application Fee \$145.00
 - Inspection Fee \$205.00
- Annual Renewal Fee
 - Category 1 \$0.00 No Annual Inspections
 - Category 2 \$200.00 Annual Inspections
 - Category 3 \$400.00 2 Annual Inspections
 - Category 4 \$600.00 3 Annual Inspections
 - Industry \$ - Price on Application

Additionally, the renewal fee will be charged with the rates notice each half year to the property owner, who already upon application must give consent to having trade waste on premise. The renewal fees should be adopted in accordance with all the related annual budget policies in order to be included on the rates notice.

RISK IMPLICATIONS

Environmental

To ensure the continued protection of our environment and waterways, Council's policy is to accept biodegradable Trade Waste into a sewerage system, subject to the conditions that:

- a) a sewerage system has adequate capacity to effectively collect, transport and treat the Trade Waste; and
- b) all practicable waste minimisation, recycling and reuse options have been applied by the Trade Waste Generator.

Infrastructure and Assets

Unmanaged trade waste may damage the infrastructure of sewerage systems.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Trade Waste Approval is conditional approval by Council pursuant to the *Water Supply (Safety and Reliability) Act 2008*, permitting a Generator to discharge trade waste to Council's sewerage system in accordance with conditions specified in the approval.

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

Existing approved trade waste generators and property owners will be provided written communication of these changes.

An inspection program of commercial businesses will be conducted for 12 months to identify any business that is currently not approved to generate trade waste. Council Officers will guide business and property owners through the requirements.

Nil



Trade Waste Policy

Policy Type	Governance Policy	Version:	2.0
Responsible Officer	Development and Governance Manager	Date Approved:	
Review Officer:	Development and Governance Manager	Review Due:	
Author:	Development and Governance Manager	Commencement:	

1. PURPOSE

The purpose of this policy is to regulate the discharge of non-domestic sewerable wastewater to Mareeba Shire Council wastewater system in accordance with Council’s Trade Waste Management Plan (TWMP). The Trade Waste Management Plan describes how the Council will manage the discharge of sewerable trade waste in order to protect its infrastructure, the health and safety of employees working in wastewater services, protection of our environment and waterways, and facilitate compliance with Council’s environmental authorities. The Trade Waste Management Plan forms the basis for decisions about approving the discharge of sewerable trade waste to sewer, in accordance with the Water Supply (Safety and Reliability) Act 2008.

2. SCOPE

This Trade Waste Policy is administered and implemented by the Building and Plumbing Section of the Development and Governance group and applies to all commercial and industrial Ggenerators discharging sewerable liquid trade waste to any Mareeba Shire Council wastewater system.

3. POLICY STATEMENT

Mareeba Shire Council will ensure the continued protection of our environment and waterways, while providing a service to the commercial and industrial sector, council will conditionally accept trade waste into the sewerage system provided that it:

- Does not contain substances in amounts that are or may be toxic or hazardous to efficient operation of the sewerage system, treatment processes, personnel or the environment; and
- Is not discharged in a quantity that may exceed the system’s capacity to collect, transport and treat the trade waste.

Every commercial and industrial activity that requires discharge to a Council sewerage system must apply for a trade waste approval. It is an offence under the Water Supply (Safety and Reliability) Act 2008 to discharge trade waste into a local government’s infrastructure without a current trade waste approval. ¹

Council will manage trade waste using a combination of instruments, including:

- Trade Waste Management Plan;
- Trade waste approvals;
- Risk management process;
- Cost reflective trade waste charging structure; and
- Compliance and enforcement.

¹ See *Water Supply (Safety and Reliability) Act 2008* ss 191, 193(1).

Trade Waste Policy

4. REPORTING

No additional reporting is required

5. DEFINITIONS

Generator means a business, trader or manufacturer who may produce sewerable liquid trade waste in the course of business, trade or manufacturing

Sewage means household and commercial wastewater that contains, or may contain, faecal, urinary or other human waste

Sewerage means a sewer, access chamber, vent, engine, pump, structure, machinery, outfall or other work used to receive, store, transport or treat sewage

Sewerable liquid trade waste means water-borne waste from business, trade or manufacturing premises, other than:

- a) Waster that is a prohibited substance; or
- b) Human waste; or
- c) Stormwater

Trade Waste Approval means a written conditional approval by Council pursuant to the Water Supply (Safety and Reliability) Act 2008, permitting a Generator to discharge trade waste to Council’s sewerage system in accordance with conditions specified in the approval.² The conditions pertaining to trade waste approval are dependent upon the category and particular circumstances of the Generator and are based on the Trade Waste Management Plan.

Trade Waste Management Plan means a written plan prepared by Council about how sewerable trade waste will be managed. The plan includes provisions about how Council will classify, manage and approve the discharge of sewerable liquid waste to sewerage systems, and includes pre-treatment requirements, sewer admission limits and calculations for determining trade waste charges.

Wastewater treatment / service means the processes applied to wastewater to remove containments and allow discharge of the treated water to receiving streams under the conditions of relevant environmental authority.

6. RELATED DOCUMENTS AND REFERENCES

Trade Waste Plan
 Compliance and Enforcement Policy
 Enforcement Manual (Building & Plumbing Sub)

Environmental Protection Act 1994
Local Government Act 2009
Local Government Regulation 2012
Water Supply (Safety and Reliability) Act 2008

² Ibid ss 180(1)(a), 181.

Trade Waste Policy

7. REVIEW

It is the responsibility of the Manager Development and Governance to monitor the adequacy of this policy and implement and approve appropriate changes. This policy will be formally reviewed every four (4) years or as required by Council.



Trade Waste Plan

Policy Type	Administration Policy	Version:	1.0
Responsible Officer	Manager Development & Governance	Date Approved:	
Review Officer:	Manager Development & Governance	Review Due:	
Author:	Manager Development & Governance	Commencement:	

1. PURPOSE

This Plan sets out the standards for accountability that Council has regarding the *Environmental Protection Act 1994*, *Water Supply (Safety and Reliability) Act 2008*, and address the health and safety risks associated with processing trade waste. Additionally, this plan will stipulate how entities can make a trade waste application to discharge into Mareeba Shire Council wastewater system, how they are assessed for compliance, and utility charges are raised.

2. SCOPE

This Trade Waste Policy is administered and implemented by the Building and Plumbing Section of the Development and Governance group and applies to all commercial and industrial generators discharging sewerable liquid trade waste to any Mareeba Shire Council wastewater system.

3. PLAN STATEMENT

Liquid wastes are produced by a variety of industrial, commercial and domestic activities. The *Environmental Protection Act 1994* provides a general prohibition against the pollution of the environment by the discharge of such wastes, except where the person or agency holds an environmental authority permitting such discharge. All discharges to receiving waters are required to be treated to a standard that will maintain or enhance receiving water quality and environmental values.

Under the Environmental Protection Act 1994, Council is held responsible for any pollution from stormwater outfalls under its control. The discharge of Trade Waste to stormwater drainage is prohibited under the Local Government Act 2009, Chapter 3 Section 79(1). Stormwater drainage shall only be used for the disposal of uncontaminated stormwater runoff.

Liquid waste generated by industry, small business and commercial enterprises is referred to as Trade Waste. The Water Supply (Safety and Reliability) Act 2008 prohibits the unauthorised discharge of wastes, other than domestic sewage, into sewerage systems. The options for producers of trade waste are to have it treated at an approved treatment facility, obtain approval from Council to discharge Trade Waste to a sewerage system, or to obtain an environmental authority under the Environmental Protection Act 1994 to treat the Trade Waste themselves before discharging the Trade Waste to the environment.

As Trade Waste imposes an additional load on sewerage systems, charges are applied for the discharge of Trade Waste to sewerage systems. The Council is required to meet the conditions of Environmental Approvals, issued by the Queensland Government, for a sewerage system, including the disposal and reuse of treated Trade Waste and biosolids. The Council is also required by the Water Supply (Safety and Reliability) Act 2008 to fully assess the effect of Trade Waste on a sewerage system and the environment before issuing a Trade Waste Approval.

Trade Waste may have an organic strength many times that of domestic sewage and may overload the treatment facility. Trade Waste may also contain other substances such as high levels of fats and grease,

Trade Waste Plan

heavy metals, organic solvents and chlorinated organic substances, which sewerage systems are not designed to contain or treat. These substances may:

- a) pose a serious risk to the health and safety of sewerage workers;
- b) damage the infrastructure of sewerage systems;
- c) inhibit biological processes at treatment plants;
- d) accumulate in biosolids, making their reuse difficult or impracticable; or
- e) pass through treatment plants untreated resulting in environmental contamination.

To ensure the continued protection of our environment and waterways, Council's policy is to accept biodegradable Trade Waste into a sewerage system, subject to the conditions that:

- a) a sewerage system has adequate capacity to effectively collect, transport and treat the Trade Waste; and
- b) all practicable waste minimisation, recycling and reuse options have been applied by the Trade Waste Generator.

The discharge of waste containing substances in amounts liable to be toxic or hazardous to a sewerage system, treatment process, personnel or the environment is prohibited.

4. CONTROL STRATEGIES

4.1 ENFORCEMENT

It is an offence under section 193 (Discharging Particular Materials) of the *Water Supply (Safety and Reliability) Act 2008* to discharge Trade Waste to a sewerage system without a Trade Waste Approval given by the Council under section 180 (Trade Waste Approvals) of the *Water Supply (Safety and Reliability) Act 2008*. Any person wishing to discharge Trade Waste to a sewerage system must apply for a Trade Waste Approval.

It is an offence under the *Local Government Act 2009* for a person to discharge waste (including Trade Waste) other than uncontaminated stormwater to stormwater drainage.

4.1.1 Suspension or Cancellation of Trade Waste Approval

Grounds for suspension or cancellation of a Trade Waste Approval and the procedures to be followed are defined in section 182 (Criteria for suspending or cancelling trade waste approval) of the *Water Supply (Safety and Reliability) Act 2008*.

Failure to pay charges and fees will constitute grounds for suspension or cancellation of a Trade Waste Approval. The terms and conditions of a Trade Waste Approval in respect of any matter occurring before the suspension or cancellation, including the payment of charges owing, shall continue to have force and effect after the suspension or cancellation of the Trade Waste Approval.

4.1.1 Penalties and Recovery of Costs

The Council may prosecute any person who commits a breach of the *Water Supply (Safety and Reliability) Act 2008* or the *Local Government Act 2009* and its subordinate legislation, the *Plumbing and Drainage Act 2002*, the *Standard Plumbing and Drainage Regulation 2003*, or who refuses or neglects to comply with any direction or requirement by Council pursuant to the above legislation. The legislation cited above provides for penalties, which include substantial fines.

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Where it can be shown that a Generator has contravened, or is contravening, the above cited legislation or has failed to comply with the Generator's Trade Waste Approval, the Council may recover costs of repairing damage to a sewerage system caused by discharge of a prohibited substance by the Generator.

Notwithstanding the possession of a Trade Waste Approval, any illegal discharges or noncompliance with approval conditions by a Generator may lead to action being taken against the Generator under the provisions of the *Water Supply (Safety and Reliability) Act 2008*.

4.1.1 Sewer Admission Limits

The upper limits for the quality of trade waste discharge to the sewer for all categories are set out in Appendix C. The limits will be used in conjunction with the above enforcement to achieve compliance and approval for trade waste generators.

4.2 MONITORING

A requirement of the trade waste approval will be for customers to provide evidence of pre-treatment activities and maintenance. Additionally, qualified plumbing inspector will conduct ad hoc inspections to ensure pre-treatment maintenance is being carried out adequately. The plumbing inspector should be mindful of business operation hours and try to minimise interruptions to commercial operations when conducting inspections.

5. APPLICATIONS AND CHARGES

5.1 TRADE WASTE APPLICATION

A trade waste application is required upon a commercial entity requiring to discharge trade waste to Council's wastewater network. The trade waste application fee is a one-off standard fee to cover the assessment and processing of a trade waste application for consent to discharge trade waste to sewer. The fee is applicable to all new commercial and industrial customers who apply for approval. The fee is adopted as part of Council's annual fees; refer to Council website for current fee.

5.2 CHARGES

The method for categorising customers based on the risk of their trade waste discharge to our sewerage system. A risk score is calculated for each commercial trade waste customer based on four applicable elements:

- a) Business activity - customers are grouped and scored by the business activity they conduct
- b) Substance of concern - a score is applied based on the substance considered to be of most concern to the operation of our sewerage infrastructure
- c) Pre-treatment - a score based on the pre-treatment required by the business activity
- d) Trade waste volume - a score is applied for the estimated trade waste volume discharged to sewer.

The trade waste charge is a recurrent annual utility charge for the acceptance of trade waste from a customer. Refer to Mareeba Shire Council Revenue Statement for the current years policies.

6. COMMERCIAL TRADE WASTE

Through the continued application of a risk ranking methodology for commercial trade waste customers we can facilitate efficient and effective allocation of resources to the achievement of corporate objectives. The objectives of our customer categorisation method are to:

Trade Waste Plan

- Allocate equitable charges for businesses with 'like' demands on the sewer.
- Set achievable compliance requirements for customers and increase voluntary compliance.
- Reduce costs for the service through improved administrative process
- Improve customer service through targeted use of resources

The trade waste categories provide a solid basis for segregating Commercial and Industrial trade waste customers.

Industrial trade waste will be considered and assess on individual basis and this trade waste plan should only be used as guide for determining the requirements for approval. Industrial customers include breweries, tanneries, electroplaters, refineries, landfills, food manufacturers and processors, abattoirs, large laundries, smelters, wineries, beverage manufacturers, pharmaceutical product manufacturers, chemical blenders and other activities which produce a high risk liquid waste.

This risk may result from large volumes of trade waste, high strength trade waste or a combination of the two. Industrial customers are those categorised as either Category 4 trade waste customers. Please contact Council and in regards to your proposed industrial trade waste.

6.1 CATEGORISATION BY RISK

A technical and commercial risk assessment of trade waste impacts on our sewage infrastructure provides the basis for categorising our Commercial trade waste customers and applying the relevant trade waste charges.

- Customers are segregated into a category which best reflects their demand on the sewerage infrastructure, consequently improving the equitability of trade waste charges for the service,
- The categorisation and compliance requirements for each customer are consistently applied,
- Clearly identify activities that are commercial in nature (Category 1 and 2) to delineate customers whose activities require additional management through an individual contract for Category 3, 4, or industrial customers, and
- Ability to differentiate customers and target our resources towards the higher risk customers where the potential benefits to the customer and Mareeba Shire Council are the greatest.

7. RISK SCORE METHOD

7.1 INCORPORATING THE RISK SCORE

The risk score methodology used to categorise commercial trade waste customers is an adaptation of a method outlined in the 'WSAA Australian Sewage Quality Management Guideline 2012 Appendix B' recognised nationally as the most comprehensive guideline to managing trade waste discharge to sewer. The calculation of a risk score for each customer is based on four applicable elements:

- (A) Business activity
- (S) Substance of most concern
- (P) Pre-treatment equipment required, and
- (V) Trade waste volume

The risk score provides a clear and transparent justification for placing a customer into a specific category. Businesses are grouped together on the basis that they conduct similar activities and are expected to discharge trade waste of similar quality which requires a typical level of pre-treatment before being suitable for discharge to sewer. The incorporation of a score for volume is designed to provide a measured indication of the expected trade waste demand placed on the sewerage infrastructure by a business.

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7.2 RISK CATEGORISATION INPUTS

The trade waste risk score is the combined total of the business activity, substance, pre-treatment and volume scores:

$$\text{Trade Waste Risk Score} = (A+S+P+V)$$

The key inputs into the risk categorisation calculation are explained in more detail below:

7.2.1 (A) Business Activity Score

Commercial trade waste customers are grouped by the business activity they conduct. The grouping is based on the premise that businesses conducting the same activity will produce a similar waste stream. The risk score attributed to each activity is based on consideration of the typical strength and composition of the waste stream, and the robustness and degree of control of the processes producing the waste stream.

Business activities have been assigned a trade waste code and relevant risk scores as shown in Table 1, Appendix A. Where an entity fits in one or more business code, the higher business activity score is applied.

7.2.1 (S) Substance Score

A score is applied based on the substance considered to be of most concern to the operation of our sewerage infrastructure. Substances are grouped according to their risk to:

- Health and safety of our staff and the public
- The potential for damage of our sewerage infrastructure
- Our sewage treatment processes
- Our compliance with environmental discharge conditions
- Treatment Plants, and
- The cost to treat the waste.

The substance of most concern is used as the indicator for the substance score (e.g. for a restaurant the most common substance of concern is fat, oil and grease). If there are multiple substances present, only the highest score is applied. Substances are grouped into three categories and attract scores as shown in Table 2, Appendix A.

7.2.1 (P) Pre-Treatment Score

The type and complexity of a pre-treatment device required is largely dependent on the business activity being conducted and the substance of most concern within the trade waste discharge. For category 2 customers typical pre-treatment devices are acknowledged and widely accepted as the most appropriate way to treat trade waste to a suitable level prior to discharge to the sewer. Pre-treatment devices are given a risk score based on their complexity, susceptibility to failure and the difficulty of maintaining it in a satisfactory condition.

Where a pre-treatment device is required, but not installed the waste is considered to be untreated only the highest score is applied

Table 3, Appendix 1 lists typical pre-treatment devices and their associated risk score. Further information on the minimum requirements for pre-treatment devices can be found in our Pre-treatment Guidelines.

Trade Waste Plan

7.2.1 (V) Trade Waste Volume

The previous three criteria are used to group 'like' businesses together, based on elements typical to the business activities. To categorise trade waste customers according to their demand on the sewer an additional score is applied for the estimated trade waste volume discharged to sewer. The applicable trade waste volume is calculated based on three inputs:

- Metered water consumption.
- Reduction in volume on the basis that 80 per cent of the metered consumption is discharged to sewer, known as the base volume. Refer to section 7.3 for more information on base volume.
- Application of discharge factors (DF) which reflect a percentage of metered water consumption considered to be trade waste discharged to sewer. Refer to section 7.3 for more information on discharge factors.

The applicable volume scores are shown in Table 4, Appendix A.

Appendix B provides examples of how the trade waste category is determined for some specific business activities.

8. DETERMINATION OF TRADE WASTE VOLUME

The following formula is used to determine a customer's trade waste volume:

$$\text{Trade Waste Volume} = (\text{FY17/18 water consumption} - \text{DR}) \times \text{BV} \times \text{DF}$$

8.1.1 Water Consumption

The water consumption from the prior year or similar business activity will be used to determine the category that each business. Where properties have one water connection for multiple business the single water meter will be used to calculate the risk. The individuals can install a trade waste meter at their own cost, and this will be inspected once a year. An additional yearly inspection charge will be applied to properties that have a separate trade waste meter per the above scenario.

8.1.2 (DR) Domestic Residence

If a domestic residence is connected to the same meter as the trade waste business, an allowance of 200kl will be subtracted from the water consumption before the base volume and trade waste discharge factor are applied.

8.1.3 (BV) Base Volume

The base volume (BV) is equivalent to 80 per cent of the annual potable water meter consumption for the property receiving the trade waste service. This reduction is applied to account for water use which ultimately does not end up being discharged to sewer.

8.1.4 (DF) Trade Waste Discharge Factor

The trade waste discharge factor is the percentage of the base volume which is considered to be trade waste discharged to the sewer. The base volume includes both a trade waste and domestic portion, the trade waste

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discharge factor is applied to the base volume to represent the typical volume of trade waste expected to be discharged dependent on the business activity.

The trade waste discharge factors are shown in Table 5, Appendix A.

Assumptions made on volumes

The trade waste volume for customers is derived from water consumption data for a preceding 12 month period. Water consumption volumes are reduced where the property included a domestic residence. In situations where the meter data is not reflective of the trade waste activity, water meter data is not applied and the default volume was applied to these premises.

Water consumption data applied to new customers and review of the category of existing customers during the past period will be based off the most recent 12 months water usage applying the following rules:

- A default 200kL/annum is applied to all properties where consumption data is unobtainable or not reflective of the trade waste activity
- Where multiple properties are supplied by the same meter the potable water volume is divided equally among the properties serviced.
- Water consumption for new customers without applicable meter data may be reviewed after 1 year and re-categorised accordingly.

9. DEFINITIONS

To assist in interpretation, the following definitions shall apply:

Biosolids means solid or semisolid organic material obtained from treated wastewater, often used as a fertilizer or soil amendment

Pre-treatment device means equipment installed at a customer’s property or business for the purpose of reducing or removing substances prior to the trade waste being discharged to sewer. Typical pre-treatment devices include grease traps used in the food service industry to remove fat, oil and grease and oil water separators used in the automotive industry to remove engine oil, grease and hydrocarbons.

Trade waste consent means the specific terms and conditions that must be complied with, in addition to any general terms and conditions of this Contract that are not inconsistent with those terms and conditions, for Mareeba Shire Council to accept discharge of Trade Waste to its Sewerage Infrastructure.

10. RELATED DOCUMENTS AND REFERENCES

Trade Waste Policy
Pre Treatment Guideline

11. REVIEW

It is the responsibility of the Manager Development and Governance to monitor the adequacy of this policy and implement and approve appropriate changes. This policy will be formally reviewed every four (4) years or as required by Council.

Trade Waste Plan

12. APPENDIX A

12.1 TABLE 1

Trade Waste Code	Business Activity	Description	Business Activity Score
AP01	Nursing Home / Care Home (Kitchen)	Refers to facilities providing meals, laundry and hairdressing services for residents.	10
AM01	Hospital	Hospitals have number of waste sources. This refers to facilities providing meals for patients, laundry services and discharge from steriliser facilities. If café for public service reverts to MP01	10
BE02	Supermarket	This refers to supermarkets with more than ones of these activities; bakery, butchery, chicken cooking, deli and catering	15
BE02V	Green Grocer	This activity refers to fruit and vegetable preparation and sale only (no deli, butcher, bakery as per BE02)	5
BE05	Hairdresser/Beauty Salon	All hairdressers, barbers, & beauty salons	5
BE06	Laundromat (Coin Operated)	Commercial public access/use Laundromats. May include dry cleaners dependent on size.	5
BE07	Medical (inc. Dentist, Vet)	Refers to personal services including medical centre, dentist, nails, vet	5
BE08	Service Station Forecourt	Refers to all service stations with forecourt or refuelling locations that drain to sewer.	15
BE08B	Panel / Body Repair	Refers to automotive body repair, no servicing of mechanical parts	5
BE08P	Plant / Machinery Hire / Truck Wash	Refers to businesses hiring plant and equipment or washing down larger scale vehicles (e.g. Trucks). Main activity is service and wash down of equipment	15
BE09	Car Wash/Wash bay (Wand/ Hand)	Wash down facilities for light vehicles and small equipment	10
BE10	Vehicle Wash (auto/multi-lane)	Refers to businesses with automatic or multiple berth vehicle wash facilities	15
BE11	Animal Boarding	Refers to boarding kennels	5
BE13	Nursery/Horticulture	Nurseries and Landscape supplies	5
CF01	Child Care	Child care facilities providing hot food supplied by the business for the children	5
CF02	Primary/Secondary School	Refers mainly to canteen/kiosk/Home Ec'/Hospitality waste stream as primary waste. May also have laboratories and art facilities in secondary schools	5
CF04	Correction Centre	Refers mainly to canteen/kiosk/Home Ec'/Hospitality waste stream as primary waste. May also have laboratories/auto activities	5
CF05	Church / Place of worship	Refers to sites with kitchen facilities for use intermittently to cater for events	5
CF06	Community Centre / Hall	Refers to sites with kitchen facilities for use intermittently to cater for events	5
EF01	Licensed Club	Licensed club serving on site meals.	10
EF02	Pub / Bar / Hotel	Pub/Bar/Hotel with restaurant on site.	10

Trade Waste Plan

FM01	Smallgoods, Butcher	All commercial butcher shops, smallgoods producers (Does not include abattoirs) and delicatessen.	10
FM05	Bakery	Classed as a bakery when food baked on premises. If not baked on premises business classed as a café	10
MM01	Factory / Workshop	Refers to wet workshops without car wash facilities; may include wash down areas.	15
MM02	Metal Finishing	Small scale powder coating and electroplating facilities discharging less than 2kL/day of rinse water to sewer at a maximum flow rate of 20L/minute	15
MP01	Restaurant/Café	All restaurants and cafes preparing food primarily for consumption onsite	10
MP02	Take Away/Fast Food	All Fast Food/Takeaway premise preparing food primarily for consumption off site	10
MP04	Catering	Businesses providing catering services for off-site functions	10
SF01	Sports Ground (Kitchen)	Refers to facilities at sports grounds (Canteens, Commercial Kitchens) primarily used to cater for specific events on weekends or specific week days. Not 7 day a week access to the consumer	5
SL01	Laboratories	Small scale service laboratories	10
SF07	Swimming Pools	Refers to properties discharging pool backwash to sewer	5
TW01	Unique Trade Waste Discharge	Unique business activity that does not fit any other code but can be managed under a consent	10

12.2 TABLE 2

Substance Impact	Substances	Potential Impacts	Substance Score
Low Impact	Suspended Solids (SS) Pool Filter Backwash Total Dissolved Solids (TDS)	Restricted sewer capacity Hydraulic overload	5
Medium Impact	Fat, Oil & Grease (FOG) MBAS (Detergents)	Sewer blockage Excessive foaming Biological inhibition	10
High Impact	Total Petroleum Hydrocarbons (TPH) Corrosive liquids Saline liquids	Flammable/Explosion Biological inhibition Sewer odours Reduced asset longevity	15

12.3 TABLE 3

Pre-Treatment Risk	Pre-Treatment fixtures	Pre-Treatment Score
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Trade Waste Plan

Low Risk	Cooling facility Basket arrestors (in sink/in floor) Plaster trap Bottle trap Controlled Flow Amalgam separator Cleaner Production	5
Low - Med Risk	Grease Trap Neutralising Trap	15
Medium Risk	Oil/Water Separator – (coalescing plate separator, VGS, hydro cyclone)	18
High Risk	Solvent Separator pH dosing (automatic or manual dosing)	25

12.4 TABLE 4

Lower KL per annum	Upper KL per annum	Volume Score
0	300	5
301	600	10
601	1100	20
1101	1101	30

12.5 TABLE 5

Trade Waste Code	Business Activity	Description	Trade Waste Discharge Factor (%)
AP01	Nursing Home / Care Home (Kitchen)	Refers to facilities providing meals, laundry and hairdressing services for residents.	30
AM01	Hospital	Hospitals have number of waste sources. This refers to facilities providing meals for patients, laundry services and discharge from steriliser facilities. If café for public service reverts to MP01	30
BE02	Supermarket	This refers to supermarkets with more than ones of these activities; bakery, butchery, chicken cooking, deli and catering	70
BE02V	Green Grocer	This activity refers to fruit and vegetable preparation and sale only (no deli, butcher, bakery as per BE02)	70
BE05	Hairdresser/Beauty Salon	All hairdressers, barbers, & beauty salons	25
BE06	Laundromat (Coin Operated)	Commercial public access/use Laundromats. May include dry cleaners dependent on size.	92
BE07	Medical (inc. Dentist, Vet)	Refers to personal services including medical centre, dentist, nails, vet	25
BE08	Service Station Forecourt	Refers to all service stations with forecourt or refuelling locations that drain to sewer.	70

Trade Waste Plan

BE08B	Panel / Body Repair	Refers to automotive body repair, no servicing of mechanical parts	70
BE08P	Plant / Machinery Hire / Truck Wash	Refers to businesses hiring plant and equipment or washing down larger scale vehicles (e.g. Trucks). Main activity is service and wash down of equipment	70
BE09	Car Wash/Wash bay (Wand/ Hand)	Wash down facilities for light vehicles and small equipment	70
BE10	Vehicle Wash (auto/multi-lane)	Refers to businesses with automatic or multiple berth vehicle wash facilities	90
BE11	Animal Boarding	Refers to boarding kennels	25
BE13	Nursery/Horticulture	Nurseries and Landscape supplies	25
CF01	Child Care	Child care facilities providing hot food supplied by the business for the children	10
CF02	Primary/Secondary School	Refers mainly to canteen/kiosk/Home Ec'/Hospitality waste stream as primary waste. May also have laboratories and art facilities in secondary schools	10
CF04	Correction Centre	Refers mainly to canteen/kiosk/Home Ec'/Hospitality waste stream as primary waste. May also have laboratories/auto activities	30
CF05	Church / Place of worship	Refers to sites with kitchen facilities for use intermittently to cater for events	10
CF06	Community Centre / Hall	Refers to sites with kitchen facilities for use intermittently to cater for events	10
EF01	Licensed Club	Licensed club serving on site meals.	50
EF02	Pub / Bar / Hotel	Pub/Bar/Hotel with restaurant on site.	25
FM01	Smallgoods, Butcher	All commercial butcher shops, smallgoods producers (Does not include abattoirs) and delicatessen.	70
FM05	Bakery	Classed as a bakery when food baked on premises. If not baked on premises business classed as a café	25
MM01	Factory / Workshop	Refers to wet workshops without car wash facilities; may include wash down areas.	70
MM02	Metal Finishing	Small scale powder coating and electroplating facilities discharging less than 2kL/day of rinse water to sewer at a maximum flow rate of 20L/minute	90
MP01	Restaurant/Café	All restaurants and cafes preparing food primarily for consumption onsite	50
MP02	Take Away/Fast Food	All Fast Food/Takeaway premise preparing food primarily for consumption off site	50
MP04	Catering	Businesses providing catering services for off-site functions	50
SF01	Sports Ground (Kitchen)	Refers to facilities at sports grounds (Canteens, Commercial Kitchens) primarily used to cater for specific events on weekends or specific week days. Not 7 day a week access to the consumer	25
SL01	Laboratories	Small scale service laboratories	25
SF07	Swimming Pools	Refers to properties discharging pool backwash to sewer	25

Trade Waste Plan

TW01	Unique Trade Waste Discharge	Unique business activity that does not fit any other code but can be managed under a consent	90*
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12.6 TABLE 6 - TRADE WASTE CATEGORY

Lower Risk Score	Upper Risk Score	Risk Category
0	34	1
35	55	2
56	70	3
71	100	4

13. APPENDIX B

Restaurant

A restaurant with 650kL potable water consumption per year:

Risk Criteria	Description	Risk Score
(A) Business Activity	Restaurant	10
(S) Substance of Concern	Fat, Oil, and Grease	10
(P) Pre-Treatment	Grease Trap	15
(V) Trade Waste Volume	$(650\text{KL} - 0) \times 0.80 \times 0.50 = 260 \text{ KL}$	5
Total Risk Score (Category)		40 (Cat 2)

A restaurant with 1300 kL potable water consumption per year with a domestic residence connected:

Risk Criteria	Description	Risk Score
(A) Business Activity	Restaurant	10
(S) Substance of Concern	Fat, Oil, and Grease	10
(P) Pre-Treatment	Grease Trap	15
(V) Trade Waste Volume	$(1300\text{KL} - 200) \times 0.80 \times 0.50 = 440 \text{ KL}$	10
Total Risk Score (Category)		45 (Cat 2)

Hair Salon

A restaurant with 650kL potable water consumption per year:

Trade Waste Plan

Risk Criteria	Description	Risk Score
(A) Business Activity	Hair Salon	5
(S) Substance of Concern	Total dissolved solids	5
(P) Pre-Treatment	Cleaner Production	5
(V) Trade Waste Volume	$(650\text{KL} - 0) \times 0.80 \times 0.25 = 130 \text{ KL}$	5
Total Risk Score (Category)		20 (Cat 1)

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)
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2019/20 Fees and Charges						
Trade Waste						
Initial Application Fee						
One inspection cost for all locations	Y	(e)	WSA20018s180(1)(a)	Inspection	\$205.00	Y
One Assessment	Y	(e)	WSA20018s180(1)(a)	Assessment	\$145.00	Y

8.6 DELEGATIONS UPDATE APRIL 2019

Date Prepared: 29 April 2019

Author: Manager Development and Governance

Attachments: 1. [Table of Delegable Powers](#) ↓

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. Also, to ensure good governance within Council the Delegations and Authorisations Policy has been reviewed.

RECOMMENDATION

That:

1. Council delegates the exercise of the powers contained in the attached Tables of Delegable Powers, with such powers to be exercised subject to any limitations; and
2. Any prior delegations of power relating to the same matters 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 CEO if executed by resolution of Council, will provide a base for good decision making and accountability while maintaining statutory compliance by the Mareeba Shire Council.

Council subscribes to a monthly delegation's 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

Planning Act 2016 (Qld) ('PLAA')

The PLAA has been amended by the *Economic Development and Other Legislation Amendment Act 2019* which came into force on 11 April 2019.

The amendment has resulted in greater certainty in the operation of the Planning Act's framework with respect to the issue of valid infrastructure charges notices under the repealed *Sustainable Planning Act 2009 (SPA)*, and certain notification requirements for submitter appellants that have

previously proved burdensome and ineffectual. The changes also promote greater accessibility and efficiencies in the operation of the transitional arrangements from the SPA to the PLAA.

Public Health Act (Qld) ('PUHA')

The PUHA has been amended by the *Health and Other Legislation Amendment Act 2019* which came into force on 11 April 2019.

The amendment has resulted in the requirement for a person responsible for causing a pollution event to publish a pollution notice to inform the public of potential risks to public health and enables Council to seek compensation where it has incurred loss or costs when complying with a direction.

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

Delegable Powers under the Planning Act 2016 ("PLAA")

CHAPTER 2 – PLANNING

Part 5 – Designation of premises for development of infrastructure

Entity power given to	Section of PA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers	Date of Sub-Delegation	Limitations and Conditions
Affected Party	37(4)	Power to make a submission to the Minister about the designation.				

