



AGENDA

Wednesday, 20 May 2020

Ordinary Council Meeting

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

Date: Wednesday, 20 May 2020

Time: 9:00am

Location: Council Chambers

Peter Franks
Chief Executive Officer

Order Of Business

1	Members in Attendance	5
2	Apologies/Leave of Absence/Absence on Council Business	5
3	Bereavements/Condolences	5
4	Declaration of any Material Personal Interests/Conflicts of Interest	5
5	Confirmation of Minutes	5
6	Business Arising out of Minutes of Previous Meeting	5
7	Deputations and Delegations.....	5
8	Corporate and Community Services	7
8.1	Surrender of Permit to Occupy PO 0/235754 and Subsequent Dedication of Road Reserve and Community Purpose Reserve - Lot 28 on MPH14276 & Lot 1 on MPH1965, Locality of Almaden	7
8.2	GAG Crystalbrook Station Pty Ltd - Material Change of Use - Short-term Accommodation - Lot 738 on CP892331 & Lot 2 on LD157 - Crystalbrook Road, Crystalbrook - MCU/20/0004	15
8.3	Negotiated Decision Notice - M & J Peters - Material Change of Use - Extractive Industry - Lot 692 on SP311025 - Fisher Road & Pickford Road, Biboohra - MCU/20/0001.....	91
8.4	Change of Development Approval - SMQL Pty Ltd - Material Change of Use - Extractive Industry - Lot 1 on SP298319 - Pickford Road, Biboohra - DA/14/0032	131
8.5	External Councillor Representation.....	199
8.6	2 Hour Parking - Walsh Street, between Rankin and Herberton Street	203
8.7	Assignment of Trustee Lease Interest - Riverside Caravan Park.....	207
8.8	Council Policy Review	217
8.9	Tender Award - TMSC2020-05 Purchase of Allotments - Chillagoe Industrial Estate.....	229
8.10	Building, Plumbing, TradeWaste and Planning Fees and Charges 2020/21.....	231
8.11	Financial Statements period ending 30 April 2020	249
8.12	Auditor-General's 2020 Interim Report.....	261
8.13	COVID-19 Response Package.....	275
8.14	General and Finance Fees and Charges 2020/21	281
8.15	Cemeteries Fees and Charges 2020/21	285
8.16	Library Service Fees and Charges 2020/21.....	289
8.17	Visitor Information Centre Tourism Brochure Display Fees and Charges 2020/21	293
8.18	Tourism Kuranda	297
9	Infrastructure Services.....	299
9.1	Tenancy Agreement - 12 Fraser Road Mt Molloy	299

9.2	QMSC2020-04 Kuranda Wayfinding Signage	303
9.3	Traffic Advisory Committee - Minutes of Meeting held 17 March 2020	307
9.4	Infrastructure Services Capital Works Monthly Report	317
9.5	Technical Services Fees and Charges 2020/21	331
9.6	Infrastructure Services, Technical Services Operations Report - April 2020.....	337
9.7	TMSC2018-06 Mareeba Waste Transfer Station Operator Contract - Extension	343
9.8	TMSC2020-04 Mowing and Lawn Maintenance for Water, Wastewater Treatment Plants, Pump Stations and Landfill	345
9.9	TMSC2020-02 Mareeba and Kuranda Sewerage Pump Station H2S Protection and Refurbishment Project.....	349
9.10	Second Waste Disposal Agreement with SUEZ Recycling and Recovery (Regional Queensland) - Request for Contract Extension	351
9.11	Water Wastewater Waste Fees and Charges 2020/21	353
9.12	Infrastructure Services, Water and Waste Operations Report - April 2020	359
9.13	Infrastructure Services, Works Section Activity Report - April 2020.....	365
10	Confidential Reports.....	369
	Nil	
11	Business without Notice	369
12	Next Meeting of Council	369
13	For Information	371
13.1	Summary of New Planning Applications & Delegated Decisions For The Month of April 2020	371

- 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 - 22 April 2020
- 6 BUSINESS ARISING OUT OF MINUTES OF PREVIOUS MEETING**
- 7 DEPUTATIONS AND DELEGATIONS**

8 CORPORATE AND COMMUNITY SERVICES

8.1 SURRENDER OF PERMIT TO OCCUPY PO 0/235754 AND SUBSEQUENT DEDICATION OF ROAD RESERVE AND COMMUNITY PURPOSE RESERVE - LOT 28 ON MPH14276 & LOT 1 ON MPH1965, LOCALITY OF ALMADEN

Date Prepared: 23 April 2020

Author: Planning Officer

Attachments: 1. Department of Natural Resources, Mines and Energy letter dated 2 April 2020 [↓](#)

EXECUTIVE SUMMARY

The former owners of the Almaden Pub (situated on freehold Lot 1 on MPH1818) held a permit to occupy (PO 0/235754) over adjacent State-owned land described as Lot 28 on MPH14276 & Lot 1 on MPH1965. The new owners of the Almaden Pub have advised they do not wish to obtain a new permit to occupy over this land.

Main Street, Almaden partially encroaches on the north-west corner of Lot 28 on MPH14276.

With the surrender of the permit to occupy, the Department of Natural Resources, Mines and Energy (DNRME) now wish to dedicate that portion of Lot 28 on MPH14276 subject to the road encroachment as road reserve, and the balance of Lot 28 and adjoining Lot 1 on MPH1965 as a reserve for community purposes (recreation) with Council as Trustee. The Department's basis for the creation of the Reserve is that this land is used for camping by the public during the annual wheelbarrow race event.

If Council were to take on the trusteeship of the proposed Reserve, Council would ultimately be responsible for the management of this land. It is considered that a more appropriate outcome for the land would be to convert the entirety of the land to road reserve.

RECOMMENDATION

That Council advise the Department of Natural Resources, Mines and Energy that:

1. Council has no objection to part of Lot 28 on MPH14276 shown as Lot A on drawing CNS 19/095 being dedicated as road reserve; and
2. Council does object to the balance of Lot 28 on MPH14276 (shown as Lot B on drawing CNS 19/095) and Lot 1 on MPH1965 being dedicated as a reserve with Council as trustee due to the ongoing management implications for Council.

BACKGROUND

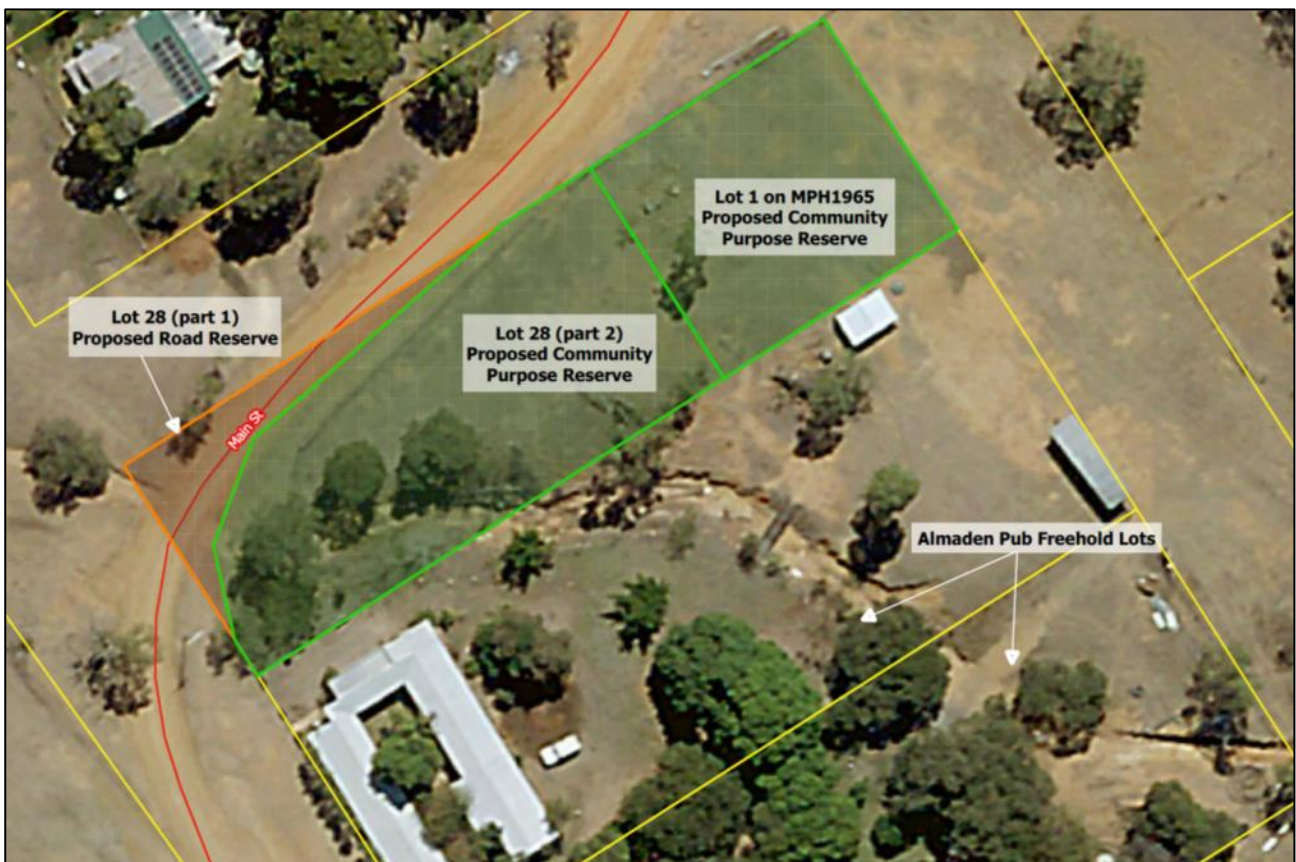
The former owners of the Almaden Pub (situated on freehold Lot 1 on MPH1818) held a permit to occupy (PO 0/235754) over adjacent State-owned land described as Lot 28 on MPH14276 & Lot 1 on MPH1965. The new owners of the Almaden Pub have advised they do not wish to obtain a fresh permit to occupy over this land.

Main Street, Almaden partially encroaches over the north-west corner of Lot 28 on MPH14276.

With the surrender of the permit to occupy, the Department of Natural Resources, Mines and Energy (DNRME) now wish to dedicate that portion of Lot 28 on MPH14276 subject to the road encroachment as road reserve, and the balance of Lot 28 and adjoining Lot 1 on MPH1965 as a reserve for community purposes (recreation) with Council as Trustee. The Departments basis for the creation of the Reserve is that this land is used for camping by the general public during the annual wheelbarrow race event.

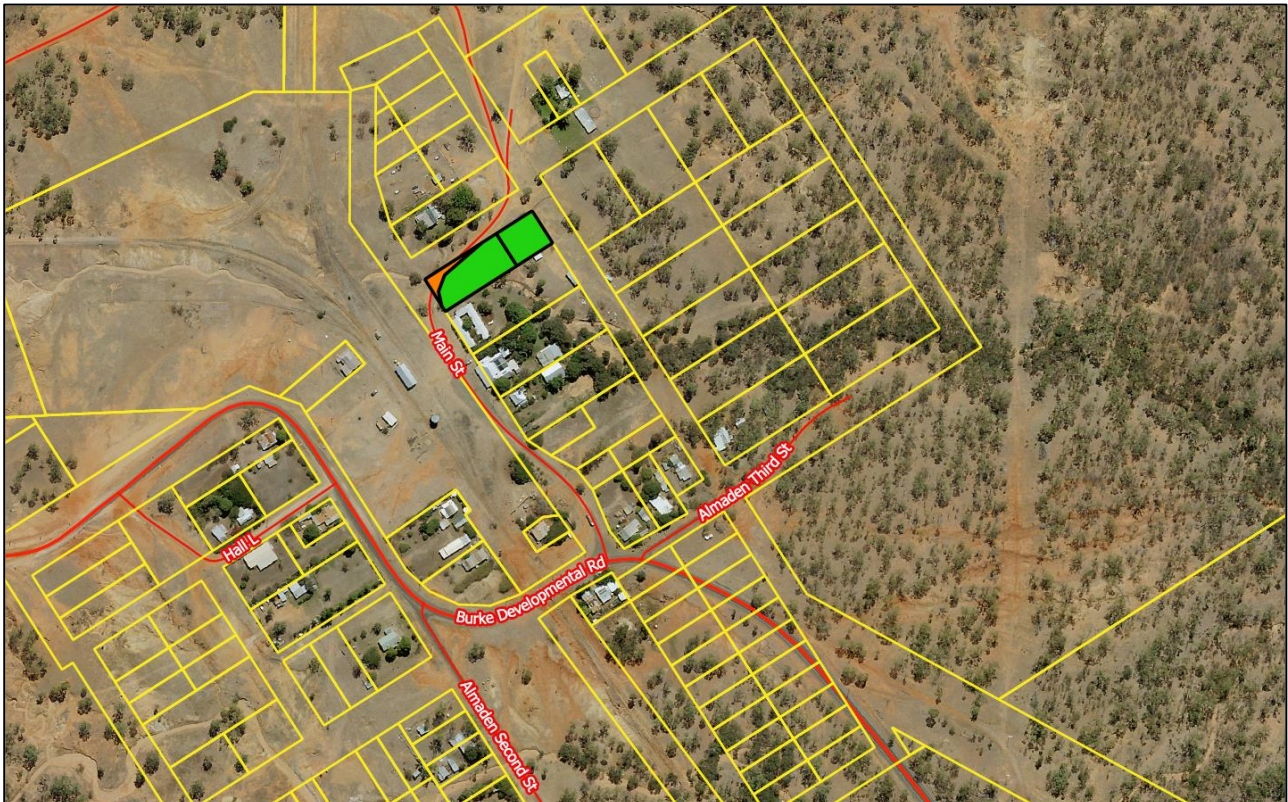
Attachment 1 includes the Departments drawing CNS 19/095 which shows:

- Lot A (part of Lot 28 on MPH14276) proposed to be dedicated as road reserve; and
- Lot B (part of Lot 28 on MPH14276) and Lot 1 on MPH1965 proposed to be dedicated as community purpose reserve.



Map Disclaimer:

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



Map Disclaimer:

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

RISK IMPLICATIONS

Financial

Should the land be dedicated as a reserve for community purposes with Council as Trustee, Council would ultimately be responsible for the ongoing management and upkeep of the Reserve.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Lot 1 on MPH1965 and the majority of Lot 28 on MPH14276 are zoned *Rural* under the Mareeba Shire Council Planning Scheme. That part of Lot 28 subject to the road encroachment is not situated within a zone, however assumes the *Rural* zoning of the immediate adjoining land, which in this case is the remainder of Lot 28.

Significant development is not likely to occur in Almaden in future, and the loss of the land through its conversion to road reserve is not likely to have any long-term town planning implications for the Township.

It is likely that the land will continue to be utilised for camping by the public over the course of the annual wheelbarrow race event.

FINANCIAL AND RESOURCE IMPLICATIONS

Operating

Should the land be dedicated as a reserve for community purposes with Council as Trustee, Council would ultimately be responsible for the ongoing management and upkeep of the Reserve which will likely have cost implications.

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



Department of
Natural Resources,
Mines and Energy

Author Susan Ashley
File / Ref number 2018/006145
Directorate / Unit State Land Asset Management
Phone (07)40285626

2 April 2020

Chief Executive Officer
Mareeba Shire Council

Via Email: info@msc.qld.gov.au

Dear Sir/Madam

Surrendered Permit to Occupy PO 0/235754 described as Lot A AP21134 and Lot 1 on MPH1965 - Township Almaden.

Reference is made to the above mentioned unallocated State land (USL) located in the township of Almaden.

The new registered owners of freehold Lot 1 on MPH1818 (Almaden Hotel) have advised that they have no interest in obtaining a fresh permit to occupy covering Lot A on AP21135 and Lot 1 on MPH1965 which adjoins freehold Lot 1.

Departmental records indicate that road encroaches partly onto USL Lot 28 on MPH14276. Letter received from the then Tablelands Regional Council dated 1 December 2011 stated that Council had no objection to that part of USL Lot 28 on MPH14276 being encroached upon, being dedicated as road.

The department is aware that USL lots Lot 28 on MPH 14276 (part) and Lot 1 on MPH 1965 are utilised for camping by the public on events such as the Mareeba Wheelbarrow race. Therefore, it is considered that land's be appropriately managed under a reserve for a community purpose being recreation with the Mareeba Shire Council as trustees.

Attached is a departmental drawing CNS 19/095 which shows:

- Lot A (balance part of Lot 28 on MPH14276) Road to be open
- Lot B (balance part of Lot 28 on MPH14276) and Lot 1 on MPH1965 Dedicated as a reserve for community purpose (recreation), with Mareeba Shire Council as trustees.

Postal :
DNRME Atherton
PO Box 5318
Townsville
4810 QLD

Telephone : (07)40285626

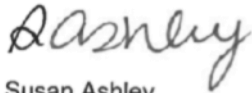
Please provide Council's comments with regards to the road opening and dedication of a community purpose reserve with Council as trustees, by the **8 May 2020**.

If you wish to discuss this matter please contact Susan Ashley on (07)40285626.

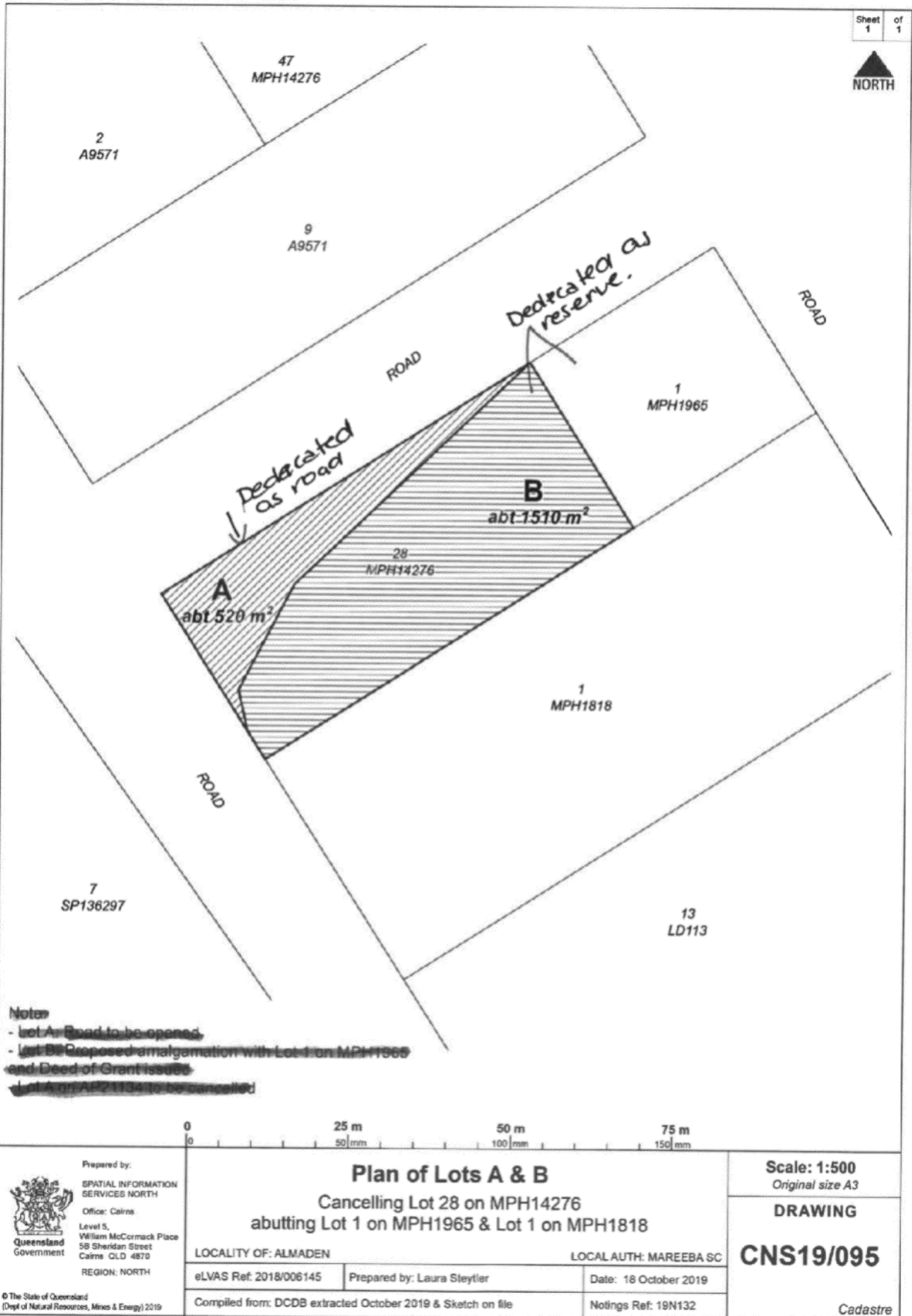
All future correspondence relative to this matter is to be referred to the contact Officer at the address below or by email to Townsville.SLAMS@dnrme.qld.gov.au. Any hard copy correspondence received will be electronically scanned and filed. For this reason, it is recommended that any attached plans,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

Please quote reference number 2018/006145 in any future correspondence.

Yours sincerely



Susan Ashley
Land Officer




Document Set ID: 3697701
Version: 1 Version Date: 03/04/2020



Notes:
 - Lot A Road to be opened
 - Lot B: Proposed amalgamation with lot 1 on MPH1965 and Deed of Grant issued
 - Lot A on AP24432 to be cancelled

Image Credits: includes material © The State of Queensland, © CNES reproduced under licence from Airbus DS, all rights reserved, © 21AT © Earth-1, all rights reserved, 2017.



 <p>Prepared by: SPATIAL INFORMATION SERVICES NORTH Office: Cairns Level 5, William McCormack Place 5B Sheridan Street Cairns QLD 4870 REGION: NORTH</p> <p>© The State of Queensland (Dept of Natural Resources, Mines & Energy) 2019</p>	<p>Plan of Lots A & B Cancelling Lot 28 on MPH14276 abutting Lot 1 on MPH1965 & Lot 1 on MPH1818</p>		<p>Scale: 1:500 Original size A3</p>	
	<p>LOCALITY OF: ALMADEN LOCAL AUTH: MAREEBA SC</p>		<p>DRAWING</p>	
	<p>eLVAS Ref: 2018/006145</p>	<p>Prepared by: Laura Steytlor</p>	<p>Date: 18 October 2019</p>	<p>CNS19/095</p>
	<p>Compiled from: DCDB extracted October 2019 & Sketch on file</p>		<p>Notings Ref: 19N132</p>	<p><i>Image</i></p>

Document Set ID: 3697701
 Version: 1 Version Date: 03/04/2020

8.2 GAG CRYSTALBROOK STATION PTY LTD - MATERIAL CHANGE OF USE - SHORT-TERM ACCOMMODATION - LOT 738 ON CP892331 & LOT 2 ON LD157 - CRYSTALBROOK ROAD, CRYSTALBROOK - MCU/20/0004

Date Prepared: 27 April 2020

Author: Senior Planner

Attachments:

1. Proposal plans [↓](#)
2. Department of State Development, Manufacturing, Infrastructure and Planning response dated 6 April 2020 [↓](#)
3. Submitter letter [↓](#)

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	GAG Crystalbrook Station Pty Ltd	ADDRESS	Crystalbrook Road, Crystalbrook
DATE LODGED	3 March 2020	RPD	Lot 738 on CP892331 & Lot 2 on LD157
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Short-term Accommodation		
FILE NO	MCU/20/0004	AREA	Lot 738 - 2.023 ha Lot 2 - 336.45km2
LODGED BY	Urban Sync	OWNER	Lot 738 - GAG Crystalbrook Station Pty Ltd Lot 2 - State of Qld (lease)
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Rural zone		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	One (1)		

EXECUTIVE SUMMARY

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

The application is impact assessable and one (1) properly made submission was received in response to public notification of the application.

The application and supporting material has been assessed against the Mareeba Shire Council Planning Scheme 2016 and does not conflict with any relevant planning instrument.

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

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

OFFICER’S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	GAG Crystalbrook Station Pty Ltd	ADDRESS	Crystalbrook Road, Crystalbrook
DATE LODGED	3 March 2020	RPD	Lot 738 on CP892331 & Lot 2 on LD157
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Short-term Accommodation		

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

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

And

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

APPROVED DEVELOPMENT: Development Permit for
Material Change of Use - Short-term Accommodation

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
DD0001 Issue B	Crystalbrook Station Lodges -Title Sheet	CotteeParker	24/02/2020
DD-1001 Issue E	Macro Plan	CotteeParker	24/02/2020
DD-1002 Issue E	Location Plan	CotteeParker	24/02/2020
DD-1003 Issue I	Location Plan	CotteeParker	24/02/2020
DD-1004 Issue L	Site Plan - Overall	CotteeParker	24/02/2020
DD-1005 Issue B	Development Summary	CotteeParker	24/02/2020
DD-F-1000 Issue B	Staff Lodge - Site Plan	CotteeParker	24/02/2020
DD-F-2000 Issue F	Floor Plan Staff Accommodation	CotteeParker	24/02/2020
DD-L-1000 Issue B	Lodge - Site Plan	CotteeParker	24/02/2020
DD-L-2000 Issue H	Lodge - Plans - Existing	CotteeParker	24/02/2020
DD-L-2001 Issue G	Lodge - Plans - Proposed	CotteeParker	24/02/2020
DD-L-2002 Issue E	Lodge - Plans - Proposed with Demolition	CotteeParker	24/02/2020
DD-L-3100 Issue C	Lodge - Section	CotteeParker	24/02/2020

DD-R-1000 Issue E	Recreation Centre - Site Plan	CotteeParker	24/02/2020
DD-R-2000 Issue L	Recreation Centre - Plans	CotteeParker	24/02/2020
DD-R-3000 Issue B	Recreation Centre - Elevations	CotteeParker	24/02/2020
DD-R-3100 Issue C	Recreation Centre - Sections	CotteeParker	24/02/2020
DD-S-0200 Issue E	Eco-suites - Renders	CotteeParker	24/02/2020
DD-S-0202 Issue C	Eco-suites - Renders	CotteeParker	24/02/2020
DD-S-1000 Issue G	Eco-suites - Site Plan	CotteeParker	24/02/2020
DD-S-2000 Issue I	Eco-suites - Plans - Ground	CotteeParker	24/02/2020
DD-S-2001 Issue I	Eco-suites - Plans - Level 1	CotteeParker	24/02/2020
DD-S-3000 Issue E	Eco-suites - Elevations	CotteeParker	24/02/2020
DD-S-3100 Issue G	Eco-suites - Sections	CotteeParker	24/02/2020
DD-V-0200 Issue D	Eco-villa - Renders	CotteeParker	24/02/2020
DD-V-0202 Issue C	Eco-villa - Renders	CotteeParker	24/02/2020
DD-V-1000 Issue E	Eco-villa - Site Plan	CotteeParker	24/02/2020
DD-V-2000 Issue M	Eco-villa - Ground	CotteeParker	24/02/2020
DD-V-2001 Issue M	Eco-villa - Level 1	CotteeParker	24/02/2020
DD-V-3000 Issue D	Eco-villa - Elevation	CotteeParker	24/02/2020
DD-V-3001 Issue D	Eco-villa - Elevation	CotteeParker	24/02/2020
DD-V-3100 Issue F	Eco-villa - Sections	CotteeParker	24/02/2020
1626-L-SD01 Issue 01	Landscape Concept - Site Plan	ASdesign	03/03/2020
1626-L-SD02 Issue 01	Recreation Centre and Pool Plan	ASdesign	03/03/2020
1626-L-SD03 Issue 01	Eco-Suites Detailed Plan	ASdesign	03/03/2020
1626-L-SD04 Issue 01	Eco-Villages Detailed Plan	ASdesign	03/03/2020
1626-L-SD05 Issue 01	Proposes Plan Palette	ASdesign	03/03/2020

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
 - found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.

2. Timing of Effect

- 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.
- 2.2 Prior to the commencement of use, the applicant must demonstrate to Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.

3. General

- 3.1 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
- 3.2 All external works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.
- 3.3 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to commencement of the use and at the rate applicable at the time of payment.
- 3.4 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.
- 3.5 Waste Management

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

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

3.6 Bushfire Management

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

3.7 Length of Stay

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

3.8 Notification of Potential Rural Zone Impacts

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

"Guest should take note:

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

4. Infrastructure Services and Standards

4.1 Stormwater Drainage/Water Quality

4.1.1 The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land as a consequence of the development.

4.1.2 All stormwater drainage concentrated by the development must be collected from site and discharged to an approved legal point of discharge.

4.2 Car Parking/Internal Driveways

The designated car parking area and internal driveways servicing the development (to the extent shown on Drawing DD-1004 Issue L) must be constructed with compacted gravel to a minimum depth of 100mm and be appropriately drained prior to the commencement of the use, and maintained for the life of the development, to the satisfaction of Council's delegated officer.

4.3 Landscaping

Prior to the commencement of the use, the applicant / developer must carry out landscaping works in accordance with the approved plans.

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

4.4 Water Supply

The development must be provided with a potable water supply that can satisfy the standards for drinking water set by the Australian Drinking Water Guidelines 6, 2011 (National Health and Medical Research Council and the National Resource Management Ministerial Council).

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

4.5 On-Site Wastewater Management

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

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

(D) ASSESSMENT MANAGER'S ADVICE

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

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

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

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

(d) Compliance with applicable codes/policies

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

(e) 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.

(f) Environmental Protection and Biodiversity Conservation Act 1999

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

(g) Cultural Heritage

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

(E) REFFERAL AGENCY CONDITIONS

Department of State Development, Manufacturing, Infrastructure and Planning conditions dated 6 April 2020.

(F) RELEVANT PERIOD

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

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

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

- Development Permit for Building Work

(H) OTHER APPROVALS REQUIRED FROM COUNCIL

- Compliance Permit for Plumbing and Drainage Work

THE SITE

The subject site comprises two (2) adjoining allotments situated at Crystalbrook Road, Crystalbrook, which are more particularly described as Lot 738 on CP892331 and Lot 2 on LD157. The site has a combined area of 33,647.3 hectares and is zoned Rural under the Mareeba Shire Council Planning Scheme 2016.

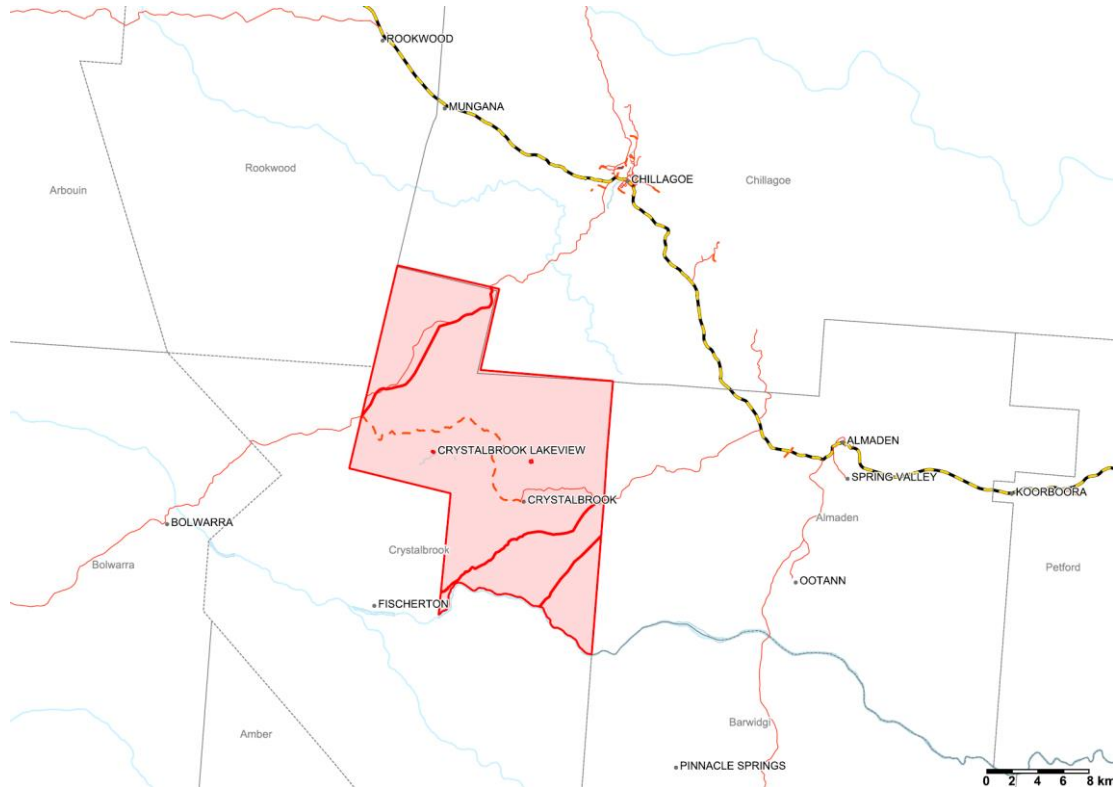
The site is accessed via Crystalbrook Road which is formed to a rural gravel standard from its intersection with the Burke Development Road at Almaden.

Lot 2 on LD157 comprises the majority of the subject site being Crystalbrook Station. The land remains an active cattle station and it contains all ancillary improvements including a dwelling house, sheds, airstrip and multiple water storages.

Lot 738 on CP892331, at just 2.3 hectares in area, contains the Crystalbrook Lodge which overlooks Crystalbrook Lake.

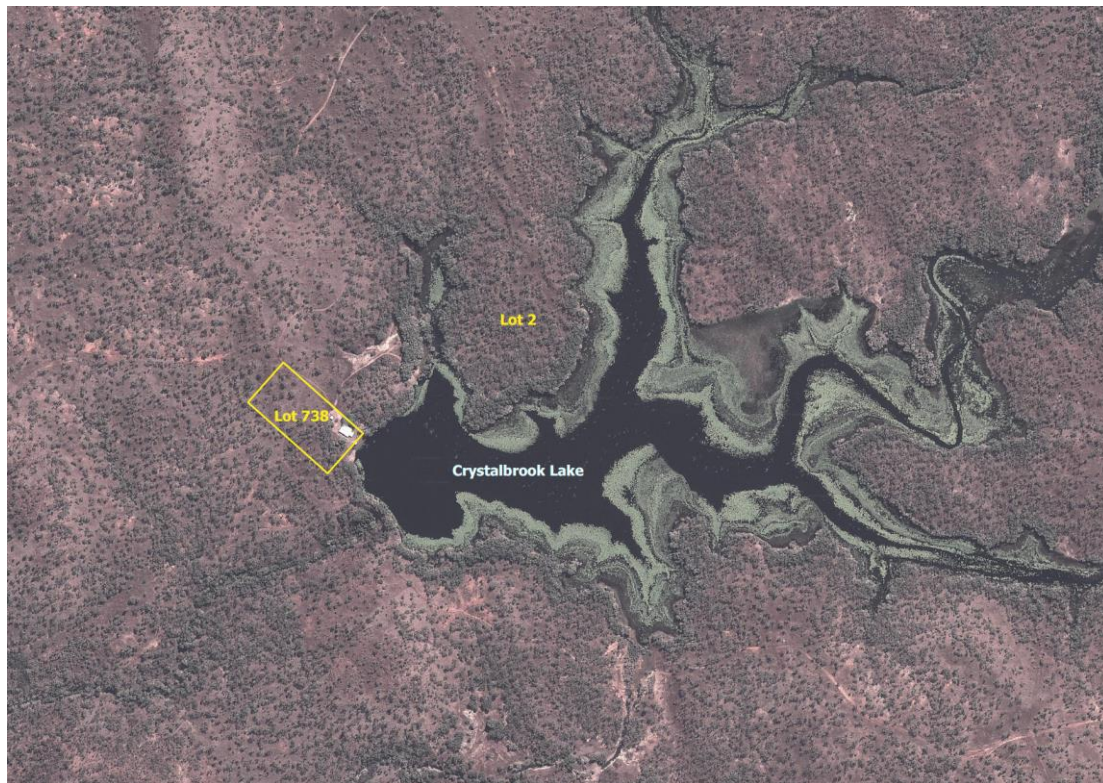
Both lots retain an extensive coverage of remnant vegetation.

Due to the significant area of the subject site, there is no neighbouring development likely to be impacted by the proposed development.



Map Disclaimer:

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



Map Disclaimer:

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

BACKGROUND AND CONTEXT

Nil

PREVIOUS APPLICATIONS & APPROVALS

Council, at its Ordinary Meeting held on 21 February 2013, approved development application DA/12/0041 for Material Change of Use - Host Farm and Heliport on land described as Lot 738 on CP892331, Parish of Fischerton, situated at Crystalbrook Road, Crystalbrook.

Crystalbrook Lodge has been established and operated under DA/12/0041.

DESCRIPTION OF PROPOSED DEVELOPMENT

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

GAG Crystalbrook Station Pty Ltd (the Applicant) seeks the requisite statutory development approval from Council to support the expansion of the existing Crystalbrook Lodge over Lot 738 on CP892331 and part of Lot 2 on LD157 at Crystalbrook Road, Crystalbrook.

The proposed expansion to the existing Crystalbrook Lodge will include the following:

- Renovations (general internal) to the existing residence building, including a new awning;
- An additional four (4) standalone accommodation cabins, including 12 single bed eco suites (double storey) and two (2) two-bedroom eco-villas (double storey);

- A communal recreation (amenities) centre and other associated and ancillary amenities (pool, deck, shed);
- Camping Ground;
- Staff and Mangers Quarters;
- Landscaping; and
- New access roads, car parking, solar farm and associated electrical infrastructure.

The expected footprint area of the expansion will be approximately 1,718m² with the total Gross Floor Area to be approximately 2,545m².

The proposed development will provide potable water and water for firefighting via existing bores and new rainwater collection infrastructure.

A new/upgraded on-site effluent system will be provided for the expanded development.

Stormwater from the proposed development will generally be directed towards the adjacent lake and waterways. A Site Based Stormwater Management Plan will be prepared for endorsement prior to the commencement of the use.

An erosion and sediment control plan will be prepared and implemented during the construction phase of the proposed development.

Electricity will be provided to the proposed development via a new on-site solar farm. Mobile phones and satellite phones will be used for telecommunications purposes.

Access will be provided via Crystalbrook Road and the existing internal access roads. Upgrades to internal roads will be undertaken where required.

Car parking will be provided adjacent to the Recreation Centre where guests check in. The exact number of spaces is still to be confirmed, noting that many guests will arrive by helicopter or small plane.

REGIONAL PLAN DESIGNATION

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

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

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	<p>Land Use Categories</p> <ul style="list-style-type: none"> • Rural Other <p>Other Elements</p> <ul style="list-style-type: none"> • Major Watercourse
Zone:	Rural zone
Overlays:	<ul style="list-style-type: none"> • Agricultural Land Overlay • Bushfire Hazard Overlay • Environmental Significance Overlay • Flood Hazard Overlay • Heritage Overlay • Hill and Slope Overlay • Regional Infrastructure Corridors and Substations Overlay • Transport Infrastructure Overlay

Planning Scheme Definitions

The proposed use is defined as:

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

RELEVANT PLANNING INSTRUMENTS

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

(A) Far North Queensland Regional Plan 2009-2031

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

(B) State Planning Policy

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

(C) Mareeba Shire Council Planning Scheme 2016**Strategic Framework***3.3 Settlement pattern and built environment**3.3.1 Strategic outcomes*

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

*3.3.11 Element - Rural areas**3.3.11.1 Specific outcomes*

- (1) *Rural areas include rural activities and land uses of varying scale, consistent with surrounding land use, character and site conditions.*
- (3) *Tourism, rural industry, intensive animal industries and outdoor recreation facilities are developed in the rural area in a way which:*
- (a) *does not impede or conflict with agricultural activities and production; and*
 - (b) *does not compromise rural character and scenic qualities; and*
 - (c) *does not adversely impact on ecological and biodiversity values.*
- (5) *Rural lifestyle, tourism, outdoor recreation, horticultural activities and natural bushland uses may be considered in other rural areas where appropriately located, serviced and otherwise consistent with the Strategic Framework.*

3.7 Economic Development

3.7.7 - Element - Tourism

3.7.7.1 Specific Outcomes

- (4) *The outstanding scenic qualities of the regional landscape and the character and heritage values of the shire's activity centres are recognised and protected for their role in promoting and attracting visitors to the shire. Development in scenic and highly visible locations will minimise its impacts on scenic amenity through sensitive location, design, colour and scale.*
- (5) *A variety of small-scale, low impact tourist facilities are established across the rural landscape, including:*
- (a) tourist attractions and facilities within activity centres;*
 - (b) cultural interpretive tours;*
 - (c) nature based tourism;*
 - (d) sports and recreational activities;*
 - (e) tourist attractions;*
 - (f) adventure tourism;*
 - (g) farm based tourism;*
 - (h) food based tourism;*
 - (i) bed and breakfasts;*
 - (j) camping and recreational vehicle facilities;*
 - (k) cycle tourism.*
- (6) *Small scale tourism related development is sensitively designed, scaled and located so as to not compromise the natural landscape values and agricultural values of Mareeba Shire.*

Comment

The proposed development will be ancillary to existing agricultural land use (cattle grazing). The proposed development will therefore not compromise the existing primary production uses established on the land.

The purpose of the Rural zone is to provide for rural activities AND non-rural activities that are compatible with the character of the rural area whilst not compromising the long-term use of the land for rural activities.

The Planning Scheme allows for short-term accommodation activities in the rural zone where these uses are compatible with the character of the zone and the assessment of such uses needs to consider, and ensure, that all site features, constraints and development impacts can be suitably managed.

The proposed development is:

- Limited in area;
- Located on a portion of the site that is currently operated as the Crystalbrook Lodge and accordingly, is not located on land that is currently, or has recently been used for any type of rural activities OR in association with the ongoing primary production (cattle station) activities currently undertaken on Lot 2 on LD157; AND

- Is suitably separated from the current, ongoing and any future primary production (cattle station) activities undertaken on Lot 2 on LD157.

The proposed development will not have a negative impact on the current or long-term use of the site for rural activities, nor remove any land that could be used for rural activities.

The proposed development is a non-rural use which is reliant on and compatible with the rural landscape and character of the site.

The proposed development does not conflict with the Strategic Outcome.

Relevant Developments Codes

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

- 6.2.9 Rural zone code
- 8.2.1 Agricultural land overlay code
- 8.2.3 Bushfire hazard overlay code
- 8.2.4 Environmental significance overlay code
- 8.2.6 Flood hazard overlay code
- 8.2.7 Heritage overlay code
- 8.2.8 Hill and slope overlay code
- 8.2.9 Regional infrastructure corridors and substations overlay code
- 8.2.12 Transport infrastructure overlay code
- 9.3.1 Accommodation activities code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.5 Works, services and infrastructure code

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

Relevant Codes	Comments
Rural zone code	The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcome where no acceptable outcome is provided) contained within the code.
Agricultural land overlay code	The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcome where no acceptable outcome is provided) contained within the code.
Bushfire hazard overlay code	The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcome where no acceptable outcome is provided) contained within the code.

Environmental significance overlay code	The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcome where no acceptable outcome is provided) contained within the code.
Flood hazard overlay code	The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcome where no acceptable outcome is provided) contained within the code.
Heritage overlay code	The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcome where no acceptable outcome is provided) contained within the code.
Hill and slope overlay code	The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcome where no acceptable outcome is provided) contained within the code.
Regional infrastructure corridors and substations overlay code	The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcome where no acceptable outcome is provided) contained within the code.
Transport infrastructure overlay code	The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcome where no acceptable outcome is provided) contained within the code.
Accommodation activities code	The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcome where no acceptable outcome is provided) contained within the code.
Landscaping code	The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcome where no acceptable outcome is provided) contained within the code.
Parking and access code	The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcome where no acceptable outcome is provided) contained within the code.
Works, services and infrastructure code	The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcome where no acceptable outcome is provided) contained within the code.

(D) Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

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

(E) Additional Trunk Infrastructure Condition

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

Section 130 of the Planning Act 2016 allows Council to condition additional trunk infrastructure outside the PIA.

The subject land is remotely located and not serviced by water, sewerage or open space infrastructure.

Transport (road) infrastructure may be used by some guests, however the majority of the relevant transport infrastructure is State controlled road.

It is expected that the majority of guests will continue to be transported to and from the site via helicopter and light plane.

Due to the remote location of the site and the expected means of transport, it is not proposed to charge an infrastructure contribution.

REFERRAL AGENCY

The application triggered referral to the Department of State Development, Manufacturing, Infrastructure and Planning as a Concurrence Agency (SARA - native vegetation clearing).

The Department advised in a letter dated 6 April 2020 that they require the conditions to be attached to any approval (**Attachment 2**).

Internal Consultation

Technical Services

PUBLIC NOTIFICATION

The development proposal was placed on public notification from 2 April 2020 to 28 April 2020. The applicant submitted the notice of compliance on 29 April 2020 advising that the public notification requirements were carried out in accordance with the requirements of the Act.

One (1) properly made submission was received.

The grounds for objection/support are summarised and commented on the following page:

Grounds for objection /support	Comment
<p>The submitter is a mineral exploration company who raises no 'great' objection to the development.</p> <p>The submitter wants it known that they mine in the locality and use many of the same roads.</p> <p>The submitter also raises the potential for guests to roam into active mining operations.</p>	<p>The submitter offers reasonable advice which can readily be considered by the applicant and communicated to future guests.</p> <p>There are no specific actions/conditions proposed as part of the Council assessment.</p>

Submitters

Name of principal submitter	Address
1. ASMAM Pty Ltd	72-90 Magazine Street, Stratford QLD 4870

PLANNING DISCUSSION

Nil

CRYSTALBROOK STATION LODGES

CRYSTALBROOK STATION, MAREEBA, 4880, QLD, AUSTRALIA,



COTTEEPARKER Φ
BESISBANE
P 611 3961 7022
F 611 3961 7023
WWW.COTTEEPARKER.COM.AU
COTTEEPARKER.COM.AU

**Crystalbrook
Collection**

PHOTO BY COTTEEPARKER - MAREEBA - 10/05/2019 - 10/05/2019 - 10/05/2019 - 10/05/2019 - 10/05/2019

CRYSTALBROOK STATION LODGES
CRYSTALBROOK STATION, MAREEBA, QLD, AUSTRALIA
CLIENT - CRYSTALBROOK
DRAWING TITLE
DATE 10/05/2019
6014
DD0001 B



CRYSTALBROOK STATION LODGES
CRYSTALBROOK STATION, MARIBEA, BRISBANE, QLD, AUSTRALIA

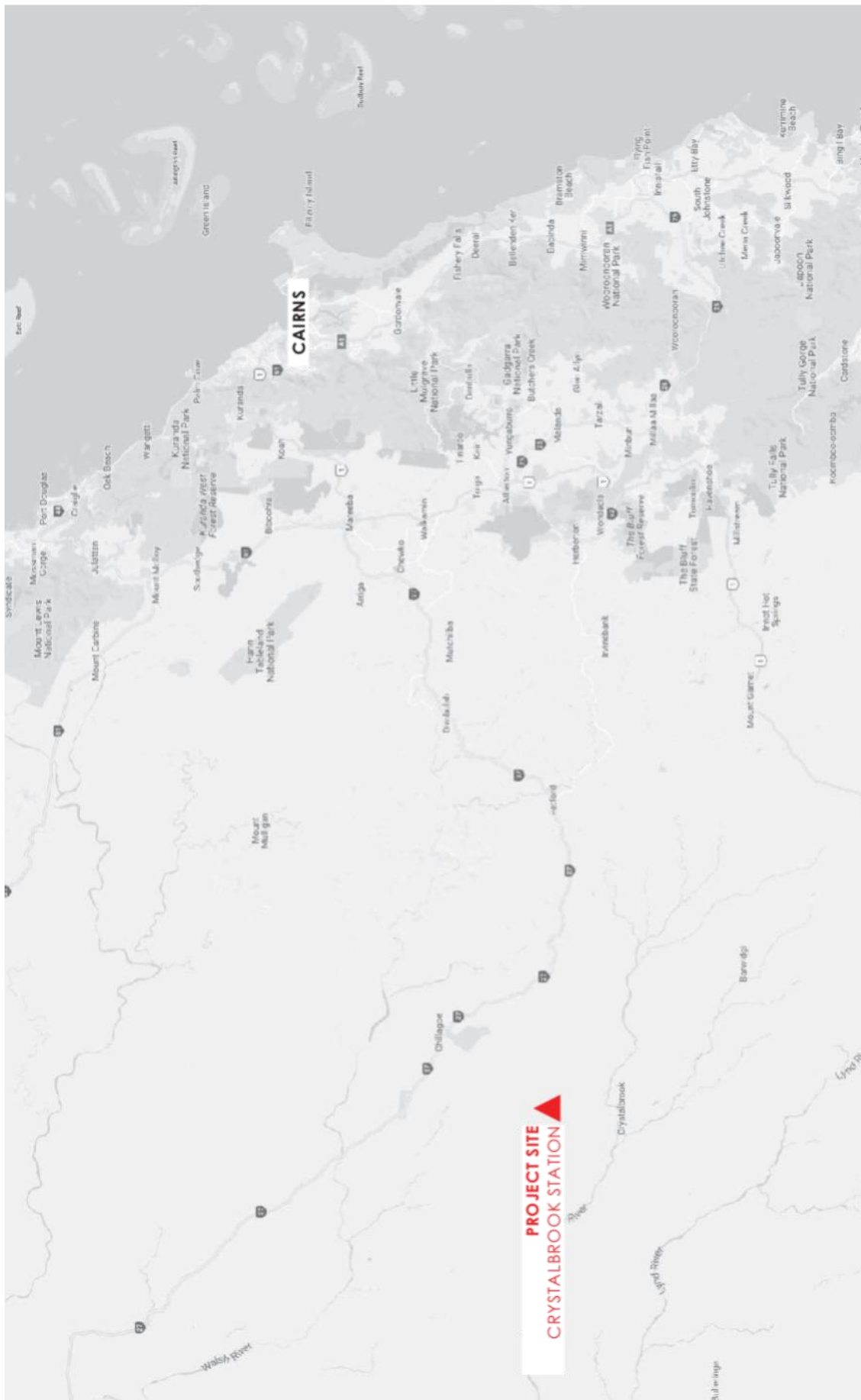
NO	DATE	DESCRIPTION	STATUS
1	10/01/2019	1. 10/01/2019	1
2	10/01/2019	2. 10/01/2019	2
3	10/01/2019	3. 10/01/2019	3
4	10/01/2019	4. 10/01/2019	4
5	10/01/2019	5. 10/01/2019	5
6	10/01/2019	6. 10/01/2019	6
7	10/01/2019	7. 10/01/2019	7
8	10/01/2019	8. 10/01/2019	8
9	10/01/2019	9. 10/01/2019	9
10	10/01/2019	10. 10/01/2019	10
11	10/01/2019	11. 10/01/2019	11
12	10/01/2019	12. 10/01/2019	12
13	10/01/2019	13. 10/01/2019	13
14	10/01/2019	14. 10/01/2019	14
15	10/01/2019	15. 10/01/2019	15
16	10/01/2019	16. 10/01/2019	16
17	10/01/2019	17. 10/01/2019	17
18	10/01/2019	18. 10/01/2019	18
19	10/01/2019	19. 10/01/2019	19
20	10/01/2019	20. 10/01/2019	20
21	10/01/2019	21. 10/01/2019	21
22	10/01/2019	22. 10/01/2019	22
23	10/01/2019	23. 10/01/2019	23
24	10/01/2019	24. 10/01/2019	24
25	10/01/2019	25. 10/01/2019	25
26	10/01/2019	26. 10/01/2019	26
27	10/01/2019	27. 10/01/2019	27
28	10/01/2019	28. 10/01/2019	28
29	10/01/2019	29. 10/01/2019	29
30	10/01/2019	30. 10/01/2019	30
31	10/01/2019	31. 10/01/2019	31
32	10/01/2019	32. 10/01/2019	32
33	10/01/2019	33. 10/01/2019	33
34	10/01/2019	34. 10/01/2019	34
35	10/01/2019	35. 10/01/2019	35
36	10/01/2019	36. 10/01/2019	36
37	10/01/2019	37. 10/01/2019	37
38	10/01/2019	38. 10/01/2019	38
39	10/01/2019	39. 10/01/2019	39
40	10/01/2019	40. 10/01/2019	40
41	10/01/2019	41. 10/01/2019	41
42	10/01/2019	42. 10/01/2019	42
43	10/01/2019	43. 10/01/2019	43
44	10/01/2019	44. 10/01/2019	44
45	10/01/2019	45. 10/01/2019	45
46	10/01/2019	46. 10/01/2019	46
47	10/01/2019	47. 10/01/2019	47
48	10/01/2019	48. 10/01/2019	48
49	10/01/2019	49. 10/01/2019	49
50	10/01/2019	50. 10/01/2019	50
51	10/01/2019	51. 10/01/2019	51
52	10/01/2019	52. 10/01/2019	52
53	10/01/2019	53. 10/01/2019	53
54	10/01/2019	54. 10/01/2019	54
55	10/01/2019	55. 10/01/2019	55
56	10/01/2019	56. 10/01/2019	56
57	10/01/2019	57. 10/01/2019	57
58	10/01/2019	58. 10/01/2019	58
59	10/01/2019	59. 10/01/2019	59
60	10/01/2019	60. 10/01/2019	60
61	10/01/2019	61. 10/01/2019	61
62	10/01/2019	62. 10/01/2019	62
63	10/01/2019	63. 10/01/2019	63
64	10/01/2019	64. 10/01/2019	64
65	10/01/2019	65. 10/01/2019	65
66	10/01/2019	66. 10/01/2019	66
67	10/01/2019	67. 10/01/2019	67
68	10/01/2019	68. 10/01/2019	68
69	10/01/2019	69. 10/01/2019	69
70	10/01/2019	70. 10/01/2019	70
71	10/01/2019	71. 10/01/2019	71
72	10/01/2019	72. 10/01/2019	72
73	10/01/2019	73. 10/01/2019	73
74	10/01/2019	74. 10/01/2019	74
75	10/01/2019	75. 10/01/2019	75
76	10/01/2019	76. 10/01/2019	76
77	10/01/2019	77. 10/01/2019	77
78	10/01/2019	78. 10/01/2019	78
79	10/01/2019	79. 10/01/2019	79
80	10/01/2019	80. 10/01/2019	80
81	10/01/2019	81. 10/01/2019	81
82	10/01/2019	82. 10/01/2019	82
83	10/01/2019	83. 10/01/2019	83
84	10/01/2019	84. 10/01/2019	84
85	10/01/2019	85. 10/01/2019	85
86	10/01/2019	86. 10/01/2019	86
87	10/01/2019	87. 10/01/2019	87
88	10/01/2019	88. 10/01/2019	88
89	10/01/2019	89. 10/01/2019	89
90	10/01/2019	90. 10/01/2019	90
91	10/01/2019	91. 10/01/2019	91
92	10/01/2019	92. 10/01/2019	92
93	10/01/2019	93. 10/01/2019	93
94	10/01/2019	94. 10/01/2019	94
95	10/01/2019	95. 10/01/2019	95
96	10/01/2019	96. 10/01/2019	96
97	10/01/2019	97. 10/01/2019	97
98	10/01/2019	98. 10/01/2019	98
99	10/01/2019	99. 10/01/2019	99
100	10/01/2019	100. 10/01/2019	100

COTTEEPARKER

BRISBANE
P 611 3861 7022
M 08 4398 1000
WWW.COTTEEPARKER.COM.AU

Crystalbrook Collection

CRYSTALBROOK STATION LODGES
CRYSTALBROOK STATION, MARIBEA, BRISBANE, QLD, AUSTRALIA
CLIENT - CRYSTALBROOK
DRAWING TITLE
DRAWN BY
CHECKED BY
DATE
SCALE
STATUS
6014 DD-1001 E



CRYSTALBROOK STATION LODGES
 CRYSTALBROOK STATION, MAHERIA, BRISBANE, AUSTRALIA
 CLIENT - CRYSTALBROOK
 DRAWING NO. 6014
 LOCATION PLAN
 DATE 10/05/2020
 DRAWN BY DD-1002
 CHECKED BY

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/05/2020	ISSUED FOR PERMIT	DD-1002	DD-1002
2	10/05/2020	ISSUED FOR PERMIT	DD-1002	DD-1002
3	10/05/2020	ISSUED FOR PERMIT	DD-1002	DD-1002
4	10/05/2020	ISSUED FOR PERMIT	DD-1002	DD-1002
5	10/05/2020	ISSUED FOR PERMIT	DD-1002	DD-1002