CHAPTER 3 – DEVELOPMENT ASSESSMENT

Part 1 – Types of development and assessment

Entity power given to	Section of PA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers	Date of Sub-Delegation	Limitations and Conditions
Assessment Manager	45(7)	Power to assess a development application against or have regard to the statutory instrument, or other document, as in effect when the development application was properly made.				
Local Government	45(7)	Power to consider amendment or replacement of a statutory instrument or other document before deciding a properly made application.				
Assessment Manager	45(8)(a)	Power to give weight the Assessment Manager considers is appropriate, in the circumstances, to a statutory instrument or				

		<u>other document that has been amended or replaced after the development application was properly made but before it was decided by the Assessment Manager.</u>				
<u>Assessment Manager</u>	<u>45(8)(b)</u>	<u>Power to give weight the Assessment Manager considers is appropriate in the circumstances to another statutory instrument that came into effect after the development application was properly made but before it was decided by the Assessment Manager.</u>				

Part 3 – Assessing and deciding development applications

Division 1 – Referral agency's assessment

Entity power given to	Section of PA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers	Date of Sub-Delegation	Limitations and Conditions
<u>Referral Agency</u>	<u>55(4)</u>	<u>Power to assess the development application against or having regard to the statutory instrument, or other document, as in effect when the application was properly made.</u>				
<u>Referral Agency</u>	<u>55(4)</u>	<u>Power to give weight, considered appropriate in the circumstances to any amendment or replacement of the instrument or other document that came into effect after the application was properly made.</u>				
<u>Referral Agency</u>	<u>55(5)(a)</u>	<u>Power to give weight the Referral Agency considers is appropriate, in the circumstances, to a statutory instrument or other document that has been amended or replaced after the development application was properly made.</u>				

Referral Agency	55(5)(b)	Power to give the weight the Referral Agency considers is appropriate, in the circumstances, to another statutory instrument that came into effect after the development application was properly made.				
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Division 3 – Development conditions

Entity power given to	Section of PA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers	Date of Sub-Delegation	Limitations and Conditions
Owner of a Premises	66(2)(c)	Power to agree in writing to a later condition applying.				

Part 5 – Development Approvals

Division 2 – Changing development approvals

Subdivision 2 – Changes after appeal period

Entity power given to	Section of PA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers	Date of Sub-Delegation	Limitations and Conditions
Referral Agency	78(3)(a)	Power to consider change application.				
Assessment Manager	78(3)(e)	Power to consider change application.				
Assessment Manager	78(5)	Power to consider change application referred from Minister.				
Referral Agency	78A(1)(a)	Power to consider a change application.				
Assessment Manager	78A(1)(b)	Power to consider a change application.				
Assessment Manager	78A(5)	Power to consider a change application if referred by the Minister.				

Affected Entity	80(23)	Power to give the person who proposes to make the change application a notice (a pre-request response notice) that states— (a) whether the affected entity objects to the change; and (b) the reasons for any objection.				
Affected Entity	80(45)(a)	Power to give a responsible entity and the applicant a response notice that states that the affected entity has no objection to the change.				
Affected Entity	80(54)(b)	Power to give a responsible entity and the applicant a response notice that states that the affected entity objects to the change and the reasons for objection.				
Responsible Entity	81(3)(a)	Power to assess against, or have regard to, the matters that applied when the development application was made.				
Responsible Entity	81(3)(b)	Power to assess against, or have regard to, the matters that applied when the change application was made.				
Responsible Entity	81(4)(a)	Power to make the change, with or without imposing development conditions, or amending development conditions, relating to the change.				
Responsible Entity	81(4)(b)	Power to refuse to make the change.				
Responsible Entity	81(7)	Power to agree with applicant to an extension of time for deciding a minor change application.				
Responsible Entity	81(4)	Power to consider, for a change application, a statutory instrument, or other document, as in effect when the development application for the development approval was properly made.				
Responsible Entity	81(5)(a)	Power to give weight the Responsible Entity considers appropriate in the				

		<u>circumstances to the statutory instrument or other document as in effect when the change application was made.</u>				
<u>Responsible Entity</u>	<u>81(5)(b)</u>	<u>Power to give the weight the Responsible Entity considers is appropriate, in the circumstances, to a statutory instrument or other document that has amended or replaced after the change application was made but before it was decided.</u>				
<u>Responsible Entity</u>	<u>81(5)(c)</u>	<u>Power to give the weight the Responsible Entity considers is appropriate, in the circumstances, to another statutory instrument that came into effect after the change application was made but before it was decided.</u>				
<u>Responsible Entity</u>	<u>81A(2)(a)</u>	<u>Power to decide to approve the change application with or without development conditions.</u>				
<u>Responsible Entity</u>	<u>81A(2)(b)</u>	<u>Power to decide to refuse the change application.</u>				
<u>Responsible Entity / Applicant</u>	<u>81A(5)</u>	<u>Power to agree to extend the period for deciding the change application.</u>				
<u>Applicant</u>	<u>81B(2)</u>	<u>Power to give notice of withdrawal of a change application before it is decided.</u>				

CHAPTER 4 – INFRASTRUCTURE

Part 2 – Provisions for Local Governments

Division 4 – Miscellaneous provisions about trunk infrastructure

Subdivision 1 – Conversion of particular non-trunk infrastructure before construction starts

Entity power given to	Section of PA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers	Date of Sub-Delegation	Limitations and Conditions
Local Government	140(5)(b)	Power to agree to a later period for giving the information in respect of a conversion application.				

CHAPTER 7 – MISCELLANEOUS

Part 4A – Service of document

<u>Entity power given to</u>	<u>Section of PA</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>
Person	275C(2)	Power to sign a certificate of service.				

Delegable Powers under the Public Health Act 2005 ("PUHA")

CHAPTER 7A – POLLUTION EVENT

Part 2 – Pollution notice

<u>Entity power given to</u>	<u>Section of PUHA</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>
Person	313E(2)	Power to publish a pollution notice in relation to the pollution event				

Part 3C – Compensation

<u>Entity power given to</u>	<u>Section of PUHA</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>
Person	313H(1)	Power to claim compensation from the State if loss is incurred because of the exercise or purported exercise of a power by or for the Chief Executive under Chapter 7A.				

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8.7 BUILDING, PLUMBING AND PLANNING FEES AND CHARGES 2019/20

Date Prepared: 3 May 2019

Author: Manager Development and Governance

Attachments: 1. [Building and Plumbing Fees and Charges 2019/20](#) ↓
2. [Planning Fees and Charges 2019/20](#) ↓

EXECUTIVE SUMMARY

This report presents the recommended 2019/20 cost recovery fees for the Building and Plumbing Section and the Planning Section for Council's consideration and endorsement.

RECOMMENDATION

That Council adopt the proposed 2019/20 fees and charges as attached for:

1. Building and Plumbing
2. Planning

BACKGROUND

The basis for the cost recovery fees has been to calculate actual costs to provide the service.

Section 97 of *Local Government Act 2009* prescribes the circumstances where a Local Government may set a cost-recovery fee. This section also prescribes that a cost-recovery fee must not be more than the cost to the local government of taking the action for which the fee is charged.

RISK IMPLICATIONS**LEGAL/COMPLIANCE/POLICY IMPLICATIONS**

Council must be able to demonstrate that the cost recovery fees are no more than the cost of providing the service. Council is able to set a fee that is lower than the calculated cost where it is deemed appropriate.

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil.

Operating

Nil.

LINK TO CORPORATE PLAN

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

The cost recovery fees will be included in the schedule of cost recovery fees 2019/20 and will be published on Council's Website.

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)
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2019/20 Fees and Charges						
Building & Plumbing						
Inspection Fees						
Inspection Costs (Class 1 and 10 Buildings)						
One inspection cost for all locations	Y	(e)	BA1975s51(2)	Inspection	\$205.00	Y
Inspection Costs (Class 2 - 9 Buildings)						
One inspection cost of all locations	Y	(e)	BA1975s51(2)	Inspection	\$266.00	Y
Class 1a - New Dwelling						
Application	Y	(a)	BA1975s51(2)	Application	\$149.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$436.00	Y
Inspections x 4 minimum	Y	(e)	BA1975s51(2)	Inspection	\$820.00	Y
Class 1a - Additions/Alterations - Extension to Dwellings etc.						
Application	Y	(a)	BA1975s51(2)	Application	\$149.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$313.00	Y
Inspections x 4 minimum	Y	(e)	BA75s51(2)	Inspection	\$820.00	Y
Class 1a - Additions/Alterations - Re-roof or Re-stump						
Application	Y	(a)	BA1975s51(2)	Application	\$149.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$113.00	Y
Inspections x 1	Y	(e)	BA1975s51(2)	Inspection	\$205.00	Y
Class 1a - Minor Alterations e.g. Building Repairs						
Application	Y	(a)	BA1975s51(2)	Application	\$149.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$87.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$205.00	Y
Class 10a - Garage, Carport, Shed or the like - Greater than 18m2						
Application	Y	(a)	BA1975s51(2)	Application	\$149.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$210.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$205.00	Y
Class 10a - Patios and Roofed Decks						
Application	Y	(a)	BA1975s51(2)	Application	\$149.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$210.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$205.00	Y

Description	Cost Recovery Fee (Y/N)	Paragraph of S97(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Class 10b - Fences, Rainwater Tank, Pervious Shade Sail or the like						
Application	Y	(a)	BA1975s51(2)	Application	\$149.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$113.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$205.00	Y
Class 10b - Retaining Walls						
Application	Y	(a)	BA1975s51(2)	Application	\$149.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$154.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$205.00	Y
Class 10b - Swimming Pools, Spas, Above Ground Swimming Pools						
Application	Y	(a)	BA1975s51(2)	Application	\$149.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$113.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$205.00	Y
Temporary Fence Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$205.00	Y
Demolition All Classes (Excluding Plumbing)						
Application	Y	(a)	BA1975s51(2)	Application	\$149.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$149.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$205.00	Y
BOND APPLICABLE - Clean-Up Bond	N		LGA2009s262(3)(2)	Bond	\$1,000.00	N
Change of Classification						
Application	Y	(a)	BA1975s51(2)	Application	\$149.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$149.00	Y
Inspection x 1 Minimum	Y	(e)	BA1975s51(2)	Inspection	\$205.00	Y
Amendment to Application Class 1 & 10 (Inspections Not Included)						
Application	Y	(a)	BA1975s51(2)	Application	\$77.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$195.00	Y
Temporary Structure						
Application	Y	(a)	BA1975s51(2)	Application	\$92.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$261.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$205.00	Y
Extension of Time or Renewal of Building Approval (Lapsing)						
Application	Y	(a)	BA1975s51(2)	Application	\$77.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$195.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$205.00	Y

Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Extension of Time or Renewal of Building Approval - Submitted by a Private Certifier						
Administration	Y	(a)	BA1975s51(2)	Application	\$77.00	Y
Change of Builder Notification						
Notification	Y	(e)	BA1975s51(2)	Application	\$67.00	N
Preliminary Approvals						
Preliminary approval Class 1 to 10						
Application	Y	(a)	BA1975s51(2)	Application	\$149.00	N
Assessment (charge 30% of fee as per normal schedule)	Y	(e)	BA1975s51(2)	Assessment	Assessment Charge is 30% of fee as per schedule fee for new building	Y
Inspections x 1 minimum if required	Y	(e)	BA1975s51(2)	Inspection	\$205.00	Y
Concurrence Agency Advice						
Swimming Pool Compliance Inspection						
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$149.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$205.00	Y
Swimming Pool Compliance Certificate Renewal						
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$82.00	Y
Inspection x 1	Y	(e)	BA1975s51(2)	Inspection	\$205.00	Y
<i>Re-inspection Fee will be charged if necessary</i>						
Bushfire Assessment						
Application	Y	(a)	BA1975s51(2)	Application	\$149.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$154.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$205.00	Y
Inspection for Fire Safety Compliance						
Assessment including report depending on complexity	Y	(a)	BA1975s51(2)	Assessment	POA	
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$205.00	Y
Assessment of Alternate Solution						
Assessment	Y	(e)	BA1975s51(2)	Assessment	POA	Y
Siting Dispensation - includes report						
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$92.00	N
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$205.00	Y

Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Temporary Accommodation Permit						
Assessment	Y	(a)	LL1	Assessment	\$92.00	N
Inspections x 1 minimum (If necessary)	Y	(a)	LL1	Inspection	\$205.00	Y
Temporary Accommodation Renewal						
Assessment	Y	(a)	LL1	Assessment	\$77.00	N
Building Records Search						
Building Record Search - (Domestic and Commercial)						
Building File Information Only	Y	(c)	BA1975s51(2)	Application	\$51.00	N
Building File Summary and Plans	Y	(c)	BA1975s51(2)	Application	\$133.00	N
Building File Summary, Plans and Inspection	Y	(c)	BA1975s51(2)	Application	\$338.00	Y
Certificate of Classification						
Certificate of Classification (if not previously issued)						
Application	Y	(a)	BA1975s51(2)	Application	POA	N
Inspections (depending on location) x 1 minimum	Y	(a)	BA1975s51(2)	Inspection	\$205.00	Y
Application for House Relocation						
Pre-inspection for Relocation of structure - preliminary approval						
Application	Y	(a)	BA1975s51(2)	Application	\$149.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$159.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$205.00	Y
<i>Please note additional charge for out of Shire inspections</i>						
Road Transport Bond						
BOND APPLICATION (refundable)	N		LGA2009s262(3)(2)	Bond	\$5,000.00	N
Preliminary approval Class 1 to 10						
Application	Y	(a)	BA1975s51(2)	Application	\$149.00	N
Assessment (charge 30% of fee as per normal schedule)	Y	(e)	BA1975s51(2)	Assessment	Assessment Charge is 30% of fee as per schedule fee for new building	Y
Inspections x 1 minimum if required	Y	(e)	BA1975s51(2)	Inspection	\$205.00	
Lodgement Fee (Development Permit)						
Private Certifier Lodgement Class 1 and 10 - Non Commercial						
Application	Y	(a)	BA1975s51(2)	Application	\$169.00	N

Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Private Certifier Lodgement - Class 2 to 9 - Commercial Developments						
Application	Y	(a)	BA1975s51(2)	Application	\$348.00	N
Compliance Permit - New Plumbing Works						
Minor Plumbing works, modifications to Existing Plumbing and Drainage						
Application	Y	(a)	PDA2002s85&86	application	\$92.00	N
Assessment	Y	(e)	PDA2002s85&86	assessment	\$72.00	N
Inspections x 1 minimum	Y	(e)	PDA2002s85&86	inspection	\$195.00	N
Minor Plumbing Connection (Class 10a Sheds)						
Application	Y	(a)	PDA2002s85&86	application	\$92.00	N
Assessment	Y	(e)	PDA2002s85&86	per fixture - minimum charge \$90	\$18.00 Per Fixture	N
Inspections x 2 minimum	Y	(e)	PDA2002s85&86	inspection	\$390.00	N
Town Sewer Connection (Domestic and Commercial)						
Application	Y	(a)	PDA2002s85&86	application	92.00	N
Assessment	Y	(e)	PDA2002s85&86	per fixture - minimum charge \$90	\$18.00 Per Fixture	N
Inspections x 4 minimum	Y	(e)	PDA2002s85&86	inspection	\$780.00	N
Minor Plumbing Connection (Domestic Sheds - Unsewered)						
Application	Y	(a)	PDA2002s85&86	application	\$92.00	N
Assessment	Y	(e)	PDA2002s85&86	per fixture - minimum charge \$90	\$18.00 Per Fixture	N
Assessment Site and Soil Report	Y	(e)	PDA2002s85&86	assessment	\$92.00	N
Inspection x 2 minimum	Y	(e)	PDA2002s85&86	inspection	\$390.00	N
Installation of on-site disposal system (in connection with building permit)						
Application	Y	(a)	PDA2002s85&86	application	\$92.00	N
Assessment Site & Soil Report	Y	(e)	PDA2002s85&86	assessment	\$92.00	N
Assessment	Y	(e)	PDA2002s85&86	per fixture - minimum charge \$90	\$90.00 Per Fixture	N
Inspections x 4 minimum	Y	(e)	PDA2002s85&86	inspection	\$780.00	N
Installation of on-site disposal system (as standalone application)						
Application	Y	(a)	PDA2002s85&86	application	\$92.00	N
Assessment Site & Soil Report	Y	(e)	PDA2002s85&86	assessment	\$92.00	N
Inspections x 2 minimum	Y	(e)	PDA2002s85&86	inspection	\$390.00	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)
Shop Fit-Out - Commercial						
Application	Y	(a)	PDA2002s85&86	application	92.00	N
Assessment	Y	(e)	PDA2002s85&86	per fixture - minimum charge \$90	\$18.00 Per Fixture	N
Inspections x 3 minimum	Y	(e)	PDA2002s85&86	inspection	\$390.00	N
Additional/Alterations to plumbing fixtures - existing drainage connection						
Application	Y	(a)	PDA2002s85&86	application	\$92.00	N
Assessment	Y	(e)	PDA2002s85&86	per fixture - minimum charge \$90	\$18 Per Fixture	N
Inspections x 2 minimum	Y	(e)	PDA2002s85&86	inspection	\$390.00	N
Replacement of land application area						
Application	Y	(a)	PDA2002s85&86	application	\$92.00	N
Assessment Site & Soil Report	Y	(e)	PDA2002s85&86	assessment	\$92.00	N
Inspections x 1 minimum	Y	(e)	PDA2002s85&86	inspection	\$195.00	N
Compliance Permit - Existing Plumbing Works						
Inspections						
Inspections x 1 minimum	Y	(e)	PDA2002s85&86	inspection	\$195.00	N
Disconnection from Council Sewer System						
Application	Y	(a)	PDA2002s85&86	application	\$92.00	N
Assessment	Y	(e)	PDA2002s85&86	assessment	\$92.00	N
Inspections x 1 minimum	Y	(e)	PDA2002s85&86	inspection	\$190.00	N
Connection to Council sewerage system						
Application	Y	(a)	PDA2002s85&86	application	\$92.00	N
Assessment	Y	(e)	PDA2002s85&86	per fixture - minimum charge \$90	\$18.00	N
Inspections x 2 minimum	Y	(e)	PDA2002s85&86	inspection	\$390.00	N
Administrative						
Provide copy of "as constructed" file						
Administration	Y	(c)	PDA2002s85&86	application	\$20.00	N
Amendment to Drainage Plan						
Application	Y	(a)	PDA2002s85&86	application	\$51.00	N
Assessment	Y	(e)	PDA2002s85&86	per fixture - minimum charge \$90	\$18.00	N

Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Change of Plumber						
Notification	Y	(e)	PDA2002s85&86	application	\$61.00	N
On Site Sewerage Facility						
Annual Administration Fee	Y	(e)	PDA2002s85&86	application	\$0.00	N
Noncompliance Fee	Y	(e)	PDA2002s85&86	application	\$102.00	N
Noncompliance Fee for water quality test failure and sample analysis fee cost + 0.5 admin	Y	(e)	PDA2002s85&86	application	Cost + 0.5 admin	N
Inspections x 2 minimum	Y	(e)	PDA2002s85&86	inspection	\$390.00	N
Concurrence Agency Advice						
On Site Concurrence Agency						
Assessment	Y	(e)	PDA2002s85&86	assessment	\$92.00	N
Solar Hot Water Systems						
Installation of Solar Hot Water Systems under State Government rebate scheme of Fee set by State Government	Y	(a)	PDA2002s85&86	assessment	\$31.00	N
Back flow prevention device						
Annual Administration Fee	Y	(e)	PDA2002s85&86	application	\$51.00	N
Non compliance Fee	Y	(e)	PDA2002s85&86	application	\$102.00	N
Non compliance Fee for water quality test failure and sample analysis fee cost + 0.5 admin	Y	(e)	PDA2002s85&86	application	Cost + 0.5 admin	N
Inspections x 2 minimum	Y	(e)	PDA2002s85&86	inspection	\$390.00	N

Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
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2019/20 Fees and Charges						
Planning - Urban and Regional						
General						
Town Planning Sign for public notification	N			sign	\$55.00	Y
Planning Certificates						
Limited Planning & Development Certificate	Y	(a)	PA2016s265	certificate	\$160.00	N
Standard Planning & Development Certificate	Y	(a)	PA2016s265	certificate	\$525.00	N
Full Planning & Development Certificate - Vacant Site	Y	(a)	PA2016s265	certificate	\$1,545.00	N
Full Planning & Development Certificate - Developed Site	Y	(a)	PA2016s265	certificate	\$2,130.00	N
Planning Schemes						
Hard copy of Planning Scheme						
Mareeba Shire Planning Scheme 2004	Y	(c)	PA2016s264	copy	\$135.00	N
Mareeba Shire Council Planning Scheme 2016	Y	(c)	PA2016s264	copy	POA	N
CD copy of Planning Scheme						
Mareeba	Y	(c)	PA2016s264	copy	\$25.00	N
Application - General						
Pre-lodgement meeting and written pre-lodgement advice	Y	(a)	PA2016s51	application	\$560.00	N
Note: If a development application is submitted within 12 months of the pre-lodgement enquiry, the pre-lodgement enquiry fee will be discounted from the application fee, subject to the development application being substantially consistent with the pre-lodgement enquiry.						
Application Fees						
Note: If the development application is submitted within 12 months of a pre-lodgement enquiry, the pre-lodgement enquiry fee will be discounted from the development application fee, subject to the development application being substantially consistent with the pre-lodgement enquiry.						
Compliance Assessment						
Application for Compliance Permit under Schedule 18 of SPA regulations	N			application	\$935.00	N
Application for Compliance Certificate	N			application	\$375.00	N
Application for Building Work assessable against the Planning Scheme						
Boundary Dispensation Overlay Assessment Concurrence Agency Assessment Oversize Sheds	Y	(a)	PA2016s54	application	\$455.00	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)
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Material Change of Use						
Adult Store - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Adult Store - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Agricultural supplies store - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Agricultural supplies store - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Air services - Code	Y	(a)	PA2016s51	application	\$6,460.00	N
Air services - Impact	Y	(a)	PA2016s51	application	\$8,205.00	N
Animal husbandry - Code*	Y	(a)	PA2016s51	application	\$1,570.00	N
Animal husbandry - Impact*	Y	(a)	PA2016s51	application	\$2,685.00	N
Animal keeping - Code*	Y	(a)	PA2016s51	application	\$1,570.00	N
<i>*except kennel</i>						
Kennel	Y	(a)	PA2016s51		\$4,185.00	N
Animal keeping - Impact*	Y	(a)	PA2016s51	application	\$2,685.00	N
<i>*except kennel</i>						
Kennel	Y	(a)	PA2016s51		\$6,300.00	N
Aquaculture - Code						
<i>Less than 5 hectares</i>	Y	(a)	PA2016s51	application	\$1,570.00	N
<i>5 hectares or greater</i>	Y	(a)	PA2016s51	application	\$4,185.00	N
Aquaculture - Impact						
<i>Less than 5 hectares</i>	Y	(a)	PA2016s51	application	\$2,685.00	N
<i>5 hectares or greater</i>	Y	(a)	PA2016s51	application	\$6,300.00	N
Bar - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Bar - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Brothel - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Brothel - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Bulk landscape supplies - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Bulk landscape supplies - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Caretaker's accommodation - Code	Y	(a)	PA2016s51	application	\$1,085.00	N
Caretaker's accommodation - Impact	Y	(a)	PA2016s51	application	\$1,750.00	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)
Car wash - Code						
<i>Up to 250 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$1,570.00	N
<i>251 sq.m or greater</i>	Y	(a)	PA2016s51	application	\$4,185.00	N
Car wash - Impact						
<i>Up to 250 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$2,685.00	N
<i>251 sq.m or greater</i>	Y	(a)	PA2016s51	application	\$6,300.00	N
Cemetery - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Cemetery - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Child care centre - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Child care centre - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Club - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Club - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Community care centre - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Community care centre - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Community residence - Code	Y	(a)	PA2016s51	application	\$1,085.00	N
Community residence - Impact	Y	(a)	PA2016s51	application	\$1,750.00	N
Community use - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Community use - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Crematorium - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Crematorium - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Cropping - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Cropping - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Detention facility - Code	Y	(a)	PA2016s51	application	\$4,185.00	N
Detention facility - Impact	Y	(a)	PA2016s51	application	\$6,300.00	N
Dual occupancy - Code	Y	(a)	PA2016s51	application	\$1,085.00	N
Dual occupancy - Impact	Y	(a)	PA2016s51	application	\$1,750.00	N
Dwelling house - Code	Y	(a)	PA2016s51	application	\$1,085.00	N
Dwelling house - Impact	Y	(a)	PA2016s51	application	\$1,750.00	N
Dwelling unit - Code	Y	(a)	PA2016s51	application	\$1,085.00	N
Dwelling unit - Impact	Y	(a)	PA2016s51	application	\$1,750.00	N
Educational establishment - Code	Y	(a)	PA2016s51	application	\$4,185.00	N
Educational establishment - Impact	Y	(a)	PA2016s51	application	\$6,300.00	N

Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Emergency services - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Emergency services - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Environmental facility - Code	Y	(a)	PA2016s51	application	\$1,085.00	N
Environmental facility - Impact	Y	(a)	PA2016s51	application	\$1,750.00	N
Extractive industry - Code	Y	(a)	PA2016s51	application	\$4,185.00	N
Extractive industry - Impact	Y	(a)	PA2016s51	application	\$6,300.00	N
Food and drink outlet - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Food and drink outlet - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Function facility - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Function facility - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Funeral parlour - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Funeral parlour - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Garden centre - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Garden centre - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Hardware and trade supplies - Code						
<i>Up to 1,000 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$1,570.00	N
<i>1,001 sq.m to 2,500 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$4,185.00	N
<i>greater than 2,500 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$6,460.00	N
Hardware and trade supplies - Impact						
<i>Up to 1,000 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$2,685.00	N
<i>1,001 sq.m to 2,500 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$6,300.00	N
<i>greater than 2,500 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$8,205.00	N
Health care services - Code						
<i>Up to 250 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$1,570.00	N
<i>251 sq.m or greater</i>	Y	(a)	PA2016s51	application	\$4,185.00	N
Health care services - Impact						
<i>Up to 250 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$2,685.00	N
<i>251 sq.m or greater</i>	Y	(a)	PA2016s51	application	\$6,300.00	N
High impact industry - Code						
<i>Up to 500 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$1,570.00	N
<i>501 sq.m to 5,000 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$4,185.00	N
<i>greater than 5,000 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$6,460.00	N
High impact industry - Impact						

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)
<i>Up to 500 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$2,685.00	N
<i>501 sq.m to 5,000 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$6,300.00	N
<i>greater than 5,000 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$8,205.00	N
Home based business - Code	Y	(a)	PA2016s51	application	\$1,085.00	N
Home based business - Impact	Y	(a)	PA2016s51	application	\$1,750.00	N
Hospital - Code	Y	(a)	PA2016s51	application	\$6,460.00	N
Hospital - Impact	Y	(a)	PA2016s51	application	\$8,205.00	N
Hotel - Code	Y	(a)	PA2016s51	application	\$4,185.00	N
Hotel - Impact	Y	(a)	PA2016s51	application	\$6,300.00	N
Indoor sport and recreation - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Indoor sport and recreation - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Intensive animal industry - Code	Y	(a)	PA2016s51	application	\$4,185.00	N
Intensive animal industry - Impact	Y	(a)	PA2016s51	application	\$6,300.00	N
Intensive horticulture - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Intensive horticulture - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Landing - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Landing - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Low impact industry - Code						
<i>Up to 500 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$1,570.00	N
<i>501 sq.m to 5,000 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$4,185.00	N
<i>greater than 5,000 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$6,460.00	N
Low impact industry - Impact						
<i>Up to 500 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$2,685.00	N
<i>501 sq.m to 5,000 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$6,300.00	N
<i>greater than 5,000 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$8,205.00	N
Major electricity infrastructure - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Major electricity infrastructure - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Major sport, recreation and entertainment facility - Code	Y	(a)	PA2016s51	application	POA	N
Major sport, recreation and entertainment facility - Impact	Y	(a)	PA2016s51	application	POA	N
Marine industry - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Marine industry - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Market - Code	Y	(a)	PA2016s51	application	\$1,085.00	N
Market - Impact	Y	(a)	PA2016s51	application	\$1,750.00	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)
Medium impact industry - Code						
<i>Up to 500 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$1,570.00	N
<i>501 sq.m to 5,000 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$4,185.00	N
<i>greater than 5,000 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$6,460.00	N
Medium impact industry - Impact						
<i>Up to 500 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$2,685.00	N
<i>501 sq.m to 5,000 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$6,300.00	N
<i>greater than 5,000 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$8,205.00	N
Motor sport facility - Code	Y	(a)	PA2016s51	application	POA	N
Motor sport facility - Impact	Y	(a)	PA2016s51	application	POA	N
Multiple dwelling - Code						
<i>3 to 10 units</i>	Y	(a)	PA2016s51	application	\$1,570.00	N
<i>11 to 25 units</i>	Y	(a)	PA2016s51	application	\$4,185.00	N
<i>More than 25 units</i>	Y	(a)	PA2016s51	application	\$6,460.00	N
Multiple dwelling - Impact						
<i>3 to 10 units</i>	Y	(a)	PA2016s51	application	\$2,685.00	N
<i>11 to 25 units</i>	Y	(a)	PA2016s51	application	\$6,300.00	N
<i>More than 25 units</i>	Y	(a)	PA2016s51	application	\$8,205.00	N
Nature-based tourism - Code	Y	(a)	PA2016s51	application	POA	N
Nature-based tourism - Impact	Y	(a)	PA2016s51	application	POA	N
Nightclub entertainment facility - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Nightclub entertainment facility - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Non-resident workforce accommodation - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Non-resident workforce accommodation - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Office - Code						
<i>Up to 250 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$1,570.00	N
<i>251 sq.m or greater</i>	Y	(a)	PA2016s51	application	\$4,185.00	N
Office - Impact						
<i>Up to 250 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$2,685.00	N
<i>251 sq.m or greater</i>	Y	(a)	PA2016s51	application	\$6,300.00	N
Outdoor sales - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Outdoor sales - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Outdoor sport and recreation - Code	Y	(a)	PA2016s51	application	\$1,570.00	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)
Outdoor sport and recreation - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Outstation - Code	Y	(a)	PA2016s51	application	\$1,085.00	N
Outstation - Impact	Y	(a)	PA2016s51	application	\$1,750.00	N
Park - Code	Y	(a)	PA2016s51	application	\$1,085.00	N
Park - Impact	Y	(a)	PA2016s51	application	\$1,750.00	N
Parking station - Code	Y	(a)	PA2016s51	application	\$1,085.00	N
Parking station - Impact	Y	(a)	PA2016s51	application	\$1,750.00	N
Permanent plantation - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Permanent plantation - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Place of worship - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Place of worship - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Port services - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Port services - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Relocatable home park - Code						
<i>Up to 10 dwellings</i>	Y	(a)	PA2016s51	application	\$1,570.00	N
<i>11 to 25 dwellings</i>	Y	(a)	PA2016s51	application	\$4,185.00	N
<i>More than 25 dwellings</i>	Y	(a)	PA2016s51	application	\$6,460.00	N
Relocatable home park - Impact						
<i>Up to 10 dwellings</i>	Y	(a)	PA2016s51	application	\$2,685.00	N
<i>11 to 25 dwellings</i>	Y	(a)	PA2016s51	application	\$6,300.00	N
<i>More than 25 dwellings</i>	Y	(a)	PA2016s51	application	\$8,205.00	N
Renewable energy facility - Code	Y	(a)	PA2016s51	application	\$6,460.00	N
Renewable energy facility - Impact	Y	(a)	PA2016s51	application	\$8,205.00	N
Research and technology industry - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Research and technology industry - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Residential care facility - Code						
<i>Up to 20 rooms/beds</i>	Y	(a)	PA2016s51	application	\$1,570.00	N
<i>21 to 100 rooms/beds</i>	Y	(a)	PA2016s51	application	\$4,185.00	N
<i>greater than 100 rooms/beds</i>	Y	(a)	PA2016s51	application	\$6,460.00	N
Residential care facility - Impact						