STATUS
 PRELIMINARY
 NOT FOR CONSTRUCTION

COTTEEPARKER

Crystalbrook Collection

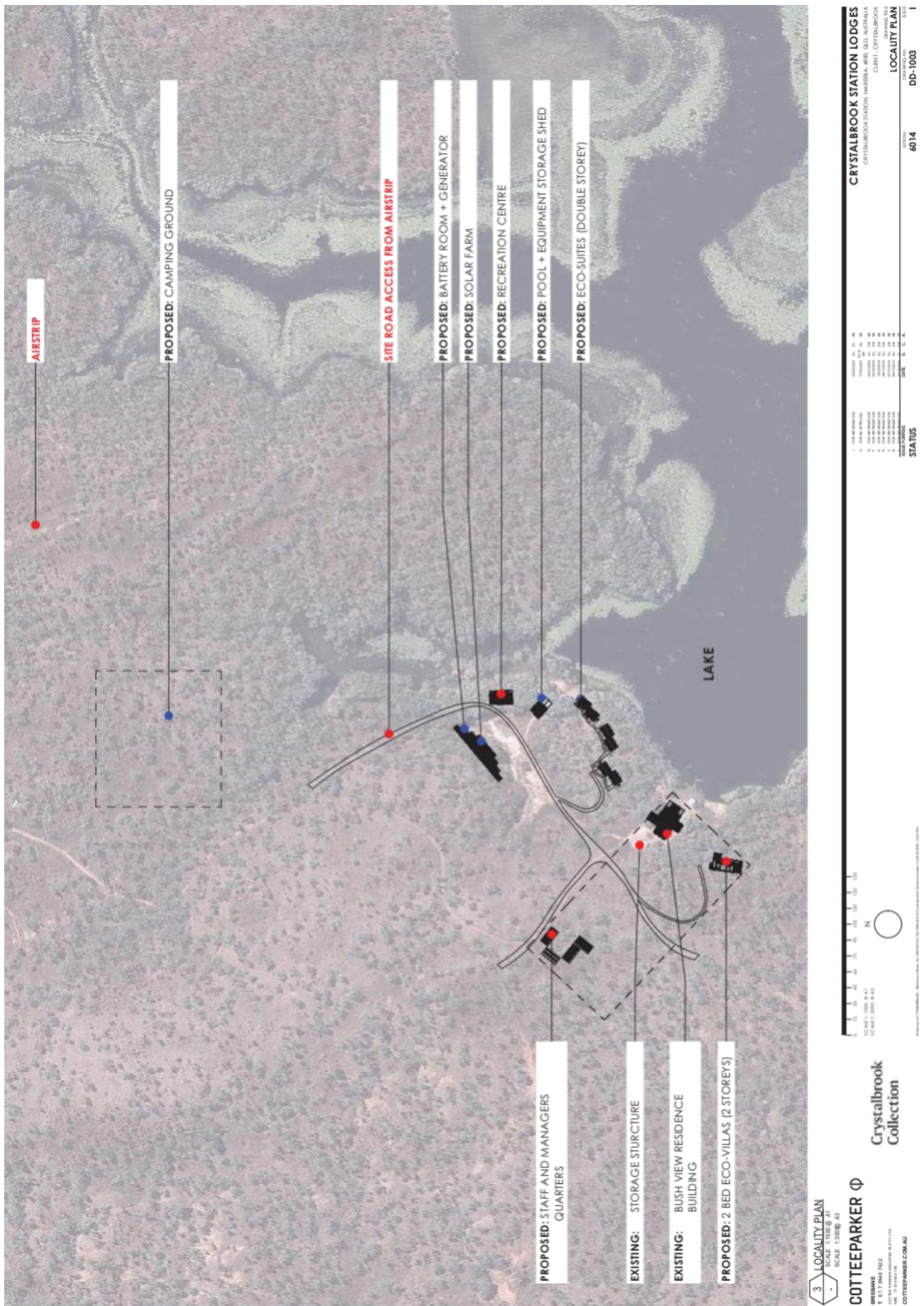
BRISBANE
 P 611 3861 1022
 F 611 3861 1023
 WWW.COTTEEPARKER.COM.AU

CRYSTALBROOK COLLECTION
 P 611 3861 1022
 F 611 3861 1023
 WWW.CRYSTALBROOKCOLLECTION.COM.AU

CRYSTALBROOK COLLECTION
 P 611 3861 1022
 F 611 3861 1023
 WWW.CRYSTALBROOKCOLLECTION.COM.AU

CRYSTALBROOK COLLECTION
 P 611 3861 1022
 F 611 3861 1023
 WWW.CRYSTALBROOKCOLLECTION.COM.AU

CRYSTALBROOK COLLECTION
 P 611 3861 1022
 F 611 3861 1023
 WWW.CRYSTALBROOKCOLLECTION.COM.AU



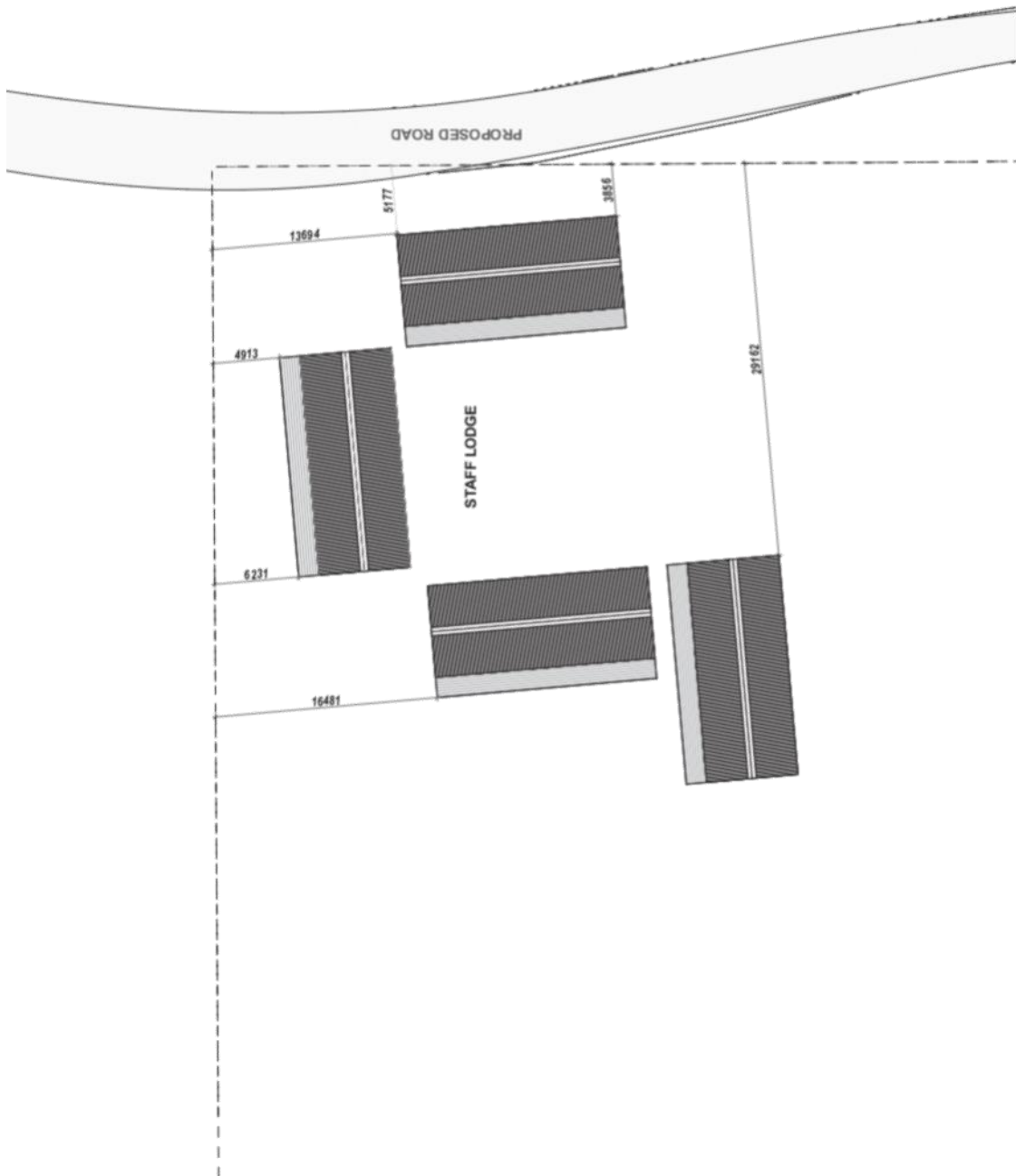
DEVELOPMENT SUMMARY			
	INTERNAL GFA	EXTERNAL GFA	TOTAL
ECO-SUITES			
ECO-SUITE 1			
GROUND	126m ²	32m ²	158m ²
LEVEL 1	126m ²	32m ²	158m ²
ECO-SUITE 2			
GROUND	126m ²	32m ²	158m ²
LEVEL 1	126m ²	32m ²	158m ²
ECO-SUITE 3			
GROUND	126m ²	32m ²	158m ²
LEVEL 1	126m ²	32m ²	158m ²
ECO-VILLA			
GROUND	135m ²	194m ²	329m ²
LEVEL 1	131m ²	114m ²	245m ²
RECREATION CENTRE			
GROUND	140m ²	145m ²	375m ²
POOL STORAGE	51m ²	147m ²	198m ²
STAFF ACCOMMODATION			
GROUND	336m ²	204m ²	540m ²
TOTAL GFA			2545m²

COTTEEPARKER
 BRISBANE
 LEVEL 6/11 BRIDGE ROAD
 ST. LEONARDS
 QLD 4070
 COTTEEPARKER.COM.AU

CRYSTALBROOK STATION LODGES
 CRYSTALBROOK STATION, MARIBEA, QLD, AUSTRALIA
 CLIENT - CRYSTALBROOK
 DRAWING TITLE
 DEVELOPMENT SUMMARY
 DATE 15.05.20
 DRAWN BY
 CHECKED BY
 PROJECT NO. 6014
 SHEET NO. 8

STATUS

COTTEEPARKER 
Crystalbrook Collection



CRYSTALBROOK STATION LODGES
 CRYSTALBROOK STATION, MAREEBA, QUEENSLAND, AUSTRALIA
 CLIENT - CRYSTALBROOK
 DRAWING TITLE
 DRAWING NO
 DATE
 STATUS
 6014
 DD-F-1000
 B

STATUS

SCALE 1:100 @ A1
 SCALE 1:300 @ A3



1 STAFF LODGE - SITE PLAN
 SCALE 1:100 @ A1
 SCALE 1:300 @ A3

**Crystalbrook
 Collection**

COTTEEPARKER Φ
 BRISBANE
 P 611 3961 7022
 F 611 3961 7022
 WWW.COTTEEPARKER.COM.AU



AREA SCHEDULE

INTERNAL	84m ²
EXTERNAL COVERED DECK	51m ²
TOTAL	135m²

1 GROUND FLOOR - STAFF ACCOMMODATION - GROUND
 SCALE 1:50 @ A1
 SCALE 1:100 @ A3

COTTEEPARKER

BRISBANE
 6/11361 PACE
 100, PITT ST
 COTTEEPARKER.COM.AU

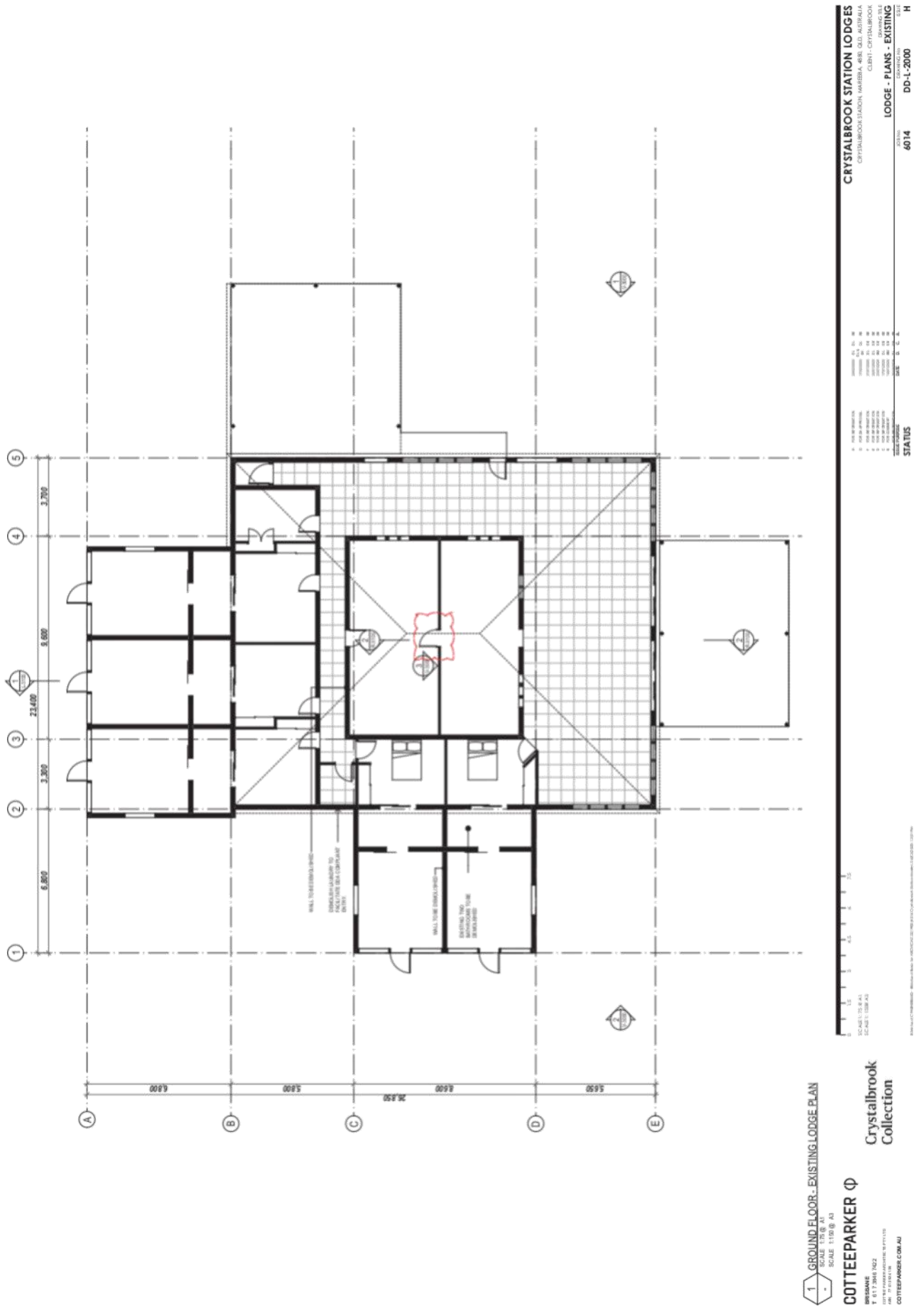
Crystalbrook Collection

CRYSTALBROOK STATION LODGES
 CRYSTALBROOK STATION, HAHESSA, BRISBANE, QLD, AUSTRALIA
 CLIENT - CRYSTALBROOK
 DRAWING NO. 6014
 DATE 15/05/2020
 PROJECT NO. DB-F-2000
 FLOOR PLAN - STAFF ACCOMMODATION

STATUS

1	PROJ. APPROVED	15/05/2020
2	PROJ. APPROVED	15/05/2020
3	PROJ. APPROVED	15/05/2020
4	PROJ. APPROVED	15/05/2020
5	PROJ. APPROVED	15/05/2020
6	PROJ. APPROVED	15/05/2020
7	PROJ. APPROVED	15/05/2020
8	PROJ. APPROVED	15/05/2020
9	PROJ. APPROVED	15/05/2020
10	PROJ. APPROVED	15/05/2020
11	PROJ. APPROVED	15/05/2020
12	PROJ. APPROVED	15/05/2020
13	PROJ. APPROVED	15/05/2020
14	PROJ. APPROVED	15/05/2020
15	PROJ. APPROVED	15/05/2020
16	PROJ. APPROVED	15/05/2020
17	PROJ. APPROVED	15/05/2020
18	PROJ. APPROVED	15/05/2020
19	PROJ. APPROVED	15/05/2020
20	PROJ. APPROVED	15/05/2020
21	PROJ. APPROVED	15/05/2020
22	PROJ. APPROVED	15/05/2020
23	PROJ. APPROVED	15/05/2020
24	PROJ. APPROVED	15/05/2020
25	PROJ. APPROVED	15/05/2020
26	PROJ. APPROVED	15/05/2020
27	PROJ. APPROVED	15/05/2020
28	PROJ. APPROVED	15/05/2020
29	PROJ. APPROVED	15/05/2020
30	PROJ. APPROVED	15/05/2020
31	PROJ. APPROVED	15/05/2020
32	PROJ. APPROVED	15/05/2020
33	PROJ. APPROVED	15/05/2020
34	PROJ. APPROVED	15/05/2020
35	PROJ. APPROVED	15/05/2020
36	PROJ. APPROVED	15/05/2020
37	PROJ. APPROVED	15/05/2020
38	PROJ. APPROVED	15/05/2020
39	PROJ. APPROVED	15/05/2020
40	PROJ. APPROVED	15/05/2020
41	PROJ. APPROVED	15/05/2020
42	PROJ. APPROVED	15/05/2020
43	PROJ. APPROVED	15/05/2020
44	PROJ. APPROVED	15/05/2020
45	PROJ. APPROVED	15/05/2020
46	PROJ. APPROVED	15/05/2020
47	PROJ. APPROVED	15/05/2020
48	PROJ. APPROVED	15/05/2020
49	PROJ. APPROVED	15/05/2020
50	PROJ. APPROVED	15/05/2020
51	PROJ. APPROVED	15/05/2020
52	PROJ. APPROVED	15/05/2020
53	PROJ. APPROVED	15/05/2020
54	PROJ. APPROVED	15/05/2020
55	PROJ. APPROVED	15/05/2020
56	PROJ. APPROVED	15/05/2020
57	PROJ. APPROVED	15/05/2020
58	PROJ. APPROVED	15/05/2020
59	PROJ. APPROVED	15/05/2020
60	PROJ. APPROVED	15/05/2020
61	PROJ. APPROVED	15/05/2020
62	PROJ. APPROVED	15/05/2020
63	PROJ. APPROVED	15/05/2020
64	PROJ. APPROVED	15/05/2020
65	PROJ. APPROVED	15/05/2020
66	PROJ. APPROVED	15/05/2020
67	PROJ. APPROVED	15/05/2020
68	PROJ. APPROVED	15/05/2020
69	PROJ. APPROVED	15/05/2020
70	PROJ. APPROVED	15/05/2020
71	PROJ. APPROVED	15/05/2020
72	PROJ. APPROVED	15/05/2020
73	PROJ. APPROVED	15/05/2020
74	PROJ. APPROVED	15/05/2020
75	PROJ. APPROVED	15/05/2020
76	PROJ. APPROVED	15/05/2020
77	PROJ. APPROVED	15/05/2020
78	PROJ. APPROVED	15/05/2020
79	PROJ. APPROVED	15/05/2020
80	PROJ. APPROVED	15/05/2020
81	PROJ. APPROVED	15/05/2020
82	PROJ. APPROVED	15/05/2020
83	PROJ. APPROVED	15/05/2020
84	PROJ. APPROVED	15/05/2020
85	PROJ. APPROVED	15/05/2020
86	PROJ. APPROVED	15/05/2020
87	PROJ. APPROVED	15/05/2020
88	PROJ. APPROVED	15/05/2020
89	PROJ. APPROVED	15/05/2020
90	PROJ. APPROVED	15/05/2020
91	PROJ. APPROVED	15/05/2020
92	PROJ. APPROVED	15/05/2020
93	PROJ. APPROVED	15/05/2020
94	PROJ. APPROVED	15/05/2020
95	PROJ. APPROVED	15/05/2020
96	PROJ. APPROVED	15/05/2020
97	PROJ. APPROVED	15/05/2020
98	PROJ. APPROVED	15/05/2020
99	PROJ. APPROVED	15/05/2020
100	PROJ. APPROVED	15/05/2020

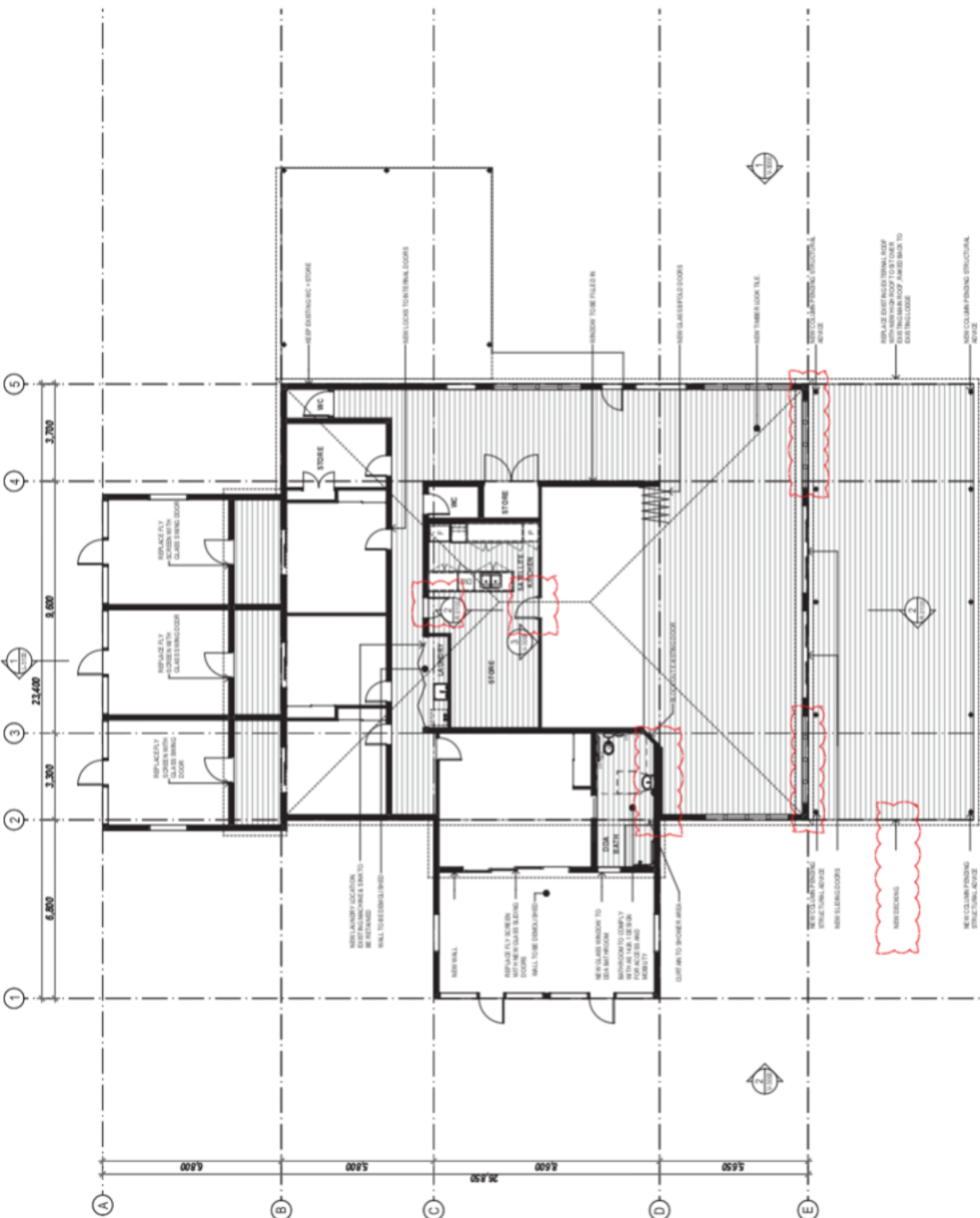




CRYSTALBROOK STATION LODGES
CRYSTALBROOK STATION, MARIBEA, S.W.I. AUSTRALIA
CLIENT - CRYSTALBROOK
DRAWING TITLE
LODGE - PLANS - EXISTING
DRAWING NUMBER
6014
DATE
DD-L-2000
H

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	15/05/20	AS	AS
2	ISSUED FOR PERMIT	15/05/20	AS	AS
3	ISSUED FOR PERMIT	15/05/20	AS	AS
4	ISSUED FOR PERMIT	15/05/20	AS	AS
5	ISSUED FOR PERMIT	15/05/20	AS	AS
6	ISSUED FOR PERMIT	15/05/20	AS	AS
7	ISSUED FOR PERMIT	15/05/20	AS	AS
8	ISSUED FOR PERMIT	15/05/20	AS	AS
9	ISSUED FOR PERMIT	15/05/20	AS	AS
10	ISSUED FOR PERMIT	15/05/20	AS	AS
11	ISSUED FOR PERMIT	15/05/20	AS	AS
12	ISSUED FOR PERMIT	15/05/20	AS	AS
13	ISSUED FOR PERMIT	15/05/20	AS	AS
14	ISSUED FOR PERMIT	15/05/20	AS	AS
15	ISSUED FOR PERMIT	15/05/20	AS	AS
16	ISSUED FOR PERMIT	15/05/20	AS	AS
17	ISSUED FOR PERMIT	15/05/20	AS	AS
18	ISSUED FOR PERMIT	15/05/20	AS	AS
19	ISSUED FOR PERMIT	15/05/20	AS	AS
20	ISSUED FOR PERMIT	15/05/20	AS	AS
21	ISSUED FOR PERMIT	15/05/20	AS	AS
22	ISSUED FOR PERMIT	15/05/20	AS	AS
23	ISSUED FOR PERMIT	15/05/20	AS	AS
24	ISSUED FOR PERMIT	15/05/20	AS	AS
25	ISSUED FOR PERMIT	15/05/20	AS	AS
26	ISSUED FOR PERMIT	15/05/20	AS	AS
27	ISSUED FOR PERMIT	15/05/20	AS	AS
28	ISSUED FOR PERMIT	15/05/20	AS	AS
29	ISSUED FOR PERMIT	15/05/20	AS	AS
30	ISSUED FOR PERMIT	15/05/20	AS	AS
31	ISSUED FOR PERMIT	15/05/20	AS	AS
32	ISSUED FOR PERMIT	15/05/20	AS	AS
33	ISSUED FOR PERMIT	15/05/20	AS	AS
34	ISSUED FOR PERMIT	15/05/20	AS	AS
35	ISSUED FOR PERMIT	15/05/20	AS	AS
36	ISSUED FOR PERMIT	15/05/20	AS	AS
37	ISSUED FOR PERMIT	15/05/20	AS	AS
38	ISSUED FOR PERMIT	15/05/20	AS	AS
39	ISSUED FOR PERMIT	15/05/20	AS	AS
40	ISSUED FOR PERMIT	15/05/20	AS	AS
41	ISSUED FOR PERMIT	15/05/20	AS	AS
42	ISSUED FOR PERMIT	15/05/20	AS	AS
43	ISSUED FOR PERMIT	15/05/20	AS	AS
44	ISSUED FOR PERMIT	15/05/20	AS	AS
45	ISSUED FOR PERMIT	15/05/20	AS	AS
46	ISSUED FOR PERMIT	15/05/20	AS	AS
47	ISSUED FOR PERMIT	15/05/20	AS	AS
48	ISSUED FOR PERMIT	15/05/20	AS	AS
49	ISSUED FOR PERMIT	15/05/20	AS	AS
50	ISSUED FOR PERMIT	15/05/20	AS	AS
51	ISSUED FOR PERMIT	15/05/20	AS	AS
52	ISSUED FOR PERMIT	15/05/20	AS	AS
53	ISSUED FOR PERMIT	15/05/20	AS	AS
54	ISSUED FOR PERMIT	15/05/20	AS	AS
55	ISSUED FOR PERMIT	15/05/20	AS	AS
56	ISSUED FOR PERMIT	15/05/20	AS	AS
57	ISSUED FOR PERMIT	15/05/20	AS	AS
58	ISSUED FOR PERMIT	15/05/20	AS	AS
59	ISSUED FOR PERMIT	15/05/20	AS	AS
60	ISSUED FOR PERMIT	15/05/20	AS	AS
61	ISSUED FOR PERMIT	15/05/20	AS	AS
62	ISSUED FOR PERMIT	15/05/20	AS	AS
63	ISSUED FOR PERMIT	15/05/20	AS	AS
64	ISSUED FOR PERMIT	15/05/20	AS	AS
65	ISSUED FOR PERMIT	15/05/20	AS	AS
66	ISSUED FOR PERMIT	15/05/20	AS	AS
67	ISSUED FOR PERMIT	15/05/20	AS	AS
68	ISSUED FOR PERMIT	15/05/20	AS	AS
69	ISSUED FOR PERMIT	15/05/20	AS	AS
70	ISSUED FOR PERMIT	15/05/20	AS	AS
71	ISSUED FOR PERMIT	15/05/20	AS	AS
72	ISSUED FOR PERMIT	15/05/20	AS	AS
73	ISSUED FOR PERMIT	15/05/20	AS	AS
74	ISSUED FOR PERMIT	15/05/20	AS	AS
75	ISSUED FOR PERMIT	15/05/20	AS	AS
76	ISSUED FOR PERMIT	15/05/20	AS	AS
77	ISSUED FOR PERMIT	15/05/20	AS	AS
78	ISSUED FOR PERMIT	15/05/20	AS	AS
79	ISSUED FOR PERMIT	15/05/20	AS	AS
80	ISSUED FOR PERMIT	15/05/20	AS	AS
81	ISSUED FOR PERMIT	15/05/20	AS	AS
82	ISSUED FOR PERMIT	15/05/20	AS	AS
83	ISSUED FOR PERMIT	15/05/20	AS	AS
84	ISSUED FOR PERMIT	15/05/20	AS	AS
85	ISSUED FOR PERMIT	15/05/20	AS	AS
86	ISSUED FOR PERMIT	15/05/20	AS	AS
87	ISSUED FOR PERMIT	15/05/20	AS	AS
88	ISSUED FOR PERMIT	15/05/20	AS	AS
89	ISSUED FOR PERMIT	15/05/20	AS	AS
90	ISSUED FOR PERMIT	15/05/20	AS	AS
91	ISSUED FOR PERMIT	15/05/20	AS	AS
92	ISSUED FOR PERMIT	15/05/20	AS	AS
93	ISSUED FOR PERMIT	15/05/20	AS	AS
94	ISSUED FOR PERMIT	15/05/20	AS	AS
95	ISSUED FOR PERMIT	15/05/20	AS	AS
96	ISSUED FOR PERMIT	15/05/20	AS	AS
97	ISSUED FOR PERMIT	15/05/20	AS	AS
98	ISSUED FOR PERMIT	15/05/20	AS	AS
99	ISSUED FOR PERMIT	15/05/20	AS	AS
100	ISSUED FOR PERMIT	15/05/20	AS	AS

- 24/01/2020 NOTES**
- NEW TIMBER FLOORING
 - 10 WIPERS FOR STAIRS
 - 1 BIG ASS FAN OUTSIDE
 - NEW TIMBER LOOK TILE TO REPLACE EXISTING AND TO CARRY OUT ONTO EXISTING DRIVEWAY AND COVER AREA. \$27 PER SQM SUPPLY.
 - NEW LOCKS TO INTERNAL DOORS



PLEASE NOTE:
ALL NEW FINISHES TO MATCH
OTHER PRODUCT

1 GROUND FLOOR - PROPOSED NEW FLOOR PLAN - LODGE
SCALE: 1:150 @ A3

SCALE 1:150 @ A3
SCALE 1:100 @ A4

**Crystalbrook
Collection**

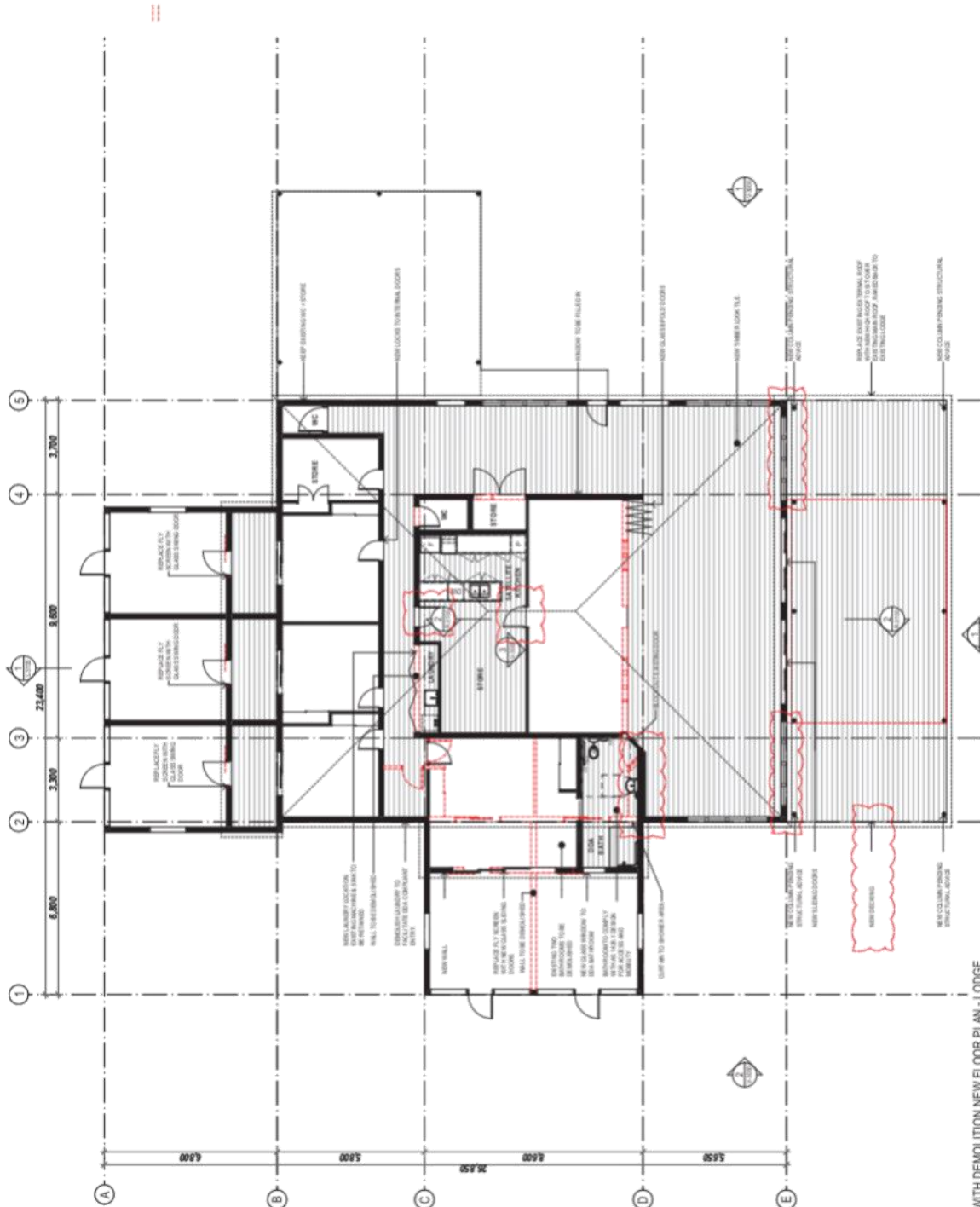
COTTEEPARKER Φ

BRISBANE
P 611 3861 7622
F 611 3861 7622
WWW.COTTEEPARKER.COM.AU

STATUS

NO	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	21/01/2020	W.P.
2	ISSUED FOR PERMIT	21/01/2020	W.P.
3	ISSUED FOR PERMIT	21/01/2020	W.P.
4	ISSUED FOR PERMIT	21/01/2020	W.P.
5	ISSUED FOR PERMIT	21/01/2020	W.P.

CRYSTALBROOK STATION LODGES
CRYSTALBROOK STATION, HAHEBA, BRISBANE, QLD, AUSTRALIA
CLIENT - CRYSTALBROOK
DRAWING TITLE
LODGE - PLANS - PROPOSED
DATE
6014 DD-L-2001
G



PLEASE NOTE:
ALL NEW FINISHES TO MATCH
OTHER PRODUCT

1 GROUND FLOOR - PROPOSED WITH DEMOLITION NEW FLOOR PLAN - LODGE

SCALE 1:100 @ A1
SCALE 1:150 @ A3
SCALE 1:100 @ A4
SCALE 1:150 @ A5

Crystalbrook
Collection

COTTEEPARKER

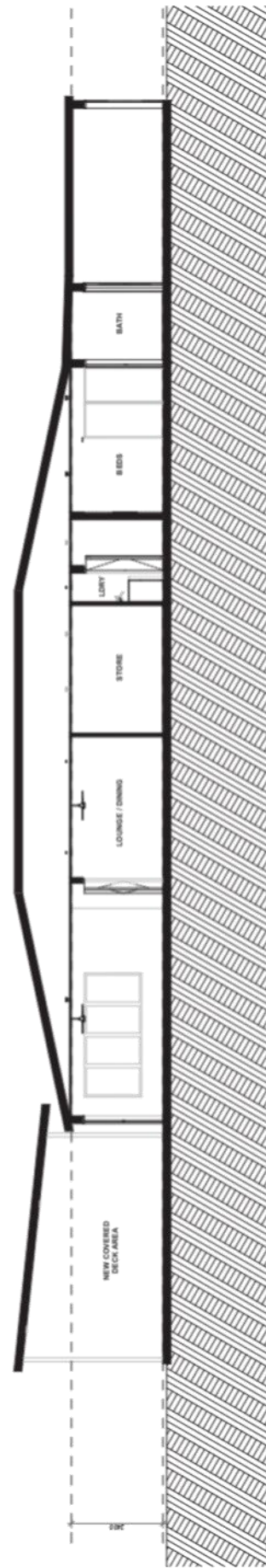
BRISBANE
P 611 3961 7022
M 07 3961 1000
WWW.COTTEEPARKER.COM.AU

STATUS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	20/05/2020	AS
2	FOR APPROVAL	20/05/2020	AS
3	FOR APPROVAL	20/05/2020	AS
4	FOR APPROVAL	20/05/2020	AS
5	FOR APPROVAL	20/05/2020	AS

DATE: 20/05/2020
DRAWN: S. C. A.
CHECKED: S. C. A.
SCALE: 1:100 @ A1

CRYSTALBROOK STATION LODGES
CRYSTALBROOK STATION, HAHESSA, BRISBANE, QLD, AUSTRALIA
CLIENT: CRYSTALBROOK
LODGE - PLANS - PROPOSED WITH DEMOLITION
DRAWN BY: S. C. A.
CHECKED BY: S. C. A.
DATE: 20/05/2020
SCALE: 1:100 @ A1
PROJECT NO: DD-L-2002



1 LODGE - SECTION I
SCALE 1:100 @ A1

CRYSTALBROOK STATION LODGES
CRYSTALBROOK STATION, MARIBEA, QLD, AUSTRALIA
CLIENT - CRYSTALBROOK
DRAWING TITLE
PROJECT NO. 1008 A1
DATE 10/11/19
STATUS

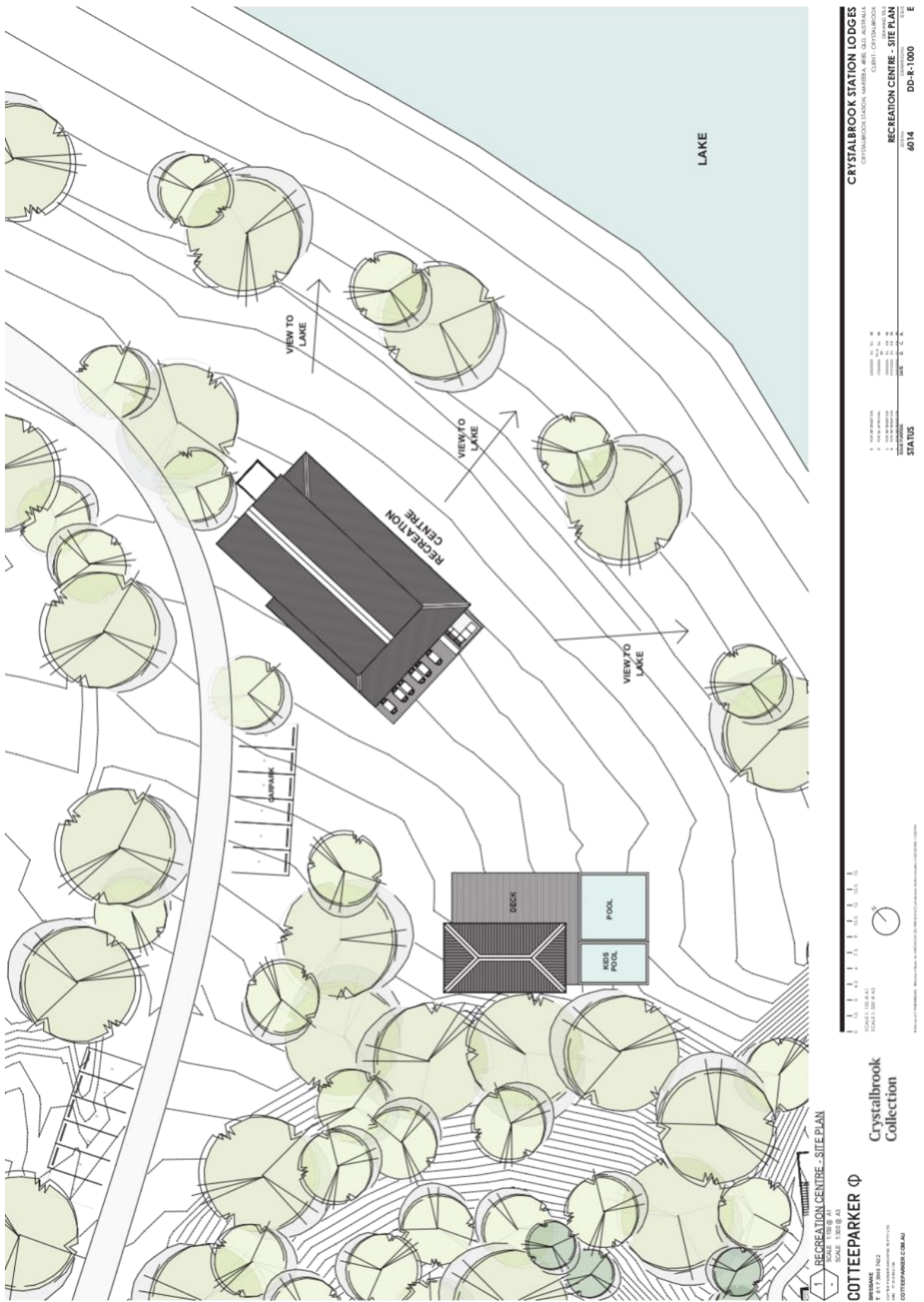
DATE 10/11/19
SCALE 1:100 @ A1
SCALE 1:100 @ A1

CRYSTALBROOK STATION LODGES
6014
DD-L-3100 C

COTTEPARKER Φ
BRISBANE
P 07 3861 7622
M 07 3861 7622
WWW.COTTEPARKER.COM.AU

Crystalbrook Collection

PHOTO: COTTEPARKER ARCHITECTURE



CRYSTALBROOK STATION LODGES
 CRYSTALBROOK STATION, HAHESSA, BRISBANE, QLD, AUSTRALIA
 CLIENT - CRYSTALBROOK
 DRAWING TITLE
RECREATION CENTRE - SITE PLAN
 DATE 10/05/2020
 DRAWN BY
 CHECKED BY
 6014 DD-R-1000 E

STATUS

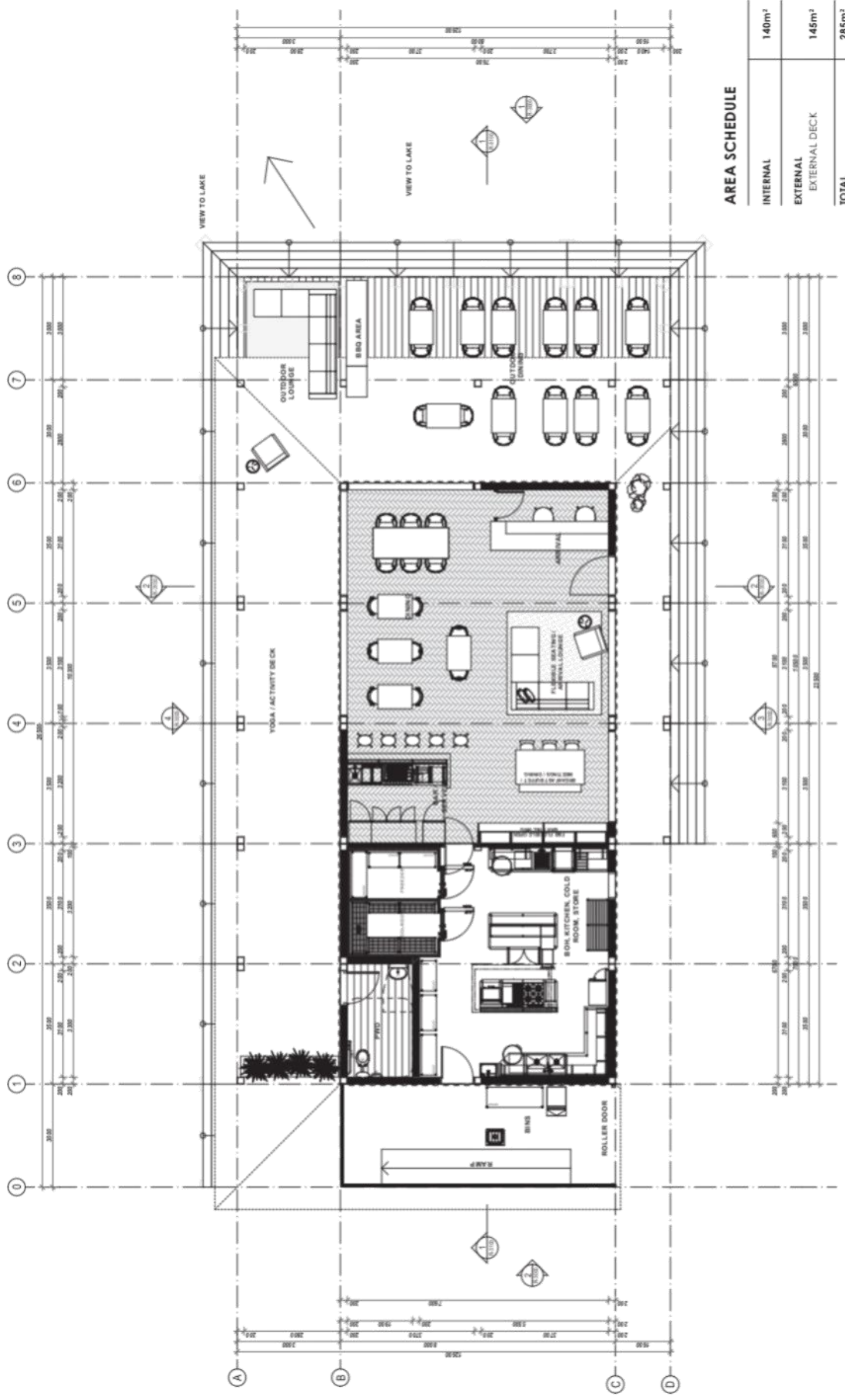
1	100% DEVELOPED	0%
2	90% DEVELOPED	0%
3	80% DEVELOPED	0%
4	70% DEVELOPED	0%
5	60% DEVELOPED	0%
6	50% DEVELOPED	0%
7	40% DEVELOPED	0%
8	30% DEVELOPED	0%
9	20% DEVELOPED	0%
10	10% DEVELOPED	0%
11	0% DEVELOPED	0%

SCALE 1:300 @ A3
 SCALE 1:200 @ A4

CRYSTALBROOK COLLECTION

COTTEEPARKER Φ
 BRISBANE
 P 611 3061 7022
 F 611 3061 7022
 WWW.COTTEEPARKER.COM.AU
 COTTEEPARKER.COM.AU

1 RECREATION CENTRE - SITE PLAN
 SCALE 1:300 @ A3



AREA SCHEDULE

INTERNAL	140m ²
EXTERNAL EXTERNAL DECK	145m ²
TOTAL	285m²

CRYSTALBROOK STATION LODGES
 CRYSTALBROOK STATION, MARIBEA, BRIS. QLD, AUSTRALIA
 CLIENT - CRYSTALBROOK
 DRAWNABLE
 RECREATION CENTRE - PLANS
 DATE
 6014 DD-R-2000 1

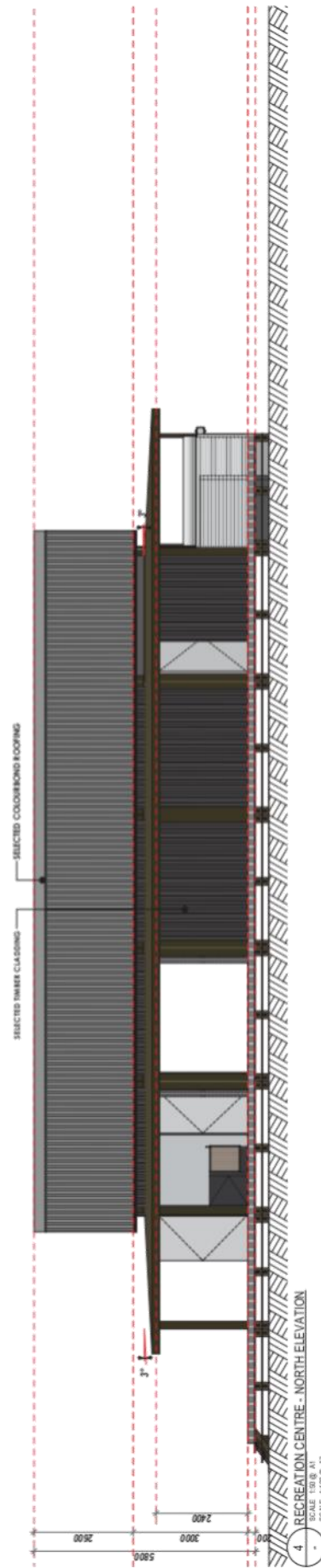
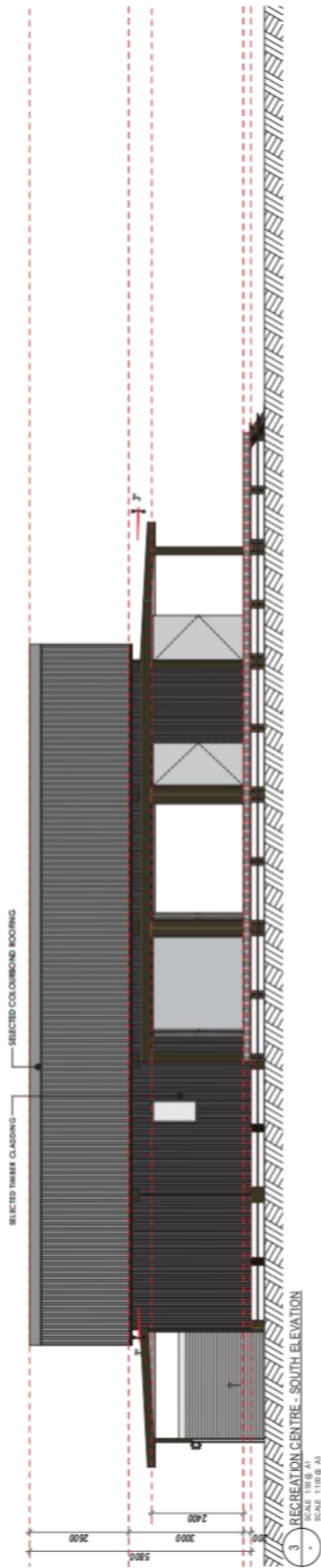
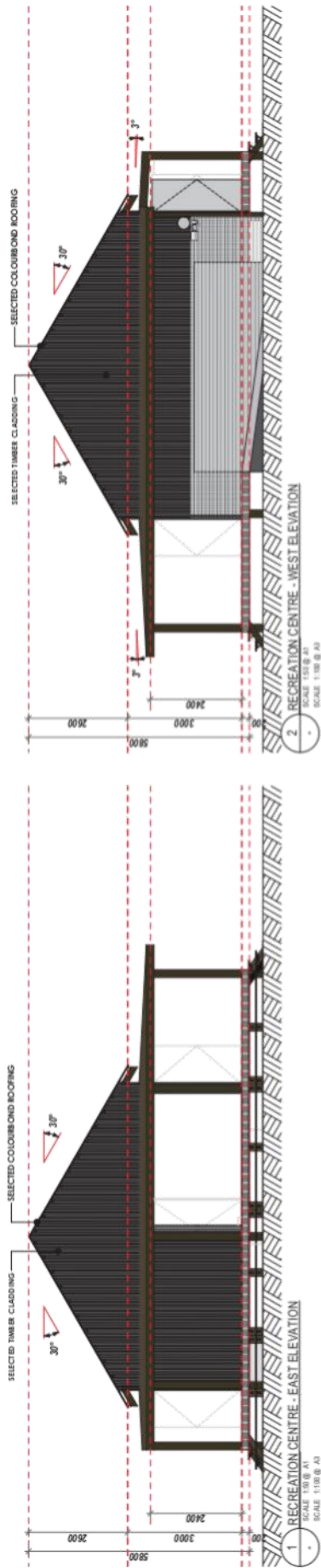
STATUS

1	FOR THE PROJECT	DATE	BY
2	FOR THE PROJECT	DATE	BY
3	FOR THE PROJECT	DATE	BY
4	FOR THE PROJECT	DATE	BY
5	FOR THE PROJECT	DATE	BY
6	FOR THE PROJECT	DATE	BY
7	FOR THE PROJECT	DATE	BY
8	FOR THE PROJECT	DATE	BY
9	FOR THE PROJECT	DATE	BY
10	FOR THE PROJECT	DATE	BY

1 RECREATION CENTRE - GROUND FLOOR
 SCALE 1:50 @ A1
 SCALE 1:100 @ A3

COTTEEPARKER
 BRISBANE
 P 611 3961 FAX2
 F 611 3961
 WWW.COTTEEPARKER.COM.AU

Crystalbrook Collection



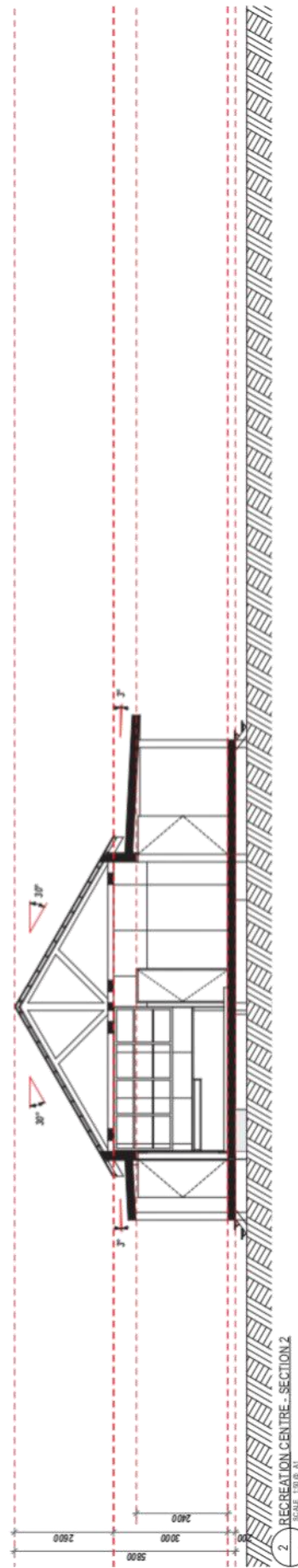
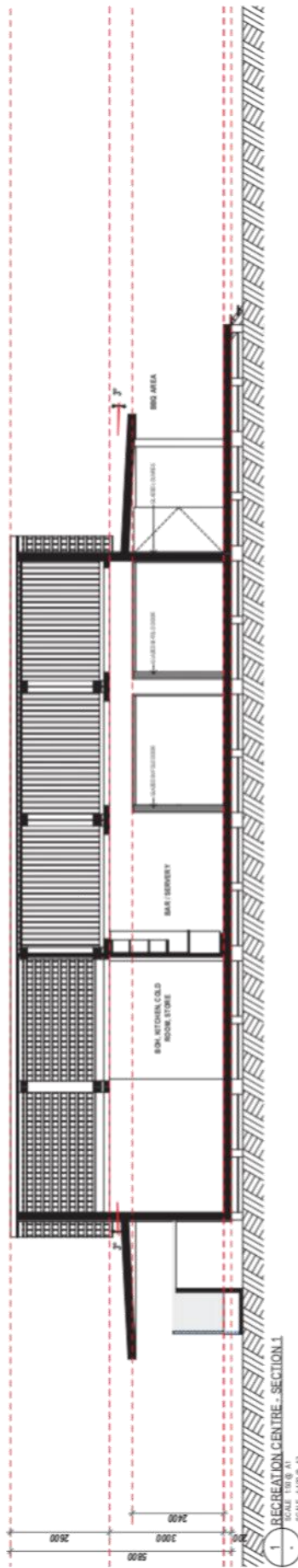
COTTEEPARKER

BRISBANE
P 617 3861 7622
F 617 3861 7623
WWW.COTTEEPARKER.COM.AU

Crystalbrook Collection

CRYSTALBROOK STATION, HAHESSA, BRISBANE, QLD, AUSTRALIA
CLIENT - CRYSTALBROOK
RECREATION CENTRE - ELEVATIONS
DRAWING NO. 6014
DD-R-3000
STATUS: B

DATE: 01.05.20
DRAWN BY: J. SMITH
CHECKED BY: J. SMITH
SCALE: 1:100 @ A1



CRYSTALBROOK STATION LODGES
CRYSTALBROOK STATION, MARIBEA, BRISBANE, QLD, AUSTRALIA
CLIENT: CRYSTALBROOK
DRAWING TITLE: RECREATION CENTRE - SECTIONS
DRAWING NO: 6014
DATE: DD-R-3100
STATUS: C

CRYSTALBROOK COLLECTION
COTTEEPARKER
BRISBANE
P: 07 3861 7022
F: 07 3861 7023
WWW.COTTEEPARKER.COM.AU

CRYSTALBROOK COLLECTION
COTTEEPARKER
BRISBANE
P: 07 3861 7022
F: 07 3861 7023
WWW.COTTEEPARKER.COM.AU



1 ARCHITECTURAL ILLUSTRATION: ECO-SUITES

COTTEEPARKER 
 BRISBANE
 6/11 JONES ROAD
 SOUTH BRISBANE QLD 4000
 COTTEEPARKER.COM.AU

**Crystalbrook
Collection**

PHOTO: COTTEEPARKER ARCHITECTURE. RENDERING BY: ARCHITECTURE BY: COTTEEPARKER ARCHITECTURE. RENDERING: COTTEEPARKER ARCHITECTURE.