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)
<i>Up to 20 rooms/beds</i>	Y	(a)	PA2016s51	application	\$2,685.00	N
<i>21 to 100 rooms/beds</i>	Y	(a)	PA2016s51	application	\$6,300.00	N
<i>greater than 100 rooms/beds</i>	Y	(a)	PA2016s51	application	\$8,205.00	N
Resort complex - Code	Y	(a)	PA2016s51	application	POA	N
Resort complex - Impact	Y	(a)	PA2016s51	application	POA	N
Retirement facility - Code	Y	(a)	PA2016s51	application	\$6,460.00	N
Retirement facility - Impact	Y	(a)	PA2016s51	application	\$8,205.00	N
Roadside stall - Code	Y	(a)	PA2016s51	application	\$1,085.00	N
Roadside stall - Impact	Y	(a)	PA2016s51	application	\$1,750.00	N
Rooming accommodation - Code						
<i>Up to 20 rooms/beds</i>	Y	(a)	PA2016s51	application	\$1,570.00	N
<i>21 to 100 rooms/beds</i>	Y	(a)	PA2016s51	application	\$4,185.00	N
<i>greater than 100 rooms/beds</i>	Y	(a)	PA2016s51	application	\$6,460.00	N
Rooming accommodation - Impact						
<i>Up to 20 rooms/beds</i>	Y	(a)	PA2016s51	application	\$2,685.00	N
<i>21 to 100 rooms/beds</i>	Y	(a)	PA2016s51	application	\$6,300.00	N
<i>greater than 100 rooms/beds</i>	Y	(a)	PA2016s51	application	\$8,205.00	N
Rural industry - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Rural industry - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Rural workers' accommodation - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Rural workers' accommodation - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Sales office - Code	Y	(a)	PA2016s51	application	\$1,085.00	N
Sales office - Impact	Y	(a)	PA2016s51	application	\$1,750.00	N
Service industry - Code						
<i>Up to 250 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$1,570.00	N
<i>251 sq.m or greater</i>	Y	(a)	PA2016s51	application	\$4,185.00	N
Service industry - Impact						
<i>Up to 250 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$2,685.00	N
<i>251 sq.m or greater</i>	Y	(a)	PA2016s51	application	\$6,300.00	N
Service station - Code	Y	(a)	PA2016s51	application	\$4,185.00	N
Service station - Impact	Y	(a)	PA2016s51	application	\$6,300.00	N
Shop - Code						
<i>Up to 1,000 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$1,570.00	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)
1,001 sq.m to 2,500 sq.m GFA	Y	(a)	PA2016s51	application	\$4,185.00	N
greater than 2,500 sq.m GFA	Y	(a)	PA2016s51	application	\$6,460.00	N
Shop - Impact						
Up to 1,000 sq.m GFA	Y	(a)	PA2016s51	application	\$2,685.00	N
1,001 sq.m to 2,500 sq.m GFA	Y	(a)	PA2016s51	application	\$6,300.00	N
greater than 2,500 sq.m GFA	Y	(a)	PA2016s51	application	\$8,205.00	N
Shopping centre - Code						
Up to 1,000 sq.m GFA	Y	(a)	PA2016s51	application	\$1,570.00	N
1,001 sq.m to 2,500 sq.m GFA	Y	(a)	PA2016s51	application	\$4,185.00	N
greater than 2,500 sq.m GFA	Y	(a)	PA2016s51	application	\$6,460.00	N
Shopping centre - Impact						
Up to 1,000 sq.m GFA	Y	(a)	PA2016s51	application	\$2,685.00	N
1,001 sq.m to 2,500 sq.m GFA	Y	(a)	PA2016s51	application	\$6,300.00	N
greater than 2,500 sq.m GFA	Y	(a)	PA2016s51	application	\$8,205.00	N
Short-term accommodation - Code						
Up to 20 rooms/beds	Y	(a)	PA2016s51	application	\$1,570.00	N
21 to 100 rooms/beds	Y	(a)	PA2016s51	application	\$4,185.00	N
greater than 100 rooms/beds	Y	(a)	PA2016s51	application	\$6,460.00	N
Short-term accommodation - Impact						
Up to 20 rooms/beds	Y	(a)	PA2016s51	application	\$2,685.00	N
21 to 100 rooms/beds	Y	(a)	PA2016s51	application	\$6,300.00	N
greater than 100 rooms/beds	Y	(a)	PA2016s51	application	\$8,205.00	N
Showroom - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Showroom - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Special industry - Code	Y	(a)	PA2016s51	application	POA	N
Special industry - Impact	Y	(a)	PA2016s51	application	POA	N
Substation - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Substation - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Telecommunications facility - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Telecommunications facility - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Theatre - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Theatre - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Tourist attraction - Code	Y	(a)	PA2016s51	application	POA	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)
Tourist attraction - Impact	Y	(a)	PA2016s51	application	POA	N
Tourist park - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Tourist park - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Transport depot - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Transport depot - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Utility installation - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Utility installation - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Veterinary services - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Veterinary services - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Warehouse - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Warehouse - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Wholesale nursery - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Wholesale nursery - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Winery - Code	Y	(a)	PA2016s51	application	\$1,570.00	N
Winery - Impact	Y	(a)	PA2016s51	application	\$2,685.00	N
Undefined Use					Fee as determined by the Manager Development & Governance or Senior Planner	
Inconsistent Use					Normal Fee plus 50%	
Reconfiguration						
Reconfiguration up to 2 Lots, all boundary realignments and access easement	Y	(a)	PA2016s51	application	\$1,040.00	N
Reconfiguration up to 3 - 10 Lots	Y	(a)	PA2016s51	application	\$1,775.00	N
Reconfiguration up to 11 - 25 Lots	Y	(a)	PA2016s51	application	\$5,355.00	N
Reconfiguration up to 26 - 50 Lots	Y	(a)	PA2016s51	application	\$7,725.00	N
Reconfiguration up to >50 Lots	Y	(a)	PA2016s51	application	\$12,355.00	N
Preliminary Approvals						
Applications involving a s242 Preliminary Approval	Y	(a)	PA2016s49		Normal fee plus \$8,065.00	
Combined Applications						
The fee shall be the combined total of all applicable fees unless otherwise determined by the Manager Development & Governance or Senior Planner	Y	(a)	PA2016s49,s51		POA	
Application Requiring Fee Determination						
Any development application which is deemed to be complex, unusual or of significant scale and likely to require	Y	(a)	PA2016s49,s51		POA	

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)
significant additional assessment inputs (including the use of external consultants) will have an application fee determined based on expected costs to Council. Expected costs will include both internal and external assessment costs. Applicants should confirm during pre-lodgement discussions whether the application requires a fee determination.						
Consultant Fees						
The cost of external consultant's fees for any further assessment or advice required by Council in consideration of any application or submission and/or technical report may be charged to the Applicant. The Applicant will be notified of Council's intent to refer the Application to a consultant following receipt of a response to Information Request (or earlier). If Council elects to recover the cost of the consultant the consultant's costs must be paid prior to the final determination of the Application.	Y	(a)	PA2016s49,s51		POA	
Survey Plans						
Application for Compliance Assessment for Endorsement of Survey Plan (Base Fee)	Y	(a)	PR2017 Schedule 18	application	\$590.00	N
Endorsement of Survey Plan per lot fee (in addition to base fee) - based on DNRM valuation roll maintenance fee	Y	(a)	PR2017 Schedule 18	lot	\$35.00	N
Re-endorsement of a survey plan	Y	(a)	PR2017 Schedule 18	application	\$255.00	N
Endorsement of CMS/Easement/Covenant	Y	(a)	PR2017 Schedule 18	document	\$340.00	N
Superseded Applications						
Application under a Superseded Planning Scheme for exempt or self assessable development	Y	(a)	PA2016s29	application	\$610.00	N
<i>NOTE - the application fee for a Superseded Application is an additional cost is to be added to application fee for the MCU/Rol/OW</i>						
Application under a Superseded Planning Scheme for Code or Impact	Y	(a)	PA2016s29	application	\$940.00	N
Extension of Relevant Period	Y	(a)	PA2016s86	application	Charge is 35% of current prescribed fee. Minimum fee	

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)
					\$500.00	
Application to Change Development Approval						
Application to change Development Approval after appeal period ends	Y	(a)	PA2016s52	application	Charge is 50% of current prescribed fee. Minimum fee \$500.00	
Application to change Development Approval after appeal period ends - Court Order	Y	(a)	PA2016s52	application	\$3,015.00 plus all legal costs including GST	Y
Application to Change a Compliance Certificate / Permit						
Application to change a Compliance Certificate	Y	(a)	PA2016s51	application	\$290.00	N
Application to change a Compliance Permit	Y	(a)	PA2016s51	application	\$750.00	N
Application to Change Development Application						
Additional fee to be paid based on % of current application fee:						
- if prior to issue of Information Request - 25%	Y	(a)	PA2016s51	application	25%	N
- if prior to the Decision Making period - 50%	Y	(a)	PA2016s51	application	50%	N
- in Decision Making stage, but prior to report being completed - 75%	Y	(a)	PA2016s51	application	75%	N
- after report is completed - 100%	Y	(a)	PA2016s51	application	100%	N
Refund of Development Application - withdrawn application						
Refund based on % of application fee paid:						
- if prior to issue of Information Request - 75%	Y	(a)	PA2016s109		75%	N
- if prior to the Decision Making period - 50%	Y	(a)	PA2016s109		50%	N
Refund of Development Application - lapsed application Application lapsed as not properly made application (s266 of SPA) - refund 80% of application fee paid	Y	(a)	PA2016s109		80% of application fee paid	N
Application to Cancel Development Approval	Y	(a)	PA2016s84	application	\$95.00	N
Lapsed Application						
Lapsed application or approval - no refund applies in any other circumstance					Nil	
Operational Works						
Operational Works Application						
Application for works on Council road reserve involving an access (where associated with a MCU or RoL approval)	Y	(a)	PA2016s51	application	\$260.00	N
Application for Advertising Sign	Y	(a)	PA2016s51	application	\$1,050.00	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)
Application for Clearing of Vegetation	Y	(a)	PA2016s51	application	\$455.00	N
Operational Works Application (Op Works associated with RoL for more than 5 lots)						
Base Fee	Y	(a)	PA2016s51	application	\$1,500.00	N
Plus amount per lot	Y	(a)	PA2016s51	lot	\$130.00	N
Other Operational Works Application (including ass with RoL up to 5 lots)	Y	(a)	PA2016s51	application	1.5% of cost (min \$223 max \$10,000)	N
Reassessment of Engineering Plans						
As a result of substantially amended plans Base Fee	Y	(a)	PA2016s51	application	\$825.00	N
Plus amount per lot	Y	(a)	PA2016s51	lot	\$70.00	N
Checking of Landscape Plans (associated with Op Works)						
(i) Landscape plans submitted by Landscape Architect or Landscape Designer and who will:	Y	(a)	PA2016s51			
(a) submit a conforming statement of compliance; and	Y	(a)	PA2016s51			
(b) undertake a final inspection; and	Y	(a)	PA2016s51			
(c) submit as constructed landscaping plans (where required)	Y	(a)	PA2016s51	application	\$530.00	N
(ii) Landscape plans submitted and not in accordance with (i) above	Y	(a)	PA2016s51	application	\$1,775.00	N
Checking of Street Lighting Plans (associated with Op Works)						
Base Fee	Y	(a)	PA2016s51	application	\$365.00	N
Plus amount per Lot	Y	(a)	PA2016s51	lot	\$15.00	N
Construction Monitoring (Op Works associated with RoL for more than 5 lots)						
Base Fee	Y	(a)	PA2016s51	application	\$1,500.00	N
Plus amount per Lot	Y	(a)	PA2016s51	lot	\$270.00	N
Construction Monitoring of other Operational Works (including ass with RoL up to 5 lots)	Y	(a)	PA2016s51	application	1.5% of cost (min \$223 max \$10,000)	N
Re-inspection of Outstanding works and/or Early Plan Sealing Inspection	Y	(a)	PA2016s51	application	\$675.00	N
Bonds for Construction Security and Defects Liability	Y	(a)	PA2016s51	application	5% of value of works (minimum \$1,000)	N
Bonds for Outstanding Works and Early Plan Sealing	Y	(a)	PA2016s51	application	150% of Value of Works Being Bonded	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)
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Developers Contributions						
Parking						
Vehicle space provided by Council off street						
Kuranda town - Business and Village zone	N		PA2016s113	space	\$9,935.00	N
Kuranda town - other areas	N		PA2016s113	space	\$2,480.00	N
Mareeba town - Commercial, Business and Industry zone	N		PA2016s113	space	\$6,300.00	N
Mareeba town - other areas	N		PA2016s113	space	\$2,480.00	N
Other Towns	N		PA2016s113	space	POA	N
Parks Contribution	N		PA2016s113	charge	\$4,700.00	N
Drainage	N		PA2016s113	charge	\$4,700.00	N
Roads	N		PA2016s113	charge	\$4,700.00	N
Water/Sewerage Contribution						
Mareeba						
Water contribution	N		PA2016s113	charge	\$4,700.00	N
Sewerage contribution	N		PA2016s113	charge	\$4,700.00	N
Kuranda (Refer to Maps)						
Water for District/Area						
<i>Note: EDC = Equivalent Domestic Connection</i>						
Water for Kuranda LLZ	N		PA2016s113	charge	\$5,815.00	N
Water for Warril HLZ	N		PA2016s113	charge	\$9,375.00	N
Water for Mason HLZ	N		PA2016s113	charge	\$7,985.00	N
Sewerage for Area 1	N		PA2016s113	charge	\$4,700.00	N
Sewerage for Area 2	N		PA2016s113	charge	\$4,700.00	N
Sewerage for Area 3	N		PA2016s113	charge	\$7,865.00	N
Sewerage for Area 4	N		PA2016s113	charge	\$7,250.00	N
Chillagoe						
Water Contribution	N		PA2016s113	charge	\$4,700.00	N
Dimbulah						
Water Contribution	N		PA2016s113	charge	\$4,700.00	N
Mt Molloy						

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)
Water Contribution	N		PA2016s113	charge	\$4,700.00	N

8.8 FINANCIAL STATEMENTS PERIOD ENDING 30 APRIL 2019

Date Prepared: 30 April 2019

Author: Manager Finance

Attachments: 1. [Budgeted Income Statement by Fund 2018/19](#) ↓

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with an overview of financial matters for the period 1 July 2018 to 30 April 2019.

RECOMMENDATION

That Council note the financial report for the period ending 30 April 2019.

BACKGROUND

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

For the period ending 30 April 2019, 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.

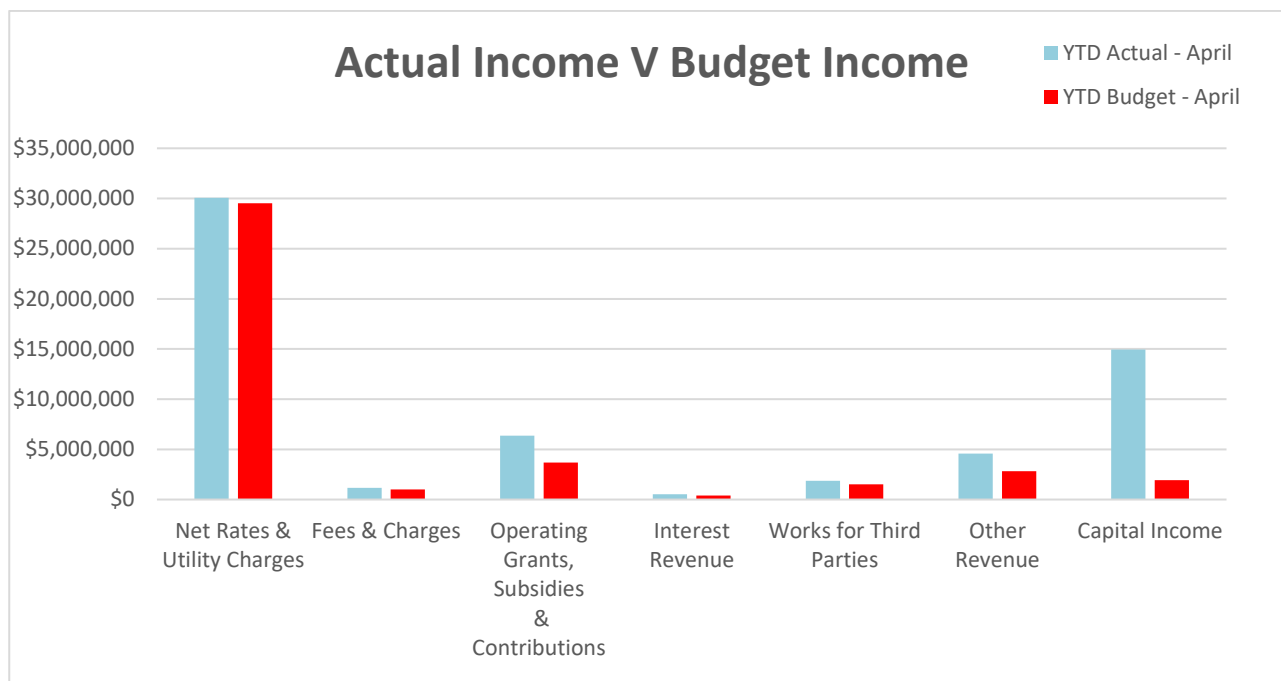
Snapshot

Total Operating Income	\$	44,598,737
Total Operating Expenditure	\$	35,970,059
Operating Surplus/(Deficit)	\$	8,628,678
Total Capital Income (grants, developer contributions)	\$	14,931,328
Net Result - Surplus/(Deficit)	\$	23,560,006

Income Analysis

Total income (including capital income of \$14,931,328) for the period ending 30 April 2019 is \$59,530,065 compared to the YTD budget of \$40,890,712.

The graph below shows actual income against budget for the period ending 30 April 2019.



	Actual YTD	Budget YTD	Note
Net Rates & Utility Charges	30,080,013	29,513,555	
Fees & Charges	1,179,923	997,183	1
Operating Grants, Subsidies & Contributions	6,369,967	3,700,377	2
Interest Received	536,134	387,917	
Works for Third Parties	1,858,796	1,510,833	3
Other Revenue	4,573,904	2,836,847	4
Capital Income	14,931,328	1,944,000	5

Notes:

1. Additional revenue is offset by associated expenses. Also contributing to the variance are the environmental health food licences for 2019/20 that were sent out for a total value of \$72k. This revenue belongs to the next financial year and will be adjusted accordingly prior to the end of this financial year.
2. The favourable variance relates to the 2018 NDRRA restoration works of which \$2.4M has been received to date. There is no budget allocated to revenue and expenditure apart from the trigger amount (\$115k) as we were not aware of the details when the budget was

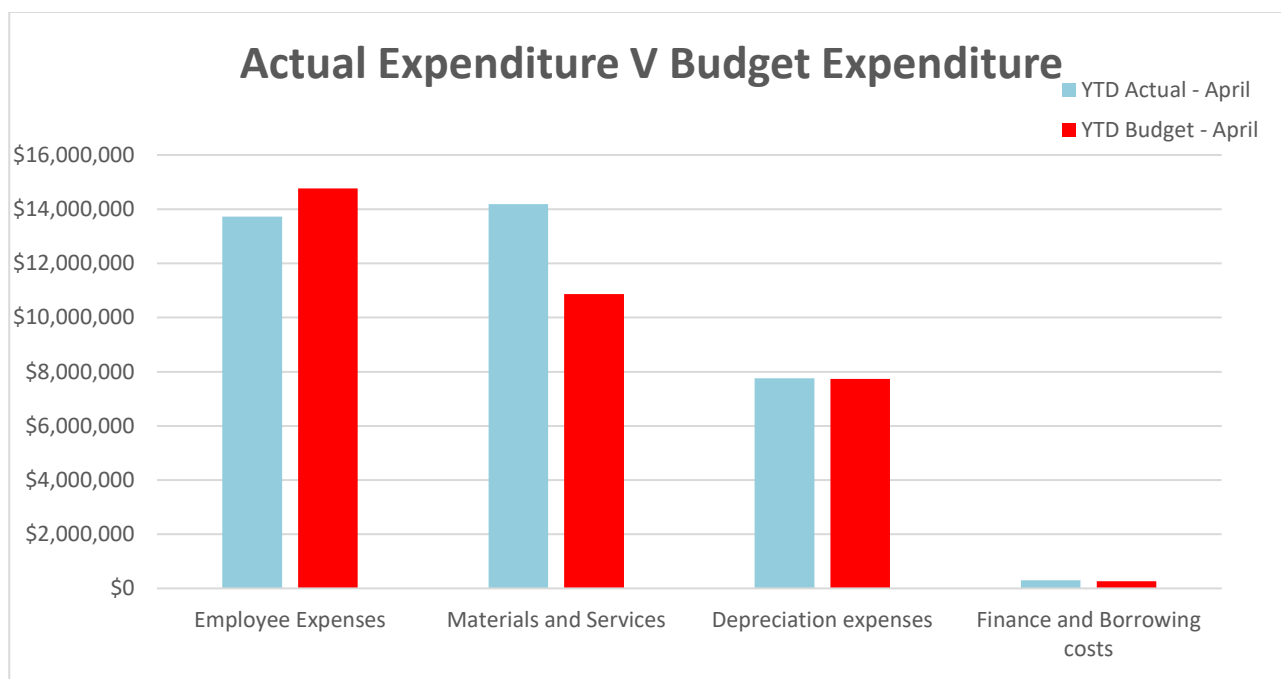
prepared. The trigger amount is the amount Council must contribute to be eligible for funding.

3. A portion of the favourable variance relates to how the budget has been allocated for RMPC works. Budgets are equally apportioned over 12 periods however actual works does not reflect this same trend. This will also be the same for expenditure.
4. Favourable result due to the balance of payments for sale of land at the Mareeba and Chillagoe Industrial Estates and sale of scrap metal. Lease and rental income currently above budget due to annual invoices raised however the budget is apportioned equally over 12 periods.
5. Council has received \$14.1M in capital grants (W4Q2, R2R, TIDS, Mareeba Airport) plus \$734k in developer contributions which are not reflected in the budget.

Expenditure Analysis

Total expenses for the period ending 30 April 2019 is \$35,970,059 compared to the YTD budget of \$33,622,148.

The graph below shows actual expenditure against budget for the period ending 30 April 2019.



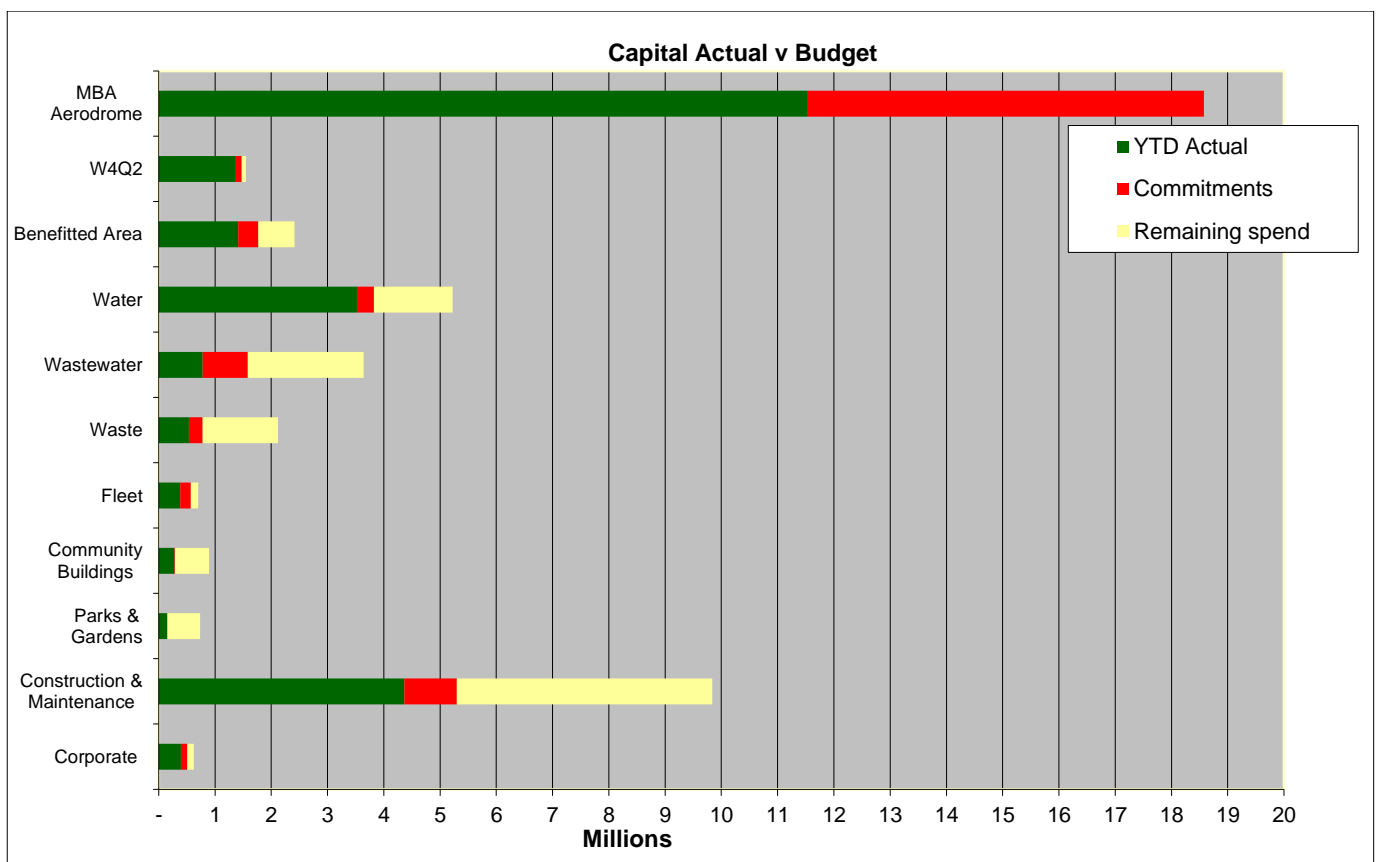
	Actual YTD	Budget YTD	Note
Employee expenses	13,722,039	14,762,615	1
Materials & Services	14,191,565	10,863,947	2
Depreciation expenses	7,755,843	7,731,943	
Finance & Borrowing costs	300,612	263,643	

Notes:

- 1. There are no significant issues to report. The reason for the variance is a timing issue for the annual increment and staff absences, vacancies and staff working on capital projects.
- 2. The majority of the variance relates to NDRRA expenditure and additional 3rd party works. This is offset by the additional income. The expenditure for RMPC is allocated equally over 12 periods, however, actual works do not follow the same trend.

Capital Expenditure

Total capital expenditure of \$34,834,176 (including commitments) has been spent for the period ending 30 April 2019 against the 2018/19 adjusted annual capital budget of \$45,026,446. This budget figure now includes carry overs from 2017/18.



Loan Borrowings

Council's loan balance is as follows:

QTC Loans	\$5,915,407
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Rates and Sundry Debtors Analysis

Rates and Charges

The total rates and charges payable as at 30 April 2019 are \$2,429,889 which is broken down as follows:

Status	30 April 2019		30 April 2018	
	No. of properties	Amount	No. of properties	Amount
Valueless land	17	658,416	76	2,285,880
Payment Arrangement	285	280,754	276	255,409
Collection House	577	1,183,359	564	1,119,573
Exhausted – awaiting sale of land	10	111,563	9	88,420
Sale of Land	1	14,866	3	20,068
Other (includes current rates)	191	180,931	227	64,871
TOTAL	1,081	2,429,889	1,155	3,834,221

The Rate Notices for the period ending 30 June 2019 were issued on 12 February 2019 with the discount due date being 15 March 2019. Total Gross Rates and Charges levied for this six (6) month period totalled \$16,948,888.

Outstanding debts greater than \$50 have now been sent to Collection House after internal reminders have been exhausted.

The Sale of Land process is underway with one property remaining with an outstanding balance of \$14,866. A proposed date has been set for the public auction being 26 June 2019.

Collection House collected \$61,538 for the month of April 2019.

Sundry Debtors

The total outstanding for Sundry Debtors as at 30 April 2019 is \$859,922 which is made up of the following:

Current	30 days	60 days	90 + days
\$712,878	\$78,068	\$54,910	\$14,066
83%	9%	6%	2%

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 effective frameworks and clear strategic direction to achieve regulatory compliance and affordable levels of service delivered to the community.

IMPLEMENTATION/COMMUNICATION

Nil

Budgeted Income Statement by Fund 2018/19 Budget
<u>Consolidated</u>

	Actual YTD	Budget YTD	2018/19 Budget
Revenue			
Rates and utility charges	31,945,638	31,411,930	31,411,930
Less Discounts and Pensioner Remissions	(1,865,625)	(1,898,375)	(1,898,375)
Net Rates and Utility Charges	30,080,013	29,513,555	29,513,555
Fees and Charges	1,179,923	997,183	1,144,760
Operating Grants and Subsidies	5,565,149	3,023,419	7,000,458
Operating Contributions	804,818	676,958	902,610
Interest Revenue	536,134	387,917	465,500
Works for Third Parties	1,858,796	1,510,833	1,813,000
Other Revenue	4,573,904	2,836,847	3,428,100
Total Operating Revenue	44,598,737	38,946,712	44,267,983
Expenditure			
Employee Expenses	13,722,039	14,762,615	17,726,398
Materials and Services	14,191,565	10,863,947	12,919,811
Depreciation expense	7,755,843	7,731,943	9,451,936
Finance and Borrowing costs	300,612	263,643	330,190
Total Operating Expenses	35,970,059	33,622,148	40,228,335
Operating Surplus/(Deficit)	8,628,678	5,324,564	3,839,648
Capital Income			
Capital Contributions	734,112	-	-
Capital Grants and Subsidies	14,197,216	1,944,000	4,843,000
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	14,931,328	1,944,000	4,843,000
Net Result	23,560,006	7,268,564	8,682,648

Budgeted Income Statement by Fund 2018/19 Budget			
General			
	Actual YTD	Budget YTD	2018/19 Budget
Revenue			
Rates and utility charges	17,493,026	17,219,218	17,219,218
Less Discounts and Pensioner Remissions	(1,865,625)	(1,898,375)	(1,898,375)
Net Rates and Utility Charges	15,627,401	15,320,843	15,320,843
Fees and Charges	1,169,808	980,517	1,124,760
Operating Grants and Subsidies	5,565,149	3,023,419	7,000,458
Operating Contributions	-	-	-
Interest Revenue	333,353	241,667	290,000
Works for Third Parties	1,767,440	1,473,333	1,768,000
Other Revenue	3,113,956	1,419,763	1,727,600
Total Operating Revenue	27,577,107	22,459,542	27,231,661
Expenditure			
Employee Expenses	12,457,587	13,276,223	15,939,758
Materials and Services	7,222,130	3,663,528	4,259,218
Depreciation expense	5,245,531	5,242,872	6,291,449
Finance and Borrowing costs	196,224	160,000	192,000
Total Operating Expenses	25,121,471	22,342,623	26,682,425
Operating Surplus/(Deficit)	2,455,636	116,920	549,236
Capital Income			
Capital Contributions	486,374	-	-
Capital Grants and Subsidies	14,041,052	1,944,000	3,493,000
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	14,527,426	1,944,000	3,493,000
Net Result	16,983,062	2,060,920	4,042,236

Budgeted Income Statement by Fund 2018/19 Budget
<u>Waste</u>

	Actual YTD	Budget YTD	2018/19 Budget
Revenue			
Rates and utility charges	3,707,934	3,666,0026	3,666,006
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	3,707,934	3,666,006	3,666,006
Fees and Charges	-	-	-
Operating Grants and Subsidies	-	-	-
Operating Contributions	-	-	-
Interest Revenue	31,561	41,667	50,000
Works for Third Parties	-	-	-
Other Revenue	1,355,881	1,349,167	1,619,000
Total Operating Revenue	5,095,376	5,056,840	5,335,006
Expenditure			
Employee Expenses	319,525	302,189	362,994
Materials and Services	3,263,724	3,321,039	3,982,893
Depreciation expense	139,379	119,800	143,760
Finance and Borrowing costs	-	-	-
Total Operating Expenses	3,722,628	3,743,028	4,489,647
Operating Surplus/(Deficit)	1,372,748	1,313,812	845,359
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	-	-	-
Net Result	1,372,748	1,313,812	845,359

Budgeted Income Statement by Fund 2018/19 Budget
<u>Wastewater</u>

	Actual YTD	Budget YTD	2018/19 Budget
Revenue			
Rates and utility charges	4,814,486	4,777,524	4,777,524
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	4,814,486	4,777,524	4,777,524
Fees and Charges	10,115	16,667	20,000
Operating Grants and Subsidies	-	-	-
Operating Contributions	-	-	-
Interest Revenue	67,808	70,833	85,000
Works for Third Parties	16,694	-	-
Other Revenue	45,930	8,333	10,000
Total Operating Revenue	4,955,033	4,873,357	4,892,524
Expenditure			
Employee Expenses	353,128	497,038	597,079
Materials and Services	1,281,658	1,455,780	1,724,062
Depreciation expense	1,213,906	1,202,520	1,443,024
Finance and Borrowing costs	104,388	103,643	138,190
Total Operating Expenses	2,953,081	3,258,980	3,902,355
Operating Surplus/(Deficit)	2,001,952	1,614,376	990,169
Capital Income			
Capital Contributions	118,268	-	-
Capital Grants and Subsidies	156,164	-	450,000
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	274,432	-	450,000
Net Result	2,276,384	1,614,376	1,440,169

Budgeted Income Statement by Fund 2018/19 Budget
<u>Water</u>

	Actual YTD	Budget YTD	2018/19 Budget
Revenue			
Rates and utility charges	5,605,577	5,426,097	5,426,097
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	5,605,577	5,426,097	5,426,097
Fees and Charges	-	-	-
Operating Grants and Subsidies	-	-	-
Operating Contributions	-	-	-
Interest Revenue	52,086	20,833	25,000
Works for Third Parties	74,662	37,500	45,000
Other Revenue	46,945	29,167	35,000
Total Operating Revenue	5,779,270	5,513,597	5,531,097
Expenditure			
Employee Expenses	511,627	614,466	739,190
Materials and Services	2,246,554	2,200,656	2,683,432
Depreciation expense	1,075,846	1,081,711	1,471,655
Finance and Borrowing costs	-	-	-
Total Operating Expenses	3,834,027	3,896,833	4,894,277
Operating Surplus/(Deficit)	1,945,243	1,616,764	636,820
Capital Income			
Capital Contributions	129,470	-	-
Capital Grants and Subsidies	-	-	900,000
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	129,470	-	900,000
Net Result	2,074,713	1,616,764	1,536,820

Budgeted Income Statement by Fund 2018/19 Budget
<u>Benefited Area</u>

	Actual YTD	Budget YTD	2018/19 Budget
Revenue			
Rates and utility charges	324,614	323,085	323,085
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	324,614	323,085	323,085
Fees and Charges	-	-	-
Operating Grants and Subsidies	-	-	-
Operating Contributions	804,818	676,958	902,610
Interest Revenue	51,326	12,917	15,500
Works for Third Parties	-	-	-
Other Revenue	11,191	30,417	36,500
Total Operating Revenue	1,191,949	1,043,377	1,277,695
Expenditure			
Employee Expenses	80,172	72,699	87,377
Materials and Services	177,449	222,945	270,206
Depreciation expense	81,181	85,040	102,048
Finance and Borrowing costs	-	-	-
Total Operating Expenses	338,853	380,684	459,631
Operating Surplus/(Deficit)	853,096	662,693	818,064
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	-	-	-
Net Result	853,096	662,693	818,064

8.9 GENERAL AND FINANCE FEES AND CHARGES 2019/20

Date Prepared: 23 April 2019

Author: Manager Finance

Attachments: 1. [General and Finance Fees and Charges 2019/20](#) ↓

EXECUTIVE SUMMARY

This report details the proposed General and Finance Fees and Charges for 2019/20.

RECOMMENDATION

That Council adopts the attached General and Finance Fees and Charges for 2019/20.

BACKGROUND

Council as part of its budgetary process and under the legislation of the Local Government Act is required to adopt a Schedule of Fees and Charges.

Section 97 of *Local Government Act 2009* prescribes the circumstances where a Local Government may set a cost-recovery fee. This section also prescribes that a cost-recovery fee must not be more than the cost to the local government of taking the action for which the fee is charged.

Costs for services are reviewed annually. The fees and charges have been recommended on either full cost recovery, discounted community service obligation by direction of Council or based on a set percentage increase on the previous financial year.

RISK IMPLICATIONS**Legal and Compliance**

Local Government Act 2009.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Council must be able to demonstrate that the cost recovery fees are no more than the cost of providing the service. Council is able to set a fee that is lower than the calculated cost where it is deemed appropriate.

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil.

Operating

Nil.

LINK TO CORPORATE PLAN

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

The fees and charges detailed in this report will be included in the Register of Cost-Recovery Fees and Charges and will be published on Council's Website.

Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
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2019/20 Fees and Charges						
General and Finance						
General						
Rates Search Fee	Y	(c)	LGR S104	property	\$74	N
Water Meter Reading fee	Y	(c)	LGR S101	search	\$62	N
Dishonoured Cheque Fee	N			cheque	\$52.00	Y
Right to Information						
Application Fee	Y	(c)	RTI Reg 2009 S4	application	As per RTI regulation	N
Searching, Retrieving & Supervising (for each 15 minutes or part thereof)	Y	(c)	RTI Reg 2009 S5	15 mins (or part thereof)	As per RTI regulation	N
Photocopies of Documents (A4, B&W, per copy)	Y	(c)	RTI Reg 2009 S6	copy	As per RTI regulation	N
No charge for 2 hours or less of processing time						
NOTE: Charges subject to change. Please confirm RTI fees with the Rights to Information Officer before charging customer.						

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8.10 COMMUNITY HOUSING RENT REVIEW

Date Prepared: 2 April 2019
Author: Senior Community Wellbeing Officer
Attachments: Nil

EXECUTIVE SUMMARY

As a provider of social housing in Queensland, the Department of Housing and Public Works require annual rent reviews to be undertaken by Council in accordance with relevant legislation and government policies.

The purpose of this report is to seek Council endorsement of the rent review for the community housing portfolio to set rents for the next 12 months.

RECOMMENDATION

That Council, as per the State Governments policy, adopts and implements the reviewed rents for eligible community housing tenants from 29 July 2019.

BACKGROUND**Community Housing Provider**

Mareeba Shire Council is a registered provider of Long-Term Community Housing, under the *Housing Act 2003*, with 108 units across the townships of Mareeba, Dimbulah, Kuranda and Mt Molloy.

As a registered housing provider, Council is bound to adhere to current legislation and State government policies, including the Community Housing Rent Policy. This policy, issued by the Department of Housing and Public Works, requires providers to conduct a review of rents at least annually by considering the income of the tenant and the rental market.

Community Housing Service - Rents

All rents paid to Council are spent on the delivery of the community housing service, including tenancy and asset management, in accordance with the State government's policies. Rents do not fund any other Council service.

Reviewing and Setting Rents

Community housing is subsidised social housing whereby the State government sets the standard for affordable rent for low income tenants at no more than 25% of assessable income plus Commonwealth Rent Assistance.

The community housing provider is responsible to determine the market rent increase, which is used to calculate whether the tenant pays market rent or 25% of their assessable income plus Commonwealth Rent Assistance, whichever is the lesser amount. In order to determine market rent, Council engages independent real estate agents to conduct a review of similar properties in the local market.

Tenants are paid rent assistance one fortnight in arrears, with the amount determined by Centrelink, in consideration of the individual's assessable income and rent payable.

Rent Review Timelines

Council recognises the cost of living is increasing and conducts rent reviews on an annual basis, following the pension increase to reduce the impact on tenants, and tenants are advised in writing of the upcoming rent review at the time of the pension increase. Once the rent review process has been conducted all tenants are provided written notification of the change to their rent two months' ahead of the first adjusted payment. This is in accordance with relevant government policies and legislation.

Tenancies which commenced less than 6 months before the implementation of the rent review are not subject to this process. For these tenancies, a rent review will be conducted following the pension increase in September 2019.

RISK IMPLICATIONS

Infrastructure and Assets

Rental income funds all maintenance on properties because the community housing service is not funded through ratepayer contributions.

Political and Reputational

Tenants have been advised in writing that Council is conducting the rent review and a second letter will be sent to all tenants confirming the change to their rent, based on their individual circumstances. Council staff will respond to any tenant queries.

Legal and Compliance

The rent review must be conducted in accordance with the Community Housing Rent Policy. This is a requirement of the Department of Housing and Public Works

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

All social housing providers in Queensland are required to conduct rent reviews in accordance with relevant legislation and government policies.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Rental income funds all capital works required to meet condition standards set by the Department of Housing and Public Works in the Maintenance Management Framework and associated documents.

Operating

The implementation of the rent increase has been factored into the community housing budget for 2019/2020.

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.

Community: An engaged community which supports and encourages effective partnerships to enhance the liveability of the shire and the wellbeing of residents in communities which are resilient and prepared for unforeseen events.

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

IMPLEMENTATION/COMMUNICATION

- Written advice will be issued to tenants from 16 May 2019.
- The rent increase will be implemented at the first rental cycle after Monday, 29 July 2019.
- A rent review for tenancies which commenced less than 6 months ago will be conducted after the pension increase in September 2019, to be implemented in accordance to the Community Housing Rent Policy.

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8.11 STANDING ORDERS (MEETING PROCEDURES) FOR COUNCIL MEETINGS

Date Prepared: 7 May 2019

Author: Director Corporate and Community Services

Attachments: Nil

EXECUTIVE SUMMARY

Council adopted new Standing Orders (Meeting Procedures) for Council Meetings on 17 April 2019. These procedures incorporated the model meeting procedures as provided by the Queensland Government to address amendments to the *Local Government Act 2009*.

RECOMMENDATION

That Council:

1. Repeals the Standing Orders (Meeting Procedures) for Council Meetings adopted on 17 April 2019; and
2. Adopts the amended Standing Orders (Meeting Procedures) for Council Meetings as attached.

BACKGROUND

Council's attention is drawn to the below section within the Standing Orders (Meeting Procedures) which has been amended as a result of an internal review of policies. The following paragraph has been amended in Section 3.2.4 Petitions (page 3):

4. Where a petition is presented to a meeting of Council no debate on or in relation to it shall be allowed and the only motion which may be moved is that the petition be received; or received and referred to a committee or officer for consideration and a report to Council; or not be received because it is deemed invalid.

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 revised document is to be published on the Council's website.

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9 INFRASTRUCTURE SERVICES

9.1 TRAFFIC ADVISORY COMMITTEE - MINUTES OF MEETING HELD 16 APRIL 2019

Date Prepared: 1 May 2019

Author: Director Infrastructure Services

Attachments: 1. Traffic Advisory Committee Minutes of Meeting held 16 April 2019 [↓](#)

EXECUTIVE SUMMARY

The purpose of this report is to present the Minutes of the Mareeba Shire Council Traffic Advisory Committee Meeting held on Tuesday 16 April 2019 for Council's information.

The action items presented in the minutes of the Traffic Advisory Committee (TAC) are recommendations to Council. Council's endorsement or contrary view of the recommendations is required.

RECOMMENDATION

That Council:

1. Receives the minutes of the Traffic Advisory Committee Meeting held Tuesday, 16 April 2019 and;
2. In relation to Item 19.04-02 of the minutes, removes 4 taxi ranks on Byrnes Street; 2 bays opposite the Post Office and 2 bays opposite Priceline Pharmacy, reducing the total number of taxi parking bays in Byrnes Street from 8 to 4.

BACKGROUND

The Traffic Advisory Committee (TAC) is a consultative committee of Council established to raise community and other representative body concerns in relation to the traffic conditions with Council and the Department of Transport and Main Roads.

RISK IMPLICATIONS

Financial

There are ongoing costs associated with investigation of traffic matters to ensure a safe road environment for our community. In most cases, any safety improvements on Council roads determined from these investigations will be funded from operational budgets or referred for consideration in future capital budget deliberations.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Nil.

Operating

Internal resources for investigation and follow up actions.

Is the expenditure noted above included in the current budget?

Nil.

LINK TO CORPORATE PLAN

Community: An engaged community which supports and encourages effective partnerships to enhance the liveability of the shire and the wellbeing of residents in communities which are resilient and prepared for unforeseen events.

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

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

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

IMPLEMENTATION/COMMUNICATION

Nil.

MINUTES

PRESENT:

Mackay Sugar
Queensland Police Service (QPS) - Constable
Queensland Police Service (QPS) -
Transport and Main Roads (TMR)
Mareeba Shire Council (MSC) - Councillor
Mareeba Shire Council (MSC) - Councillor
Mareeba Shire Council (MSC) - Councillor
Mareeba Shire Council (MSC) - Manager Technical Services
Mareeba Shire Council (MSC) - Director Infrastructure Services
Mareeba Shire Council (MSC) - Minutes Secretary

Don Fowler
Derek Garner
David Saul
Richard Sheedy
Kevin Davies
Angela Toppin
Alan Pedersen (Chair)
Sam Wakeford
Glenda Kirk
Marjorie Anthony

APOLOGIES:

Transport and Main Roads (TMR)
Transport and Main Roads (TMR) - Transport Inspector
Queensland Police Service (QPS) - Sergeant
Transport and Main Roads (TMR - Safety & Regulation Division)

David Hamilton
Ian Wiltshire
John Ridgway
Marita Stecko

1. MINUTES

Tuesday 4 December 2018

Minutes of the Mareeba Shire Council Traffic Advisory Committee Meeting held on Tuesday, 4 December 2018 were ratified by Council at their Ordinary Meeting of 19 December 2018.

2. BUSINESS ARISING FROM PREVIOUS MEETING

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Due Date
16.03-03	Traffic Management Study Mareeba CBD	Council seeks to undertake a full traffic management study for the Mareeba CBD area, including vehicle and pedestrian movements, disability access and parking	<p style="text-align: right;">Letter to TMR 27/01/2016</p> <p>TMR interested in cost sharing agreement Draft Brief prepared and under review MSC provided TMR (Darryl Jones) draft hard copy of Brief, electronic draft copy to follow via email MSC met with DTMR on 09/09/2016 to finalise tender documents, minor changes required, waiting advice from TMR on cost sharing arrangement Letter from TMR offering contribution of up to \$55k (+GST) matching Council's funding allocation Tender responses received by MSC / TMR, pending evaluation: commencing week of 12/12 Tender awarded to AECOM, cameras installed on 21/02/2017 at 9 intersections for 24 hours, data currently being analysed. Expected completion date is 05/2017 Meeting with QPS scheduled for 22/03/2017 to review data, It is anticipated a draft report will be ready early April with the final report expected May 2017 Workshopped with Council and QPS, final report due end of June Report to Council Mtg of 20/12/2017 adopting the MSC traffic network projects in future Capital works planning TMR seeking funding through safer roads sooner, funding to be identified early next year (2018) TMR has received funding through Safer Roads Sooner to install traffic lights at the intersection of Byrnes / Rankin Streets in 2018/19 MSC to consult with businesses regarding temporary road management trials near Walsh / Rankin; Target / Coles Herberton / Constance Meetings with relevant businesses completed; survey currently open to the public seeking feedback by COB 22/06/2018; Meeting with Chamber on 18/06/2018 Chamber supportive of proposal; detailed design & funding opportunities next step; TMR advised the Rankin / Byrnes Streets traffic lights are funded and currently in detailed design phase TMR consultation will be undertaken once detailed design complete for Stage 1 (Traffic Lights) MSC consultation of study complete Design forecast to be completed June / July - consultation early next FY Construction programmed for 2019/20 Design complete; temporary works to commence TMR advised construction of traffic lights will commence in August 2019 This item will be removed from the minutes and replaced by the following: 19.06-01 Walsh / Rankin Streets Roundabout 19.06-02 Traffic lights by TMR (Stage 1)</p>	MSC	On-going

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Due Date
16.06-04	QPS (Insp Rolf Straatemeier)	What is required for "High Crash Zone" signs to be placed between Mareeba and Kuranda	<p>QPS to liaise with TMR as to locations for low cost solutions QPS checking crash rates, will review in 2 months QPS to advise TMR of suggested locations based on statistics Since upgrade at Brickworks Road, statistics have improved Upgrades subject to funding availability on Kennedy Highway TMR waiting advice on location, funding sought, assessment being undertaken on the Kuranda Range Road to Smithfield TMR to liaise with QPS identifying locations for high crash zone signage TMR suggested between Gold Mine Creek to Emerald Creek or Tinaroo Creek Road for high crash zone signs, "head on" design preferred option. TMR to liaise with QPS to identify sites for signage, sites to be determined after TMR complete study TMR advised study will be completed June / July 2018 Study completed pending sign off and funding, QPS to liaise with TMR TMR advised funding being sought</p> <p>TMR announced \$43M funding for High Risk Roads which is a state funded initiative to address key safety concerns on the state controlled network Kennedy Highway between Kuranda and Mareeba identified for channelising intersections and other safety works over a three year programme commencing 2019/20 TMR scope of works to be provided under separate cover to TAC Members and Councillors for information</p>	QPS / TMR	TBC
17.03-01	Councillor (Nipper Brown)	Mulligan Highway - Request for signage on the northern entry into Mareeba (near Mary Andrews Park) prior to the Dimbulah Road turnoff stating all road trains must turn right. There have been instances where road trains did not turn and ended up in Byrnes Street, issued raised by trucking company	<p>TMR to investigate TMR designing sign, TMR to provide wording TMR advised this is a work in progress, wording currently being sorted Design & wording underway by TMR; it was suggested a similar sign to that on the Ootann Road Turnoff could be used New sign currently being designed by TMR Signs approved by TMR and order placed for signage Programmed for early 2019 TMR will advise prior to June meeting</p>	TMR	06/2019
18.04-05	MSC (Glenda Kirk)	Barron River Bridge on Anzac Avenue (John Doyle Bridge) Renewal	<p>Bridge renewal programmed for August 2018; full closure required for approx. 6 weeks; temporary traffic lights to be used to manage congestion during peak times Renewal will restore load limit to 44t Survey complete, design in progress To manage traffic flow, it is proposed temporary traffic lights will be used in two locations; Anzac Ave / Kennedy Hwy and Kennedy Hwy intersection south of the Heritage Centre; closing the Mareeba Connection Road to through traffic; changed traffic conditions are subject to the finalization of the TMP Consultants engaged to undertake design Pending final design Construction proposed for after June 2019</p>		12/2019

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Due Date
			Traffic counters deployed on Anzac Ave; data will be reviewed, and recommendations made on how to best manage traffic at intersection on highway; services on bridge being investigated; pedestrian access options are being considered Construction period is approximately 4 months		
18.09-02	MSC (Cr Kevin Davies)	TMR stock pile, near Martin Avenue	MSC and TMR to inspect following the TAC meeting of 18/09/2018 TMR to follow up TMR currently in discussions with RoadTek and will advise when materials will be removed	TMR	06/2019
18.09-03	QPS (John Ridgway)	Parking issues at St Thomas's Catholic School; vehicles are parking on crossing on Hastie Street or on the centre island; there is a general lack of parking in school zone; no drop and go zone; bus parking zone is long; request redesign	MSC to review parking and discuss with St Thomas's School CRM/18/11854 Short term solutions to be investigated & optional designs to be considered St Thomas's P&F Rep (Dave Saul) advised of preliminary design options MSC to consider options and include in future design programme	MSC	06/2019
18.09-04	QPS (John Ridgway)	Installation of 50 kph signs on Walsh street, public seem generally confused that it is not a 60 zone	MSC to review (CRM/18/11853) MSC to post on social media a reminder to drivers that the speed limit is 50kph in built up areas unless signed Posted on Social Media 04/12/2018 No further action required by this Committee, resolved to remove from the minutes		
18.09-05	QPS (John Ridgway)	Poor lighting on pedestrian crossing between IGA and TMR on Walsh Street; no light on TMR side of road	MSC to review (CRM/18/11850) MSC to list on PPT and consider in any future upgrade works in the area No further action required by this Committee, resolved to remove from the minutes		
18.12-01	MSC (Cr Alan Pedersen)	McLeod River Bridge: Works have been completed speed limit is still 60kph, can this be increased to 80kph?	TMR to inspect and advise Speed limit review underway by TMR		
18.12-05	MSC (Cr Lenore Wyatt)	Requests a reduction of speed limit at Biboohra to 80kph; slip lane requested on both right turns	TMR to review and advise Intersection assessment underway by TMR		
18.12-06	TMR	Tablelands Heavy Vehicle Management Strategy	TMR advised AECOM engaged to undertake freight study; with a view of the study being completed within 6-8 months (late 2018) Study currently underway Preferred upgrades and new facilities across the Atherton Tablelands area identified; further consultation being undertaken with key stakeholders with a focus on: <ul style="list-style-type: none"> • a proposed Heavy Vehicle Rest Area - Mulligan Hwy (north of Mareeba) • a proposed Heavy Vehicle Rest Area on Kennedy Hwy (west of Speewah) • a proposed Heavy Vehicle Stopping Place at the top of the Rex Range (Mt Molloy Road) Study is anticipated to be completed by late 2019 Construction of any upgrades are currently unfunded Further information published on TMR's website; link provided below https://www.tmr.qld.gov.au/-/media/aboutus/corpinfo/Media/TMR-Tablelands-Heavy-Vehicle-Managment-Strategy.pdf		

3. NEW BUSINESS FOR CONSIDERATION (Incoming Correspondence / Requests)

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Due Date
19.04-01	MSC (Sam Wakeford)	Speewah Road speeding issues - main area of concern is in the 60kph zone although there is the same issue in the 80kph zone further along. Specific times of day cannot be identified where excessive speed is taking place and seems to be throughout the day	QPS will continue to monitor area No further action required by this Committee, resolved to remove from the minutes		
19.04-02	MSC (Glenda Kirk)	Proposal to remove four taxi ranks on Byrnes Street; providing 2 bays opposite the Post Office and 2 bays opposite Priceline Pharmacy	TAC Committee resolved to recommend Council remove 4 taxi ranks on Byrnes St; 2 bays opposite the Post Office and 2 bays opposite Priceline Pharmacy, reducing the total number of taxi parking bays from 8 to 4		
19.04-03	MSC (Glenda Kirk)	TMR invite nominations for the Australian Government's Black Spot Program 2020-21 development; closing 19 July 2019	Noted		
19.04-04	MSC (Glenda Kirk)	A number of residents have voiced their frustration over Bushy Creek on Council's Facebook.	QPS / MSC / TMR are working together on the management of Bushy Creek during flooding signage on the Mulligan highway, what signage and where will it be placed and when	TMR	
19.04-05	Kenneally Rd / Marinelli Est Conveyance Committee	Bus Committee requested the following issues on the Kennedy Highway be raised by Council with TMR: 1. <u>Kay Road Intersection</u> : When the bus needs to turn into Kay Road off the highway and a vehicle is waiting to turn out of Kay Road, it is too narrow for the bus. 2. <u>Red Hill Overtaking Lane</u> : When travelling west there is a very bad dip in the road near the crest sign on the east side of Red Hill overtaking lane. 3. <u>Emerald Creek Ice-Creamery</u> : West bound traffic wanting to turn right into Emerald Creek Ice-Creamery is causing a hazard. Due to the bus size it cannot go around vehicles; it has to stop and wait for vehicles to turn. There is no right turning lane for west bound traffic only a slip lane to turn left into the ice-creamery for east bound traffic. 4. <u>Cobra Creek Subdivision Roadworks</u> : East of Cobra Creek on the highway at the new subdivision; the new section which is now the main lane has a deep angle on it which dips the bus to the side badly.	#1 and #3 intersections; TMR advised Channelised Right Short (CHRS) turns are planned under the High Risk Roads Program #2 dip repaired #4 TMR to investigate and advise	TMR	

4. GENERAL BUSINESS

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Due Date
19.04-06	Don Fowler (Mackay Sugar)	2019 harvest commencement dates: - Mossman Mill 04 June - Tableland Mill 28 May		Noted	
19.04-07	QPS (Derek Garner)	Request for additional signage on the Mt Molloy approaches; current signage goes from 100kph to 50kph on the southern side			
19.04-08	MSC (Cr Pedersen)	Letter from JAMARR tabled raising concerns relating to a proposed heavy vehicle pullover in Julatten	Email copy to TMR and AECOM who are undertaking the Tablelands Heavy Vehicle Management Strategy	MSC	16/04/2019

5. NEXT MEETING

Tuesday, 18 June

Future meeting dates:

Tuesday, 17 September

Tuesday, 03 December

6. CLOSURE

10:45am

9.2 MAREEBA AIRPORT UPGRADING - APRIL 2019 PROGRESS REPORT

Date Prepared: 18 April 2019
Author: Manager Technical Services
Attachments: Nil

EXECUTIVE SUMMARY

Council has received grant funding from the Australian and Queensland governments towards the upgrading of the Mareeba Airport.

At its Ordinary Meeting of 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.

The purpose of this report is to provide an update on progress of the Mareeba Airport Upgrade project.

RECOMMENDATION

That Council receives the April 2019 progress report on the Mareeba Airport Upgrade Project.

BACKGROUNDFunding

Council has received \$13 million from the Queensland State Government's Royalties for Regions program and \$5 million from the Australian Government's National Stronger Regions Fund towards the upgrading of the Mareeba Airport.

Additional funding of \$5 million has been secured under the Australian Government's Building Better Regions Fund (BBRF) to undertake lengthening and strengthening of the runway, taxiways and airfield ground lighting, bringing the total project budget to \$23 million.

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).

The aviation commercial precinct is substantially complete, with Stage 1 officially opened on 7 March 2019.

The works to upgrade the airfield lighting, runway and taxiway upgrades is ongoing. Wet weather during the March/April 2019 period continued to impact progress, however works were completed on the eastern runway extension and parallel taxiways. Works during April included the commencement of subgrade and pavement activities to the western runway extension and the ongoing development of airfield lighting. Problems have been encountered with the subgrade at the western end of the runway extension and significant material has had to be imported to replace the unsuitable material. This will impact the budget and utilise a large proportion of the contingency fund. Further details will be provided as the extent of the issue is identified and resolved.

Works scheduled for May include continuation of works on the taxiways, airfield lighting and the western runway extension. The project is scheduled for completion in September 2019, weather permitting.



1 April 2019 - construction base course for new Taxiway C



11 April 2019 - Installation of conduit for lighting and bitumen seal for new Taxiway C



11 April 2019 - Unsuitable subgrade material encountered at western end of runway extension



15 April 2019 - Aerial photograph of construction showing western runway strengthening and extension in foreground and construction of parallel taxiways



26 April 2019 - Sub-base course constructed for eastern runway extension



30 April 2019 - Works underway for western runway extension



2 May 2019 - Subgrade preparation for strengthening of existing runway (western section)



2 May 2019 - Further unsuitable material exposed at western runway extension

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. Project newsletters are planned for release as necessary.

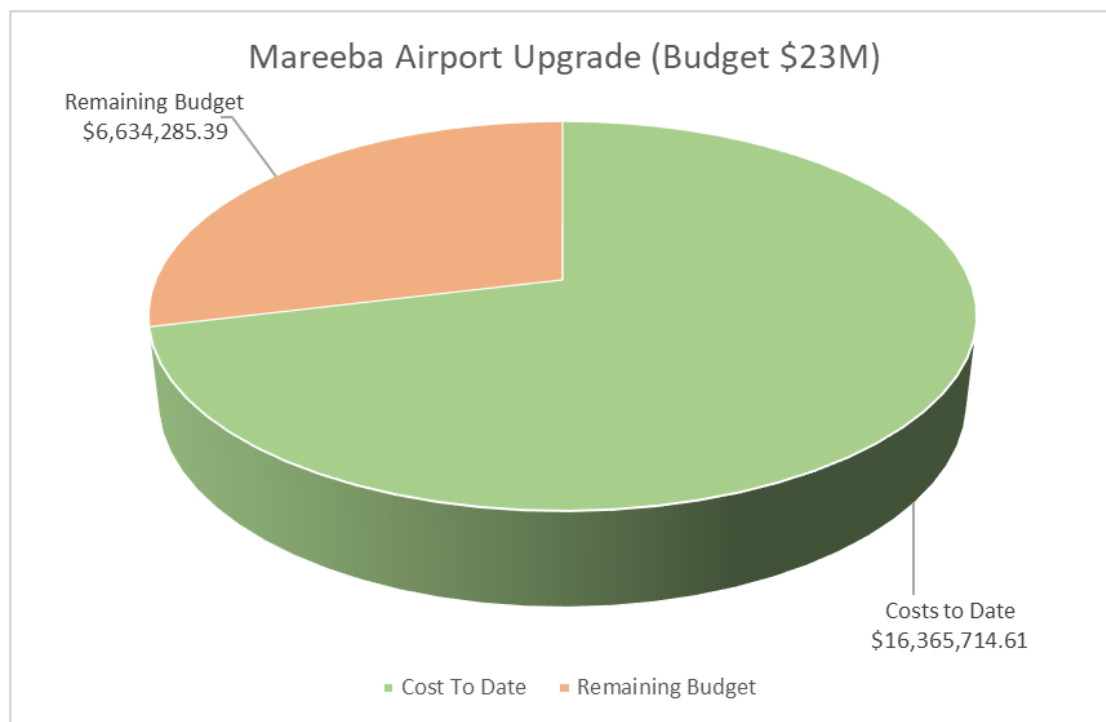
The Method of Working Plan (MOWP) for the runway works was distributed to aerodrome users in December 2018 as per CASA requirements. A MOWP is required for runway and runway strip works that have direct impact on aircraft operations to advise users of the timing and staging of works. The runway work has been staged to minimise impact on users by maintaining operations under reduced runway operating lengths during construction.

Aviation Commercial Precinct Leasing Opportunities

To date, applications have been received for leasing of two (2) sites within the new aviation commercial precinct. Council has received many enquiries regarding leasing of land, with further lease applications expected now that Stage 1 is complete.

Expenditure

Expenditure to date is reflected within the chart below. Noting that the entire budget is fully committed.



RISK IMPLICATIONS

Financial

Latent conditions and potential project variations represent normal risks with complex projects, nominal allowances within the budget have been made.

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. Minor ineligible expenditure, including funds spent prior to commencement of the grant agreements is to be met by Mareeba Shire Council.

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.

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9.3 INFRASTRUCTURE SERVICES, TECHNICAL SERVICES MONTHLY ACTIVITIES REPORT - APRIL 2019

Date Prepared: 18 April 2019
Author: Manager Technical Services
Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to summarise Council's Fleet, Design, Soils Lab, Survey, Quality, GIS, Project Management, Facilities and Investigation Services activities undertaken by Infrastructure Services during the month of April 2019.

RECOMMENDATION

That Council receives the Infrastructure Services, Technical Services Monthly Report for the month of April 2019.

BACKGROUND

Below is a summary of the activities undertaken by the Technical Services section for the month of April 2019:

DESIGN	
2017/18 Capital Works	<ul style="list-style-type: none"> • Malone Road Drainage, Mareeba - Design finalised and provided to Works for construction • KIAC - Therwine Street, Kuranda, Redevelopment - Provide technical advice • Mareeba CBD Study - Temporary works plan for Rankin and Walsh Streets provided to Construction • Anzac Avenue, Mareeba - Ceola Drive Intersection - Design works being undertaken
Works for Queensland Rd 2	<ul style="list-style-type: none"> • Anzac Avenue, Barron River Bridge, Mareeba - Traffic redistribution study for temporary road closure. • Julatten School Bus Turnaround - Design finalised and provided to Works for construction
2018/19 Capital Works	<ul style="list-style-type: none"> • Railway Avenue, Mareeba, Car Park Area Design <ul style="list-style-type: none"> ○ Layout plans, photos and details taken of existing Donga for Auction information • Ootann Road CH 78.2-80.2 (Package 2), Almaden - Design finalised and provided to Works for construction • Mareeba Industrial Estate, Stage 16B, Keegan and Effley Street Extension - Preliminary Civil Design drawings provided for review
2019/20 Capital Works	<ul style="list-style-type: none"> • Chettle Road, Arriga - Detailed Design being undertaken
Miscellaneous	<ul style="list-style-type: none"> • General investigations related to customer requests • Traffic Counters - Installation at various locations • Mclver Road Drainage - Detailed design with Management for review

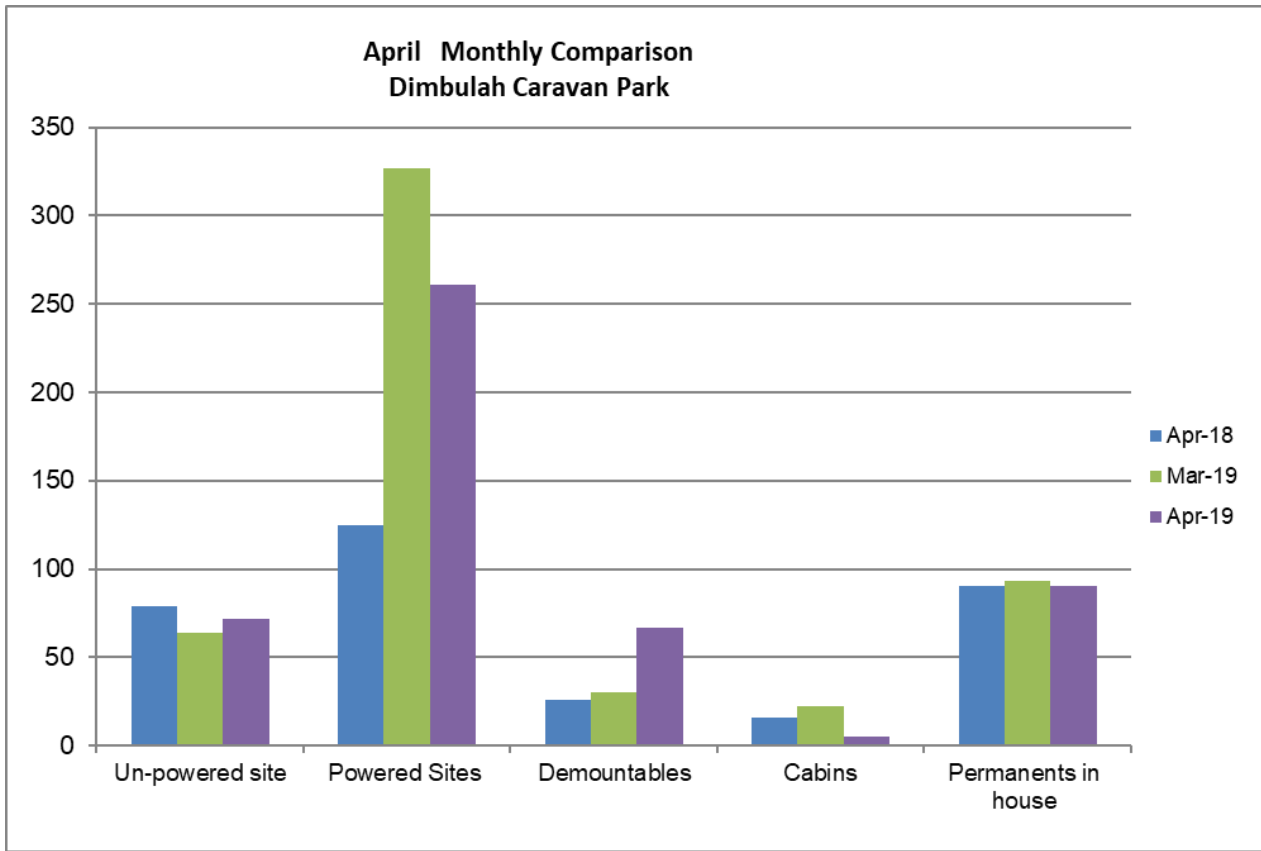
	<ul style="list-style-type: none"> • Installation of rural addresses • DBYD plans • As-Constructed plans for external customers • Reseals - Assist in preparation for pavement marking • Mareeba Landfill - Update layout plan according to new proposed works • Evacuation Plan - Julatten Hall
SURVEY	
2018/19 Capital Works	<ul style="list-style-type: none"> • Ootann Road CH 78.2-80.2 (Package 2), Almaden - Construction setout • Mareeba Industrial Estate, Stage 16A, Keegan and Effley Street Extension - Construction setout • Mareeba Aerodrome Upgrade - New Lot Boundary Survey
Works for Queensland Rd 2	<ul style="list-style-type: none"> • Anzac Avenue, Barron River Bridge, Mareeba - Construction setout
Miscellaneous	<ul style="list-style-type: none"> • Mareeba Landfill - Survey volume pick-up • Dimbulah Pool / Caravan Park Lease Areas • Mareeba Sewage Treatment Plant - Detailed Survey of Sunwater culvert crossing

SUBDIVISIONS AND INVESTIGATIONS	
Subdivisions <i>(Under Construction)</i>	<ul style="list-style-type: none"> • Bundanoon Stage 2 <ul style="list-style-type: none"> ○ Sewer main being constructed • Mareeba Roadhouse and Accommodation Park, Williams Close <ul style="list-style-type: none"> ○ Bulk earthworks, clearing and grubbing ○ Preparation of subgrade and internal roads • 10 James Street, Mareeba - Road Widening <ul style="list-style-type: none"> ○ Subgrade and base material laid and approved
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"> • The Edge Stage 2A (Antonio Drive, Mareeba) • Hilltop Close, Kuranda (Vegetation clearing) • Amaroo Stage 9 • 8-10 Forest Close, Kuranda • Rodeo Acres Pty Ltd (Mareeba - Dimbulah Road) • Kanjini Co-Op Ltd Stage 2 (Emerald Falls Road, Mareeba) • Develop North (Barnwell Road Upgrade) • Amaroo Stage 10 • Mt Emerald Wind Farm Portion B (Private Entrance Repairs)
Operational Works	<p><u>112 Barnwell property, on-going monitoring of;</u></p> <ul style="list-style-type: none"> • Dam construction completed and being monitored • Access completed and monitoring underway • Nature Base Tourism Works (MCU/17/0012) completed and being monitored