STATUS
 1. NOT FOR CONSTRUCTION
 2. FOR APPROVAL
 3. FOR CONSTRUCTION
 4. FOR OCCUPANCY
 5. FOR DEMOLITION
 6. FOR DECOMMISSIONING
 7. FOR REDEMPTION
 8. FOR REDEMPTION
 9. FOR REDEMPTION
 10. FOR REDEMPTION
 11. FOR REDEMPTION
 12. FOR REDEMPTION
 13. FOR REDEMPTION
 14. FOR REDEMPTION
 15. FOR REDEMPTION
 16. FOR REDEMPTION
 17. FOR REDEMPTION
 18. FOR REDEMPTION
 19. FOR REDEMPTION
 20. FOR REDEMPTION
 21. FOR REDEMPTION
 22. FOR REDEMPTION
 23. FOR REDEMPTION
 24. FOR REDEMPTION
 25. FOR REDEMPTION
 26. FOR REDEMPTION
 27. FOR REDEMPTION
 28. FOR REDEMPTION
 29. FOR REDEMPTION
 30. FOR REDEMPTION
 31. FOR REDEMPTION
 32. FOR REDEMPTION
 33. FOR REDEMPTION
 34. FOR REDEMPTION
 35. FOR REDEMPTION
 36. FOR REDEMPTION
 37. FOR REDEMPTION
 38. FOR REDEMPTION
 39. FOR REDEMPTION
 40. FOR REDEMPTION
 41. FOR REDEMPTION
 42. FOR REDEMPTION
 43. FOR REDEMPTION
 44. FOR REDEMPTION
 45. FOR REDEMPTION
 46. FOR REDEMPTION
 47. FOR REDEMPTION
 48. FOR REDEMPTION
 49. FOR REDEMPTION
 50. FOR REDEMPTION
 51. FOR REDEMPTION
 52. FOR REDEMPTION
 53. FOR REDEMPTION
 54. FOR REDEMPTION
 55. FOR REDEMPTION
 56. FOR REDEMPTION
 57. FOR REDEMPTION
 58. FOR REDEMPTION
 59. FOR REDEMPTION
 60. FOR REDEMPTION
 61. FOR REDEMPTION
 62. FOR REDEMPTION
 63. FOR REDEMPTION
 64. FOR REDEMPTION
 65. FOR REDEMPTION
 66. FOR REDEMPTION
 67. FOR REDEMPTION
 68. FOR REDEMPTION
 69. FOR REDEMPTION
 70. FOR REDEMPTION
 71. FOR REDEMPTION
 72. FOR REDEMPTION
 73. FOR REDEMPTION
 74. FOR REDEMPTION
 75. FOR REDEMPTION
 76. FOR REDEMPTION
 77. FOR REDEMPTION
 78. FOR REDEMPTION
 79. FOR REDEMPTION
 80. FOR REDEMPTION
 81. FOR REDEMPTION
 82. FOR REDEMPTION
 83. FOR REDEMPTION
 84. FOR REDEMPTION
 85. FOR REDEMPTION
 86. FOR REDEMPTION
 87. FOR REDEMPTION
 88. FOR REDEMPTION
 89. FOR REDEMPTION
 90. FOR REDEMPTION
 91. FOR REDEMPTION
 92. FOR REDEMPTION
 93. FOR REDEMPTION
 94. FOR REDEMPTION
 95. FOR REDEMPTION
 96. FOR REDEMPTION
 97. FOR REDEMPTION
 98. FOR REDEMPTION
 99. FOR REDEMPTION
 100. FOR REDEMPTION

CRYSTALBROOK STATION LODGES
 CRYSTALBROOK STATION, MARIBRA, BRISBANE, AUSTRALIA
 CLIENT - CRYSTALBROOK
 DEVELOPER - CRYSTALBROOK
 ARCHITECT - COTTEEPARKER
 DATE - 05/2020
 PROJECT NO. - 6014
 DRAWING NO. - DD-S-0200
 SHEET NO. - E



1 ARCHITECTURAL ILLUSTRATION: ECO-SUITES

COTTEEPARKER Φ

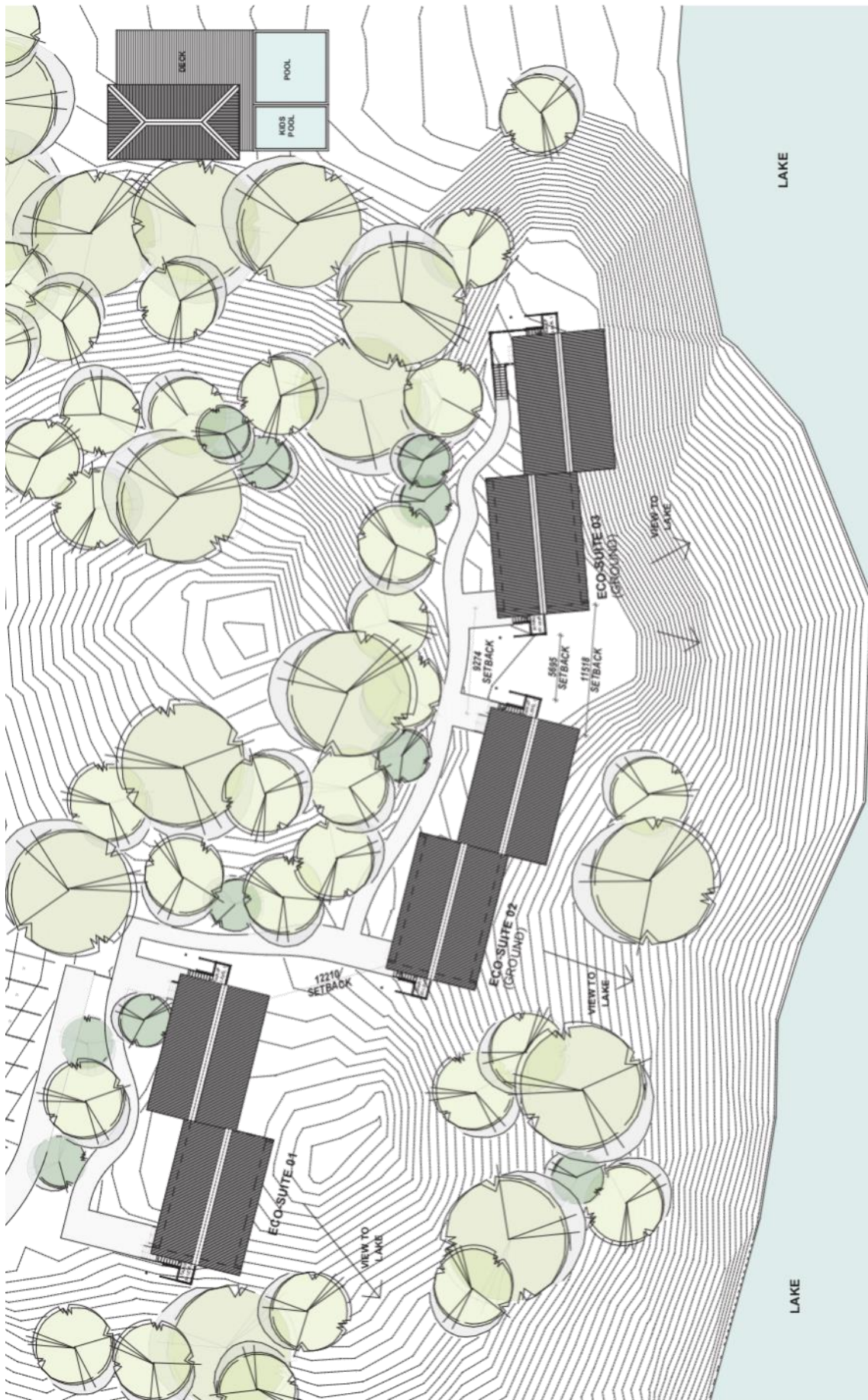
BRISBANE
P 07 3861 7022
F 07 3861 7023
WWW.COTTEEPARKER.COM.AU

**Crystalbrook
Collection**

PHOTO: JACQUES BOUVERIE - ARCHITECTURE; INTERIOR: JACQUES BOUVERIE - ARCHITECTURE; EXTERIOR: JACQUES BOUVERIE - ARCHITECTURE

CRYSTALBROOK STATION LODGES
CRYSTALBROOK STATION, MARIBRA, BRISBANE, AUSTRALIA
CLIENT - CRYSTALBROOK
DESIGNABLE
ECO-SUITES - RENDERS
DATE
6014
DD-5-0302
C

STATUS
R - RENDER
A - APPROVED
S - STARTED
C - COMPLETED
DATE
6014
DD-5-0302
C



1 ECO-SUITES - SITE PLAN - GROUND FLOOR
 SCALE 1:300 @ A1

COTTEEPARKER

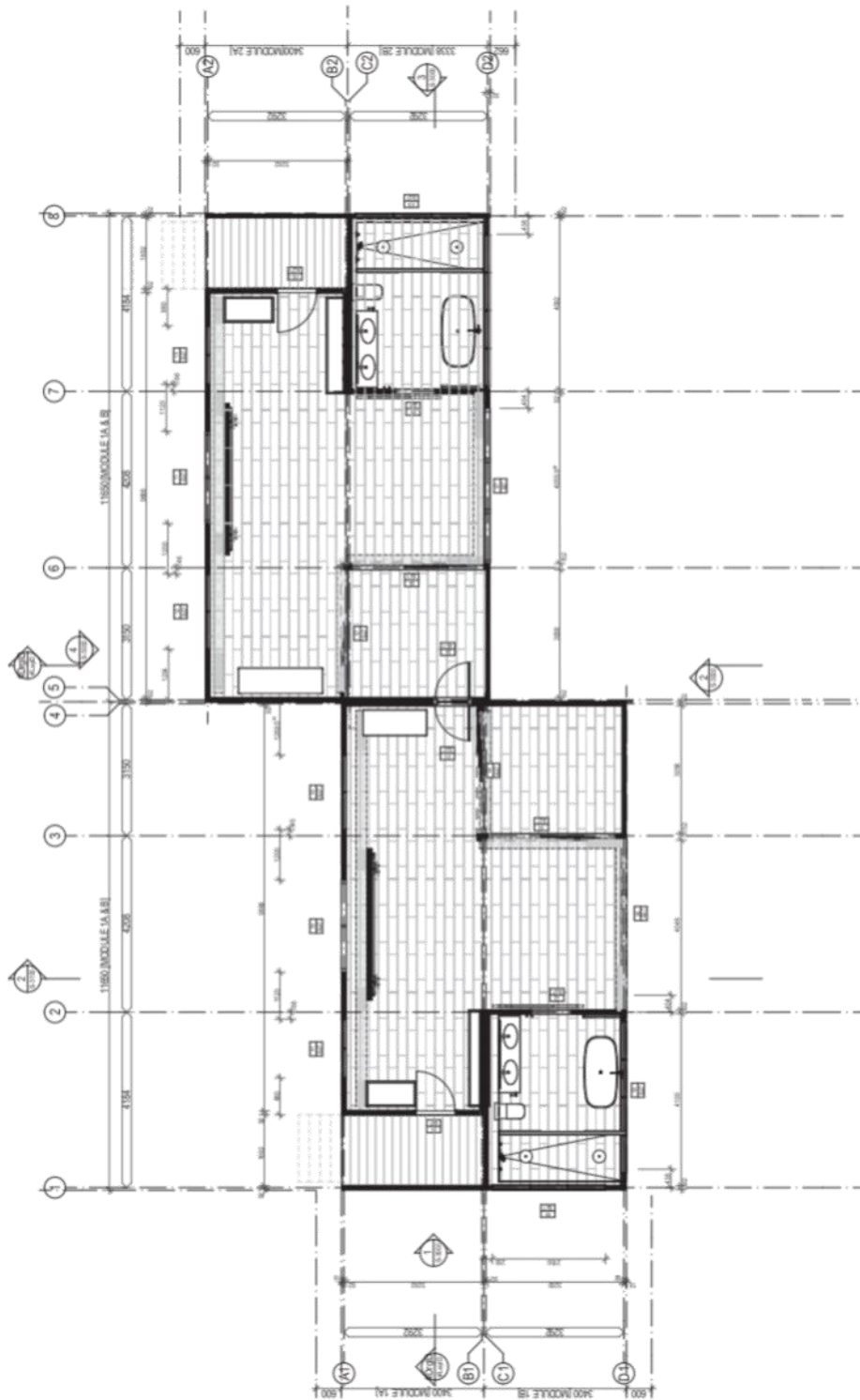
BRISBANE
 6/11/2018/1822
 18/05/2019/1822
 04/07/2019/1822
 COTTEEPARKER.COM.AU

Crystalbrook Collection

CRYSTALBROOK STATION LODGES
 CRYSTALBROOK STATION, HAHESSA, BRISBANE, QLD, AUSTRALIA
 CLIENT - CRYSTALBROOK
 DRAWING TITLE
 ECO-SUITES - SITE PLAN
 DATE 04/07/2019
 6014 DD-S-1000 G

STATUS

1	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
2	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
3	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
4	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
5	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
6	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
7	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
8	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
9	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
10	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
11	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
12	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
13	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
14	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
15	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
16	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
17	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
18	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
19	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
20	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
21	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
22	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
23	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
24	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
25	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
26	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
27	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
28	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
29	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
30	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
31	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
32	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
33	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
34	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
35	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
36	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
37	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
38	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
39	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
40	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
41	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
42	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
43	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
44	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
45	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
46	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
47	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
48	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
49	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822
50	ECO-SUITES - SITE PLAN - GROUND FLOOR	04/07/2019	1822



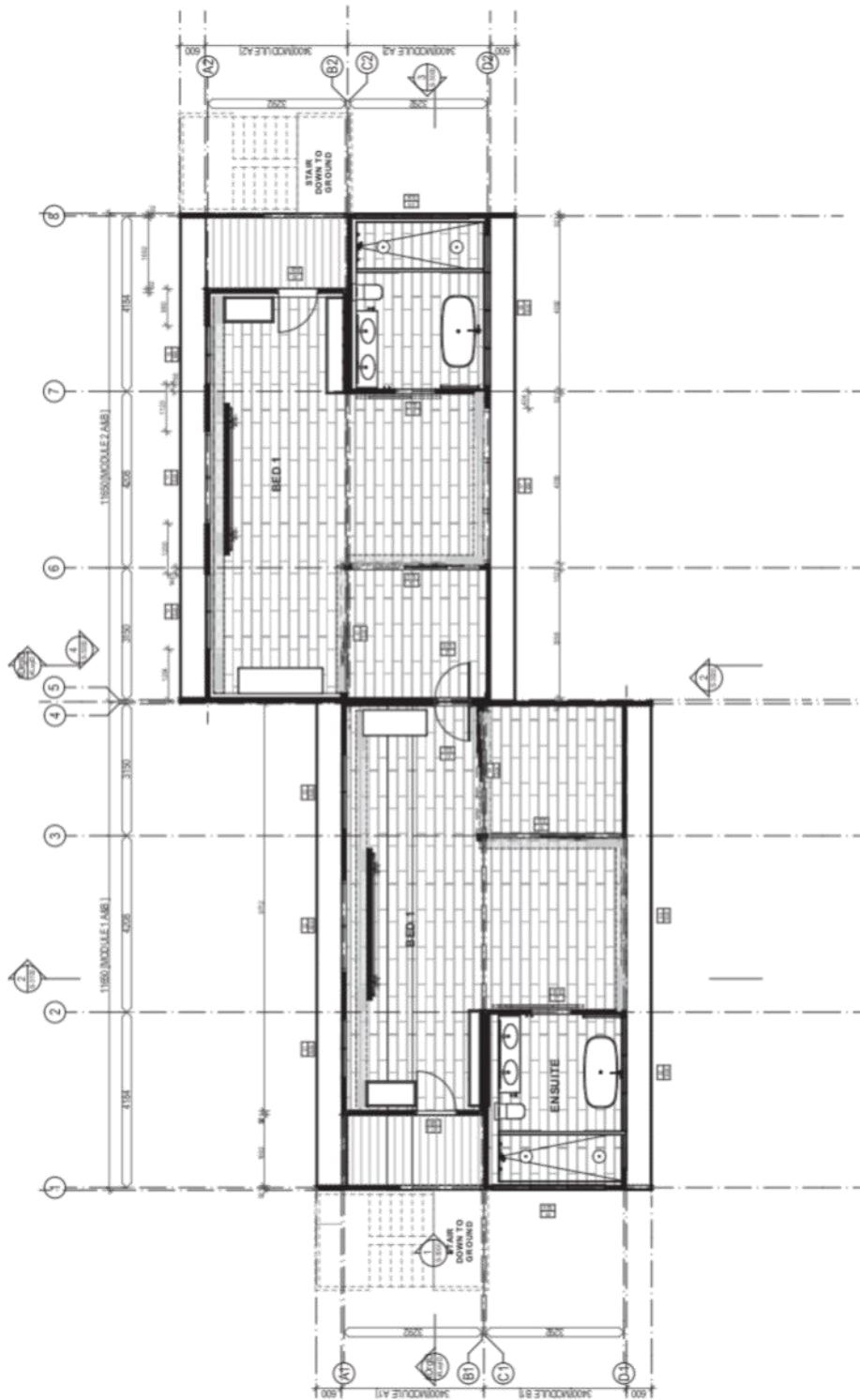
1 ECO-SUITES - GROUND
 SCALE 1:100 @ A1
COTTEEPARKER 
 BRISBANE
 P 611 3961 7622
 M 07 4774 1111
 COTTEEPARKER.COM.AU

**Crystalbrook
 Collection**

CRYSTALBROOK STATION LODGES
 CRYSTALBROOK STATION, HAHESSA, BRISBANE, QLD, AUSTRALIA
 CLIENT - CRYSTALBROOK
 DRAWING TITLE
ECO-SUITES - PLANS - GROUND
 DRAWING NUMBER
6014
 DATE
DD-S-2000
 SHEET NUMBER
1

STATUS

1	ISSUED FOR PERMIT	1	ISSUED
2	ISSUED FOR APPROVAL	2	REVISED
3	ISSUED FOR TENDER	3	REVISED
4	ISSUED FOR CONTRACT	4	REVISED
5	ISSUED FOR CONSTRUCTION	5	REVISED
6	ISSUED FOR AS-BUILT	6	REVISED
7	ISSUED FOR ARCHIVE	7	REVISED
8	ISSUED FOR OTHER	8	REVISED
9	ISSUED FOR OTHER	9	REVISED
10	ISSUED FOR OTHER	10	REVISED
11	ISSUED FOR OTHER	11	REVISED
12	ISSUED FOR OTHER	12	REVISED
13	ISSUED FOR OTHER	13	REVISED
14	ISSUED FOR OTHER	14	REVISED
15	ISSUED FOR OTHER	15	REVISED
16	ISSUED FOR OTHER	16	REVISED
17	ISSUED FOR OTHER	17	REVISED
18	ISSUED FOR OTHER	18	REVISED
19	ISSUED FOR OTHER	19	REVISED
20	ISSUED FOR OTHER	20	REVISED
21	ISSUED FOR OTHER	21	REVISED
22	ISSUED FOR OTHER	22	REVISED
23	ISSUED FOR OTHER	23	REVISED
24	ISSUED FOR OTHER	24	REVISED
25	ISSUED FOR OTHER	25	REVISED
26	ISSUED FOR OTHER	26	REVISED
27	ISSUED FOR OTHER	27	REVISED
28	ISSUED FOR OTHER	28	REVISED
29	ISSUED FOR OTHER	29	REVISED
30	ISSUED FOR OTHER	30	REVISED
31	ISSUED FOR OTHER	31	REVISED
32	ISSUED FOR OTHER	32	REVISED
33	ISSUED FOR OTHER	33	REVISED
34	ISSUED FOR OTHER	34	REVISED
35	ISSUED FOR OTHER	35	REVISED
36	ISSUED FOR OTHER	36	REVISED
37	ISSUED FOR OTHER	37	REVISED
38	ISSUED FOR OTHER	38	REVISED
39	ISSUED FOR OTHER	39	REVISED
40	ISSUED FOR OTHER	40	REVISED
41	ISSUED FOR OTHER	41	REVISED
42	ISSUED FOR OTHER	42	REVISED
43	ISSUED FOR OTHER	43	REVISED
44	ISSUED FOR OTHER	44	REVISED
45	ISSUED FOR OTHER	45	REVISED
46	ISSUED FOR OTHER	46	REVISED
47	ISSUED FOR OTHER	47	REVISED
48	ISSUED FOR OTHER	48	REVISED
49	ISSUED FOR OTHER	49	REVISED
50	ISSUED FOR OTHER	50	REVISED
51	ISSUED FOR OTHER	51	REVISED
52	ISSUED FOR OTHER	52	REVISED
53	ISSUED FOR OTHER	53	REVISED
54	ISSUED FOR OTHER	54	REVISED
55	ISSUED FOR OTHER	55	REVISED
56	ISSUED FOR OTHER	56	REVISED
57	ISSUED FOR OTHER	57	REVISED
58	ISSUED FOR OTHER	58	REVISED
59	ISSUED FOR OTHER	59	REVISED
60	ISSUED FOR OTHER	60	REVISED
61	ISSUED FOR OTHER	61	REVISED
62	ISSUED FOR OTHER	62	REVISED
63	ISSUED FOR OTHER	63	REVISED
64	ISSUED FOR OTHER	64	REVISED
65	ISSUED FOR OTHER	65	REVISED
66	ISSUED FOR OTHER	66	REVISED
67	ISSUED FOR OTHER	67	REVISED
68	ISSUED FOR OTHER	68	REVISED
69	ISSUED FOR OTHER	69	REVISED
70	ISSUED FOR OTHER	70	REVISED
71	ISSUED FOR OTHER	71	REVISED
72	ISSUED FOR OTHER	72	REVISED
73	ISSUED FOR OTHER	73	REVISED
74	ISSUED FOR OTHER	74	REVISED
75	ISSUED FOR OTHER	75	REVISED
76	ISSUED FOR OTHER	76	REVISED
77	ISSUED FOR OTHER	77	REVISED
78	ISSUED FOR OTHER	78	REVISED
79	ISSUED FOR OTHER	79	REVISED
80	ISSUED FOR OTHER	80	REVISED
81	ISSUED FOR OTHER	81	REVISED
82	ISSUED FOR OTHER	82	REVISED
83	ISSUED FOR OTHER	83	REVISED
84	ISSUED FOR OTHER	84	REVISED
85	ISSUED FOR OTHER	85	REVISED
86	ISSUED FOR OTHER	86	REVISED
87	ISSUED FOR OTHER	87	REVISED
88	ISSUED FOR OTHER	88	REVISED
89	ISSUED FOR OTHER	89	REVISED
90	ISSUED FOR OTHER	90	REVISED
91	ISSUED FOR OTHER	91	REVISED
92	ISSUED FOR OTHER	92	REVISED
93	ISSUED FOR OTHER	93	REVISED
94	ISSUED FOR OTHER	94	REVISED
95	ISSUED FOR OTHER	95	REVISED
96	ISSUED FOR OTHER	96	REVISED
97	ISSUED FOR OTHER	97	REVISED
98	ISSUED FOR OTHER	98	REVISED
99	ISSUED FOR OTHER	99	REVISED
100	ISSUED FOR OTHER	100	REVISED



1 ECO-SUITES-LEVEL 01
SCALE 1:100 @ A1

COTTEEPARKER

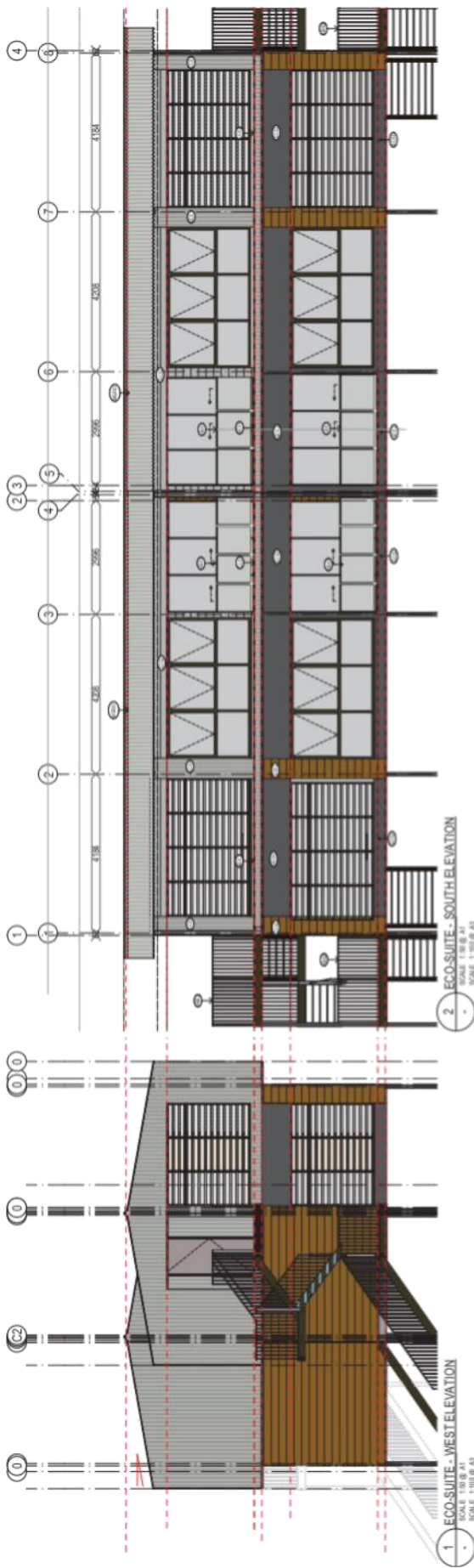
BRISBANE
P 611 3961 1922
M 07 3961 1922
WWW.COTTEEPARKER.COM.AU

Crystalbrook
Collection

CRYSTALBROOK STATION LODGES
CRYSTALBROOK STATION, HAHESSA, BRISBANE, AUSTRALIA
CLIENT - CRYSTALBROOK
DRAWNABLE
ECO-SUITES - PLANS - LEVEL 01
DATE
6014 DD-5-2001

STATUS

NO.	DATE	DESCRIPTION	BY	CHK
1	05/05/2020	ISSUED FOR PERMIT	...	...
2	05/05/2020	ISSUED FOR PERMIT	...	...
3	05/05/2020	ISSUED FOR PERMIT	...	...
4	05/05/2020	ISSUED FOR PERMIT	...	...
5	05/05/2020	ISSUED FOR PERMIT	...	...
6	05/05/2020	ISSUED FOR PERMIT	...	...
7	05/05/2020	ISSUED FOR PERMIT	...	...
8	05/05/2020	ISSUED FOR PERMIT	...	...
9	05/05/2020	ISSUED FOR PERMIT	...	...
10	05/05/2020	ISSUED FOR PERMIT	...	...