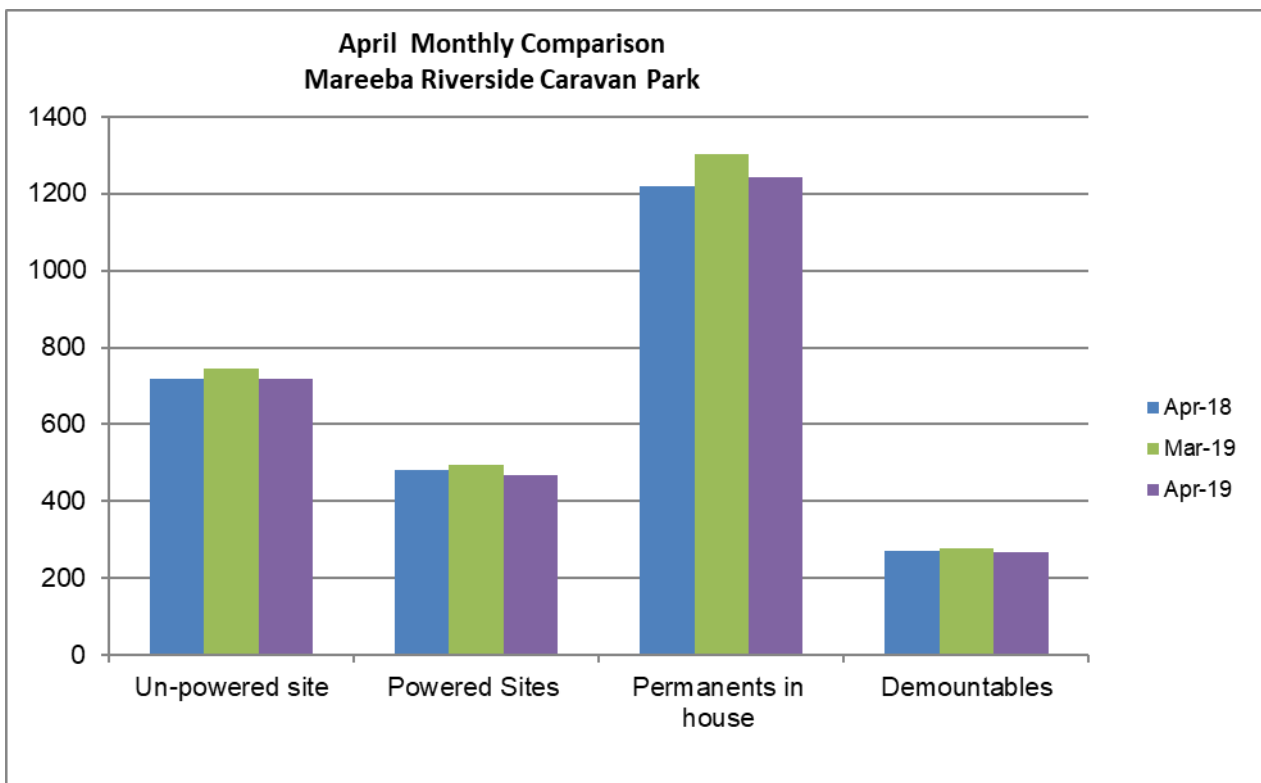
PROJECT MANAGEMENT	
Building	
Civil	<p><u>2017-18 Reseals Bitumen and Asphalt Programmes</u></p> <ul style="list-style-type: none"> • Engaged contractor for line marking of asphalt • Capitalisation
	<p><u>2018-19 Reseals Bitumen Program</u></p> <ul style="list-style-type: none"> • Reseal program and line marking complete
	<p><u>2018-19 Reseals Asphalt Program</u></p> <ul style="list-style-type: none"> • Tender currently open, closing 15th May
	<p><u>2019-20 Reseals Bitumen</u></p> <ul style="list-style-type: none"> • Preliminary program sent to FNQROC for procurement <p><u>KIAC Therwine Street Redevelopment</u></p> <ul style="list-style-type: none"> • JMAC construction complete; clean-up defects closeout <p><u>KIAC Kuranda Wayfinding Signage</u></p> <ul style="list-style-type: none"> • Sign style endorsed by KIAC • Aspect completing detail designs and location plans <p><u>KIAC Kuranda Barron Falls Walking Trail</u></p> <ul style="list-style-type: none"> • Engagement with Queensland Parks and Wildlife • Native Title Cultural Heritage engagement being undertaken
NDRRA	<p><u>6-10 March 2018 Event:</u></p> <ul style="list-style-type: none"> • Emergent Works completed, negotiated claim approved QRA. • Restoration submissions approved by QRA and tenders awarded; <ul style="list-style-type: none"> ○ James Creek Crossing ○ Flaggy Creek Bridge ○ Western Roads (Chillagoe West) - Watto's Earthmoving ○ Mid-Western Area - Watto's Earthmoving ○ Dimbulah Area - Gregg Constructions ○ Mareeba-East Area - Gregg Constructions (Grove Creek Bridge and Cane Road side-track completed prior to approval to maintain access during wet season) • Quotations being sought following QRA funding approval; <ul style="list-style-type: none"> ○ Airport Submissions (Mareeba and Chillagoe) • Restoration submissions awaiting QRA approval prior to tendering; <ul style="list-style-type: none"> ○ Geotech (landslips) • Construction progress: <ul style="list-style-type: none"> ○ James Creek Crossing - Official Opening held 30 April 2019. ○ Flaggy Creek Bridge - Design of new bridge ongoing.
FLEET	
Tender	<p><u>Fleet Management & Tracking System</u></p> <ul style="list-style-type: none"> • Tender currently open, closing 8th May

FACILITIES

Dimbulah Caravan Park Total of bookings for April 2019 – 495

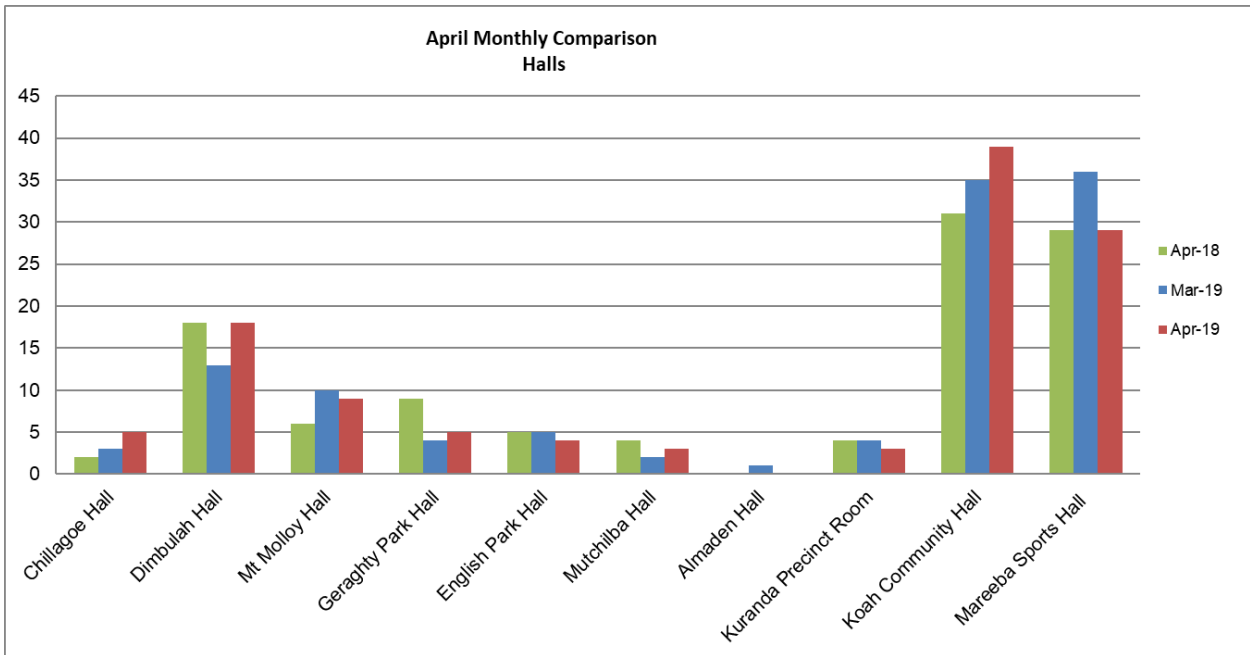


Mareeba Riverside Caravan Park Total of bookings for April 2019 - 2,701



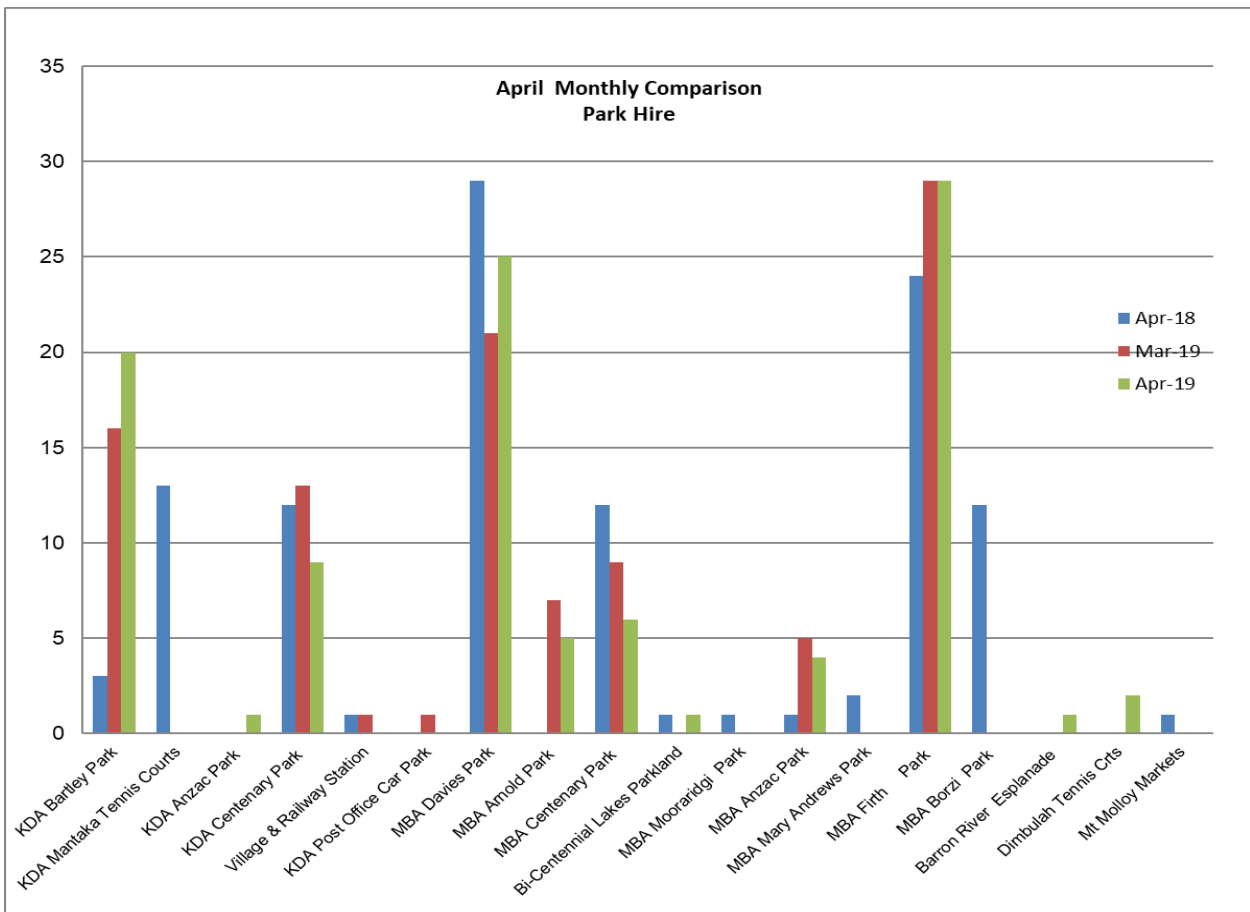
Public Halls

Total of hall bookings for April 2019 - 115



Park Hire

A total of park bookings for April 2019 - 103



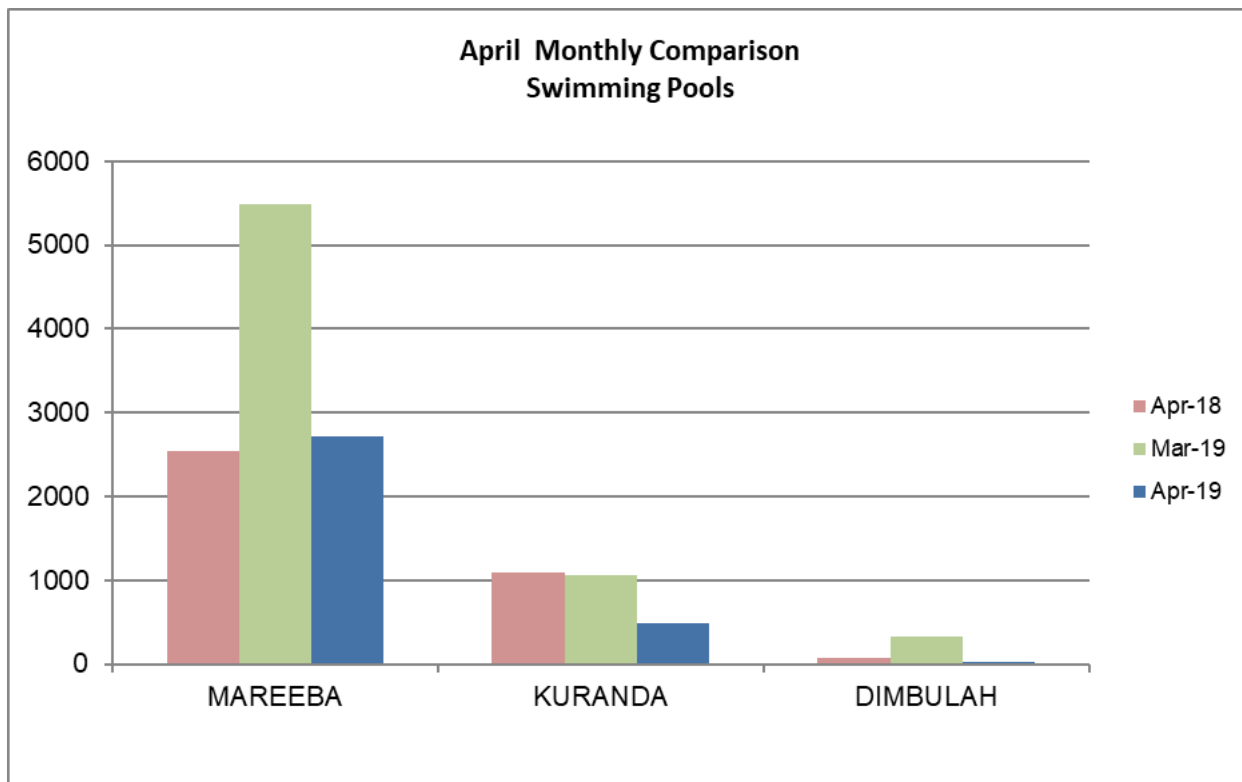
Swimming Pools

Total of patron entries for April 2019

- Mareeba - 2,722
- Kuranda - 490
- Dimbulah - 22

Patron entries dropped due to school lessons and carnivals finished and clubs stopped for the winter period.

Dimbulah Pool closed 19 April for the winter period.



VANDALISM & GRAFFITI		
Financial Year	Actuals	Comments
2015-16	\$ 2,134	During April 2019, 8 reports of vandalism was recorded. <ul style="list-style-type: none"> • Kuranda Centenary Park • Mareeba Arnold Park x 2 • Mareeba CWA Toilets x 2 • Mareeba Sports Hall • Mareeba Leagues Club • Dimbulah Hall
2016-17	\$ 16,546	
2017-18	\$ 23,948	
2018-19	\$ 11,085	
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***

Projects funded through the Capital Works Program, with savings being found to address unexpected costs.

Is the expenditure noted above included in the current budget?

Yes.

Operating

Additional costs associated with graffiti and vandalism.

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

Savings will be sought within the budget, where possible.

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.

Community: An engaged community which supports and encourages effective partnerships to enhance the liveability of the shire and the wellbeing of residents in communities which are resilient and prepared for unforeseen events.

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

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

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

IMPLEMENTATION/COMMUNICATION

This report provides Council with an update as to the month's deliverables by the Technical Services group.

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9.4 APPLICATION FOR SIMULTANEOUS ROAD OPENING AND CLOSING, LOT 46 ON RP851443, RA 1886 KENNEDY HIGHWAY, KURANDA

Date Prepared: 24 April 2019

Author: Technical Officer (Investigations)

Attachments:

1. [Map Showing Original Closure Area.](#)
2. [Email Confirming Agreement of Opening & Closing Option.](#)
3. [Map Showing New Road Reserve Alignment.](#)

EXECUTIVE SUMMARY

Correspondence has been received from a proponent seeking Council's views regarding an application for simultaneous road opening and closing. The proposed areas to be simultaneously opened and closed are contained within Lot 46 on RP851443, RA 1886 Kennedy Highway, Kuranda.

RECOMMENDATION

That Council as the Road Manager, advises the proponent and the Department of Natural Resources, Mines and Energy that:

Council has no objection to the simultaneous road opening and closing with the following conditions:

1. The proposed new road reserve alignment must include usable land to allow for appropriate access off the Kennedy Highway; and
2. The proposed new road reserve alignment is to be of a suitable width and similar in area to the existing road reserve; and
3. The proponent is wholly responsible for all costs associated with finalising the process.

BACKGROUND

As part of the Department of Natural Resources, Mines and Energy (DNRME) road closure application process, DNRME requires a submission from the Road Manager (Council) prior to any decision being finalised.

Initial correspondence requested the permanent closure of approximately 2.04 Hectares of existing road reserve that traverses the proponent's freehold property (Attachment 1).

Council officers have maintained regular contact with the proponent since the request was received.

A site meeting between officers and the proponent took place, which confirmed the sought-after land contained existing encroachments such as shed structures, gravel pads and an earthen walled dam all of which are associated with the current quarry operation. During this meeting, the option of a simultaneous road opening and closing option was discussed.

In the proceeding weeks, further correspondence was received from the proponent in relation to a proposed simultaneous road opening and closing proposal (Attachment 2), including a map showing the approximate location of the proposed new road reserve alignment (Attachment 3).

ASSESSMENT

The earthen walled dam and structures within the existing road reserve are associated with the quarrying operation and it is not feasible for the proponent to relocate these outside the road reserve. Due to the topography, this portion of road reserve is unlikely to be suitable for the purposes of establishing a public access road in the future.

Closing the existing road reserve would somewhat protect Council from any potential risks associated with the private infrastructure, in addition to correcting the identified encroachments.

Opening of a new road reserve would maintain connectivity of the road network and allow access to conduct any proposed maintenance activities, such as the construction of firebreaks and vegetation management, if required.

Providing the application were successful, the following conditions should be applied:

1. The proposed alignment of the new road reserve must include usable land to allow for appropriate access off the Kennedy Highway.
2. The proposed new road reserve is to be of a suitable width and similar in area to the existing road reserve.
3. The proponent is wholly responsible for all costs associated with finalising the process.

It is the Officer's opinion that the above stated conditions be applied to achieve a suitable outcome for all involved.

RISK IMPLICATIONS

Legal and Compliance

Council is delegated with the authority of Road Manager for local (Council) roads; therefore the needs of the transport network are considered prior to DNRME providing a final position to road closures.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Council is delegated with authority as Road Manager and is therefore required to consider the needs of the future transport network.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Nil

Operating

Nil

LINK TO CORPORATE PLAN

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

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

Following resolution, Council Officers will notify the proponent and DNRME of the outcome.



Mark Campman

From: Mark Campman
Sent: Friday, 29 March 2019 10:04 AM
To: 'Evan Yelavich'
Subject: RE: CRM.19.01667 - Application for Permanent Road Closure - Lot 46 on RP851443

Categories: To be Registered

Hi Evan,
At this stage I shouldn't need anything further to progress this matter.
An Officers report will be started soon and if I need more information I will contact you.

Regards,

Mark Campman
Technical Officer (Investigations)



Mareeba
SHIRE COUNCIL

Phone: 1300 308 461 | Direct: 07 4086 4709 | Fax: 07 4092 5138
Email: markc@msc.qld.gov.au | Website: www.msc.qld.gov.au
Kowa Street, Mareeba | PO Box 154, Mareeba, Queensland, Australia, 4880

From: Evan Yelavich <Evan@planningplusqld.com.au>
Sent: Thursday, 28 March 2019 5:21 PM
To: Mark Campman <MarkC@msc.qld.gov.au>
Subject: RE: CRM.19.01667 - Application for Permanent Road Closure - Lot 46 on RP851443

Hi Mark,

I confirm that the applicant is agreeable to a simultaneous road opening and closure generally in the location marked in red below.

Please advise if you require anything further from me to progress this.

Regards

Evan Yelavich
Director / Planner

P: (07) 40 393 409
M: 0402 073 082
E: evan@planningplusqld.com.au
W: www.planningplusqld.com.au
A: P.O Box 399, Redlynch QLD 4870



PLANNING PLUS

town planning, project management & development consultants

From: Mark Campman [<mailto:MarkC@msc.qld.gov.au>]
Sent: Thursday, 28 March 2019 4:50 PM
To: Evan Yelavich <Evan@planningplusqld.com.au>
Subject: RE: CRM.19.01667 - Application for Permanent Road Closure - Lot 46 on RP851443

Hi Evan,

Thanks for getting back to me.

Closure of the current road reserve shown in blue would not be considered, however the opening of a new area of road reserve (Simultaneous Opening and Closing) would be given consideration.

Looking at the map you have supplied, the red line would be the approximate location/alignment of the proposed new road reserve.

For this matter to progress I would need confirmation from you that the parties involved are agreeable to the location/alignment of the proposed new road reserve that you have now provided.

Once confirmation has been received an Officers Report will be prepared and the report will go before a future Council meeting for consideration.

Please don't hesitate to contact me if you need more information.

Regards,

Mark Campman
Technical Officer (Investigations)



Mareeba
SHIRE COUNCIL

Phone: 1300 308 461 | Direct: 07 4086 4709 | Fax: 07 4092 5138
Email: markc@msc.qld.gov.au | Website: www.msc.qld.gov.au
Kowa Street, Mareeba | PO Box 154, Mareeba, Queensland, Australia, 4880

From: Evan Yelavich <Evan@planningplusqld.com.au>
Sent: Thursday, 28 March 2019 11:45 AM
To: Mark Campman <MarkC@msc.qld.gov.au>
Subject: RE: CRM.19.01667 - Application for Permanent Road Closure - Lot 46 on RP851443

Hi Mark,

I am just chasing an update on this matter please – I understand from Bruce Williams, who attended the site meeting, that council were looking to relocate the road reserve, rather than close it, generally as per the red line below? Is this correct and do you need anything further from us to progress this matter?



Thanks

Evan Yelavich
 Director / Planner

P: (07) 40 393 409
 M: 0402 073 082
 E: evan@planningplusqld.com.au
 W: www.planningplusqld.com.au
 A: P.O Box 399, Redlynch QLD 4870



From: Mark Campman [<mailto:MarkC@msc.qld.gov.au>]
Sent: Tuesday, 26 February 2019 2:22 PM
To: Evan Yelavich <Evan@planningplusqld.com.au>
Subject: CRM.19.01667 - Application for Permanent Road Closure - Lot 46 on RP851443

Good afternoon Evan,
 Thank you for your Application for Permanent Road Closure.
 Your request is currently being evaluated.
 Barring any unforeseen circumstances your application will be presented for consideration at the 20 March 2019 Council Meeting.
 When I am notified of the resolution any relevant documentation will be forwarded to you.

Please free to contact me if you have any further queries.

Regards,

Mark Campman
Technical Officer (Investigations)



Mareeba
SHIRE COUNCIL

Phone: 1300 308 461 | Direct: 07 4086 4709 | Fax: 07 4092 5138
Email: markc@msc.qld.gov.au | Website: www.msc.qld.gov.au
Kowa Street, Mareeba | PO Box 154, Mareeba, Queensland, Australia, 4880

Mareeba Shire Council Disclaimer

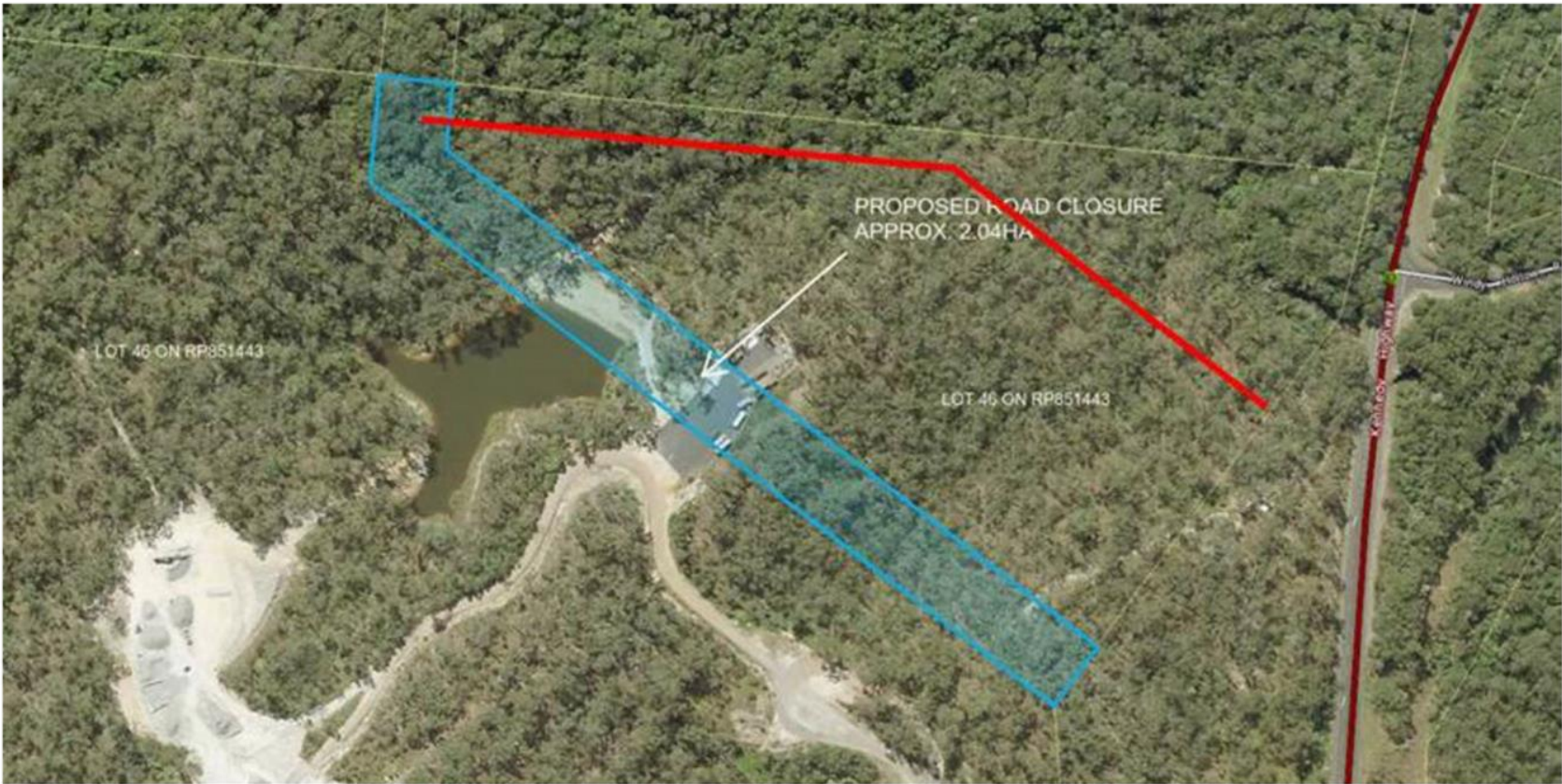
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9.5 APPLICATION FOR PERMANENT ROAD CLOSURE, COYLE AND HUME ROADS, BIBOOHRA.

Date Prepared: 1 May 2019

Author: Technical Officer (Investigations)

Attachments:

1. Proponent Proposal [↓](#)
2. Simultaneous Road Opening and Closure Map [↓](#)
3. Proponent Supplied Smart Map [↓](#)

EXECUTIVE SUMMARY

Correspondence has been received from a proponent seeking Council's views regarding an application for permanent road closure over an area of approximately 17.5 hectares of road reserve. The proposed area is within Lot A on AP4565, at the intersection of Coyle Road and Hume Road, Biboohra and abuts the eastern boundary of four (4) freehold lots owned by the proponent.

RECOMMENDATION

That Council as the Road Manager, advise the proponent and the Department of Natural Resources, Mines and Energy that:

Council has no objection to the permanent road closure, with the following conditions:

1. Access arrangements need to be agreed upon between any third-party utility providers and the proponent prior to closure; and
2. A section at the Coyle Road and Hume Road intersection is to be excluded from being permanently closed to provide adequate traffic width through the intersection, with the area to be determined upon final survey; and
3. If the road closure is granted, the sought-after land is to be amalgamated into each of the four (4) abutting freehold lots, being:
 - (a) Lot 200 on SP108025;
 - (b) Lot 201 on SP177750;
 - (c) Lot 202 on SP227855;
 - (d) Lot 203 on SP227855; and
4. A 20-metre-wide 'new' road reserve with suitable truncation at the eastern and western ends be opened along the southern most boundary of Lot 200 on SP108025, with the area to be determined upon final survey; and
5. The proponent is wholly responsible for all costs associated with finalising the process.

BACKGROUND

As part of the Department of Natural Resources, Mines and Energy (DNRME) road closure application process, DNRME requires a submission from the Road Manager (Council) prior to any decision being finalised.

Initial correspondence requested permanent closure of the existing road reserve shown as Lot A on AP4565, (Refer Attachment 1) that abuts the eastern boundary of four (4) freehold lots owned by the proponent. Access to the affected properties is via Hume Road, Biboohra.

Council officers have maintained contact with the proponent since the request was received.

Temporary road closure, in favour of the proponent, currently exists over the road reserve, which is approximately 2240m x 74m (approximately 17.5 hectares). The area is currently used for the grazing of cattle with the proponent advising that if the application is successful the usage of the area would remain unchanged.

The corridor is also utilised by Ergon, which maintains two (2) power lines and an access/maintenance track, located approximately 17 metres inside the eastern boundary. Any approval for closure should consider the ongoing access requirements for Ergon or other utility providers.

An unused parcel of road reserve (Refer Attachment 2) abuts the full length of the eastern boundary of the sought-after land and is approximately 40 metres in width. The application does not include this corridor.

Additionally, a suitable trapezoidal section (Refer Attachment 2) at the Coyle Road and Hume Road intersection would be required to ensure Council retains adequate traffic width for the intersection between Coyle Road and Hume Road should future upgrade be required.

The proponent has advised that if closure is granted, the sought-after land would be amalgamated into each of the four (4) abutting freehold lots, being;

1. Lot 200 on SP108025;
2. Lot 201 on SP177750;
3. Lot 202 on SP227855;
4. Lot 203 on SP227855.

With consideration to the long-term transport requirements of the network, it is proposed by Council officers that an additional requirement of the closure should be the simultaneous opening of a 20-metre-wide 'new' road reserve from the end of Hume Road along the southern boundary of Lot 200 SP108025. It is proposed that this new road reserve includes suitable truncation at the eastern and western ends (Refer Attachment 2) to accommodate intersections if required in the future.

Providing the application were successful, the following conditions should be applied:

- Access arrangements need to be agreed upon between any third-party utility providers and the proponent prior to closure being granted.
- A suitable trapezoidal section at the Coyle Road and Hume Road intersection be excluded from being permanently closed with the area to be determined upon final survey.
- If closure is granted, the sought-after land is to be amalgamated into each of the four (4) abutting freehold lots.
- A 20-metre-wide 'new' road reserve with suitable truncation at the eastern and western ends be opened, with the area to be determined upon final survey.
- The proponent is wholly responsible for all costs associated with finalising the process.

It is the Officer's opinion that the above conditions be applied to achieve a suitable outcome for Council, the proponent and other stakeholders.

RISK IMPLICATIONS**Infrastructure and Assets**

Ergon manage two (2) powerlines within the requested area; arrangements to ensure ongoing access would be required if support is provided for closure.

Legal and Compliance

Council is delegated with the authority of Road Manager for local (Council) roads; therefore the needs of the transport network are considered prior to DNRME providing a final position to road closures.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Council is delegated with authority as Road Manager and is therefore required to consider the needs of the future transport network.

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.

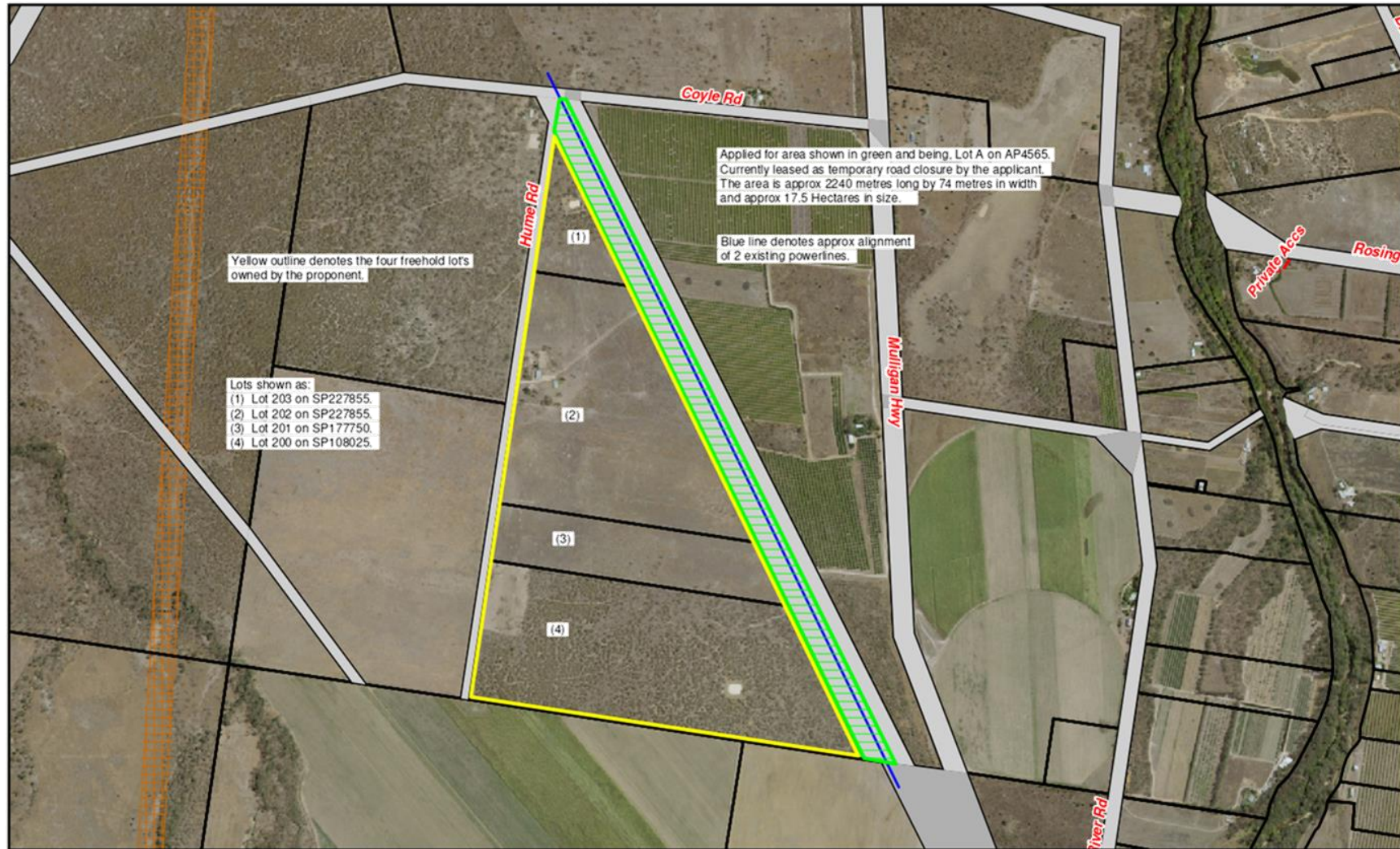
Economy and Environment: A resilient economy that promotes and supports the shire's natural assets and local industry and encourages investment while preserving and future proofing for generations to come.

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

Following resolution, Council Officers will notify the proponent and DNRME of the outcome.

Lot A on AP4565 - Proposed Permanent Road Closure.



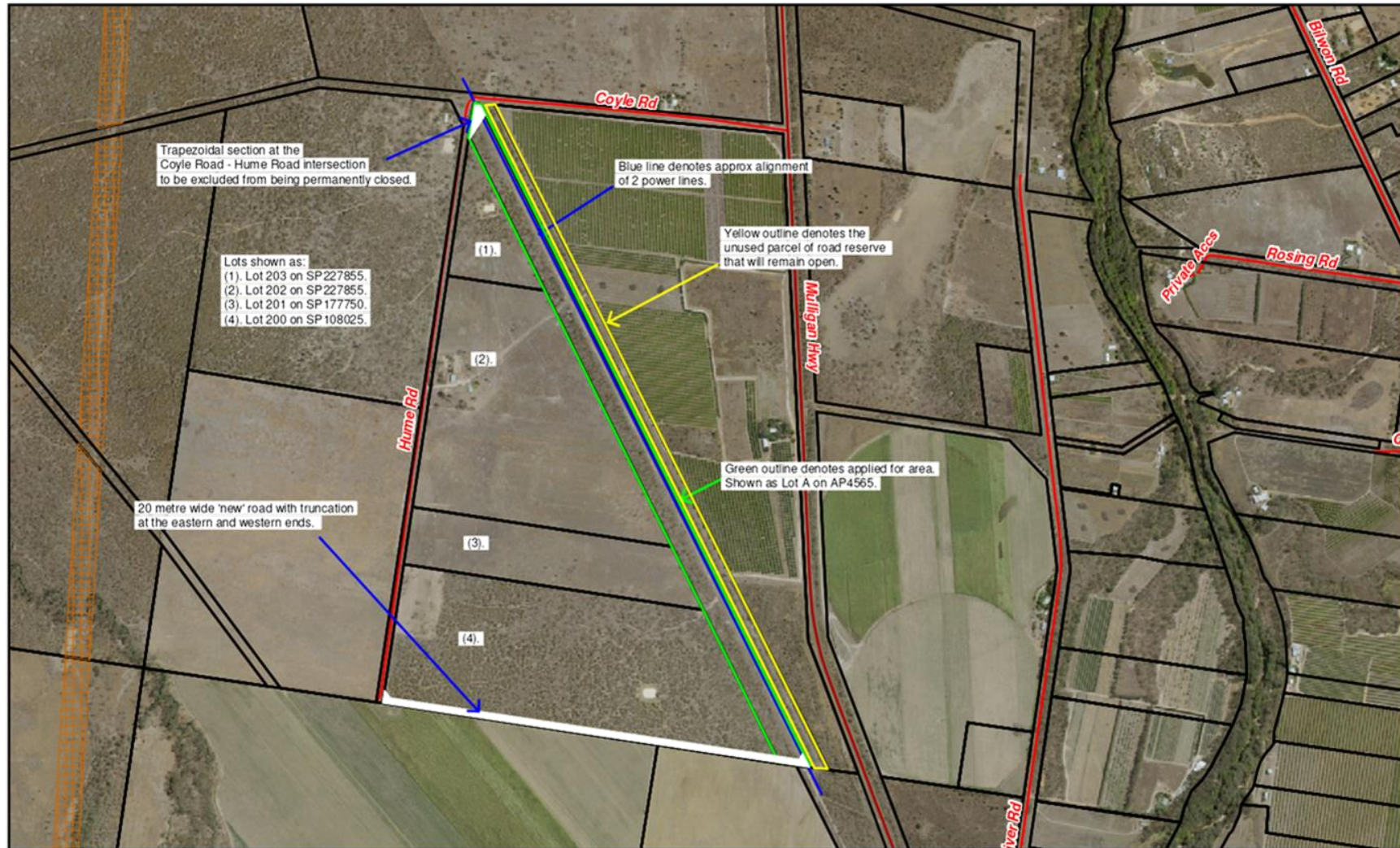
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Map Not to Scale.

Map Grid of Australia Zone 55 (GDA94)



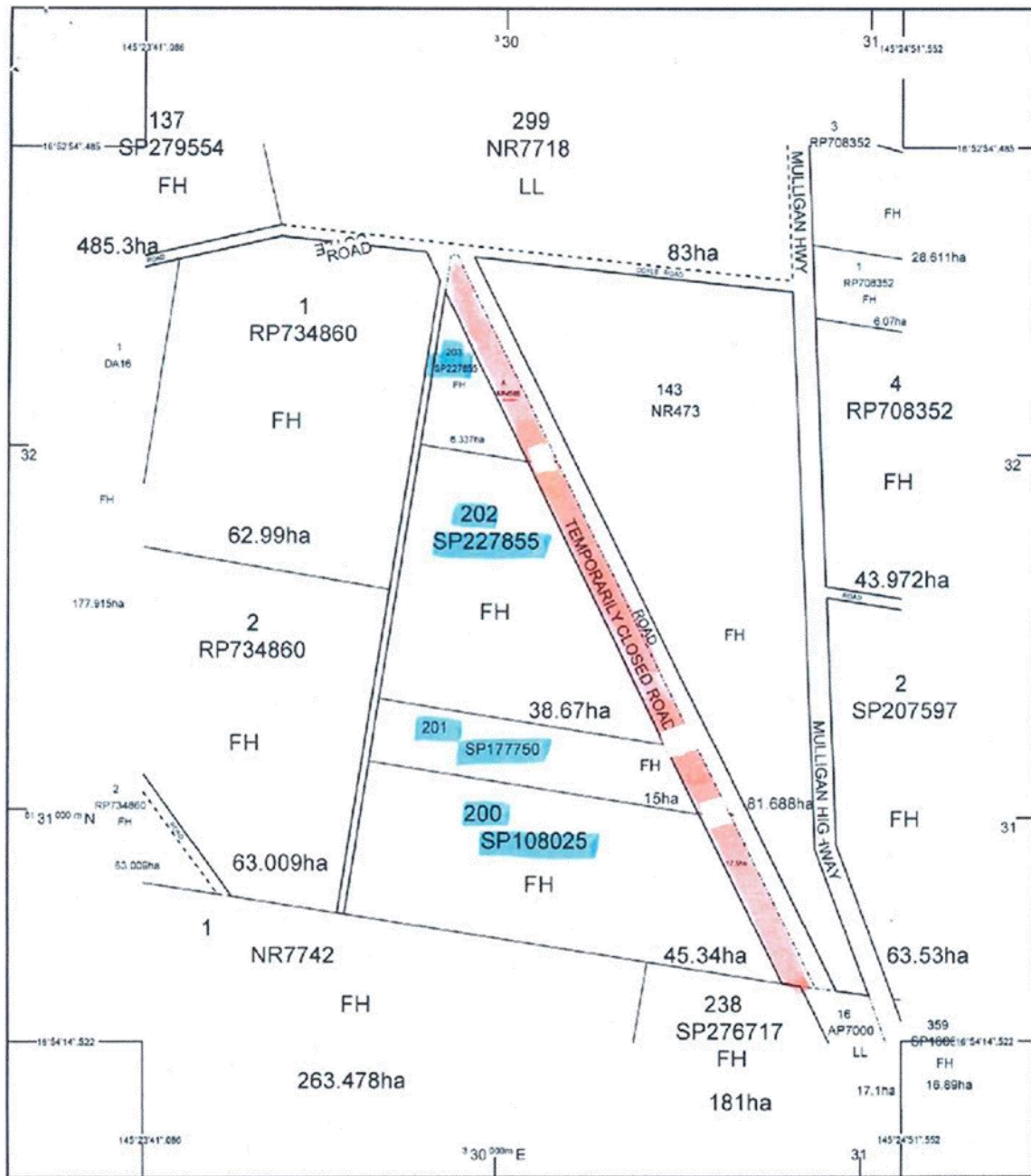
Lot A on AP4565 - Simultaneous Road Opening and Closing.



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Map Not To Scale.
 Map Grid of Australia Zone 55 (GDA94)





STANDARD MAP NUMBER
7964.22442



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	202/SP227855
Lot/Plan	38.67ha
Area/Volume	FREEHOLD
Tenure	MAREEBA SHIRE
Local Government	SIBDOORA
Locality	9246/73
Segment/Parcel	

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 25/02/2019

DCDB 22/02/2019 (Lots with an area less than 1500m² are not shown)

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SmartMap

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



9.6 TECHNICAL SERVICES FEES AND CHARGES 2019/20

Date Prepared: 3 May 2019

Author: Manager Technical Services

Attachments:

1. **Sports Hall Hire Fees and Charges 2019/20** [↓](#)
2. **Community Hall Hire Fees and Charges 2019/20** [↓](#)
3. **Rural Addressing Fees and Charges 2019/20** [↓](#)
4. **Gates and Grids Fees and Charges 2019/20** [↓](#)
5. **Aerodromes Fees and Charges 2019/20** [↓](#)

EXECUTIVE SUMMARY

This report details the proposed 2019/20 fees and charges for Sport and Community Hall Hire, Rural Addresses, Gates and Grids and Aerodromes for Council's consideration and endorsement.

RECOMMENDATION

That Council adopts the attached Sport and Community Hall Hire, Rural Addressing, Gates and Grids and Aerodromes Fees and Charges 2019/20.

BACKGROUND

Council as part of its budgetary process and under the legislation of the Local Government Act is required to adopt a Schedule of Fees and Charges each year.

Section 97 of *Local Government Act 2009* prescribes the circumstances where a Local Government may set a cost-recovery fee. This section also prescribes that a cost-recovery fee must not be more than the cost to the local government of taking the action for which the fee is charged.

Costs for services are reviewed annually. The fees and charges have been recommended on either full cost recovery, discounted community service obligation by direction of Council or based on a set percentage increase on the previous financial year.

RISK IMPLICATIONS**Legal and Compliance**

Local Government Act 2009.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Council must be able to demonstrate that the cost recovery fees are no more than the cost of providing the service. Council is able to set a fee that is lower than the calculated cost where it is deemed appropriate.

FINANCIAL AND RESOURCE IMPLICATIONS**Capital**

Nil.

Operating

Nil.

LINK TO CORPORATE PLAN

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

The fees and charges detailed in this report will be included in the Register of Cost-Recovery Fees and Charges and will be published on Council's Website.

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)
-------------	-------------------------	---	-----------------------------------	------	---------------	-----------

2019/20 Fees and Charges						
Mareeba Sports Hall						
Full day hire - 7.00am - 6.00pm	N			day	\$140.00	Y
Half day hire - 4 hours between 7.00am - 6.00pm	N				\$85.00	Y
Hourly hall hire	N			hour	\$35.00	Y
Friday or Saturday night hall hire - 6.00pm - midnight	N			night	\$290.00	Y
ALCOHOL on premises - (additional cleaning/floor repairs)	N				\$210.00	Y
\$500.00 deposit for ALL HIRES for key, cleaning & repairs						

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)
-------------	-------------------------	---	-----------------------------------	------	---------------	-----------

2019/20 Fees and Charges						
Hall Hire						
All Halls and Facilities unless specified below - Please refer to facility hire application kit for a full list of "Conditions of Hire"						
Bond - All user						
Bond refundable (refer to Conditions of Hire)	N				\$200.00	Y
Commercial or Specific Personal Event (a)						
Day rate - 8.00am - 6.00pm	N			day	\$110.00	Y
Part day - minimum 4 hours	N			hour	\$15.50 per hour	Y
Night rate - 6.00pm to midnight	N			night	\$130.00	Y
Part night rate - minimum 3 hours	N			hour	\$25.50 per hour	Y
Plus Bar/Kitchen (in addition to any charges above)	N				\$65.00	Y
Community Group non-profit (b)						
Day rate - 8.00am - 6.00pm	N			day	\$54.00	Y
Part day - minimum 4 hours	N			hour	\$7.50 per hour	Y
Night rate - 6.00pm to midnight	N			night	\$65.00	Y
Part night rate - minimum 3 hours	N			hour	\$13.00 per hour	Y
Plus Bar/Kitchen (in addition to any charges above)	N				\$30.00	Y
Park light hire						
Light hire - minimum 4 hours	N			hour	\$10.50 per hour	Y
Circus						
Hire occurrence	N				\$260.00	Y
Security Bond occurrence - Deposit or part thereof of bond may be refunded depending upon condition in which grounds are left					\$655.00	
Additional Penalties						
Key Return Policy - lost/not returned - broken locks etc				Occurrence	see below	Y
Council may retain such amount of bond which will cover any costs incurred for replacement items, including keys, locks etc						
Notes						
a - Commercial - an organisation that produces and distributes goods and services and is run for the benefit of its owners. Or a function that provides an income to the host of is attended by invitation						
Exception - a commercial event that delivers a community programme ie. Yoga or Zumba class, where there are less than 15 participants/attendees who are charged \$6 or less per event, the minimum hours for the part day/night is not applicable and only the hour rate is applicable						
b - Community Group non-profit - an organisation that does not receive funding (external, State, Federal) or who are not offering a commercial fee for service type activities. For example – schools, sporting clubs, community groups. An event hosted by a local not for profit organisation or charity. The event must be accessible by the general public						
Noise Control - The playing of pre-recorded or live amplified music is not to exceed the sound levels specified in the Environmental Protection Regulation 1988. Should the noise level exceed that specified in the						

Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
-------------	-------------------------	---	-----------------------------------	------	---------------	-----------

Environmental Protection Regulation 1988, the deposit will be forfeited to Council.

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)
-------------	-------------------------	---	-----------------------------------	------	---------------	-----------

2019/20 Fees and Charges						
Rural Addressing						
Charges						
New Rural Address	N			application	\$300.00	N/A
Replacement Rural Address	N			application	\$260.00	N/A
Replacement Number	N			each	\$4.0	N/A
Replacement Number Sleeve	N			each	\$30.00	N/A
Replacement Post	N			Each	\$15.0	N/A

Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
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2019/20 Fees and Charges						
Gates and Grids						
Application for approval gates & grids	Y	(a)	LL1	application	\$350.00	N
Application for renewal of approval gates & grids	Y	(a)	LL1	year	\$50.00	N
Fee for re-inspection of gate or grid	Y	(a)	LL1	inspection	\$190.00	N
Transfer of Gate/Grid (change of ownership)	Y	(a)	LL1	application	\$50.00	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)
-------------	-------------------------	---	-----------------------------------	------	---------------	-----------

2019/20 Fees and Charges						
Aerodromes						
Landing Fees (Mareeba and Chillagoe)						
Fixed Wing Aircraft and Helicopters (MTOW - maximum take-off weight) less than 2000kg	N			Per tonne per Landing	\$5.00	Y
Fixed Wing Aircraft (MTOW - maximum take-off weight) 2000kg to 5700kg	N			Per tonne per Landing	\$10.00	Y
Helicopters (MTOW - maximum take-off weight) 2000kg to 5700kg	N			Per tonne per Landing	\$7.00	Y
Fixed Wing Aircraft and Helicopters (MTOW - maximum take-off weight) greater than 5700kg	N			Per tonne per Landing	\$15.00	Y
Note: Repetitive operations charged at one landing per hour (where an aircraft makes more than one landing per hour)						
Annualised landing fees at Mareeba Airport for aircraft utilised in flight training under 2000kg	N			Annum	\$2,000.00	Y
Annualised landing fees at Mareeba Airport for aircraft utilised in flight training between 2000kg and 5700kg	N			Annum	\$4,000.00	Y
Grassed Areas Parking - Mareeba Only (No tie-downs)						
Mareeba Parking - per year less than 5700kg. On application to be paid in advance for 12 month period direct to MSC	N			Year	\$400.00	Y
Mareeba Parking less than 5700kg.	N			Day	\$2.00	Y
Mareeba Parking of aircraft 5700kg and above	N			Day or part thereof	\$20.00	Y
Hardstand Parking and tie-downs - Mareeba Only						
Mareeba Parking - per year less than 5700kg. On application to be paid in advance for 12 month period direct to MSC	N			Year	\$600.00	Y
Mareeba Parking less than 5700kg.	N			Day	\$3.00	Y
Mareeba Parking of aircraft 5700kg and above	N			Day or part thereof	\$30.00	Y

9.7 INFRASTRUCTURE SERVICES, WATER AND WASTEWATER GROUP MONTHLY OPERATIONS REPORT - APRIL 2019

Date Prepared: 2 May 2019
Author: Manager Water and Waste
Attachments: Nil

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 April 2019.

RECOMMENDATION

That Council receives the Infrastructure Services, Water and Wastewater Progress Report for the month of April 2019.

BACKGROUND

1. Capital Projects and Maintenance Works

Installation of the Effley St sewer reticulation and pump station is nearing completion as part of the expansion of Mareeba Industrial Park.



Pump station prior to backfilling

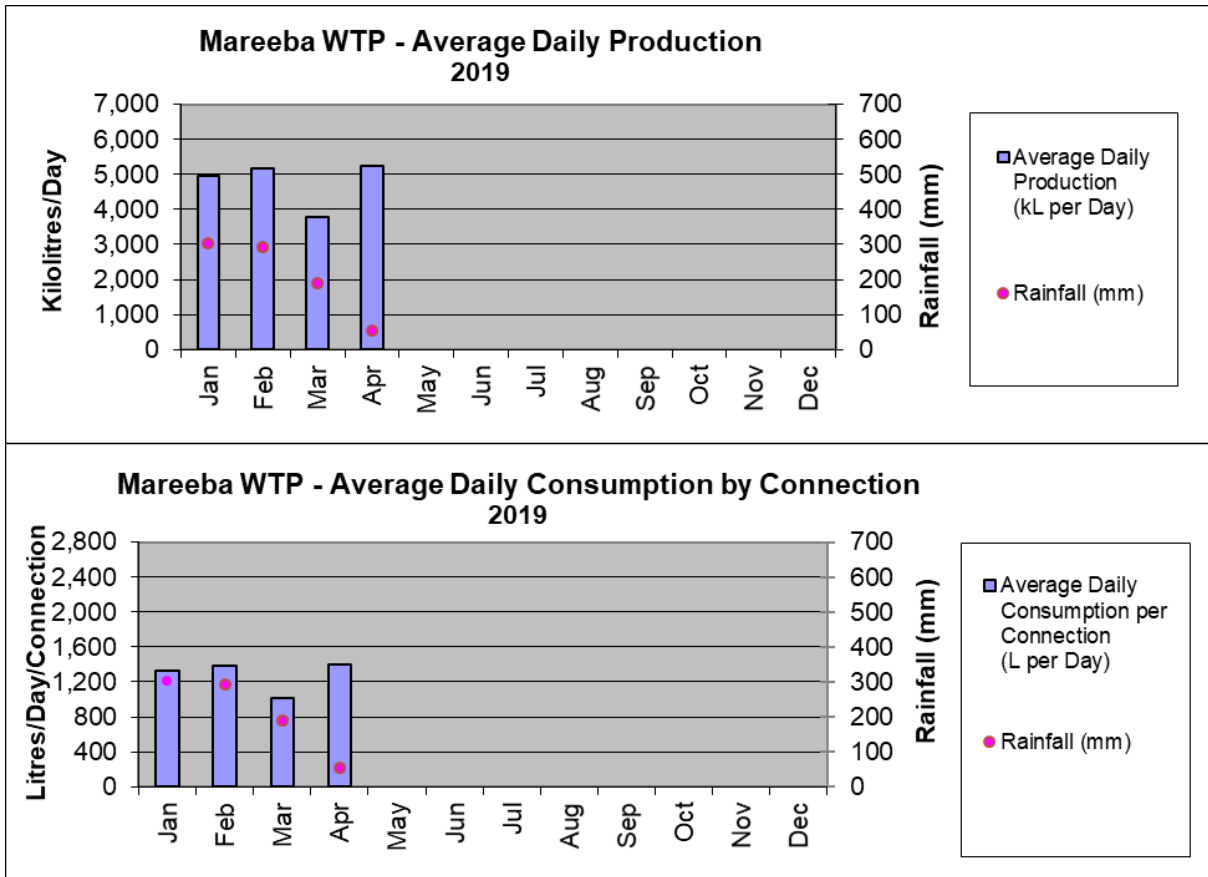


Backfilling of pump station completed

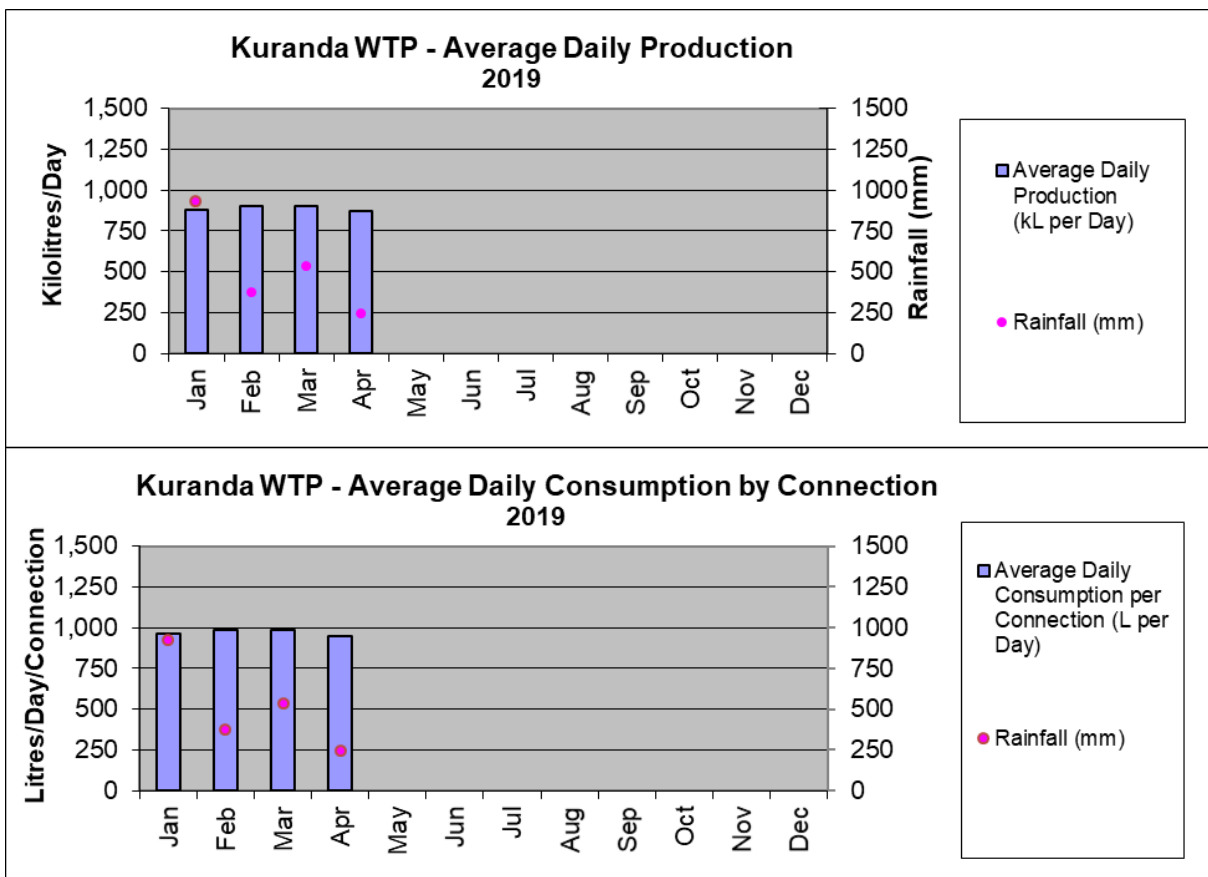
2. Chlorine Residual Readings

April 2019	Chlorine Residual Readings 2019 Australian Drinking Water Guidelines Maximum 5mg/L												
	Mon 1st	Wed 3rd	Fri 5th	Mon 8th	Wed 10th	Fri 12th	Mon 15th	Wed 17th	Thu 18th	Tue 23rd	Wed 24th	Fri 26th	Mon 29th
	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)	Free Cl (mg/L)
Mary Andrews Park Mareeba	0.83	0.88	1.14	1.09	1.27	1.30	1.10	1.20	1.25	1.21	1.22	1.25	1.15
Wyandra Drive Mareeba	0.76	0.78	0.78	0.69	0.56	0.86	0.85	0.69	0.71	0.77	0.83	0.80	1.10
Gregory Terrace Kuranda	0.84	0.67	0.89	1.06	1.02	1.54	1.42	1.49	1.35	1.10	1.02	0.91	0.91
Mason Rd PS Kuranda	1.06	0.92	1.24	1.30	1.24	1.66	1.57	1.63	1.49	1.16	1.06	0.91	1.12
Chillagoe	1.16	1.03	1.16	1.15	0.95	1.10	1.27	1.22	1.26	1.27	1.15	1.29	1.25
Dimbulah	1.11	1.14	1.09	1.14	1.27	1.11	1.62	1.20	1.22	1.30	1.31	1.37	1.54

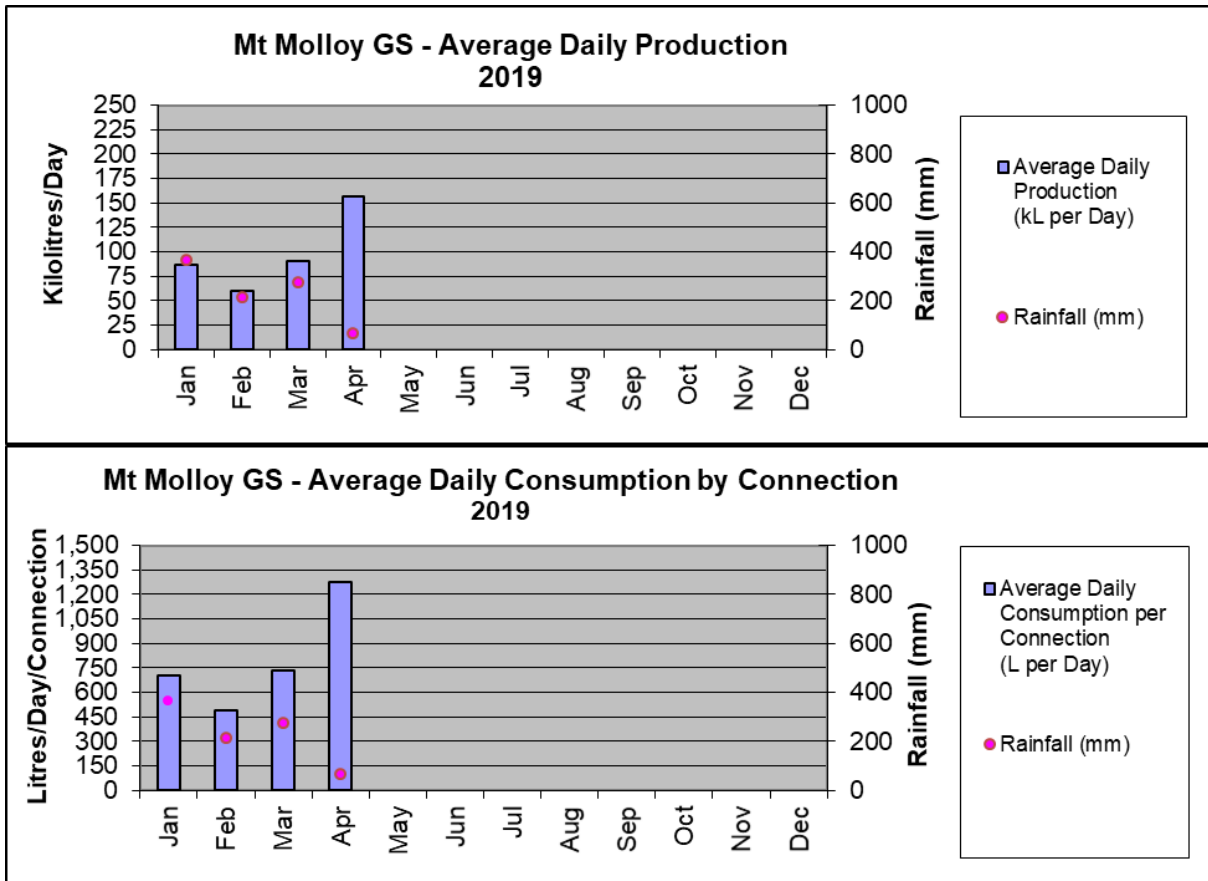
3. Mareeba Water Supply Scheme – Operations Data



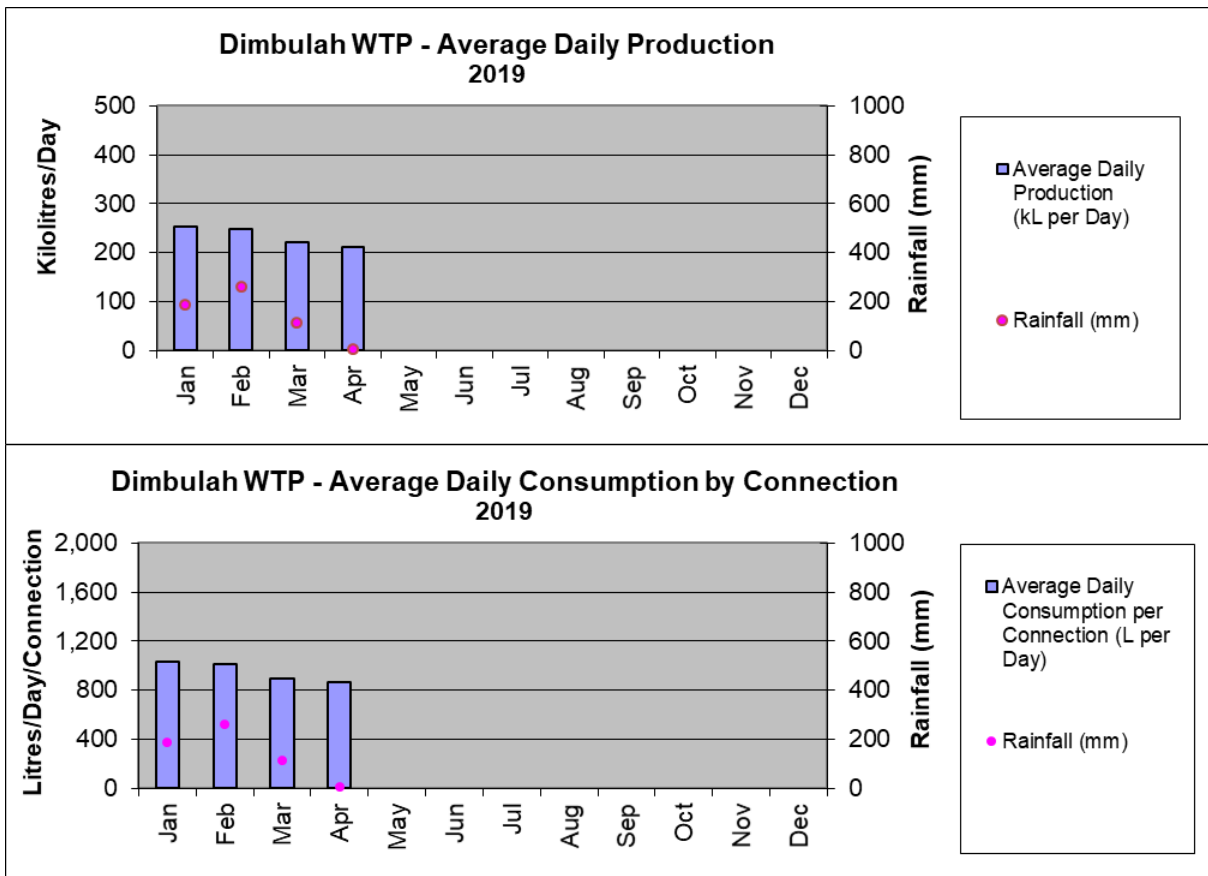
4. Kuranda Water Supply Scheme - Operations Data