COTTEEPARKER

BRISBANE
6/11/2018/1822
6/11/2018/1822
AN/P/18/11/18
COTTEEPARKER.COM/AU

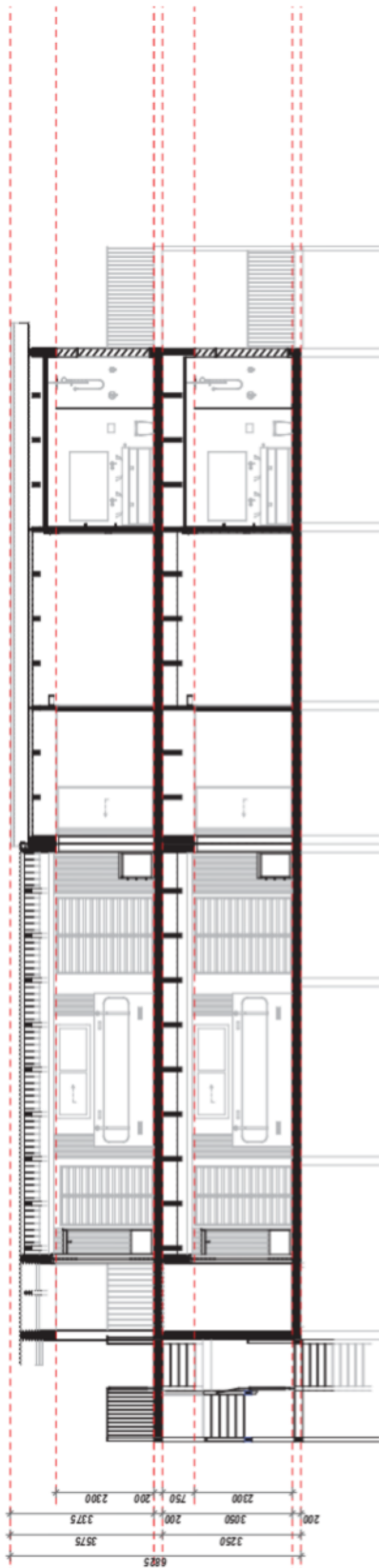
Crystalbrook Collection

CRYSTALBROOK STATION LODGES
CRYSTALBROOK STATION, MAREEBA, QLD, AUSTRALIA
CLIENT - CRYSTALBROOK
DRAWING TITLE
ECO-SUITES - ELEVATIONS
DATE
6014
DD-S-3000
E

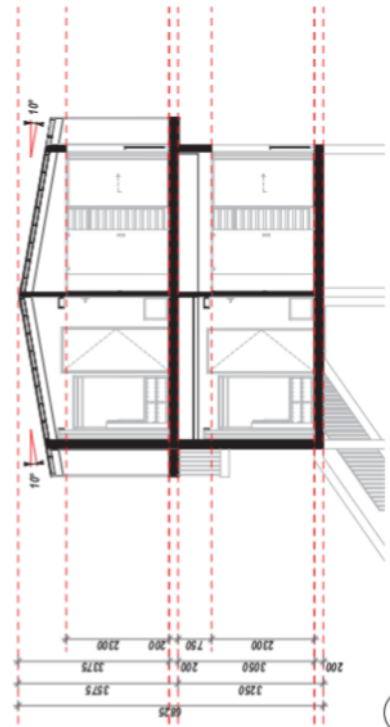
STATUS

1	100% ARCHITECTURE	AS	AS
2	100% ARCHITECTURE	AS	AS
3	100% ARCHITECTURE	AS	AS
4	100% ARCHITECTURE	AS	AS
5	100% ARCHITECTURE	AS	AS
6	100% ARCHITECTURE	AS	AS
7	100% ARCHITECTURE	AS	AS
8	100% ARCHITECTURE	AS	AS
9	100% ARCHITECTURE	AS	AS
10	100% ARCHITECTURE	AS	AS

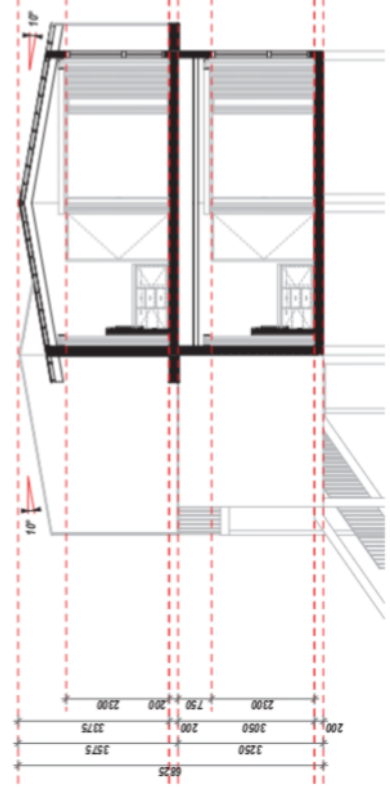
SCALE 1:100 @ A1
SCALE 1:100 @ A3



1 ECO-SUITES - SECTION 1
SCALE 1:100 (B A1)
SCALE 1:100 (B A1)



3 ECO-SUITES - SECTION 3
SCALE 1:100 (B A1)
SCALE 1:100 (B A1)

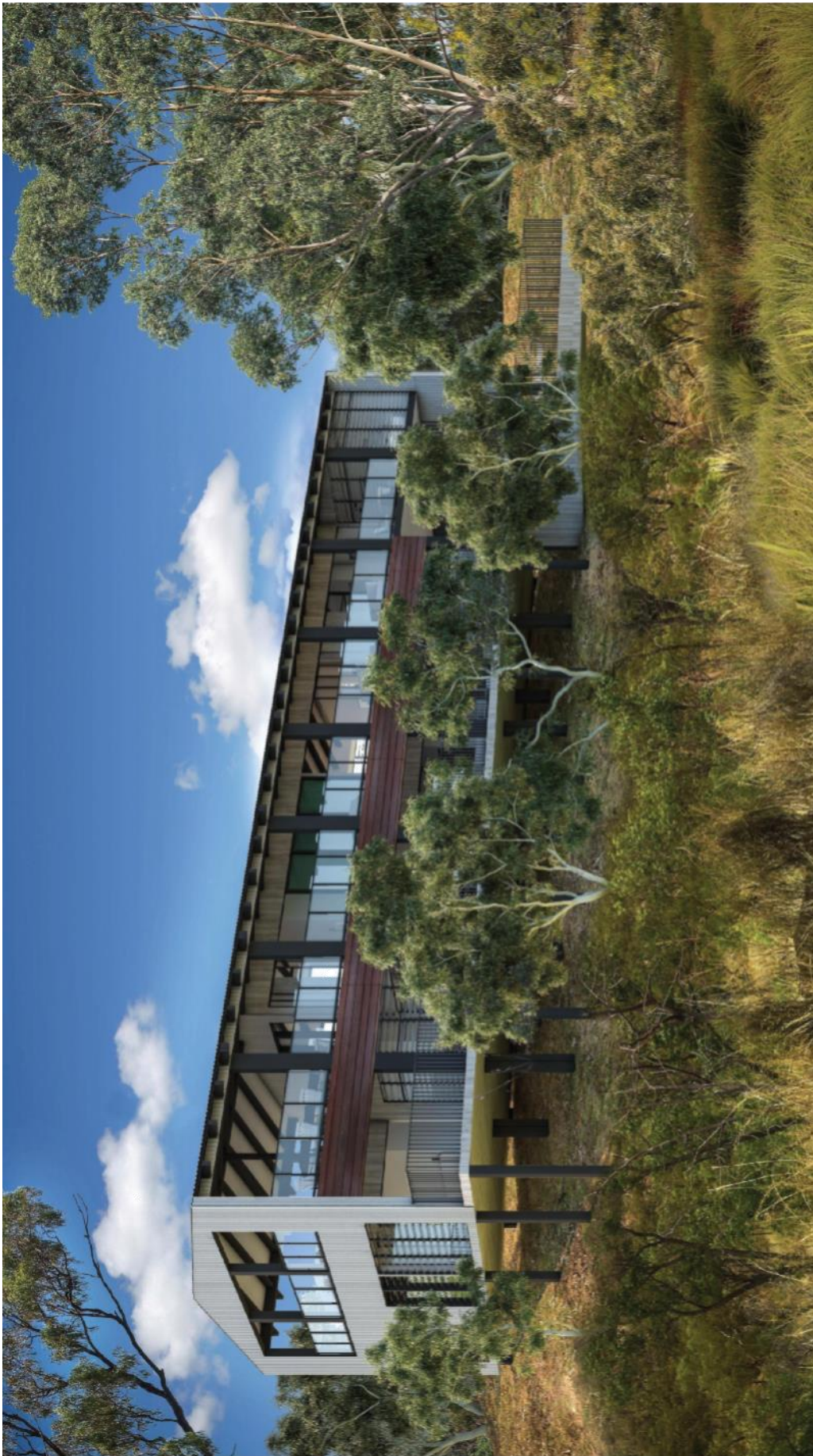


2 ECO-SUITES - SECTION 2
SCALE 1:100 (B A1)
SCALE 1:100 (B A1)

CRYSTALBROOK STATION LODGES
CRYSTALBROOK STATION, MARIBEA, BRISBANE, QLD, AUSTRALIA
CLIENT: CRYSTALBROOK
DRAWING TITLE: ECO-SUITES - SECTIONS
DATE: 10/05/2020
STATUS: G
DRAWN BY: G
CHECKED BY: G
SCALE: 1:100 (B A1)

COTTEEPARKER
BRISBANE
P 611 3861 7422
F 611 3861 1100
WWW.COTTEEPARKER.COM.AU

Crystalbrook Collection



1 ARCHITECTURAL ILLUSTRATION: ECO-VILLA

COTTEEPARKER 
 BRISBANE
 P 611 3061 7022
 F 611 3061 7022
 WWW.COTTEEPARKER.COM.AU

**Crystalbrook
 Collection**

PHOTO: JACQUES TOFFI/STUDIO TOFFI

STATUS
 1. PRELIMINARY
 2. APPROVED
 3. UNDER CONSTRUCTION
 4. COMPLETED
 5. DEMOLISHED
 6. OTHER

PROJECT NO. 6014
 DATE 05/12/19

CRYSTALBROOK STATION LODGES
 CRYSTALBROOK STATION, MARIBEA, BRISBANE, QLD, AUSTRALIA
 CLIENT - CRYSTALBROOK
 ARCHITECT - COTTEEPARKER
 ECO-VILLA - RENDERS
 DD-V-0200 D



1 ARCHITECTURAL ILLUSTRATION: ECO-VILLA

COTTEEPARKER 

BRISBANE
 P 07 3861 7622
 F 07 3861 7623
 WWW.COTTEEPARKER.COM.AU

**Crystalbrook
 Collection**

PHOTO: JACQUES CHATELIER - ARCHITECTURE / ARTS / PHOTOGRAPHY / VISUAL COMMUNICATIONS / VISUALS UNLIMITED

STATUS
 1. FOR INFORMATION
 2. FOR APPROVAL
 3. FOR REVIEW
 4. FOR DECISION
 5. FOR ACTION
 6. FOR REVIEW
 7. FOR ACTION
 8. FOR REVIEW
 9. FOR ACTION
 10. FOR REVIEW

6014

DD-V-0202

C

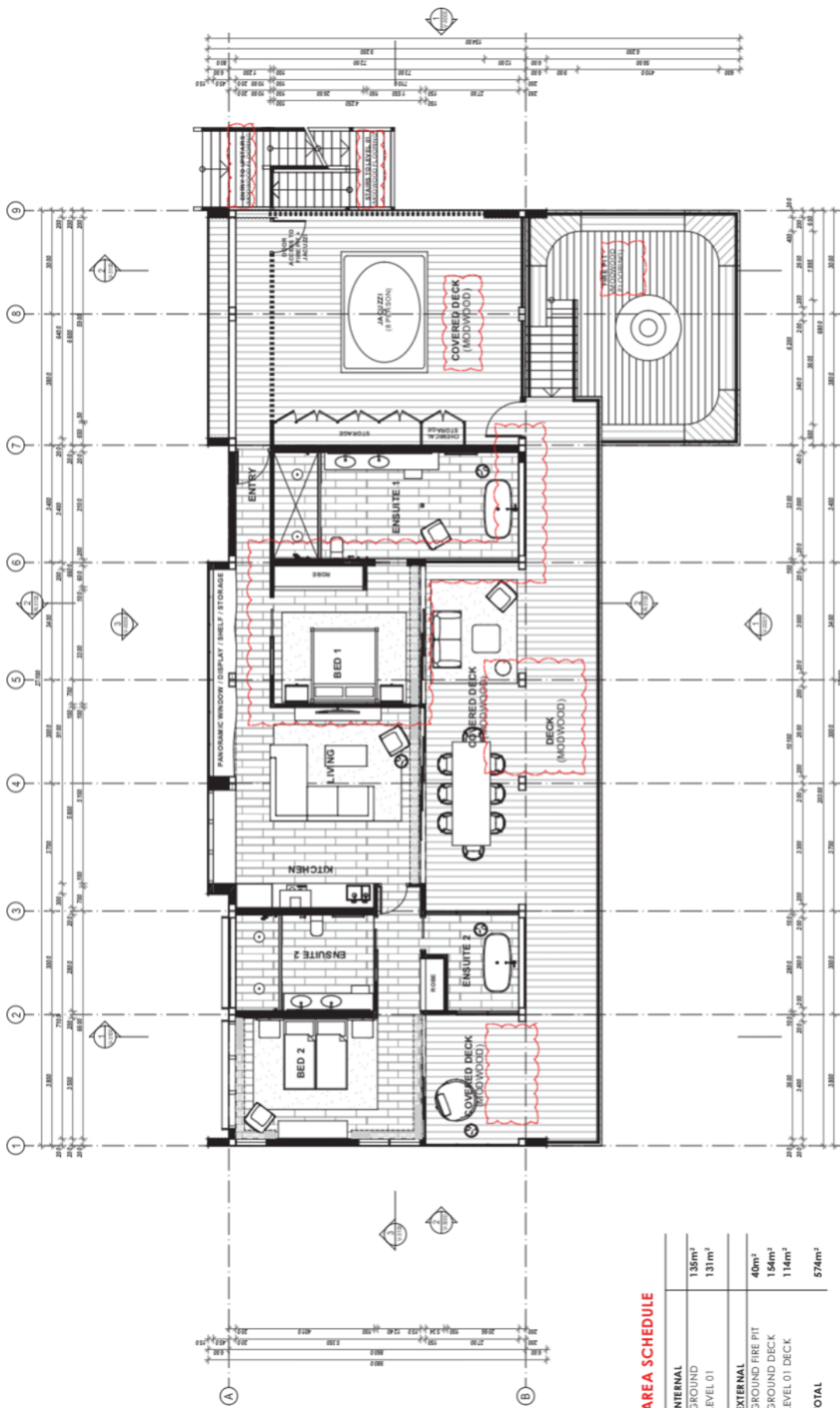
CRYSTALBROOK STATION LODGES

CRYSTALBROOK STATION, MARIBEA, QUEENSLAND, AUSTRALIA

CLIENT - CRYSTALBROOK

DESIGNED BY - RENDERS

DATE - 2019



AREA SCHEDULE

INTERNAL	
GROUND	135m ²
LEVEL 01	131m ²
EXTERNAL	
GROUND FIRE PIT	40m ²
GROUND DECK	154m ²
LEVEL 01 DECK	114m ²
TOTAL	574m²

1 ECO-VILLA - GROUND
SCALE 1:50 @ A1
SCALE 1:100 @ A3

COTTEEPARKER Φ

BRISBANE
P 611 3961 7022
M 08 4398 1111
WWW.COTTEEPARKER.COM.AU

Crystalbrook
Collection

CRYSTALBROOK STATION LODGES
CRYSTALBROOK STATION, MARIBEA, BRISBANE, AUSTRALIA
CLIENT - CRYSTALBROOK
DRAWING TITLE
ECO-VILLA - GROUND
DD-V-2000
6014
STATUS
DATE 11.12.19
BY
CHECKED BY
DESIGNED BY
DRAWN BY
SCALE
PROJECT NO.



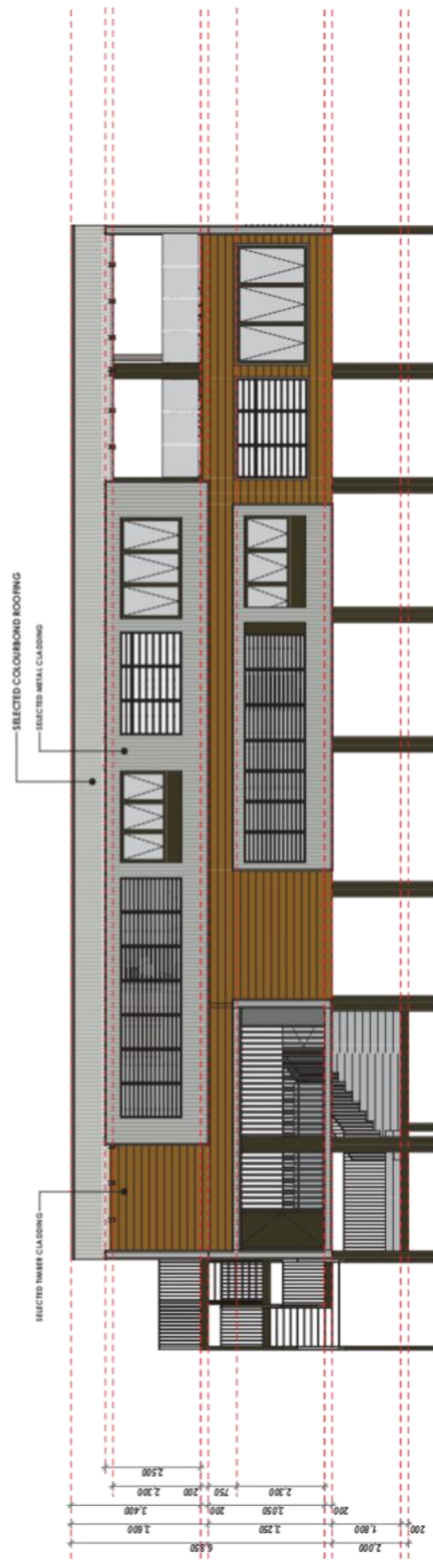
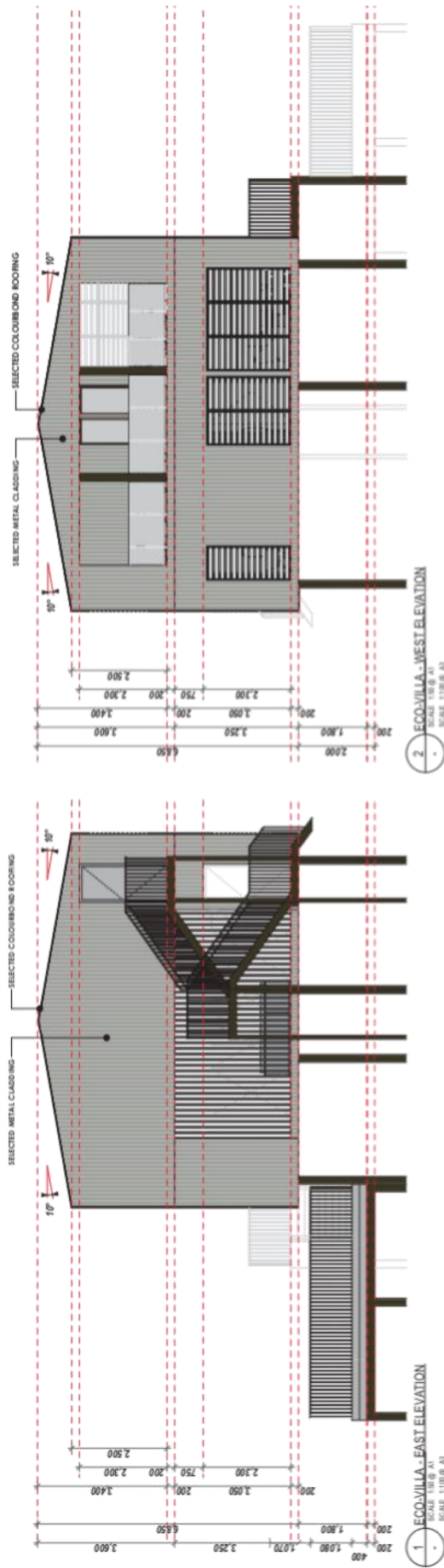
AREA SCHEDULE

INTERNAL	
GROUND	135m ²
LEVEL 01	131m ²
EXTERNAL	
GROUND FIRE PIT	40m ²
GROUND DECK	154m ²
LEVEL 01 DECK	114m ²
TOTAL	574m²

1 ECO-VILLA - LEVEL 1
SCALE 1:50 @ A1
SCALE 1:100 @ A3

COTTEEPARKER Φ
BRISBANE
P 617 2861 7622
F 617 2861 7623
WWW.COTTEEPARKER.COM.AU

Crystalbrook Collection



COTTEEPARKER

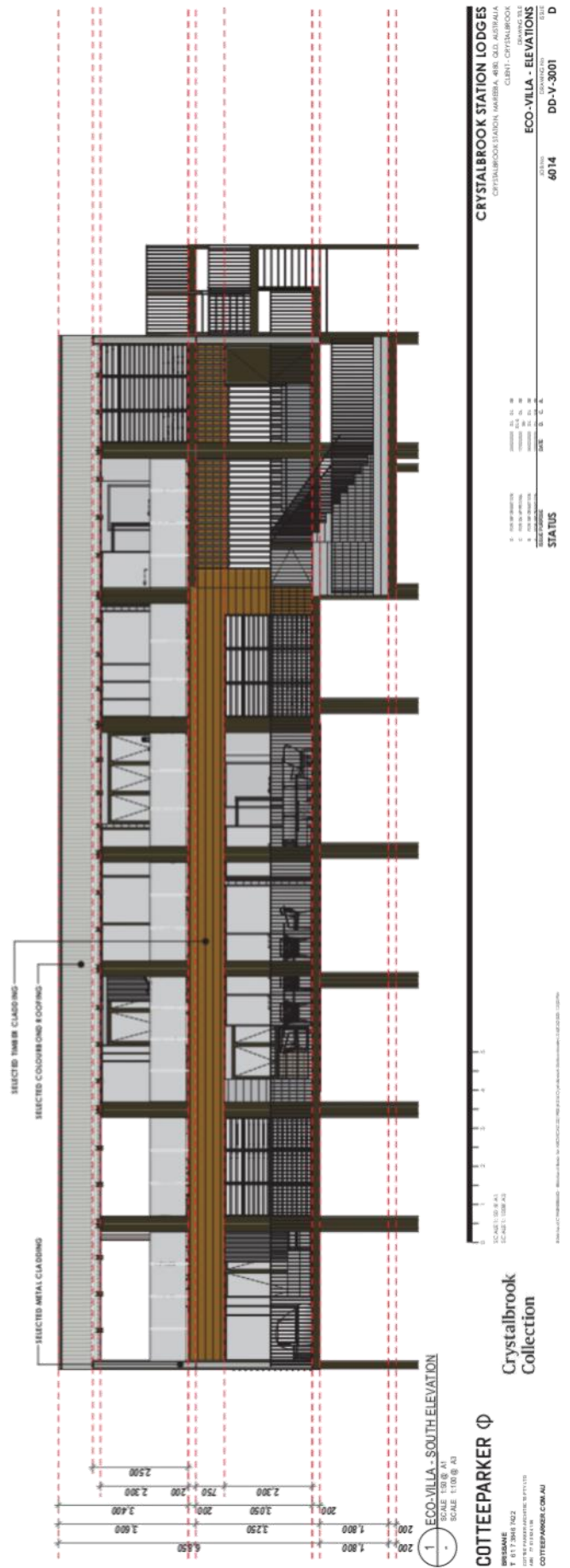
BRISBANE
P 07 3861 7022
F 07 3861 7023
WWW.COTTEEPARKER.COM.AU

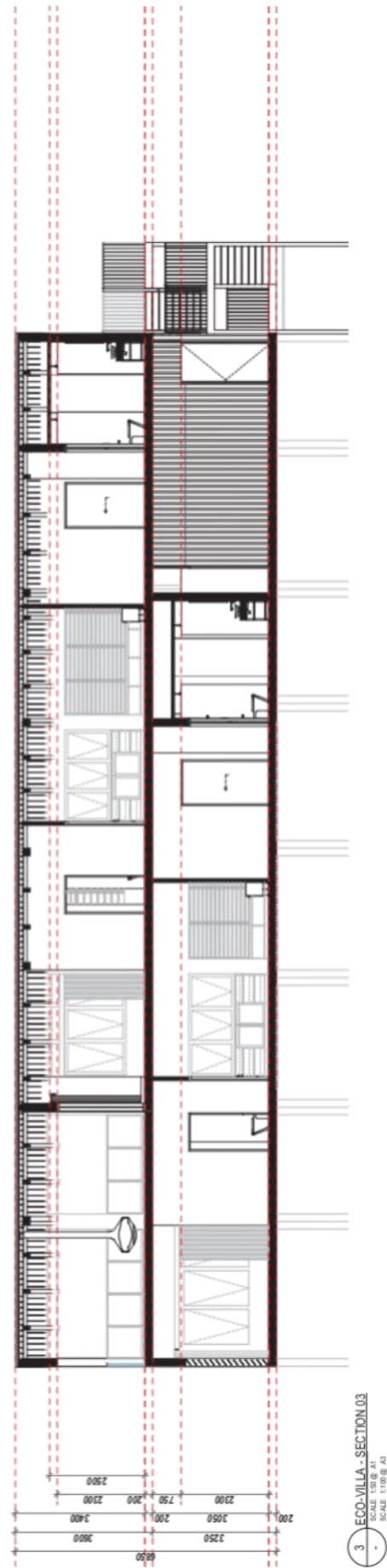
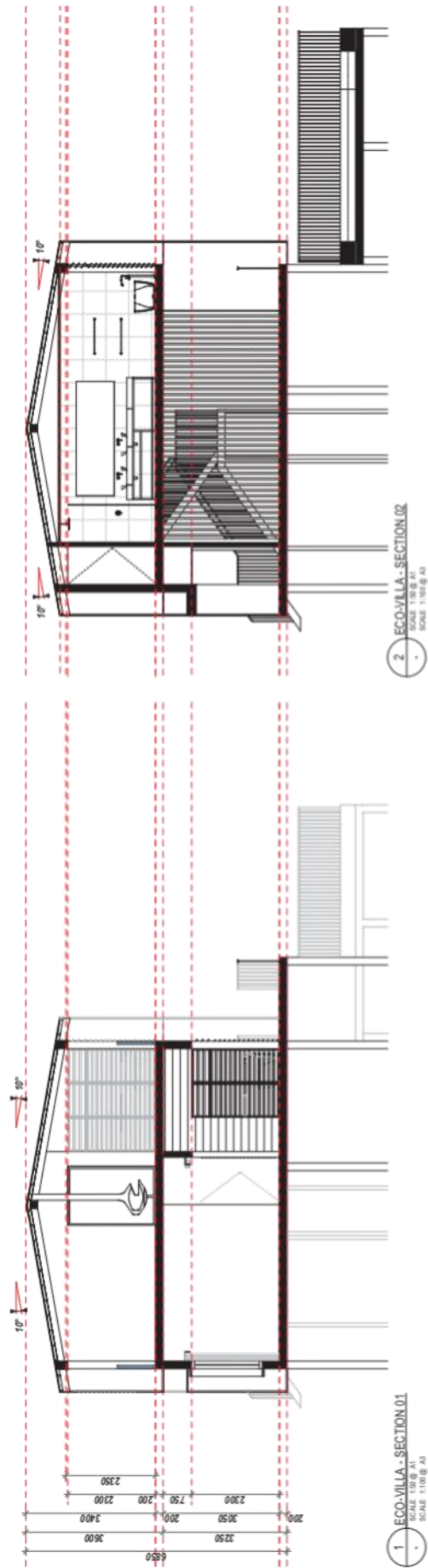
Crystalbrook Collection

CRYSTALBROOK STATION LODGES
CRYSTALBROOK STATION, HAHESSA, BRISBANE, QLD, AUSTRALIA
CLIENT - CRYSTALBROOK
DRAWING TITLE - ECO-VILLA - ELEVATIONS
DRAWING NUMBER - DD-V-3000
DATE - 6/11/2019
STATUS - D

PROJECT NO. 6014

DATE: 6/11/2019
DRAWN BY: J. B. G.
CHECKED BY: J. B. G.
SCALE: 1:100 @ A3
STATUS: D





CRYSTALBROOK STATION LODGES
CRYSTALBROOK STATION, MARIBEA, BRISBANE, AUSTRALIA
CLIENT - CRYSTALBROOK
DRAWNABLE
DATE 10/05/2020
PROJECT NO. 6014
ECO-VILLA - SECTIONS
DD-V-3100
F

STATUS

1	PRELIMINARY	10/05/2020	10/05/2020
2	PERMIT APPLICATION	10/05/2020	10/05/2020
3	PERMIT APPROVED	10/05/2020	10/05/2020
4	CONSTRUCTION	10/05/2020	10/05/2020
5	COMPLETED	10/05/2020	10/05/2020

SCALE 1:100 @ A1
SCALE 1:100 @ A1
SCALE 1:100 @ A1

Crystalbrook Collection

COTTEEPARKER Φ

BRISBANE
P 611 3061 7022
E 611 3061 7022
WWW.COTTEEPARKER.COM.AU
COTTEEPARKER.COM.AU





LEGEND

- 1 ALLOCATED BUGGY PARKING/ PICK-UP ZONE
- 2 BUGGY PATH - COMPACTED SUBGRADE WITH A GRAVEL FINISH OR POROUS NO FINES CONCRETE
- 3 MASS GROUNDCOVER UNDERSTOREY PLANTING. REFER PROPOSED PLANT PALETTE FOR SPECIES
- 4 EXISTING LARGE TREE TO BE RETAINED
- 5 OPEN TURF AREA WITH FILTERED VIEWS OF THE LAKE
- 6 OPEN TURF AREAS TO CREATE A SENSE OF ARRIVAL
- 7 ALLOCATED PARKING FOR VISITOR VEHICLES
- 8 PEDESTRIAN NODE - COMPACTED SUBGRADE WITH DECO FINISH (COLOURED TO DENOTE NODE)
- 9 BOULDERS AND FEATURE PLANTING TO NODAL ZONES
- 10 PEDESTRIAN PATH - COMPACTED SUBGRADE WITH DECO FINISH
- 11 EXISTING BEACH
- 12 SOLAR FARM
- 13 BATTERY ROOM GENERATOR

ASdesign

LANDSCAPE ARCHITECTURE AND URBAN DESIGN
 address: PO Box 2461 Ferntree Gully, VIC, Ferntree Gully 3093
 telephone: 0438 346 337 website: www.as-design.com.au

CRYSTALBROOK STATION LODGE
 1626-L-SD02- Recreation Centre and Pool Plan | Rev 1
 Scale 1:1000 @ A3