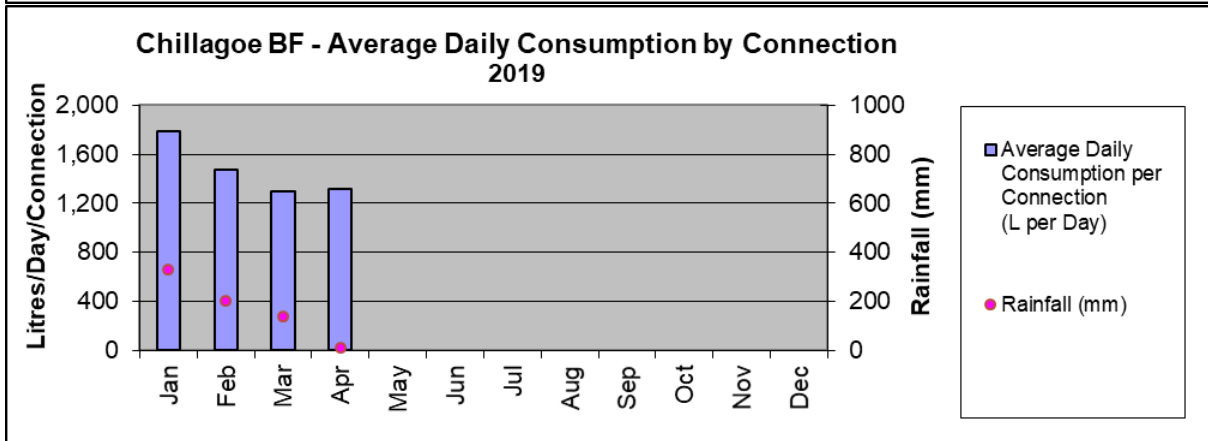
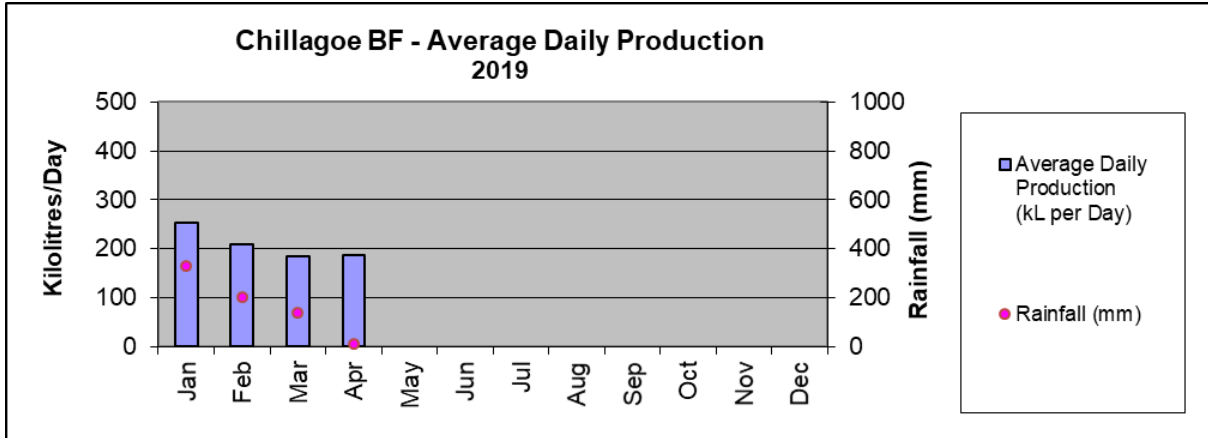
5. Mount Molloy Water Supply Scheme - Operations Data



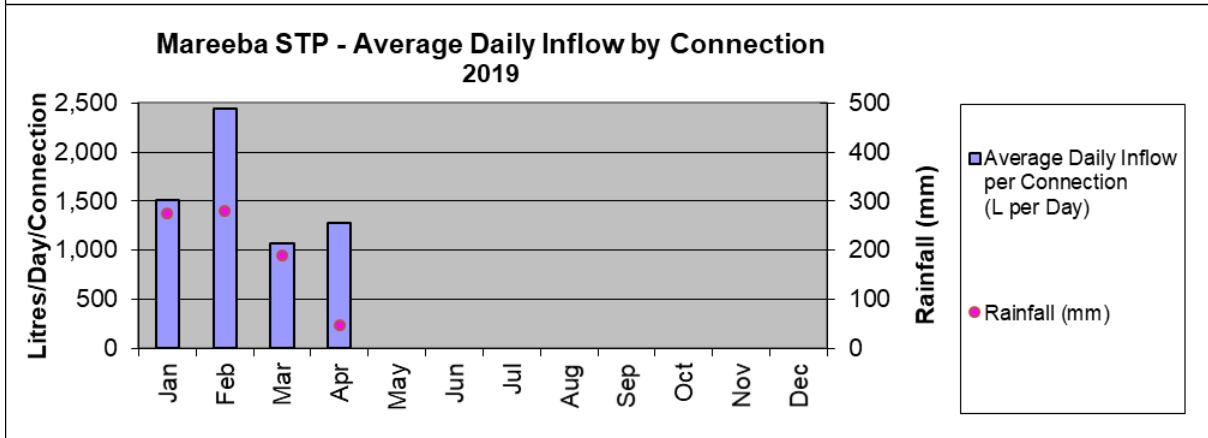
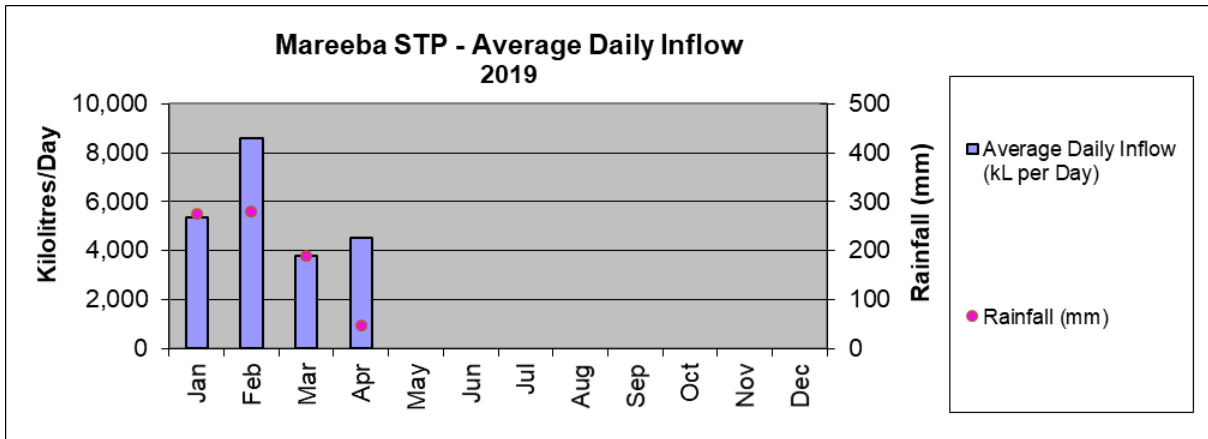
6. Dimbulah Water Supply Scheme - Operations Data



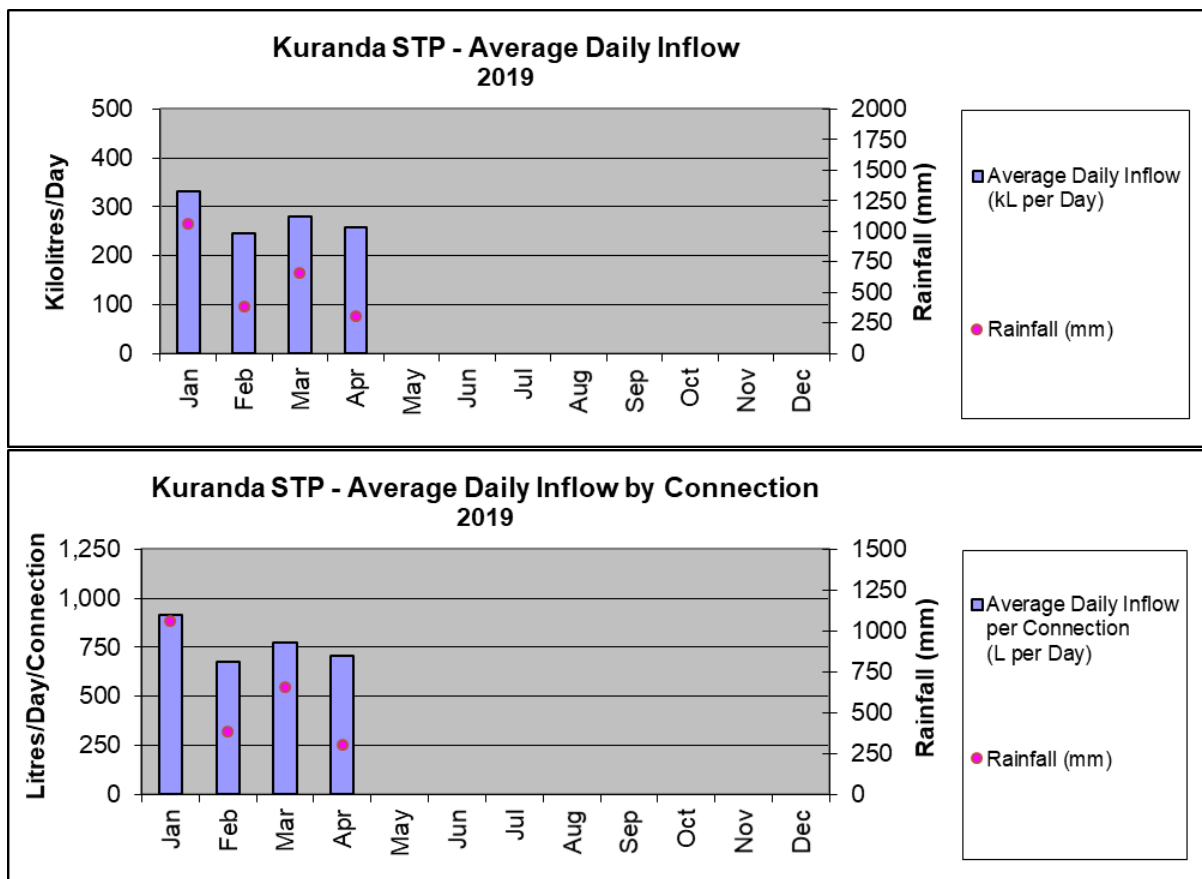
7. Chillagoe Water Supply Scheme - Operations Data



8. Mareeba Wastewater Treatment Plant - Operations Data



9. Kuranda Wastewater Treatment Plant - Operations Data



RISK IMPLICATIONS

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

As a drinking water service provider, Mareeba Shire Council is required under the Water Supply (Safety and Reliability) Act 2008 to comply with various legislative and statutory requirements. Council holds an environmental authority issued under the Environmental Protection Act 1994 to operate water and wastewater treatment facilities.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

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

Operating

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

LINK TO CORPORATE PLAN

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.

Community: An engaged community which supports and encourages effective partnerships to enhance the liveability of the shire and the wellbeing of residents in communities which are resilient and prepared for unforeseen events.

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

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

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

IMPLEMENTATION/COMMUNICATION

Nil

9.8 INFRASTRUCTURE SERVICES, WASTE OPERATIONS REPORT - APRIL 2019

Date Prepared: 2 May 2019
Author: Manager Water and Waste
Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to summarise Council's Waste activities undertaken by the Infrastructure Services Department during the month of April 2019.

RECOMMENDATION

That Council receives the Infrastructure Services, Waste Operations Progress Report for April 2019.

BACKGROUND

The following is a 'snapshot' of the waste activities undertaken during the month of April 2019.

1. Capital Works

Chillagoe Waste Transfer Station development has progressed well and is nearing completion. The Roll-On-Roll-Off bins are now in place and available for public use.



2. Waste Operations

- 4,621 vehicles entered Mareeba waste facility (to drop off or pick up waste)
- 490 vehicles deposited waste to Mareeba Landfill (total)
- 213 Suez vehicles deposited waste to Mareeba Landfill
- 35 Suez vehicles removed waste from Mareeba Waste Transfer Station (WTS) to recycling facility in Cairns
- 43 m³ of mulch (purchased) removed from Mareeba WTS (7 m³ in bulk sales and 36 m³ in small lots)
- 3.7 tonnes of electronic waste were transported to Cairns
- All transfer stations and Mareeba landfill are currently operational

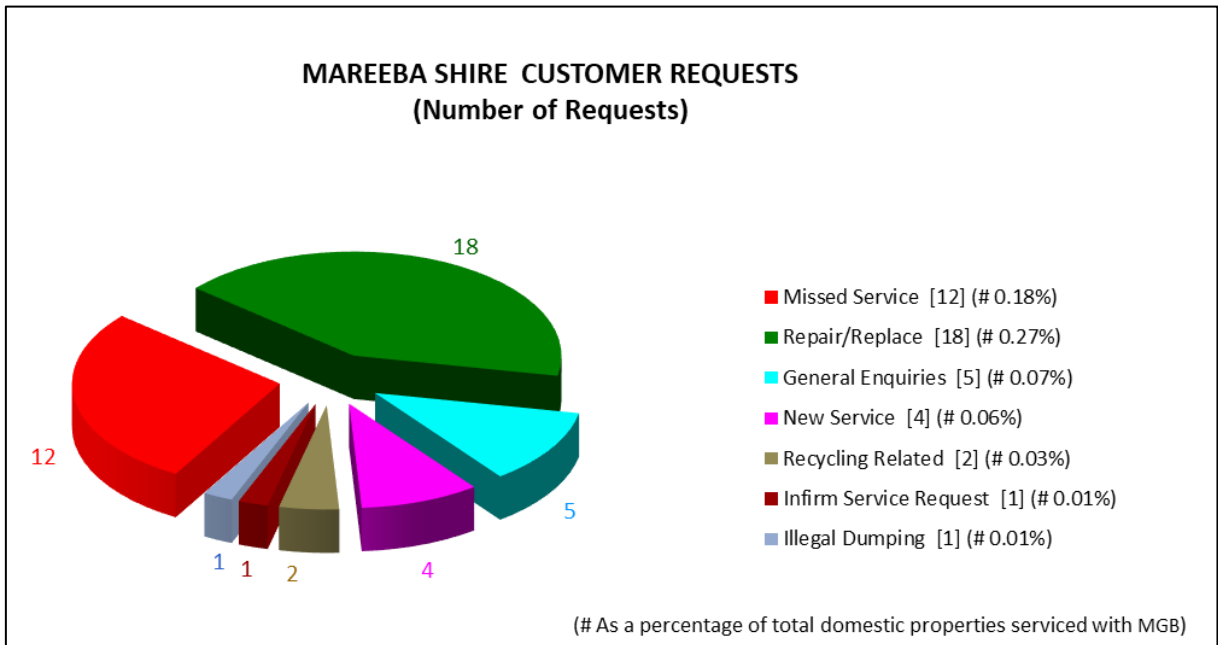
3. Waste Levy Readiness

Activities currently underway and/or ongoing, by the Waste Technical Officer, in readiness for the Waste Levy implementation:

- Ensuring the capital works for the Mareeba Waste Transfer Station Upgrade (Levy Ready Project) will be completed before 11 June to allow Council to declare it a Resource Recovery Area 20 Days before the introduction of the Waste Levy as required by legislation.
- Working with Council's Corporate Communications Officer to prepare messaging about the changes to Council's waste transfer stations as a result of the Waste Levy to commercial and domestic users.
- Working with Council's Finance section to set up internal processing of charges for Council's leviable waste.
- Examining projects to reduce leviable waste generation in the Shire.
- Setting up an illegal dumping awareness/education campaign.
- Finalising the fees and charges to incorporate the impending waste levy.

4. Customer Service Waste Statistics

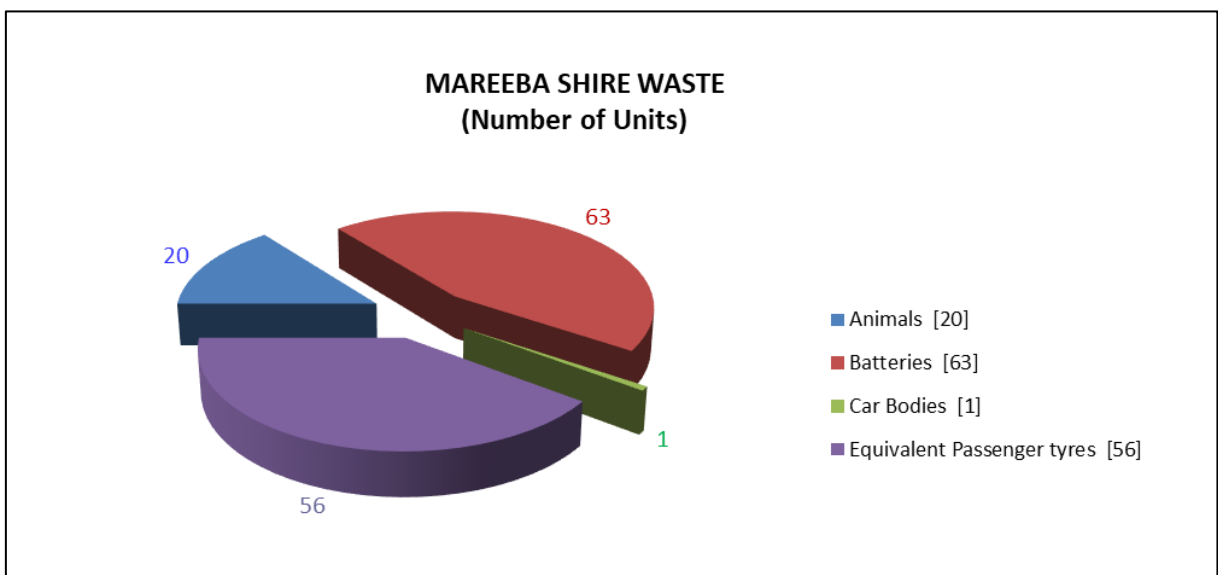
The following graph displays customer requests logged in the Customer Request Management (CRM) system during the month of April 2019.

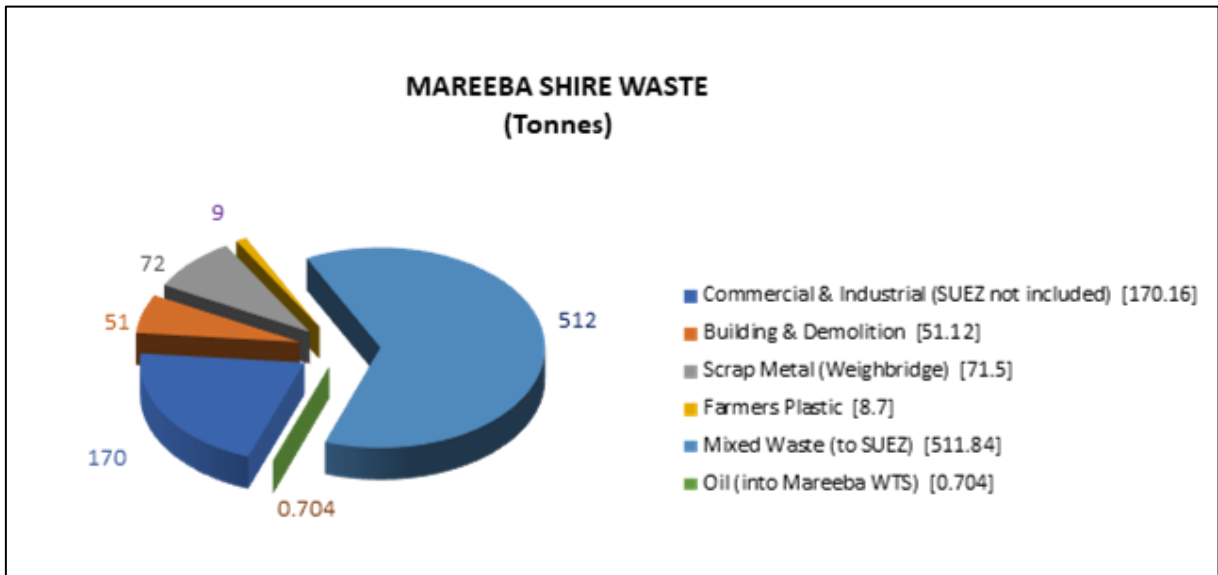


5. Waste Collected at Each of the Transfer Stations

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

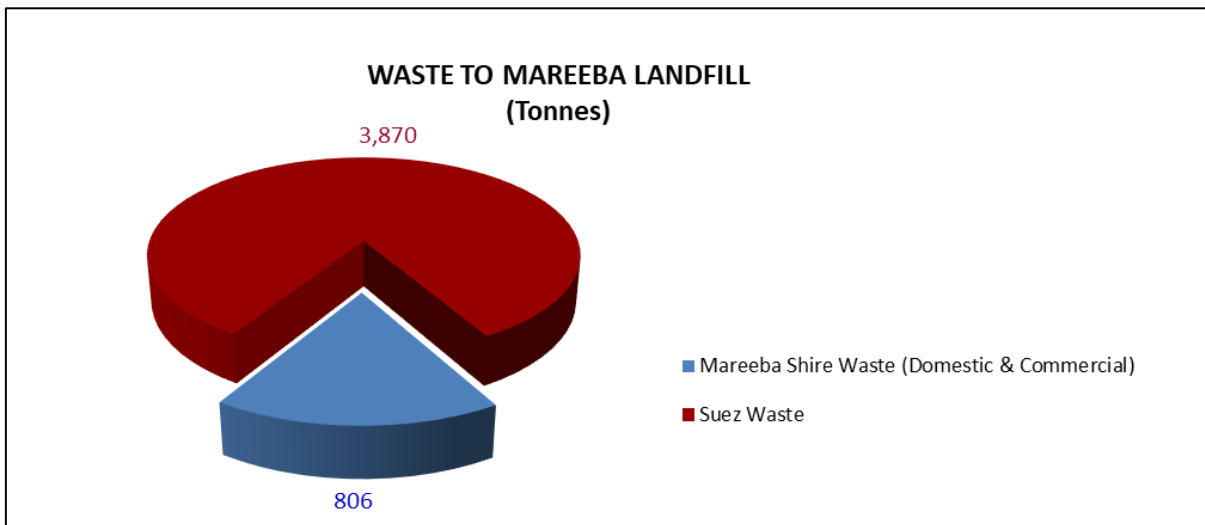
The following pie charts are separated into waste received as whole units and waste received as accrued tonnage.





6. Waste to Mareeba Landfill

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



RISK IMPLICATIONS

Environmental

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

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil

Operating

Nil

LINK TO CORPORATE PLAN

Community: An engaged community which supports and encourages effective partnerships to enhance the liveability of the shire and the wellbeing of residents in communities which are resilient and prepared for unforeseen events.

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

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9.9 TENDER EVALUATION TMSC2019-08 - GREEN WASTE MANAGEMENT SERVICES

Date Prepared: 1 May 2019
Author: Technical Officer
Attachments: Nil

EXECUTIVE SUMMARY

Expressions of Interest were invited for the provision of green waste management services in late 2018 under Section 228(3) of the *Local Government Regulation 2012*. Six (6) responses were received and two (2) short-listed respondents were invited to provide tenders for TMSC2019-08 Green Waste Management Services. The short-listed businesses comprised of two (2) businesses Shark Recyclers and Panebianco Enterprises Pty Ltd trading as Cairns Mulch.

This report provides a comparison of tenders received and makes a recommendation on the awarding of the preferred tenderer.

RECOMMENDATION

That Council awards Tender TMSC2019-08 Green Waste Management Services to Shark Recycling at the tendered rates for a period of three (3) years with an option of a further one (1) year extension.

BACKGROUND

Council currently accepts and receives commercial and domestic green waste at all its waste transfer stations at no charge. Council expects to receive approximately 3,500 tonnes of domestic green waste and approximately 1,000 tonnes of commercial green waste in the 2018/19 financial year. Mareeba and Kuranda Waste Transfer Stations receive the bulk of green waste being disposed of in the Shire.

Currently, Council mulches all green waste and stockpiles the mulch product at the waste transfer stations for sale to the public. Management of mulched green waste has been problematic at both Mareeba and Kuranda Waste Transfer Stations with large stockpiles of mulch sitting for long periods. The cost to Council of mulching and managing green waste is significant and costs are not fully recovered through mulch sales.

Council sought an alternative management solution for green waste by inviting expressions of interest under Section 228(3) of the *Local Government Regulation 2012*.

Expression of interest EOI-MSC2018-03 - Green Waste Management Services closed on 23 October 2018 and six (6) responses were received. The EOI assessment process identified two (2) businesses, Shark Recyclers and Panebianco Enterprises Pty Ltd, could potentially provide a financially sustainable solution to the management of green waste and recognise its value as a commodity.

Shark Recyclers and Panebianco Enterprises Pty Ltd were invited to provide tenders under Tender TMSC2019-08 Green Waste Management Services. Tenders closed 26 March 2019 and both tenderers provided responses.

Tenders were assessed in accordance with the evaluation criteria stated in the tender documentation:

Criteria	Weighting
Tendered Price	40%
Relevant Experience	15%
Key Personnel Skills and Experience	15%
Respondent's Resources	15%
Demonstrated Understanding	15%
Total	100%

A summary of the tenders received is set out below.

Item	Unit	Shark Recyclers Rate ex GST	Panebianco Enterprises Rate ex GST
Onsite Mulching Mareeba	m ³	\$5.30	\$6.00
Onsite Mulching Kuranda	m ³	\$5.30	\$6.00
Onsite Mulching Julatten	m ³	\$5.30	\$6.00
Mulch and Remove Green Waste Mareeba	m ³	\$8.30	\$9.00
Mulch and Remove Green Waste Kuranda	m ³	\$9.75	\$10.45
Mulch and Remove Green Waste Julatten	m ³	\$9.75	\$10.45

Shark Recyclers operates an approved compost site at Bibohra and have proposed to utilise Council's green waste in the manufacturing of compost at this facility. Their offer is based on mulching green waste on-site at Mareeba Shire Council's waste transfer stations before transporting it to their facility for further processing into compost. Shark Recyclers presently produces and markets commercial quantities of a range of compost products.

Panebianco Enterprises Pty Ltd trading as Cairns Mulch operates on-site vegetation clearing and mulching services throughout the region and supplies various grades of mulch and compost through its facility in Woree. Panebianco Enterprises currently undertakes on-site mulching for green waste at Council's transfer stations. Their offer is based on mulching green waste on-site at Mareeba Shire Council's waste transfer stations before transporting it off-site for further processing.

During the tender assessment process, further clarification was sought from Shark Recyclers regarding Council's requirement that it can retain 100 tonnes of mulch as detailed in the tender invitation. The initial offer from Shark Recyclers did not include this provision, however following clarification, Shark Recyclers advised they would meet this requirement of the tender. This quantity of material is being retained for sale to domestic customers.

While both tenders present a similar option for managing green waste, Shark Recyclers is a local business and their offer is lower in price compared with the offer from Panebianco Enterprises.

The offer from Shark Recyclers represents:

- best value for money,
- promotes an environmentally friendly solution to Council's green waste management,
- promotes the development and growth of secondary markets within our region, and
- helps to develop a circular economy by keeping waste materials in the economy at the highest value for as long as possible.

Shark Recyclers provide a sustainable long-term green waste solution which keeps the resource in the local economy at the highest value for as long as possible.

It is proposed to award Tender TMSC2019-08 Green Waste Management Services to Shark Recyclers for an initial three (3) year term with a one (1) year extension at Council's discretion.

Operational changes as a result of the proposed contract

If Council awards Tender TMSC2019-08 Green Waste Management Services to Shark Recycling, the most effective way for Council to manage green waste that commercial operators currently dispose of to the transfer stations would be to offer the option for them to take it directly to Shark Recycler's Biboohra Compost Site, where commercial customers would not be charged. The site is 10 minutes from Mareeba and will help increase the operational efficiency of the green waste management process. As commercial green waste is generally delivered in large loads, it is costly and difficult for Council to manage within the limited working area at the Transfer Stations.

To help recover this cost and to encourage commercial customers to take commercial green waste directly to the composting facility it is proposed to introduce a charge for disposal of commercial volumes of green waste at Council's transfer stations. Furthermore, Council may not be able to offer sale of commercial volumes of mulch from the transfer stations as the intention is to retain only 100 tonnes of mulch for sale to domestic customers.

Domestic customers would still be able to dispose of green waste and purchase domestic volumes of mulch from the transfer stations.

RISK IMPLICATIONS

Environmental

The offer by Shark Recycling is consistent with Council's Waste Management Strategy where green waste is recovered and processed into beneficial compost for the agricultural sector. This could help to reduce the use of fertilizer and therefore reduce nutrient runoff into the Great Barrier Reef.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Green waste is not authorised to be deposited in the Mareeba landfill unit under Council's Environmental Authority EPPR01792213. Green waste mulch has been difficult to on sell to the public and is resulting in large stockpiles. These stockpiles represent a high risk of combustion onsite as well other biosecurity risks unique to Far North Queensland. Shark Recycling is authorised under Environmental Authority EPPR02953115 to receive and compost green waste and is therefore a way to reduce Council's legal risk.

FINANCIAL AND RESOURCE IMPLICATIONS

Operating

Yes

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.

Community: An engaged community which supports and encourages effective partnerships to enhance the liveability of the shire and the wellbeing of residents in communities which are resilient and prepared for unforeseen events.

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

Community consultation through Corporate Communications Officer.

9.10 WATER AND WASTEWATER FEES AND CHARGES 2019/20

Date Prepared: 2 May 2019

Author: Manager Water and Waste

Attachments:

1. [Water Fees and Charges 2019/20](#) ↓
2. [Wastewater Fees and Charges 2019/20](#) ↓

EXECUTIVE SUMMARY

This report presents the proposed 2019/20 fees and charges for Water and Wastewater for Council's consideration and endorsement.

RECOMMENDATION

That Council adopts the attached Water and Wastewater Fees and Charges 2019/20.

BACKGROUND

Council as part of its budgetary process and under the legislation of the Local Government Act is required to adopt a Schedule of Fees and Charges each year.

Section 97 of *Local Government Act 2009* prescribes the circumstances where a Local Government may set a cost-recovery fee. This section also prescribes that a cost-recovery fee must not be more than the cost to the local government of taking the action for which the fee is charged.

Costs for services are reviewed annually. The fees and charges have been recommended on either full cost recovery, discounted community service obligation by direction of Council or based on a set percentage increase on the previous financial year.

RISK IMPLICATIONS**Legal and Compliance**

Local Government Act 2009.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Council must be able to demonstrate that the cost recovery fees are no more than the cost of providing the service. Council is able to set a fee that is lower than the calculated cost where it is deemed appropriate.

FINANCIAL AND RESOURCE IMPLICATIONS**Capital**

Nil

Operating

Nil

LINK TO CORPORATE PLAN

Community: An engaged community which supports and encourages effective partnerships to enhance the liveability of the shire and the wellbeing of residents in communities which are resilient and prepared for unforeseen events.

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 fees and charges detailed in this report will be included in the 2019-2020 Register of Cost Recovery Fees and will be published on Council's Website.

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)
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2019/20 Fees and Charges						
Water						
Charges						
Water Service Connection Including Meter - 20mm ø per m	N			meter	\$1,205.00	N
Meter Size - 25mm	N			meter	\$1,565.00	N
Meter Size - 32mm - Short Meter	N			quote	Quoted Service	N
Meter Size - 40mm - Short Meter	N			quote	Quoted Service	N
Meter Size - 50mm - Short Meter	N			quote	Quoted Service	N
New Meter Installation Only - 20mm ø per m	N			meter	\$580.00	N
New Meter Installation Only - 25mm ø per m	N			meter	\$595.00	N
New Meter Installation Only - 32mm ø per m	N			quote	Quoted Service	N
New Meter Installation Only - 40mm ø per m	N			quote	Quoted Service	N
New Meter Installation Only - 50mm ø per m	N			quote	Quoted Service	N
Disconnection of Water Service at Owners Request	N			application	\$185.00	N
Reconnection after Requested Disconnection 20mm	N			application	\$580.00	N
Reconnection after Requested Disconnection 25mm	N			application	\$595.00	N
Reconnection after Requested Disconnection 32mm	N			application	Quoted Service	N
Reconnection after Requested Disconnection 40mm	N			application	Quoted Service	N
Reconnection after Requested Disconnection 50mm	N			application	Quoted Service	N
Reconnection (after breach of water regulations or non payment) - 20mm	N			application	\$580.00	N
Reconnection (after breach of water regulations or non payment) - 25mm	N			application	\$595.00	N
Reconnection (after breach of water regulations or non payment) - 32mm	N			application	\$875.00	N
Reconnection (after breach of water regulations or non payment) - 40mm	N			application	\$1010.00	N
Reconnection (after breach of water regulations or non payment) - 50mm	N			application	\$1,100.00	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)
Water Testing	N			not available	Not Available	
Meter/Service Testing (to be refunded if meter/service found to be faulty)	N			test	\$340.00	N
Final Water Meter Reading request	N			reading	\$52.00	N
Hydrant flow & pressure test	N			test	\$256.00	N
Install Lockable Stop Valve with padlock	N				\$210.00	
Locations - Mareeba	N			location	\$180.00	Y
Locations - Dimbulah/Kuranda	N			location	\$520.00	Y
Locations - Mount Molloy	N			location	\$520.00	Y
Locations- Chillagoe	N			location	\$845.00	Y

Description	Cost Recovery Fee (Y/N)	Paragraph of S97(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
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2019/20 Fees and Charges						
Wastewater						
Charges						
Connection to Council's Sewerage System	N			connection	Quoted service	N
*Based on 1.5m tapping and standard 1.5m from property boundary and 150mm join						
Build over Council sewerage System	N			application	\$320.00	N
Hire of Fogging Crew (day hire)	N			Labour per hour + materials max 4 hours	Quoted service	Y
Hire of Sewer Trailer	N			Labour per hour + materials max 4 hours	Quoted service	Y
Waste Discharge						
Grease trap waste Mareeba	N			litre	\$0.16	N
Septic effluent waste Mareeba	N			KL	\$53.00	N
Liquid Waste - Anything other than grease trap or septic - Mareeba	N			KL	\$53.00	N
Standpipes						
Hire of Standpipe - Short Term	N			per hire	\$10.00 per day	N
(less than two (2) weeks) \$250 Deposit. Maximum 7 day hire period (minimum charge of \$50.00)						
Hire of Standpipe - Long Term	N			per hire	\$5.00 per day	N
(greater than two (2) weeks up to six (6) months) \$750 Deposit						
Standpipe Management System - Electronic Key	N			per hire	\$50.00	N
Water Supply from Fire Hydrants (other than for fire-fighting purposes) KL	N			KL	\$1.54	N

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9.11 WASTE FEES AND CHARGES 2019/20

Date Prepared: 3 May 2019

Author: Manager Water and Waste

Attachments: 1. Waste Fees and Charges 2019/20 [↓](#)

EXECUTIVE SUMMARY

This report presents the proposed 2019/20 Waste fees and charges for Council's consideration and endorsement.

RECOMMENDATION

That Council adopts the attached Waste Fees and Charges 2019/20.

BACKGROUND

Council as part of its budgetary process and under the legislation of the Local Government Act is required to adopt a Schedule of Fees and Charges each year.

Section 97 of *Local Government Act 2009* prescribes the circumstances where a Local Government may set a cost-recovery fee. This section also prescribes that a cost-recovery fee must not be more than the cost to the local government of taking the action for which the fee is charged.

Costs for services are reviewed annually. The fees and charges have been recommended on either full cost recovery, discounted community service obligation by direction of Council or based on a set percentage increase on the previous financial year.

The Queensland Government is introducing a levy on waste going to landfill from 1 July 2019. The levy applies to all waste which is disposed of in a landfill. The levy is charged at \$75 per tonne for general waste (municipal solid waste, commercial and industrial, construction and demolition). Higher levies apply for regulated wastes.

As a landfill operator, Council is required to pay the levy to the Queensland Government and is responsible for determining how the levy is passed on to their customers, for example, through increased fees at the gate. The Schedule of Fees and Charges shows where the Queensland Government waste levy has been applied.

The State Government will provide an annual advance payment to Council so that residents will not have to pay the levy on certain domestic waste. The levy will not affect the cost of residents putting out their kerbside wheelie-bins.

RISK IMPLICATIONS**Legal and Compliance**

Local Government Act 2009.

Waste Management and Recycling Act (Waste Levy amendments) 2019.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Council must be able to demonstrate that the cost recovery fees are no more than the cost of providing the service. Council is able to set a fee that is lower than the calculated cost where it is deemed appropriate.

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil

Operating

Nil

LINK TO CORPORATE PLAN

Community: An engaged community which supports and encourages effective partnerships to enhance the liveability of the shire and the wellbeing of residents in communities which are resilient and prepared for unforeseen events.

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 fees and charges detailed in this report will be included in the 2019-2020 Register of Cost Recovery Fees and will be published on Council's Website.

Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee	Provision of Local Government Act	Unit	Fee/Charge \$	QLD Levy	Total Cost (\$)	GST (Y/N)
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2019/20 Fees and Charges								
Waste								
Non-Charged Waste Disposal								
Up to 100kg (trailer or utility load)* 1 per month	N			trailer or utility load	No charge	\$0.00	\$0.00	
* excludes regulated waste (eg tyres, asbestos). Greater than 100kg /load will be charged at commercial rates and may be directed to Mareeba Waste Transfer Station at the Operator's discretion. A fee will be charged for unsorted waste.								
Car bodies - must have fluids and tyres removed - EACH				each	No charge	\$0.00	\$0.00	
Motor bikes - must have fluids and tyres removed - EACH				each	No charge	\$0.00	\$0.00	
Air conditioners and fridges - must be degassed				each	No charge	\$0.00	\$0.00	
E-Waste				Each	No Charge	\$0.00	\$0.00	
Domestic Green Waste				trailer or utility load	No charge	\$0.00	\$0.00	
Scrap Metal				Each	No Charge	\$0.00	\$0.00	
Domestic Recyclables				trailer or utility load	No Charge	\$0.00	\$0.00	
Car Batteries				each	No Charge	\$0.00	\$0.00	
Charged Waste Disposal								
MSW - Municipal Solid Waste	N			tonne	\$90.00	\$0.00	\$90.00	Y
C&I - Commercial and Industrial	N			tonne	\$75.00	\$75.00	\$150.00	Y
C&D - Construction and Demolition	N			tonne	\$75.00	\$75.00	\$150.00	Y
Mattresses	N			each	\$25.00	\$3.00	\$28.00	Y
Concrete	N			tonne	\$20.00	\$0.00	\$20.00	Y
Green waste (Commercial)	Y			tonne	\$35.00	\$0.00	\$35.00	
Pallets	Y			Each	\$3.00	\$0.00	\$3.00	

Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee	Provision of Local Government Act	Unit	Fee/Charge \$	QLD Levy	Total Cost (\$)	GST (Y/N)
Recyclables (Commercial)								
Includes HDPE, PET, Aluminum and steel cans, glass, other packaging items labelled as recyclable.	N			tonne	\$180.00	\$0.00	\$180.00	Y
Scrap Metal -								
Car Bodies with fluids and or tyres	N			each	\$50.00	\$0.00	\$50.00	Y
Motor bikes - with fluids and or tyres	N			each	\$15.00	\$0.00	\$15.00	Y
White goods - fridges/freezers must be degassed (sorting fee will apply if goods are in fridges or freezers \$115.00)	N			each	\$115.00	\$0.00	\$115.00	Y
White goods, air conditioners not degassed \$25.00	N			each	\$25.00	\$0.00	\$25.00	Y
Gas bottles - must be degassed	N			each	\$5.00	\$0.00	\$5.00	Y
Dead Animals								
Small animal - each - (cat, small dog, possum - disposed as wet waste)	N			each	\$4.60	\$0.40	\$5.00	Y
Medium animal - each (wallaby, large dog, calf, goat, pig - disposed as wet waste)	N			each	\$17.75	\$2.25	\$20.00	Y
Regulated Waste								
Oil (excludes cooking oils)	N			litre	50c per litre	\$0.00	50c per litre	N
Asbestos NOT accepted at any MSC Landfill or Waste Transfer Site								
Paint (wet) will not be accepted								
Tyres								
Passenger	N			each	\$10.00	\$0.00	\$10.00	Y
Light truck	N			each	\$12.00	\$0.00	\$12.00	Y

Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee	Provision of Local Government Act	Unit	Fee/Charge \$	QLD Levy	Total Cost (\$)	GST (Y/N)
Truck	N			each	\$25.00	\$0.00	\$25.00	Y
Super Single	N			each	\$50.00	\$0.00	\$50.00	Y
Solid Small - Up to 0.3m high	N			each	\$20.00	\$0.00	\$20.00	Y
Solid Medium - 0.3m - 0.45m	N			each	\$35.00	\$0.00	\$35.00	Y
Solid Large - 0.45 - 0.6m	N			each	\$45.00	\$0.00	\$45.00	Y
Solid XL - Greater than 0.6m	N			each	\$60.00	\$0.00	\$60.00	Y
Tractor Small - Up to 1m high	N			each	\$85.00	\$0.00	\$85.00	Y
Tractor large - 1m - 2m	N			each	\$150.00	\$0.00	\$150.00	Y
Fork Lift small - Up to 0.3m high	N			each	\$15.00	\$0.00	\$15.00	Y
Fork Lift Medium -.3m - 0.45m	N			each	\$20.00	\$0.00	\$20.00	Y
Fork Lift Large - 0.45m - 0.6m	N			each	\$30.00	\$0.00	\$30.00	Y
Grader	N			each	\$120.00	\$0.00	\$120.00	Y
Motor Cycle	N			each	\$8.00	\$0.00	\$8.00	Y
Earth Mover Small - Up to 1m high	N			each	\$120.00	\$0.00	\$120.00	Y
Earth Mover Medium - 1m - 1.5m	N			each	\$240.00	\$0.00	\$240.00	Y
Earth mover large - 1.5m - 2m	N			each	\$500.00	\$0.00	\$500.00	Y
Passenger with rim	N			each	\$10.00	\$0.00	\$10.00	Y
Light Truck with rim	N			each	\$16.00	\$0.00	\$16.00	Y

Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee	Provision of Local Government Act	Unit	Fee/Charge \$	QLD Levy	Total Cost (\$)	GST (Y/N)
Truck with rim	N			each	\$36.00	\$0.00	\$36.00	Y
Bobcat	N			each	\$15.00	\$0.00	\$15.00	Y
Miscellaneous charges								
Minimum fee commercial waste - weight bridge charge				Each	\$20.00	\$0.00	\$20.00	
Sorting fee - Required if mixed load requires sorting by Council staff. PER M3	N			cubic metre	\$115.00	\$0.00	\$115.00	Y
Mulch Purchase								
Box trailer or utility load - self load	N			cubic metre	\$12.00	\$0.00	\$12.00	Y
Box trailer or utility load - machine to load	N			cubic metre	\$16.00	\$0.00	\$16.00	Y
Purchases greater than 500m ³ (in one instance)	N			>500m ³	\$10.00 per m ³	\$0.00	\$10.00 per m ³	Y
Minimum fee commercial waste - weigh bridge charge	N			each	\$20.00	\$0.00	\$20.00	Y

9.12	TENDER EVALUATION TMSC2019-06 HERBERTON-PETFORD ROAD RESHEET - SUPPLY AND DELIVERY OF TYPE 4.3 ROAD BASE
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Date Prepared: 30 April 2019

Author: Manager Works

Attachments: Nil

EXECUTIVE SUMMARY

Tender TMSC2019-06 is for the supply and delivery of Type 4.3 Road Base for the Herberton - Petford Road Resheet Project being undertaken by Mareeba Shire Council on behalf of the Department of Transport and Main Roads.

The report provides a comparison of the tenders received.

RECOMMENDATION

That Council endorses the awarding of Tender TMSC2019-06 for the supply and delivery of approximately 16,000 tonnes of Type 4.3 Road Base for the Herberton - Petford Road Resheet Project to Bolwarra Enterprises Pty Ltd T/A Wongabel Quarries and Concrete at \$28.05 per tonne (including GST) amounting to a total value of \$448,800.00 (including GST).

BACKGROUND

A summary of the tenders received is as set out below.

Submission From	Amount (Approximately 16,000 tonnes)	Additional Information
Bolwarra Enterprises Pty Ltd T/A Wongabel Quarries and Concrete	Rate: \$28.05 per tonne Total: \$448,800	Including GST
Boral Quarry - Tichum Creek	Rate: \$28.77 per tonne Total: \$460,320	Including GST
Conmat Pty Ltd	Rate: \$37.95 per tonne Total: \$607,200	Including GST
M & G Crushing and Material Pty Ltd	Rate: \$45.54 per tonne Total: \$728,640	Including GST

Wongabel Quarries and Concrete has provided test results that indicate the ability to meet specification requirements with respect to gravel quality. The tender from Wongabel Quarries and Concrete is the most advantageous supply arrangement for Council.

FINANCIAL AND RESOURCE IMPLICATIONS

Operational

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

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

9.13 TENDER EVALUATION TMSC2019-07 ANZAC AVENUE BRIDGE DECK REPLACEMENT - BRIDGE SUBSTRUCTURE

Date Prepared: 30 April 2019
Author: Manager Works
Attachments: Nil

EXECUTIVE SUMMARY

Tender TMSC2019-07 is for the supply, fabrication and delivery of structural steel components for the Anzac Avenue bridge substructure in Mareeba.

The report provides a comparison of tenders received.

RECOMMENDATION

That Council endorses the awarding of Tender TMSC2019-07 for the supply, fabrication and delivery of structural steel components for the Anzac Avenue bridge substructure in Mareeba to CSF Industries Pty Ltd T/A CSF Steel Fabricators for the lump sum amount of \$218,782.30 (including GST).

BACKGROUND

Tenders for TMSC2019-07 for the supply, fabrication and delivery of structural steel components for the Anzac Avenue bridge substructure in Mareeba closed on 24 April 2019.

To meet funding deadlines, Council at its Ordinary Meeting of 17 April 2019 delegated authority to the Chief Executive Officer under Section 239 of the *Local Government Regulation 2012* to enter into, negotiate, finalise the Contract after consultation with Councillors.

Tenders were assessed in accordance with the evaluation criteria stated in the tender documentation:

Criteria	Weighting
Tendered Price	50%
Relevant Experience	20%
Key Personnel Skills and Experience	10%
Local Content	20%
Total	100%

Price is a calculated formula dependent on the actual tender received against the median of all prices received. Scores for the other criteria are subject to assessment of the tenderer's performance against each of the criteria.

A summary of the tenders received, and ranking is set out below.

Tenderer	Amount (excluding GST)	Amount (including GST)	Rank
CSF Industries Pty Ltd - TA CSF Steel Fabricators	\$198,847.55	\$218,782.30	1
Atherton Metaland	\$223,270.00	\$245,597.00	2
CASA Engineering	\$266,327.00	\$292,959.70	4
Karbella Pty Ltd - T/A LM Engineering	\$305,784.53	\$336,362.98	3

CSF Industries Pty Ltd has the experience and key personnel to provide the steel substructure components for this project. The tender from CSF Steel Fabricators is the most advantageous supply arrangement for Council.

CSF Industries Pty Ltd has been awarded the work in accordance with the authority delegated and were issued a letter of award on 1 May 2019.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Included in 2018/2019 budget.

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

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

9.14 INFRASTRUCTURE SERVICES, WORKS SECTION ACTIVITY REPORT - APRIL 2019

Date Prepared: 2 May 2019
Author: Manager Works
Attachments: Nil

EXECUTIVE SUMMARY

The 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 April 2019.

RECOMMENDATION

That Council receives the Infrastructure Services, Works Progress Report for the month of April 2019.

BACKGROUND

Maintenance Activities

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

Description	Activity
Hodzic Road, Biboohra	Grading unsealed roads, slashing
Cattarossi Street, Dimbulah	Grading unsealed roads, slashing
Kennedy Street, Dimbulah	Clean inlet/outlets culverts, general repairs and maintenance, slashing
Leadingham Creek Road, Dimbulah	Slashing
Mount Lewis Road, Julatten	Grading unsealed roads, tree clearing / vegetation management
Barron Falls Road, Kuranda	Bitumen patching, road furniture, slashing
Black Mountain Road, Kuranda	Grading unsealed roads, road inspections, slashing
Kuranda Heights Road, Kuranda	Bitumen patching, slashing
Oak Forest Road, Kuranda	Bitumen patching, road furniture, slashing, tree clearing / vegetation management
Rob Veivers Drive, Kuranda	Bitumen patching, concrete footpath maintenance, slashing
Chewko Road, Mareeba	Bitumen patching, slashing, tree clearing / vegetation management
Kay Road, Mareeba	Grading unsealed roads
Malone Road, Mareeba	Grading unsealed roads, road furniture
McGrath Road, Mareeba	Bitumen patching
Mclver Road, Mareeba	Bitumen patching
Rankin Street - Mareeba	Administration and supervision, road furniture

Description	Activity
Ray Road, Mareeba	Administration and supervision, bitumen patching, slashing, tree clearing / vegetation management
Salihe Avenue, Mareeba	Clean inlet/outlets culverts
Bakers Road, Mt Molloy	Grading unsealed roads, road furniture, slashing, tree clearing / vegetation management
Fraser Road, Mt Molloy	Grading unsealed roads, slashing
Main Street, Mt Molloy	Road furniture, slashing
Quinn Road, Mt Molloy	Grading unsealed roads, tree clearing / vegetation management
Wessel Road, Mt Molloy	Grading unsealed roads
Speewah Road, Speewah	Slashing

The table below shows the current budget position of Transport Infrastructure operations for Mareeba Shire Council at the end of April.

Annual Budget	Year to Date Budget	Year to Date Actual
\$3,527,238	\$2,938,318	\$2,301,038

Capital Works

Springmount Road, Widening, Upgrade and Seal

Construction work commenced in late August 2018 on the widening upgrade and sealing of Springmount Road between Middle Creek Road and Oaky Valley Avenue.

The road widening was sealed in mid-November and line marked prior to the Christmas closedown.

Works on the widening of the major culvert at Middle Creek will be completed in the first week of May with the asphaltting of the culvert approaches scheduled for Friday 3 May.

Due to the prolonged wet season there will be an estimated cost overrun for the project of approximately 2%. The additional expenditure will be funded by Mareeba Shire's 2018/19 Roads to Recovery grant.



Ootann Road Upgrade - Widening and Sealing

Works commenced in late March on the Ootann Road Upgrade Project. The scope of the works includes the widening and sealing of 2.0km of road between Ch 78.2km to Ch 80.2km, installation of new culverts and some minor road realignment.

This project is the second section of Ootann Road to be upgraded under the Northern Australia Beef Roads Program. This \$1.32 million project is 80% funded by the Australian Government with the remainder funded by the Department of Transport and Main Roads Transport Infrastructure Development Scheme (TIDS) and Mareeba Shire Council.

At the time of reporting clearing and grubbing had been complete and cut to fill earthworks were approximately 50% complete. The project is currently on time and on budget.

The project is programmed for completion in late July.



Ericson Road, Dimbulah - Bridge Repair

In late March, the repair of Sandy Creek Bridge on Ericson Road Dimbulah commenced. The works entail the replacement of four (4) old and failing timber girders and the installation of an additional two (2) timber girders to increase the load limit of the bridge which is currently 5 tonne.

The bridge repair was completed mid-April.



Atherton Creek Bridge, Ray Road - Bridge Repair

A Level III Condition and Load Assessment Report received by Council in July 2017 recommended that the load limit on the bridge over Atherton Creek on Ray Road be reduced to 5 tonne due to the very poor condition of all four bridge girders.

Repairs to the bridge were carried out in April that involved the removal of the timber girders, the installation of a new steel superstructure and the replacement of several failed bridge deck timbers.

The bridge works were completed late April and minor road works on the bridge approaches will be complete by mid-May.



Weather Event - North & Far North Queensland Monsoon Trough, 25 January - 14 February 2019

Mareeba Shire Council activated for assistance under Disaster Recovery Funding Arrangements (DRFA) for the above weather event 8 February 2019. DRFA is a jointly funded program between the Australian Government Queensland Government, which provides financial assistance to support local governments with disaster recovery costs. This has provided access to DRFA Category B funding through three (3) relief measures;

1. Emergency Works to temporarily repair essential public assets

Reimbursement of the actual eligible costs incurred undertaking eligible emergency works to temporarily repair eligible essential public assets damaged by an eligible disaster, completed within the defined time limit.

2. Immediate Reconstruction Works to permanently reconstruct essential public assets

Reimbursement of the actual eligible costs incurred undertaking immediate reconstruction works to permanently reconstruct eligible essential public assets damaged by the eligible disaster to their pre-disaster function, completed within the defined time limit.

3. Reconstruction of Essential Public Assets to permanently reconstruct essential public assets

Reimbursement of the actual eligible costs incurred undertaking restoration works to permanently reconstruct eligible essential public assets damaged by the eligible disaster to their pre-disaster function, completed within the defined time limit.

Emergency Works and Immediate Reconstruction Works may be undertaken prior to approval of funding. Reconstruction of Essential Public Assets may be undertaken following lodgement of a submission with the Queensland Reconstruction Authority (QRA).

Trigger Point

Trigger points are the financial contributions local governments must make to reconstruction works before they are eligible to receive DRFA funding. Trigger points apply to each DRFA activated disaster. Mareeba Shire Council's trigger point for the current financial year is \$115,695.

Emergency Works

Since activation on 8 February 2019, staff have inspected roads throughout the shire. Currently, 163 roads have had work orders raised against them. The table below list the current cost of these works.

Total Actual	Committed Costs	Total Costs
\$ 797,138.25	\$ 127,895.88	\$ 925,034.13

Immediate Reconstruction Works

At the time of reporting, officers have identified a number of damaged assets that have been or are to be permanently reconstructed prior to the end of the defined time limit. The defined time limit is three (3) months from the impact of the event, or by exception, from when the essential public asset becomes accessible.

TMR Routine Maintenance Performance Contract (RMPC)

Routine maintenance activities were undertaken during April 2019 at the following locations:

Primary Location	Activity Name
Kennedy Highway	Rest Area Servicing
	Other Sign Work
Mulligan Highway - (Mt Molloy- Boundary)	Emergency Call Out / Traffic Accident
	Herbicide Spraying- Includes Traffic Control
	Other Furniture Repairs
	Pothole Patching - Includes Traffic Control
	Rest Area Servicing
	Roadside Litter Collection - Rural
	Other Sign Work
	Roadside Litter Collection - Rural
Burke Dev Road	Emergency Call Out / Traffic Accident
	Herbicide Spraying- Includes Traffic Control
	Repair Guide Signs
Mossman - Mt Molloy Road	Emergency Call Out / Traffic Accident
	Other Roadside Work
	Repair or Replace Guide Markers
	Repair Signs (excluding Guide Signs)
	Tractor Slashing, Rural - Includes (2)xTraffic Control
Mareeba - Dimbulah Road	Emergency Call Out / Traffic Accident
	Repair or Replace Guide Markers
	Repair Signs (excluding Guide Signs)
	Surface Correction, Premix / A/C (Manual <150 lin.m per 1km) Includes Traffic Control
	Other Surface Drain Work
Herberton- Petford Raod	Repair Signs (excluding Guide Signs)

The claim to TMR for the month of April 2019 was still being finalised at the time of preparing this report but is estimated to be approximately \$49,500

Parks and Gardens Section

Maintenance Activities

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

1. Location
2. Parks, Library, CBD and Streets, Kuranda
3. Street Mowing, Mareeba
4. Wetherby Park, Mt Molloy
5. Basalt Gully and Bicentennial Lakes, Mareeba
6. Barron Esplanade, Mareeba
7. Centenary Park, Mareeba
8. Sunset/Sunbird Park, Mareeba
9. Mowing and Maintenance, Irvinebank
10. Amaroo, Mareeba

1. Location
11. Vains Park, Mt Molloy
12. Davies Park, Mareeba
13. Byrnes Street Medians, Mareeba
14. Anzac Park, Mareeba
15. Furniture and Playground Equipment, Mareeba
16. Nursery, Mareeba

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

Annual Budget	Year to Date Budget	Year to Date Actual
\$1,849,034	\$1,550,054	\$1,462,527

Bridge Section

Maintenance Activities

Bridge inspection and maintenance activities were carried out in April 2019 at the following locations:

Structure	Road	Chainage	Area
Major Culvert	Ray Road	5850	Mareeba
Bridge	Ericson Road	435	Dimbulah
Bridge	Jeffrey Road	217	Kuranda
Causeway	Ganyan Drive	2370	Speewah
Major Culvert	Douglas Track	1000	Speewah
Bridge	Myola Road	3220	Kuranda
Bridge	Oak Forest Road	593	Kuranda
Major Culvert	Ganyan Drive	983	Speewah
Major Culvert	Bilwon Road	4020	Biboohra
Bridge	Hickory Road	420	Kuranda
Major Culvert	Saddle Mountain Road	238	Kuranda
Bridge	Cardina Boulevard	217	Speewah
Bridge	Speewah Road	192	Speewah
Major Culvert	Ganyan Drive	3492	Speewah
Major Culvert	Ganyan Drive	3755	Speewah
Major Culvert	Bilwon Road	3320	Biboohra
Causeway	Hoey Road	1254	Speewah
Major Culvert	Kelly Road	120	Speewah
Major Culvert	Veivers Drive	982	Speewah

The table below shows the current budget position of Bridge operations for Mareeba Shire Council.

Annual Budget	Year to Date Budget	Year to Date Actual
\$565,468	\$470,793	\$305,490

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	\$389,365	\$385,996

Parthenium Weed: As a direct result of the recent public awareness article on Parthenium, Land Protection officers have received multiple calls of sightings of this weed. All the calls were followed up and most were found to be mistaken identity. While at the sites, staff walked around the property with the landowner and were able to discuss other pests of concern and gave advice on current best practice methods of treatment. The one report that was confirmed was on a property on Studt Road. This incursion was against a drop off on to the Barron River. The early detection and control have meant that Council has been able to prevent what would have been a difficult and costly removal program all the way down the river.

Multi Species Weed Clean-up Upper Walsh: Land Protection staff have continued to work with landowners on this project. Other collaborators to the program are the DAF Tropical Weed Research Centre scientists from Charters Towers who are working with Council trialling new control techniques. The Mitchell River Catchment Management Group also support our work on the invasive pests (Siam Weed, Bellyache Bush, Physic Nut, Rubbervine and Weedy Rats Tail Grasses)

Coordinated Wild Dog Baiting: The whelping season has arrived, and staff have received numerous reports of sightings from primary producers across the Shire. Officers are anticipating a busy baiting period over the next few months.

Feral Pigs: Staff have been supporting property owners with the laying of toxic baits and constructing traps. Where these control devices are not an option officers refer the landholder to commercial accredited hunters.

Rabbits: Callisivirus has been introduced into heavy populations of rabbits into areas where it is starting to dry off. We are achieving good results with the K5 Virus.



Single Parthenium Plant



Parthenium in lime orchard caused by contaminated organic fertiliser

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.

Operating

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

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

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10 OFFICE OF THE CEO**10.1 CHRISTMAS SHUTDOWN AND OFFICE CLOSURE FOR STAFF FUNCTION**

Date Prepared: 2 May 2019
Author: Chief Executive Officer
Attachments: Nil

EXECUTIVE SUMMARY

This report is presented to Council to confirm the Christmas/New Year shutdown period for 2019/20.

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

RECOMMENDATION

That Council approves the 2019/20 Christmas/New Year closure from 1pm on Friday 20 December 2019 and reopen Monday 6 January 2020.

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 2019/20 Christmas/New Year period, gazetted public holidays fall on Wednesday 25 December 2019, Thursday 26 December 2019 and Wednesday 1 January 2020.

It is recommended that closure of the administration centres be effective from 1pm on Friday 20 December 2019 and reopen Monday 6 January 2020. 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 20 December 2019 to allow all staff to attend an end of year staff function at the Mareeba Amenities Hall. By holding this event on the last day of business for the year minimises disruptions for both the community and the organisation.

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

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

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

10.2 PETITION TO WAIVE THE IRVINEBANK RESERVOIR WATER SUPPLY BENEFITED AREA CHARGE

Date Prepared: 7 May 2019

Author: Chief Executive Officer

Attachments: 1. [Petition requesting Council waive the Irvinebank Water Levy](#) ↓

EXECUTIVE SUMMARY

This report introduces a petition from Irvinebank residents which was received by Council on 17 April 2019, which requests Council waive the Irvinebank Reservoir water supply benefited area charge of \$200 on the next issue of rates notices.

RECOMMENDATION

That Council receives the petition.

BACKGROUND

In terms of Council's Standing Orders, Council has three (3) options with regard to petitions that are tabled and these are:

1. The petition be received; or
2. The petition be received and referred to a committee or officer for consideration and a report to Council; or
3. The petition not be received because it is deemed invalid.

The petition generally meets the requirements as per the Standing orders as the Petition has 10 signatures.

The petition reads as follows:

"For six months the residents of Irvinebank suffered considerable hardship as a result of a mistake of MSC employee's. It's bad enough having to enjoy third world conditions by having to both construct and maintain our reticulation. We are aware that the Ibis water is non-potable but for six months the water was simply mud. Many of us had to resort to using bores. An additional cost! Our clothes were ruined or badly stained. Appliances that required water were either choked up or damaged. The sixty odd people connected to the reticulation pay \$200.00 every six months for the privilege of using Ibis water. Councillor Kevin Davies was embarrassed when he was asked to read an explanation from MSC's Waste and Water section who implied that it was the fault of children or others. As a show of good faith we request that Mareeba Shire do not include the \$200.00 connection fee in the next rates issue."

The petition is attached to this report.

RISK IMPLICATIONS**Financial**

The petitioners have requested that the Irvinebank Reservoir water supply benefited area charge of \$200 be waived on the next issue of rates notices.

Infrastructure and Assets

The petition is in relation to the Irvinebank reservoir water supply which is a non-potable water supply owned and operated by Council.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil

Operating

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.

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.

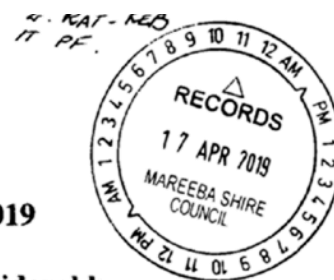
IMPLEMENTATION/COMMUNICATION

The Head Petitioner will be notified of Council's decision.

PETITION

To:- Mareeba Shire Council

April 2019



For six months the residents of Irvinebank suffered considerable hardship as a result of a mistake by MSC employee's. It's bad enough having to enjoy third world conditions by having to both construct and maintain our reticulation. We are aware that the Ibis water is non-potable but for six months the water was simply mud. Many of us had to resort to using bores. An additional cost! Our clothes were ruined or badly stained. Appliances that required water were either choked up or damaged. The sixty odd people connected to the reticulation pay \$200.00 every six months for the privilege of using Ibis water. Councillor Kevin Davies was embarrassed when he was asked to read an explanation from MSC's Waste and Water section who implied that it was the fault of children or others. As a show of good faith we request that Mareeba Shire do not include the \$200.00 connection fee in the next rates issue.

Name	address	comment
RICHARD ATKINSON	34 ANNIE ST IRVINEBANK	stained walls etc.
Richelle Jones	2590 Herberton Petford	washing in mud
BRIAN PERKES	21 McDONALD STREET I.B.K.	clothes ruined
RODNEY PERKES	IRVINEBANK	not all people who buy stop do our best please understand
NOLA BOURNE	5 CEMETERY RD I.B.K.	RUINED CLOTHES
HARRY WALKER	16 GIBBS LANE	AS ABOVE
PETER SHIMMIN	O'CALLAGHAN ST	STAINED EVERYTHING
RODNEY PERKES	4 JESSIE ST	SMELL FOUL FOR INCOMPENCE
Jillian Brown	16 GIBBS LANE	had to resort to hand wash stained/ruined clothes.
PETER BROWN	16 GIBBS LANE	WATER RUINED EVERYTHING D ESTROYED WASHING MACHINE
LIL ATKINSON	PETTFORD RD	NO WATER AND WHEN WE got WATER FLUT/BROK
Bronwyn Hughes	Macdonald St	clothes, bath tub washing machine ruined
Lois JONES	MACDONALD ST	DIRTY WATER
Bill Moulang	2572 HERBERTON/PETTFORD	
FAY REDO	9 LILLION ST IRVINEBANK	WASHING MACHINE US
Sue McFarlane	2656 Herberton Petford Rd.	

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11 CONFIDENTIAL REPORTS

Nil

12 BUSINESS WITHOUT NOTICE

13 NEXT MEETING OF COUNCIL

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14 FOR INFORMATION

14.1 SUMMARY OF NEW PLANNING APPLICATIONS & DELEGATED DECISIONS FOR THE MONTH OF APRIL 2019

Date Prepared: 1 May 2019

Author: Senior Planner

Attachments: Nil

Please see below information.

Summary of new Planning Development Applications and Delegated Decisions for April 2019

New Development Applications					
Application #	Lodgement Date	Applicant/ Address	Property Description	Application Type	Status
RAL/19/0006	18/04/2019	R & T Dunsmuir C/- Scope Town Planning 271 Oak Forest Road KURANDA	Lots 1 & 2 on SP181108	ROL Boundary Realignment	In decision stage
RAL/19/0007	18/04/2019	I & D Reid C/- U&I Town Plan 12 Powell Road, Mareeba	Lot 8 on SP167414	ROL (1 into 2 Lots)	In referral stage
MCU/19/0005	11/04/2019	PNO C/- RPS Australia East Pty Ltd Bower Road, Mareeba	Lot 7 on RP800492	MCU Extractive industry	In confirmation stage
MCU/19/0006	18/04/2019	Ngoonbi Community Services Indigenous Corporation C/- Gilvear Planning Pty Ltd 36 Coondoo Street, Kuranda	Lot 714 on NR7409	MCU Low impact industry (Mechanics Workshop)	In referral stage

Decision Notices issued under Delegated Authority					
Application #	Date of Decision Notice	Applicant	Address	Property Description	Application Type
RAL/18/0022	9/04/2019	T Short C/- N Beck	Speewah Road, Speewah	Lot 784 on N157259	ROL (1 into 2 Lots) & access easement
RAL/18/0023	11/04/2019	D & E Hicks C/- Freshwater	5 & 7 Adams Street and 50 Doyle Street, Mareeba	Lot 8 on SP101840, Lot 2 on MPH25215	ROL (3 into 5 lots) in two stages

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		Planning Pty Ltd		and Lot 39 on RP896886	
MCU/19/0004	24/04/2019	K Lone C/- Slade Designs Pty Ltd Max Pty Ltd	10 Pares Street, Mareeba	Lot 1 on RP712658	MCU Multiple Dwellings (1 x 3 bedroom unit and 2 x 2 bedroom units)

Change to Existing Development Approval issued

Application #	Date of Decision	Applicant	Address	Property Description	Application Type
Nil					

Referral Agency Response Decision Notices issued under Delegated Authority

Application #	Date of Decision	Applicant	Address	Property Description	Application Type
CAR/19/0008	09/04/2019	A Tognola C/- Northern Building Approvals	10 Agius Crescent, Mareeba	Lot 41 on SP210288	Referral agency response for building work assessable against the Mareeba Shire Council Planning Scheme 2016
CAR/19/0009	29/04/2019	K & A Bresa and R George C/-Northern Building Approvals	Kenneally Road, Mareeba	Lot 101 on SP200231	Referral agency response for building work assessable against the Mareeba Shire Council Planning Scheme 2016 - Residential dwelling house and outbuilding overlay code.
CAR/19/0010	29/04/2019	D Reid C/- Northern Building Approvals	16 Montagliani Close, Mareeba	Lot 257 on SP210181	Referral Agency Response for building works assessable against the Mareeba Shire Council Planning Scheme 2016 - Flood Hazard Overlay Code

Extensions to Relevant Period issued

Application #	Date of Decision	Applicant	Address	Property Description	Application Type
Nil					

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Survey Plans endorsed					
Application #	Date	Applicant	Address	Property Description	No of Lots
RAL/18/0013	24/04/2019	Jane & Mark Peters	Pickford Road & Fisher Road, Biboohra	LOTS 691 & 692 ON SP311025 (CANCELLING LOT 69 ON DA118 AND LOT 331 ON SP287199)	2 Lots
RAL/18/0030	30/04/2019	G Caldwell & A Girgenti	River Road & Wilson Street, Biboohra	LOTS 11 - 13 ON SP311028 (CANCELLING LOT 1 ON MPH3410 AND LOTS 27 & 100 ON SP298279)	3 Lots
RAL/18/0033	18/04/2019	A & K MacMillan	13 Harte Close, Mareeba	LOTS 181 & 191 ON SP273680 (CANCELLING LOTS 18 & 19 ON SP208342)	2 Lots
RC2006/14 (RCL/06/0013)	11/04/2019	A & M Developments Pty Ltd	Norman Street South & Hoebet Court, Mareeba	LOTS 132, 133, 134, 143, 150 & 200 ON SP306260 (CANCELLING LOT 200 ON SP306257)	5 Lots

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