LEGEND

- 1] BUGGY PATH - COMPACTED SUBGRADE WITH A GRAVEL FINISH OR POROUS NO FINES CONCRETE
- 2] MASS GROUNDCOVER/ UNDERSTOREY PLANTING. REFER PROPOSED PLANT PALETTE FOR SPECIES
- 3] EXISTING LARGE TREE TO BE RETAINED
- 4] OPEN TURF TO TOP OF STEEP BATTER WITH FILTERED VIEWS TO THE LAKE
- 5] BUGGY DROP-OFF ZONE
- 6] BOULDERS AND FEATURE PLANTING TO NODAL ZONES
- 7] PEDESTRIAN NODE - COMPACTED SUBGRADE WITH DECO FINISH (COLOURED TO DENOTE NODE)
- 8] PEDESTRIAN PATH - COMPACTED SUBGRADE WITH DECO FINISH
- 9] OPEN TURF TO TOP OF STEEP BATTER



CRYSTALBROOK STATION LODGE
 1626-L-SD03- Eco-Suites Detailed Plan | Rev 1
 Scale 1:1000 @ A3



ASdesign

LANDSCAPE ARCHITECTURE AND URBAN DESIGN
 address: PO Box 2461 Forrestdale Valley BC, Forrestdale Valley 4005
 telephone: 0438 346 307 website: www.as-design.com.au



LEGEND

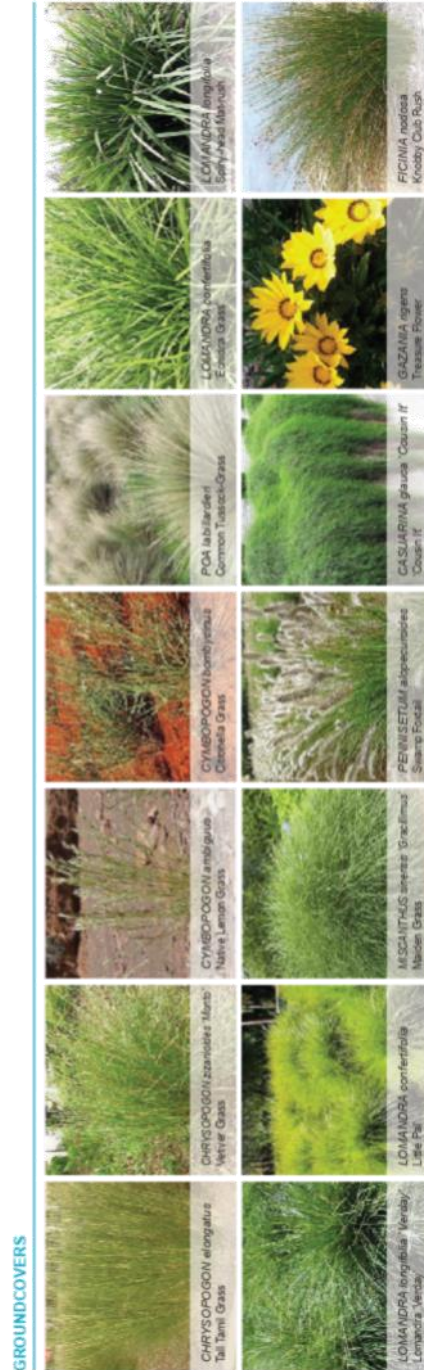
- 1 BUGGY PATH - COMPACTED SUBGRADE WITH A GRAVEL FINISH OR POROUS NO FINES CONCRETE
- 2 MASS GROUNDCOVER/ UNDERSTOREY PLANTING. REFER PROPOSED PLANT PALLETTE FOR SPECIES
- 3 PEDESTRIAN PATH - COMPACTED SUBGRADE WITH DECO FINISH
- 4 WHEEL DRIVE DROP-OFF ZONE
- 5 LOCALISED BOLDERS AND FEATURE PLANTING TO NODAL ZONES

CRYSTALBROOK STATION LODGE
 1626-L-SD04- Eco-Villas Detailed Plan | Rev 1
 Scale 1:500 @ A3



ASdesign

LANDSCAPE ARCHITECTURE AND URBAN DESIGN
 address: PO Box 2461 Foothills Valley BC, Foothills Valley AB06
 telephone: 0488 346 307 website: www.as-design.com.au



LANDSCAPE ARCHITECTURE AND URBAN DESIGN
 address: PO Box 2461, Forrestdale Valley, BC, Forrestdale Valley 4005
 telephone: 0838 346 307 website: www.as-design.com.au

CRYSTALBROOK STATION LODGE
 1626-L-SD05 - Proposed Plant Palette | Rev 1
 NTS @ A3

RA6-N



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

SARA reference: 2003-15753 SRA
Council reference: MCU/20/0004
Applicant reference: 19-484

6 April 2020

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

Attention: Carl Ewin

Dear Sir/Madam

SARA response—Crystalbrook Lodge, Crystalbrook – Material Change of Use for Short-Term Accommodation

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the Department of State Development, Manufacturing, Infrastructure and Planning on 11 March 2020.

Response

Outcome:	Referral agency response – with conditions.
Date of response:	6 April 2020
Conditions:	The conditions in Attachment 1 must be attached to any development approval.
Advice:	Advice to the applicant is in Attachment 2 .
Reasons:	The reasons for the referral agency response are in Attachment 3 .

Development details

Description:	Development permit	Material Change of Use for Short Term Accommodation
SARA role:	Referral Agency.	
SARA trigger:	Schedule 10, Part 3, Division 4, Table 3 (Planning Regulation 2017)	

Page 1 of 7

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

2003-15753 SRA

Material change of use involving native vegetation clearing

SARA reference: 2003-15753 SRA
Assessment Manager: Mareeba Shire Council
Street address: Crystalbrook Lodge, Crystalbrook Road, Crystalbrook
Real property description: Lot 2 on LD157 and Lot 738 on CP892331
Applicant name: GAG Crystalbrook Station Pty Ltd
Applicant contact details: C/- Urban Sync Pty Ltd
PO Box 2970
Cairns QLD 4870
kate@urbansync.com.au

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules) Copies of the relevant provisions are in **Attachment 4**.

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

For further information please contact Anthony Westbury, Planning Officer, on 40373215 or via email CairnsSARA@dsmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow
Manager (Planning)

cc GAG Crystalbrook Station Pty Ltd, kate@urbansync.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations provisions
Attachment 5 - Approved plans and specifications

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the plans and specifications referenced below are found at **Attachment 5**)

No.	Conditions	Condition timing
Material change of use]		
Schedule 10, Part 3, Division 4, Table 3 – Material change of use involving native vegetation clearing — The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Natural Resources, Mining and Energy 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 clearing of vegetation under this development approval is limited to the areas identified as Area A (A ¹ – A ¹⁰) and Area B (B ¹ – B ⁴) as shown on attached Technical Agency Response Plan (TARP) 2003-15753 SRA dated 1 April 2020.	At all times.
2.	No built structure, other than for fences, tracks/roads and underground services, is to be established, constructed or located within area identified as Area B (B ¹ – B ⁴) as shown on attached Technical Agency Response Plan (TARP) 2003-15753 SRA dated 1 April 2020.	At all times.
3.	Any person(s) engaged or employed to carry out the clearing of vegetation under this development approval must be provided with a full copy of this development approval, and must be made aware of the full extent of clearing authorised by this development approval.	Prior to clearing.

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP) [v2.6]. If a word remains undefined it has its ordinary meaning.
2.	Despite this development approval, other permits or approvals may be required for the clearing of vegetation. To determine if the proposed clearing requires other approvals under other local, State or federal laws go to www.qld.gov.au (search 'vegetation clearing requirements').
3.	Under the <i>Forestry Act 1959</i> , forest products on specific tenures are the property of the State. The Department of Agriculture and Fisheries may liaise with the landowners to organise the salvage harvesting of forest products (native forest log timber), if in a commercial quantity, approved for clearing by this development approval.
4.	To request an electronic file of the Derived Points (Attached to Plan: 2003-15753 SRA) as contained in this technical agency response, email a request to the Department of Natural Resources, Mines and Energy at northvegetation@dnrme.qld.gov.au and include application reference (2003-15753 SRA).

2003-15753 SRA

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the department's decision are:

- Unavoidable clearing, to provide for the construction of new buildings and infrastructure, has been minimised to ensure maximum vegetation is retained.
- Watercourses associated with the dam (lake) will not be adversely impacted by the vegetation clearing.
- The clearing will occur along the edge of a large vegetated area, and sufficient vegetation remains in the landscape to ensure ecological connectivity.
- There is negligible risk that the clearing will contribute to land degradation through waterlogging, or salinisation of groundwater, surface water or soil.
- The proposed development complies with the relevant provisions of State code 16: Native vegetation clearing.

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The *State Development Assessment Provisions* (version [2.6]), as published by the department
- The Development Assessment Rules
- SARA DA Mapping system
- State Planning Policy mapping system

2003-15753 SRA

Attachment 4—Change representation provisions

(page left intentionally blank – attached separately)

2003-15753 SRA

Attachment 5—Approved plans and specifications

(page left intentionally blank – attached separately)

Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

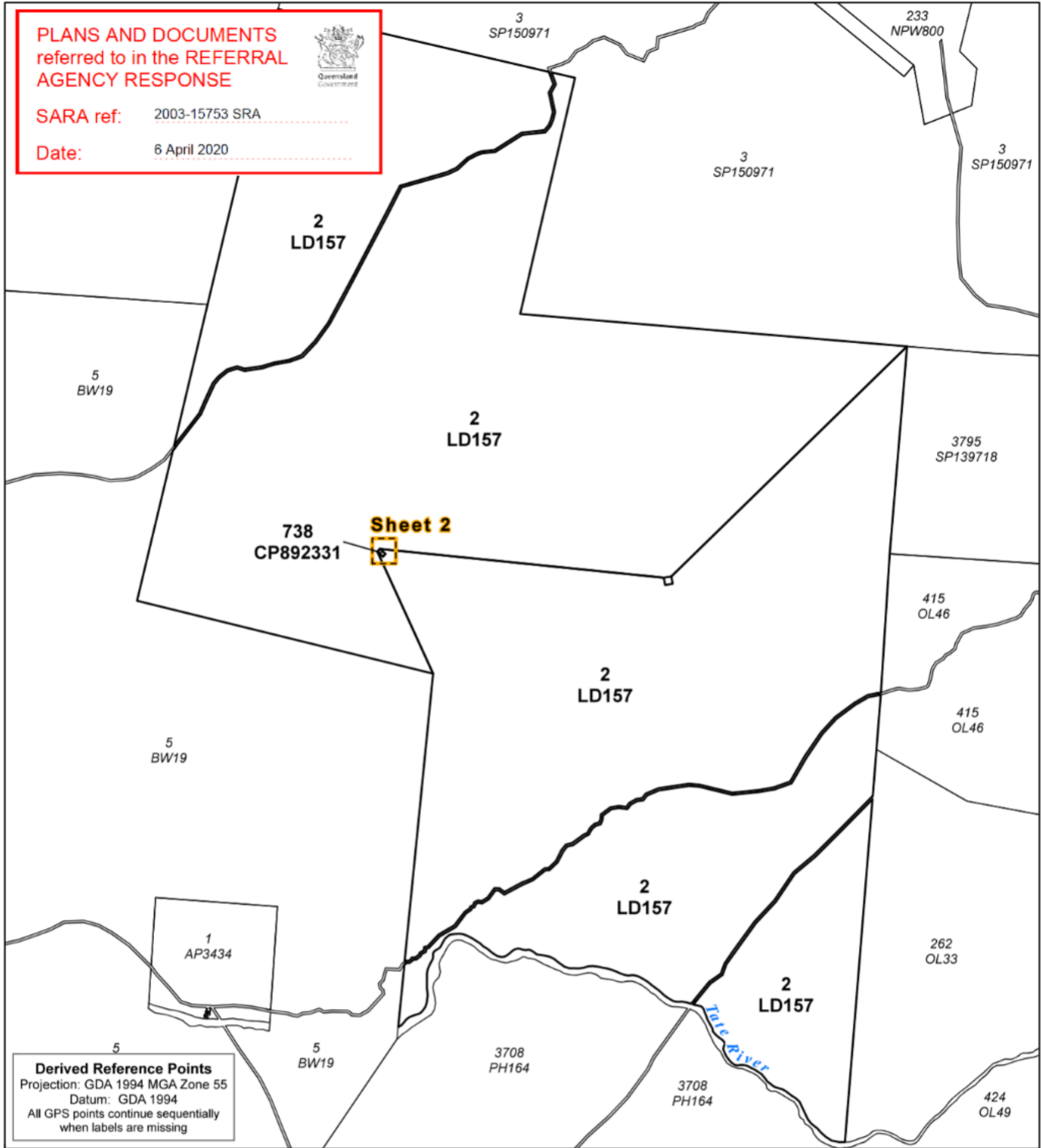
² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

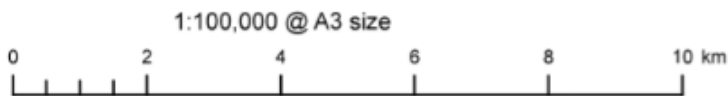
30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.



Derived Reference Points
 Projection: GDA 1994 MGA Zone 55
 Datum: GDA 1994
 All GPS points continue sequentially when labels are missing



Projection: GDA 1994 MGA Zone 55 Datum: GDA 1994

Note: Derived Reference Points are provided to assist in the location of area boundaries. Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).

The property boundaries shown on this plan are APPROXIMATE ONLY. They are NOT an accurate representation of the legal boundaries.

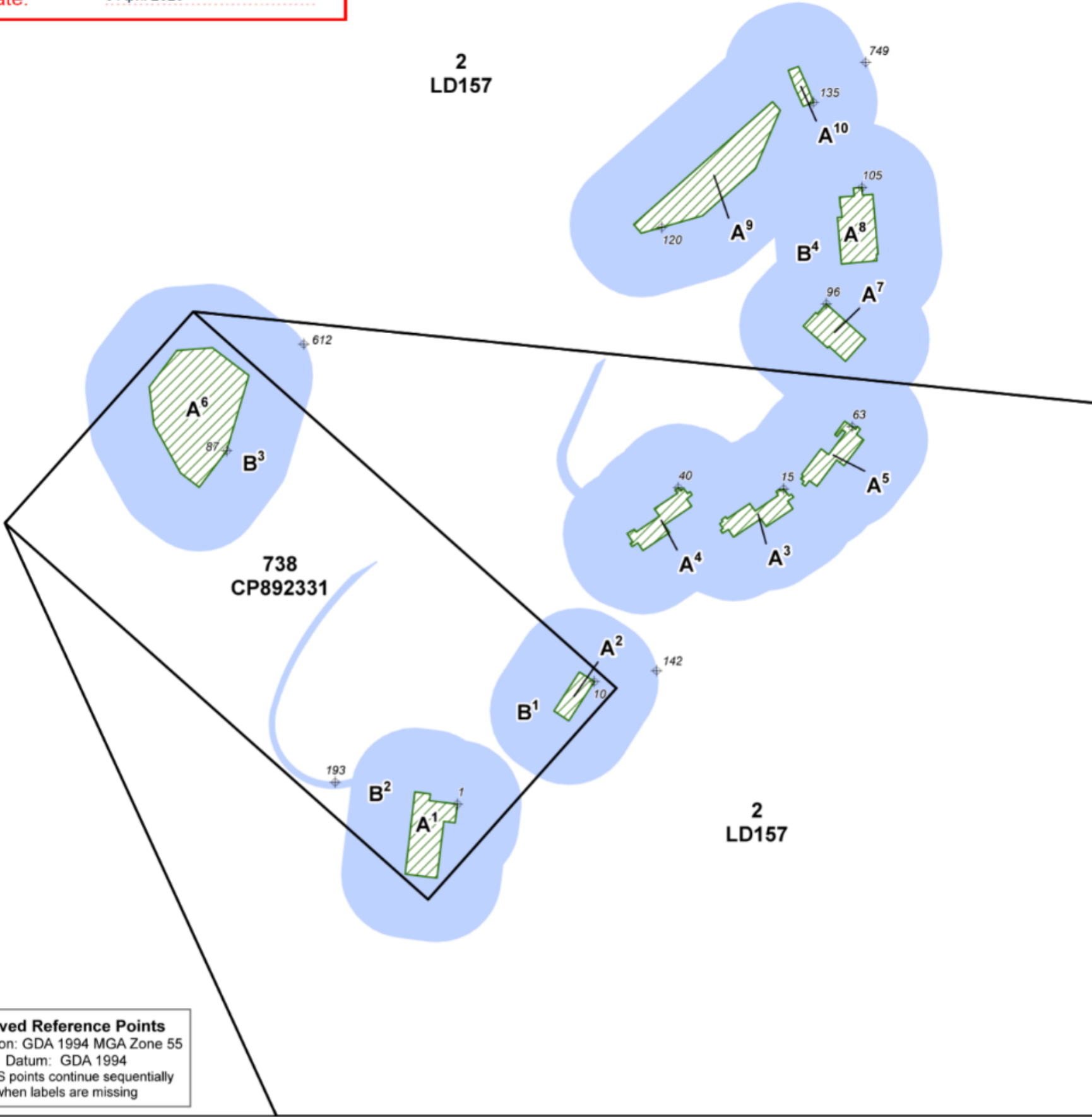
This plan must be read in conjunction with Decision Notice 2003-15753 SRA

<p>LEGEND</p> <ul style="list-style-type: none"> Derived Reference Points for GPS (see Attachment to plan) (Area start points shown only) Subject Lot(s) Area A (Parts A¹ - A¹⁰) Area B (Parts B¹ - B⁴) <p>Note: This is a colour plan and should only be reproduced in colour.</p>	<p>Technical Agency Response Plan</p> <p>Plan of Area A (Parts A¹ - A¹⁰), Area B (Parts B¹ - B⁴) in Lot 738 on Plan CP892331 and Lot 2 on Plan LD157</p> <p style="text-align: right;">eLVAS Case ID: 2020/010639</p>		 N	 Queensland Government
	<p>LOCAL GOVT: Mareeba Shire LOCALITY OF Crystalbrook</p> <p>File Reference: eDOCS: 082/0003563 Compiled from: DCDB, RVM & NRMO Notes on File</p> <p>Prepared by: SAK - j5599 Department: DNRME Region: NORTH Date: 01 April 2020</p>		Version: 1	<p>TARP 2003-15753 SRA Sheet 1 of 2</p>

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2003-15753 SRA

Date: 6 April 2020



Derived Reference Points
 Projection: GDA 1994 MGA Zone 55
 Datum: GDA 1994
 All GPS points continue sequentially when labels are missing

1:1,500 @ A3 size

0 50 100 150 m

Projection: GDA 1994 MGA Zone 55 Datum: GDA 1994

Note: Derived Reference Points are provided to assist in the location of area boundaries. Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).

The property boundaries shown on this plan are APPROXIMATE ONLY. They are NOT an accurate representation of the legal boundaries.

This plan must be read in conjunction with Decision Notice 2003-15753 SRA

<p>LEGEND</p> <ul style="list-style-type: none"> 1+ Derived Reference Points for GPS (see Attachment to plan) (Area start points shown only) □ Subject Lot(s) ▨ Area A (Parts A¹ - A¹⁰) ▨ Area B (Parts B¹ - B⁴) <p>Note: This is a colour plan and should only be reproduced in colour.</p>	<p>Technical Agency Response Plan</p> <p>Plan of Area A (Parts A¹ - A¹⁰), Area B (Parts B¹ - B⁴) in Lot 738 on Plan CP892331 and Lot 2 on Plan LD157</p> <p>eLVAS Case ID: 2020/010639</p>		 N	 Queensland Government
	<p>LOCAL GOVT: Mareeba Shire LOCALITY OF Crystalbrook</p>		<p>Version: 1</p>	
	<p>File Reference: eDOCS: 082/0003563</p>	<p>Compiled from: DCDB, RVM & NRMO Notes on File</p>	<p>TARP 2003-15753 SRA Sheet 2 of 2</p>	
<p>Prepared by: SAK - j5599 Department: DNRME Region: NORTH Date: 01 April 2020</p>				

**Attachment to Plan: 2003-15753 SRA
Derived Reference Points for GPS
Datum: GDA 1994, Projection: MGA Zone 55**

Notes: Derived Reference Points are provided to assist in the location of area boundaries.
Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).
Coordinates start at a point indicated on the accompanying plan and proceed in a clockwise direction.

Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
A1	1	221404	8080654	A4	61	221481	8080766	A9	121	221469	8080857
A1	2	221403	8080648	A4	62	221482	8080767	A9	122	221468	8080859
A1	3	221399	8080648	A5	63	221544	8080788	A9	123	221467	8080859
A1	4	221397	8080628	A5	64	221545	8080788	A9	124	221466	8080860
A1	5	221385	8080630	A5	65	221546	8080789	A9	125	221471	8080864
A1	6	221389	8080659	A5	66	221547	8080788	A9	126	221505	8080895
A1	7	221394	8080658	A5	67	221545	8080786	A9	127	221516	8080904
A1	8	221394	8080656	A5	68	221548	8080784	A9	128	221516	8080903
A1	9	221404	8080654	A5	69	221541	8080775	A9	129	221518	8080901
A2	10	221452	8080698	A5	70	221538	8080777	A9	130	221515	8080894
A2	11	221443	8080684	A5	71	221531	8080767	A9	131	221510	8080880
A2	12	221438	8080687	A5	72	221529	8080769	A9	132	221505	8080876
A2	13	221447	8080701	A5	73	221527	8080767	A9	133	221491	8080863
A2	14	221452	8080698	A5	74	221526	8080768	A9	134	221476	8080859
A3	15	221520	8080766	A5	75	221527	8080769	A10	135	221530	8080904
A3	16	221522	8080764	A5	76	221526	8080770	A10	136	221527	8080902
A3	17	221522	8080765	A5	77	221527	8080771	A10	137	221524	8080909
A3	18	221523	8080763	A5	78	221526	8080772	A10	138	221521	8080915
A3	19	221521	8080762	A5	79	221533	8080781	A10	139	221525	8080916
A3	20	221523	8080759	A5	80	221536	8080779	A10	140	221528	8080910
A3	21	221513	8080753	A5	81	221542	8080786	A10	141	221530	8080904
A3	22	221512	8080756	A5	82	221541	8080787	B1	142	221475	8080702
A3	23	221502	8080749	A5	83	221539	8080785	B1	143	221475	8080698
A3	24	221500	8080752	A5	84	221538	8080786	B1	144	221475	8080694
A3	25	221498	8080751	A5	85	221541	8080790	B1	145	221474	8080690
A3	26	221497	8080752	A5	86	221544	8080788	B1	146	221472	8080687
A3	27	221498	8080752	A6	87	221322	8080780	B1	147	221470	8080683
A3	28	221497	8080754	A6	88	221312	8080767	B1	148	221462	8080672
A3	29	221498	8080755	A6	89	221305	8080772	B1	149	221461	8080669
A3	30	221498	8080755	A6	90	221296	8080789	B1	150	221458	8080667
A3	31	221499	8080756	A6	91	221294	8080803	B1	151	221455	8080664
A3	32	221500	8080756	A6	92	221304	8080816	B1	152	221451	8080663
A3	33	221508	8080761	A6	93	221317	8080816	B1	153	221447	8080662
A3	34	221510	8080759	A6	94	221330	8080807	B1	154	221443	8080661
A3	35	221518	8080764	A6	95	221322	8080780	B1	155	221439	8080662
A3	36	221517	8080765	A7	96	221535	8080832	B1	156	221436	8080663
A3	37	221518	8080766	A7	97	221549	8080820	B1	157	221432	8080664
A3	38	221519	8080766	A7	98	221542	8080812	B1	158	221431	8080665
A3	39	221520	8080766	A7	99	221536	8080817	B1	159	221426	8080669
A4	40	221482	8080767	A7	100	221535	8080816	B1	160	221424	8080670
A4	41	221483	8080766	A7	101	221527	8080824	B1	161	221421	8080673
A4	42	221484	8080767	A7	102	221531	8080829	B1	162	221419	8080676
A4	43	221486	8080765	A7	103	221532	8080829	B1	163	221417	8080680
A4	44	221486	8080765	A7	104	221535	8080832	B1	164	221416	8080684
A4	45	221487	8080764	A8	105	221547	8080874	B1	165	221416	8080687
A4	46	221485	8080763	A8	106	221548	8080871	B1	166	221416	8080691
A4	47	221487	8080760	A8	107	221551	8080871	B1	167	221417	8080695
A4	48	221477	8080754	A8	108	221553	8080850	B1	168	221419	8080699
A4	49	221479	8080751	A8	109	221553	8080850	B1	169	221419	8080700
A4	50	221470	8080745	A8	110	221553	8080847	B1	170	221428	8080714
A4	51	221468	8080747	A8	111	221540	8080846	B1	171	221430	8080716
A4	52	221466	8080746	A8	112	221539	8080863	B1	172	221433	8080719
A4	53	221465	8080747	A8	113	221540	8080863	B1	173	221436	8080721
A4	54	221466	8080748	A8	114	221540	8080866	B1	174	221439	8080722
A4	55	221464	8080751	A8	115	221540	8080866	B1	175	221443	8080723
A4	56	221467	8080752	A8	116	221540	8080870	B1	176	221447	8080724
A4	57	221467	8080751	A8	117	221545	8080870	B1	177	221451	8080723
A4	58	221476	8080757	A8	118	221544	8080873	B1	178	221455	8080722
A4	59	221474	8080759	A8	119	221547	8080874	B1	179	221458	8080721
A4	60	221482	8080765	A9	120	221476	8080859	B1	180	221459	8080720

**PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE**



SARA ref: 2003-15753 SRA

Date: 6 April 2020

Page 2 of 9

**Attachment to Plan: 2003-15753 SRA
Derived Reference Points for GPS
Datum: GDA 1994, Projection: MGA Zone 55**

Notes: Derived Reference Points are provided to assist in the location of area boundaries.
Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).
Coordinates start at a point indicated on the accompanying plan and proceed in a clockwise direction.

Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
B1	181	221464	8080717	B2	241	221415	8080674	B2	301	221366	8080661
B1	182	221465	8080717	B2	242	221418	8080672	B2	302	221365	8080661
B1	183	221467	8080715	B2	243	221421	8080669	B2	303	221364	8080660
B1	184	221470	8080712	B2	244	221423	8080666	B2	304	221364	8080660
B1	185	221472	8080709	B2	245	221425	8080662	B2	305	221363	8080660
B1	186	221474	8080706	B2	246	221425	8080662	B2	306	221363	8080660
B1	187	221475	8080702	B2	247	221425	8080661	B2	307	221363	8080660
B1	188	221438	8080687	B2	248	221425	8080661	B2	308	221362	8080660
B1	189	221443	8080684	B2	249	221425	8080660	B2	309	221362	8080660
B1	190	221452	8080698	B2	250	221426	8080660	B2	310	221361	8080660
B1	191	221447	8080701	B2	251	221426	8080660	B2	311	221361	8080660
B1	192	221438	8080687	B2	252	221426	8080659	B2	312	221360	8080660
B2	193	221360	8080662	B2	253	221426	8080659	B2	313	221360	8080660
B2	194	221362	8080662	B2	254	221426	8080658	B2	314	221360	8080660
B2	195	221364	8080663	B2	255	221426	8080658	B2	315	221359	8080660
B2	196	221364	8080663	B2	256	221426	8080658	B2	316	221359	8080660
B2	197	221364	8080663	B2	257	221426	8080657	B2	317	221359	8080660
B2	198	221365	8080663	B2	258	221426	8080657	B2	318	221359	8080660
B2	199	221365	8080663	B2	259	221426	8080656	B2	319	221358	8080660
B2	200	221366	8080663	B2	260	221426	8080656	B2	320	221358	8080660
B2	201	221366	8080663	B2	261	221426	8080656	B2	321	221357	8080660
B2	202	221367	8080663	B2	262	221426	8080655	B2	322	221357	8080660
B2	203	221368	8080666	B2	263	221426	8080655	B2	323	221356	8080660
B2	204	221369	8080670	B2	264	221426	8080654	B2	324	221356	8080660
B2	205	221371	8080673	B2	265	221426	8080654	B2	325	221356	8080660
B2	206	221374	8080676	B2	266	221426	8080654	B2	326	221355	8080661
B2	207	221377	8080678	B2	267	221426	8080653	B2	327	221355	8080661
B2	208	221381	8080680	B2	268	221426	8080653	B2	328	221354	8080661
B2	209	221385	8080681	B2	269	221426	8080652	B2	329	221354	8080661
B2	210	221389	8080681	B2	270	221426	8080652	B2	330	221353	8080661
B2	211	221392	8080681	B2	271	221426	8080652	B2	331	221353	8080661
B2	212	221397	8080680	B2	272	221426	8080650	B2	332	221353	8080661
B2	213	221398	8080680	B2	273	221425	8080645	B2	333	221352	8080661
B2	214	221398	8080680	B2	274	221425	8080644	B2	334	221352	8080661
B2	215	221398	8080680	B2	275	221424	8080640	B2	335	221351	8080662
B2	216	221399	8080680	B2	276	221422	8080636	B2	336	221351	8080662
B2	217	221399	8080680	B2	277	221420	8080633	B2	337	221351	8080662
B2	218	221399	8080680	B2	278	221420	8080633	B2	338	221350	8080662
B2	219	221400	8080680	B2	279	221419	8080625	B2	339	221350	8080662
B2	220	221400	8080680	B2	280	221419	8080624	B2	340	221350	8080663
B2	221	221401	8080680	B2	281	221418	8080620	B2	341	221349	8080663
B2	222	221401	8080679	B2	282	221416	8080617	B2	342	221349	8080663
B2	223	221401	8080679	B2	283	221414	8080614	B2	343	221348	8080663
B2	224	221402	8080679	B2	284	221411	8080611	B2	344	221348	8080663
B2	225	221402	8080679	B2	285	221408	8080609	B2	345	221348	8080664
B2	226	221402	8080679	B2	286	221404	8080607	B2	346	221347	8080664
B2	227	221403	8080679	B2	287	221400	8080606	B2	347	221347	8080664
B2	228	221403	8080679	B2	288	221397	8080606	B2	348	221347	8080664
B2	229	221404	8080678	B2	289	221394	8080606	B2	349	221346	8080665
B2	230	221404	8080678	B2	290	221382	8080607	B2	350	221346	8080665
B2	231	221404	8080678	B2	291	221381	8080607	B2	351	221346	8080665
B2	232	221405	8080678	B2	292	221378	8080608	B2	352	221345	8080665
B2	233	221405	8080678	B2	293	221374	8080610	B2	353	221345	8080666
B2	234	221405	8080677	B2	294	221371	8080612	B2	354	221345	8080666
B2	235	221406	8080677	B2	295	221368	8080615	B2	355	221344	8080666
B2	236	221406	8080677	B2	296	221366	8080618	B2	356	221344	8080666
B2	237	221406	8080677	B2	297	221364	8080622	B2	357	221344	8080667
B2	238	221407	8080677	B2	298	221363	8080626	B2	358	221343	8080667
B2	239	221408	8080677	B2	299	221363	8080630	B2	359	221343	8080667
B2	240	221411	8080675	B2	300	221363	8080632	B2	360	221343	8080668

**PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE**



SARA ref: 2003-15753 SRA

Date: 6 April 2020

**Attachment to Plan: 2003-15753 SRA
Derived Reference Points for GPS
Datum: GDA 1994, Projection: MGA Zone 55**


Notes: Derived Reference Points are provided to assist in the location of area boundaries.
Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).
Coordinates start at a point indicated on the accompanying plan and proceed in a clockwise direction.

Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
B2	361	221343	8080668	B2	421	221349	8080714	B2	481	221357	8080722
B2	362	221342	8080668	B2	422	221349	8080714	B2	482	221356	8080721
B2	363	221342	8080669	B2	423	221350	8080715	B2	483	221356	8080720
B2	364	221342	8080669	B2	424	221350	8080716	B2	484	221355	8080719
B2	365	221342	8080669	B2	425	221351	8080716	B2	485	221355	8080718
B2	366	221341	8080670	B2	426	221351	8080717	B2	486	221354	8080718
B2	367	221341	8080670	B2	427	221352	8080718	B2	487	221353	8080717
B2	368	221341	8080670	B2	428	221352	8080719	B2	488	221353	8080716
B2	369	221341	8080671	B2	429	221353	8080720	B2	489	221352	8080715
B2	370	221340	8080671	B2	430	221353	8080720	B2	490	221352	8080715
B2	371	221340	8080671	B2	431	221354	8080721	B2	491	221351	8080714
B2	372	221340	8080672	B2	432	221355	8080722	B2	492	221351	8080713
B2	373	221340	8080672	B2	433	221355	8080723	B2	493	221350	8080712
B2	374	221340	8080672	B2	434	221356	8080723	B2	494	221349	8080709
B2	375	221339	8080673	B2	435	221356	8080724	B2	495	221347	8080706
B2	376	221339	8080673	B2	436	221357	8080725	B2	496	221345	8080704
B2	377	221339	8080674	B2	437	221358	8080726	B2	497	221344	8080701
B2	378	221339	8080674	B2	438	221358	8080726	B2	498	221343	8080699
B2	379	221339	8080674	B2	439	221359	8080727	B2	499	221342	8080696
B2	380	221339	8080675	B2	440	221359	8080728	B2	500	221341	8080694
B2	381	221338	8080675	B2	441	221360	8080729	B2	501	221341	8080692
B2	382	221338	8080676	B2	442	221361	8080729	B2	502	221340	8080690
B2	383	221338	8080676	B2	443	221361	8080730	B2	503	221340	8080689
B2	384	221338	8080676	B2	444	221362	8080731	B2	504	221340	8080689
B2	385	221338	8080677	B2	445	221363	8080731	B2	505	221340	8080689
B2	386	221338	8080677	B2	446	221363	8080732	B2	506	221339	8080688
B2	387	221338	8080678	B2	447	221364	8080733	B2	507	221339	8080688
B2	388	221338	8080678	B2	448	221365	8080734	B2	508	221339	8080688
B2	389	221338	8080678	B2	449	221365	8080734	B2	509	221339	8080687
B2	390	221337	8080679	B2	450	221366	8080735	B2	510	221339	8080687
B2	391	221337	8080679	B2	451	221366	8080735	B2	511	221339	8080686
B2	392	221337	8080680	B2	452	221372	8080739	B2	512	221339	8080686
B2	393	221337	8080680	B2	453	221375	8080740	B2	513	221339	8080686
B2	394	221337	8080680	B2	454	221374	8080740	B2	514	221339	8080685
B2	395	221337	8080681	B2	455	221374	8080739	B2	515	221339	8080685
B2	396	221337	8080681	B2	456	221373	8080739	B2	516	221339	8080684
B2	397	221337	8080682	B2	457	221372	8080738	B2	517	221339	8080684
B2	398	221337	8080682	B2	458	221371	8080737	B2	518	221339	8080684
B2	399	221337	8080683	B2	459	221371	8080737	B2	519	221339	8080683
B2	400	221337	8080683	B2	460	221370	8080736	B2	520	221339	8080683
B2	401	221337	8080683	B2	461	221369	8080735	B2	521	221339	8080682
B2	402	221337	8080684	B2	462	221369	8080735	B2	522	221339	8080682
B2	403	221337	8080684	B2	463	221368	8080734	B2	523	221339	8080682
B2	404	221337	8080685	B2	464	221367	8080734	B2	524	221339	8080681
B2	405	221337	8080685	B2	465	221367	8080733	B2	525	221339	8080681
B2	406	221337	8080685	B2	466	221366	8080732	B2	526	221339	8080680
B2	407	221337	8080686	B2	467	221365	8080732	B2	527	221339	8080680
B2	408	221337	8080686	B2	468	221365	8080731	B2	528	221339	8080680
B2	409	221337	8080687	B2	469	221364	8080730	B2	529	221339	8080679
B2	410	221338	8080687	B2	470	221363	8080729	B2	530	221339	8080679
B2	411	221338	8080688	B2	471	221363	8080729	B2	531	221339	8080679
B2	412	221338	8080688	B2	472	221362	8080728	B2	532	221339	8080678
B2	413	221338	8080689	B2	473	221362	8080727	B2	533	221339	8080678
B2	414	221339	8080693	B2	474	221361	8080727	B2	534	221340	8080677
B2	415	221340	8080696	B2	475	221360	8080726	B2	535	221340	8080677
B2	416	221341	8080699	B2	476	221360	8080725	B2	536	221340	8080677
B2	417	221343	8080703	B2	477	221359	8080724	B2	537	221340	8080676
B2	418	221345	8080706	B2	478	221359	8080724	B2	538	221340	8080676
B2	419	221346	8080709	B2	479	221358	8080723	B2	539	221340	8080676
B2	420	221349	8080713	B2	480	221357	8080722	B2	540	221340	8080675

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2003-15753 SRA

Date: 6 April 2020



**Attachment to Plan: 2003-15753 SRA
Derived Reference Points for GPS
Datum: GDA 1994, Projection: MGA Zone 55**


Notes: Derived Reference Points are provided to assist in the location of area boundaries.
Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).
Coordinates start at a point indicated on the accompanying plan and proceed in a clockwise direction.

Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
B2	541	221340	8080675	B2	601	221360	8080662	B3	661	221289	8080756
B2	542	221341	8080674	B2	602	221360	8080662	B3	662	221289	8080757
B2	543	221341	8080674	B2	603	221385	8080630	B3	663	221289	8080757
B2	544	221341	8080674	B2	604	221397	8080628	B3	664	221289	8080757
B2	545	221341	8080673	B2	605	221399	8080648	B3	665	221288	8080757
B2	546	221341	8080673	B2	606	221403	8080648	B3	666	221288	8080758
B2	547	221341	8080673	B2	607	221404	8080654	B3	667	221288	8080758
B2	548	221342	8080672	B2	608	221394	8080656	B3	668	221287	8080758
B2	549	221342	8080672	B2	609	221394	8080658	B3	669	221287	8080759
B2	550	221342	8080672	B2	610	221389	8080659	B3	670	221287	8080759
B2	551	221342	8080671	B2	611	221385	8080630	B3	671	221287	8080759
B2	552	221342	8080671	B3	612	221349	8080818	B3	672	221287	8080760
B2	553	221343	8080671	B3	613	221351	8080814	B3	673	221286	8080760
B2	554	221343	8080670	B3	614	221352	8080811	B3	674	221286	8080761
B2	555	221343	8080670	B3	615	221352	8080807	B3	675	221286	8080761
B2	556	221344	8080670	B3	616	221352	8080803	B3	676	221276	8080778
B2	557	221344	8080669	B3	617	221351	8080800	B3	677	221276	8080779
B2	558	221344	8080669	B3	618	221344	8080776	B3	678	221276	8080779
B2	559	221344	8080669	B3	619	221343	8080774	B3	679	221276	8080779
B2	560	221345	8080668	B3	620	221343	8080773	B3	680	221276	8080780
B2	561	221345	8080668	B3	621	221343	8080773	B3	681	221275	8080780
B2	562	221345	8080668	B3	622	221343	8080772	B3	682	221275	8080780
B2	563	221346	8080667	B3	623	221343	8080772	B3	683	221275	8080781
B2	564	221346	8080667	B3	624	221343	8080772	B3	684	221275	8080781
B2	565	221346	8080667	B3	625	221343	8080771	B3	685	221275	8080782
B2	566	221347	8080667	B3	626	221343	8080771	B3	686	221275	8080782
B2	567	221347	8080666	B3	627	221342	8080771	B3	687	221275	8080782
B2	568	221347	8080666	B3	628	221342	8080770	B3	688	221274	8080783
B2	569	221348	8080666	B3	629	221342	8080770	B3	689	221274	8080783
B2	570	221348	8080666	B3	630	221342	8080770	B3	690	221274	8080784
B2	571	221348	8080665	B3	631	221342	8080769	B3	691	221274	8080784
B2	572	221349	8080665	B3	632	221342	8080769	B3	692	221274	8080784
B2	573	221349	8080665	B3	633	221341	8080769	B3	693	221274	8080785
B2	574	221349	8080665	B3	634	221341	8080768	B3	694	221274	8080785
B2	575	221350	8080665	B3	635	221341	8080768	B3	695	221274	8080786
B2	576	221350	8080664	B3	636	221341	8080768	B3	696	221274	8080786
B2	577	221350	8080664	B3	637	221341	8080767	B3	697	221274	8080786
B2	578	221351	8080664	B3	638	221340	8080767	B3	698	221272	8080800
B2	579	221351	8080664	B3	639	221340	8080767	B3	699	221272	8080803
B2	580	221352	8080664	B3	640	221340	8080766	B3	700	221272	8080806
B2	581	221352	8080664	B3	641	221339	8080765	B3	701	221273	8080810
B2	582	221352	8080663	B3	642	221330	8080753	B3	702	221275	8080814
B2	583	221353	8080663	B3	643	221329	8080752	B3	703	221276	8080816
B2	584	221353	8080663	B3	644	221327	8080750	B3	704	221286	8080829
B2	585	221353	8080663	B3	645	221323	8080747	B3	705	221287	8080830
B2	586	221354	8080663	B3	646	221320	8080746	B3	706	221290	8080833
B2	587	221354	8080663	B3	647	221316	8080745	B3	707	221293	8080835
B2	588	221355	8080663	B3	648	221312	8080744	B3	708	221297	8080837
B2	589	221355	8080663	B3	649	221308	8080745	B3	709	221300	8080838
B2	590	221355	8080663	B3	650	221304	8080746	B3	710	221303	8080838
B2	591	221356	8080662	B3	651	221301	8080747	B3	711	221315	8080839
B2	592	221356	8080662	B3	652	221298	8080749	B3	712	221317	8080839
B2	593	221357	8080662	B3	653	221292	8080754	B3	713	221321	8080839
B2	594	221357	8080662	B3	654	221292	8080754	B3	714	221324	8080838
B2	595	221358	8080662	B3	655	221291	8080755	B3	715	221328	8080836
B2	596	221358	8080662	B3	656	221291	8080755	B3	716	221330	8080834
B2	597	221358	8080662	B3	657	221291	8080755	B3	717	221343	8080825
B2	598	221359	8080662	B3	658	221290	8080755	B3	718	221344	8080824
B2	599	221359	8080662	B3	659	221290	8080756	B3	719	221344	8080824
B2	600	221360	8080662	B3	660	221290	8080756	B3	720	221344	8080824

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2003-15753 SRA

Date: 6 April 2020



**Attachment to Plan: 2003-15753 SRA
Derived Reference Points for GPS
Datum: GDA 1994, Projection: MGA Zone 55**

Notes: Derived Reference Points are provided to assist in the location of area boundaries.
Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).
Coordinates start at a point indicated on the accompanying plan and proceed in a clockwise direction.

Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
B3	721	221345	8080824	B4	781	221562	8080891	B4	841	221571	8080820
B3	722	221345	8080823	B4	782	221562	8080891	B4	842	221571	8080816
B3	723	221345	8080823	B4	783	221563	8080891	B4	843	221570	8080812
B3	724	221345	8080823	B4	784	221566	8080888	B4	844	221568	8080808
B3	725	221346	8080822	B4	785	221569	8080886	B4	845	221566	8080805
B3	726	221346	8080822	B4	786	221571	8080882	B4	846	221565	8080805
B3	727	221346	8080822	B4	787	221572	8080879	B4	847	221564	8080803
B3	728	221347	8080822	B4	788	221574	8080875	B4	848	221564	8080802
B3	729	221347	8080821	B4	789	221574	8080873	B4	849	221564	8080802
B3	730	221347	8080821	B4	790	221576	8080852	B4	850	221564	8080802
B3	731	221347	8080821	B4	791	221576	8080850	B4	851	221565	8080801
B3	732	221348	8080820	B4	792	221575	8080847	B4	852	221565	8080801
B3	733	221348	8080820	B4	793	221575	8080847	B4	853	221565	8080801
B3	734	221348	8080820	B4	794	221575	8080847	B4	854	221565	8080800
B3	735	221348	8080819	B4	795	221575	8080846	B4	855	221566	8080800
B3	736	221349	8080819	B4	796	221575	8080846	B4	856	221566	8080800
B3	737	221349	8080819	B4	797	221575	8080845	B4	857	221566	8080799
B3	738	221349	8080818	B4	798	221575	8080845	B4	858	221566	8080799
B3	739	221349	8080818	B4	799	221575	8080845	B4	859	221567	8080799
B3	740	221305	8080772	B4	800	221575	8080844	B4	860	221567	8080798
B3	741	221312	8080767	B4	801	221575	8080844	B4	861	221567	8080798
B3	742	221322	8080780	B4	802	221575	8080843	B4	862	221567	8080797
B3	743	221330	8080807	B4	803	221575	8080843	B4	863	221567	8080797
B3	744	221317	8080816	B4	804	221575	8080843	B4	864	221568	8080797
B3	745	221304	8080816	B4	805	221574	8080842	B4	865	221568	8080796
B3	746	221294	8080803	B4	806	221574	8080842	B4	866	221568	8080796
B3	747	221296	8080789	B4	807	221574	8080841	B4	867	221568	8080796
B3	748	221305	8080772	B4	808	221574	8080841	B4	868	221568	8080795
B4	749	221549	8080918	B4	809	221574	8080841	B4	869	221568	8080795
B4	750	221550	8080915	B4	810	221574	8080840	B4	870	221568	8080794
B4	751	221551	8080912	B4	811	221574	8080840	B4	871	221569	8080794
B4	752	221551	8080911	B4	812	221574	8080839	B4	872	221569	8080794
B4	753	221552	8080908	B4	813	221574	8080839	B4	873	221569	8080793
B4	754	221553	8080904	B4	814	221573	8080839	B4	874	221569	8080793
B4	755	221552	8080900	B4	815	221573	8080838	B4	875	221569	8080792
B4	756	221551	8080896	B4	816	221573	8080838	B4	876	221569	8080792
B4	757	221552	8080896	B4	817	221573	8080838	B4	877	221569	8080792
B4	758	221552	8080896	B4	818	221573	8080837	B4	878	221570	8080788
B4	759	221553	8080896	B4	819	221573	8080837	B4	879	221571	8080784
B4	760	221553	8080895	B4	820	221572	8080837	B4	880	221570	8080780
B4	761	221554	8080895	B4	821	221572	8080836	B4	881	221569	8080776
B4	762	221554	8080895	B4	822	221572	8080836	B4	882	221568	8080773
B4	763	221554	8080895	B4	823	221572	8080836	B4	883	221566	8080770
B4	764	221555	8080895	B4	824	221572	8080835	B4	884	221559	8080761
B4	765	221555	8080895	B4	825	221571	8080835	B4	885	221559	8080761
B4	766	221556	8080894	B4	826	221571	8080835	B4	886	221558	8080760
B4	767	221556	8080894	B4	827	221571	8080834	B4	887	221558	8080760
B4	768	221556	8080894	B4	828	221571	8080834	B4	888	221558	8080760
B4	769	221557	8080894	B4	829	221571	8080834	B4	889	221558	8080759
B4	770	221557	8080894	B4	830	221570	8080833	B4	890	221557	8080759
B4	771	221558	8080894	B4	831	221570	8080833	B4	891	221557	8080759
B4	772	221558	8080893	B4	832	221570	8080833	B4	892	221557	8080758
B4	773	221558	8080893	B4	833	221569	8080832	B4	893	221556	8080758
B4	774	221559	8080893	B4	834	221569	8080832	B4	894	221556	8080758
B4	775	221559	8080893	B4	835	221569	8080832	B4	895	221556	8080758
B4	776	221560	8080892	B4	836	221569	8080832	B4	896	221555	8080757
B4	777	221560	8080892	B4	837	221568	8080831	B4	897	221555	8080757
B4	778	221560	8080892	B4	838	221568	8080831	B4	898	221555	8080757
B4	779	221561	8080892	B4	839	221570	8080827	B4	899	221554	8080757
B4	780	221561	8080891	B4	840	221571	8080824	B4	900	221554	8080756

**PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE**



SARA ref: 2003-15753 SRA

Date: 6 April 2020

**Attachment to Plan: 2003-15753 SRA
Derived Reference Points for GPS
Datum: GDA 1994, Projection: MGA Zone 55**

Notes: Derived Reference Points are provided to assist in the location of area boundaries.
Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).
Coordinates start at a point indicated on the accompanying plan and proceed in a clockwise direction.

Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
B4	901	221554	8080756	B4	961	221526	8080734	B4	1021	221454	8080727
B4	902	221553	8080756	B4	962	221526	8080734	B4	1022	221454	8080727
B4	903	221553	8080756	B4	963	221525	8080734	B4	1023	221453	8080727
B4	904	221553	8080755	B4	964	221525	8080734	B4	1024	221453	8080728
B4	905	221552	8080755	B4	965	221525	8080733	B4	1025	221452	8080728
B4	906	221552	8080755	B4	966	221524	8080733	B4	1026	221452	8080728
B4	907	221552	8080755	B4	967	221524	8080733	B4	1027	221452	8080728
B4	908	221551	8080755	B4	968	221524	8080733	B4	1028	221452	8080729
B4	909	221551	8080754	B4	969	221523	8080733	B4	1029	221451	8080729
B4	910	221551	8080754	B4	970	221523	8080732	B4	1030	221451	8080729
B4	911	221550	8080754	B4	971	221522	8080732	B4	1031	221451	8080729
B4	912	221550	8080754	B4	972	221522	8080732	B4	1032	221450	8080730
B4	913	221549	8080754	B4	973	221522	8080732	B4	1033	221450	8080730
B4	914	221549	8080754	B4	974	221521	8080732	B4	1034	221450	8080730
B4	915	221549	8080753	B4	975	221521	8080732	B4	1035	221449	8080730
B4	916	221549	8080753	B4	976	221520	8080732	B4	1036	221449	8080731
B4	917	221548	8080753	B4	977	221520	8080731	B4	1037	221449	8080731
B4	918	221548	8080752	B4	978	221520	8080731	B4	1038	221449	8080731
B4	919	221548	8080752	B4	979	221519	8080731	B4	1039	221448	8080732
B4	920	221548	8080752	B4	980	221519	8080731	B4	1040	221448	8080732
B4	921	221547	8080751	B4	981	221518	8080731	B4	1041	221448	8080732
B4	922	221547	8080751	B4	982	221518	8080731	B4	1042	221448	8080733
B4	923	221547	8080751	B4	983	221518	8080731	B4	1043	221447	8080733
B4	924	221546	8080751	B4	984	221517	8080731	B4	1044	221446	8080734
B4	925	221546	8080750	B4	985	221517	8080731	B4	1045	221446	8080735
B4	926	221546	8080750	B4	986	221516	8080731	B4	1046	221446	8080735
B4	927	221546	8080750	B4	987	221516	8080731	B4	1047	221446	8080735
B4	928	221545	8080750	B4	988	221516	8080731	B4	1048	221446	8080736
B4	929	221545	8080749	B4	989	221515	8080731	B4	1049	221445	8080736
B4	930	221545	8080749	B4	990	221515	8080731	B4	1050	221445	8080737
B4	931	221544	8080749	B4	991	221514	8080731	B4	1051	221445	8080737
B4	932	221544	8080749	B4	992	221513	8080730	B4	1052	221445	8080737
B4	933	221544	8080749	B4	993	221510	8080728	B4	1053	221445	8080738
B4	934	221543	8080748	B4	994	221506	8080727	B4	1054	221444	8080738
B4	935	221543	8080748	B4	995	221502	8080727	B4	1055	221444	8080738
B4	936	221543	8080748	B4	996	221498	8080727	B4	1056	221444	8080739
B4	937	221542	8080748	B4	997	221494	8080728	B4	1057	221444	8080739
B4	938	221542	8080747	B4	998	221492	8080729	B4	1058	221444	8080740
B4	939	221542	8080747	B4	999	221490	8080730	B4	1059	221444	8080740
B4	940	221541	8080747	B4	1000	221489	8080730	B4	1060	221444	8080740
B4	941	221541	8080746	B4	1001	221482	8080726	B4	1061	221443	8080741
B4	942	221541	8080746	B4	1002	221481	8080725	B4	1062	221443	8080741
B4	943	221541	8080746	B4	1003	221477	8080723	B4	1063	221443	8080742
B4	944	221540	8080745	B4	1004	221474	8080722	B4	1064	221443	8080742
B4	945	221540	8080745	B4	1005	221470	8080722	B4	1065	221443	8080743
B4	946	221540	8080745	B4	1006	221466	8080722	B4	1066	221443	8080743
B4	947	221540	8080744	B4	1007	221462	8080724	B4	1067	221442	8080747
B4	948	221539	8080744	B4	1008	221460	8080724	B4	1068	221442	8080751
B4	949	221539	8080744	B4	1009	221458	8080725	B4	1069	221442	8080754
B4	950	221539	8080743	B4	1010	221458	8080725	B4	1070	221443	8080758
B4	951	221539	8080743	B4	1011	221458	8080725	B4	1071	221445	8080762
B4	952	221538	8080743	B4	1012	221457	8080725	B4	1072	221446	8080764
B4	953	221538	8080743	B4	1013	221457	8080725	B4	1073	221446	8080764
B4	954	221538	8080742	B4	1014	221456	8080726	B4	1074	221446	8080764
B4	955	221537	8080742	B4	1015	221456	8080726	B4	1075	221445	8080764
B4	956	221537	8080742	B4	1016	221456	8080726	B4	1076	221445	8080765
B4	957	221537	8080742	B4	1017	221455	8080726	B4	1077	221445	8080765
B4	958	221536	8080741	B4	1018	221455	8080726	B4	1078	221445	8080765
B4	959	221536	8080741	B4	1019	221455	8080726	B4	1079	221444	8080765
B4	960	221536	8080741	B4	1020	221454	8080727	B4	1080	221444	8080765

**PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE**



SARA ref: 2003-15753 SRA

Date: 6 April 2020


Page 7 of 9

**Attachment to Plan: 2003-15753 SRA
Derived Reference Points for GPS
Datum: GDA 1994, Projection: MGA Zone 55**

Notes: Derived Reference Points are provided to assist in the location of area boundaries.
Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).
Coordinates start at a point indicated on the accompanying plan and proceed in a clockwise direction.

Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
B4	1081	221444	8080766	B4	1141	221442	8080779	B4	1201	221457	8080775
B4	1082	221444	8080766	B4	1142	221442	8080779	B4	1202	221458	8080775
B4	1083	221443	8080766	B4	1143	221442	8080778	B4	1203	221458	8080775
B4	1084	221443	8080766	B4	1144	221442	8080778	B4	1204	221458	8080776
B4	1085	221443	8080767	B4	1145	221442	8080778	B4	1205	221459	8080776
B4	1086	221443	8080767	B4	1146	221442	8080777	B4	1206	221459	8080776
B4	1087	221443	8080767	B4	1147	221442	8080777	B4	1207	221459	8080777
B4	1088	221442	8080767	B4	1148	221442	8080777	B4	1208	221460	8080777
B4	1089	221442	8080768	B4	1149	221442	8080776	B4	1209	221460	8080777
B4	1090	221442	8080768	B4	1150	221442	8080776	B4	1210	221460	8080777
B4	1091	221442	8080768	B4	1151	221442	8080776	B4	1211	221461	8080778
B4	1092	221442	8080769	B4	1152	221442	8080775	B4	1212	221461	8080778
B4	1093	221441	8080769	B4	1153	221443	8080775	B4	1213	221463	8080779
B4	1094	221441	8080769	B4	1154	221443	8080775	B4	1214	221464	8080780
B4	1095	221441	8080770	B4	1155	221443	8080774	B4	1215	221465	8080781
B4	1096	221441	8080770	B4	1156	221443	8080774	B4	1216	221467	8080783
B4	1097	221441	8080770	B4	1157	221443	8080774	B4	1217	221468	8080784
B4	1098	221441	8080771	B4	1158	221443	8080774	B4	1218	221469	8080785
B4	1099	221440	8080771	B4	1159	221443	8080773	B4	1219	221471	8080786
B4	1100	221440	8080771	B4	1160	221443	8080773	B4	1220	221475	8080788
B4	1101	221440	8080772	B4	1161	221443	8080773	B4	1221	221478	8080789
B4	1102	221440	8080772	B4	1162	221443	8080772	B4	1222	221482	8080789
B4	1103	221440	8080772	B4	1163	221443	8080772	B4	1223	221484	8080789
B4	1104	221440	8080773	B4	1164	221444	8080772	B4	1224	221485	8080789
B4	1105	221440	8080773	B4	1165	221444	8080771	B4	1225	221485	8080789
B4	1106	221440	8080773	B4	1166	221444	8080771	B4	1226	221485	8080789
B4	1107	221440	8080774	B4	1167	221444	8080771	B4	1227	221486	8080789
B4	1108	221440	8080774	B4	1168	221444	8080771	B4	1228	221486	8080789
B4	1109	221440	8080774	B4	1169	221444	8080770	B4	1229	221486	8080789
B4	1110	221440	8080775	B4	1170	221444	8080770	B4	1230	221487	8080789
B4	1111	221439	8080775	B4	1171	221445	8080770	B4	1231	221487	8080789
B4	1112	221439	8080775	B4	1172	221445	8080769	B4	1232	221487	8080789
B4	1113	221439	8080776	B4	1173	221445	8080769	B4	1233	221488	8080789
B4	1114	221439	8080776	B4	1174	221445	8080769	B4	1234	221488	8080789
B4	1115	221439	8080776	B4	1175	221445	8080769	B4	1235	221488	8080788
B4	1116	221439	8080777	B4	1176	221446	8080768	B4	1236	221489	8080788
B4	1117	221439	8080777	B4	1177	221446	8080768	B4	1237	221489	8080788
B4	1118	221439	8080777	B4	1178	221446	8080768	B4	1238	221490	8080788
B4	1119	221439	8080778	B4	1179	221446	8080768	B4	1239	221490	8080788
B4	1120	221439	8080778	B4	1180	221446	8080767	B4	1240	221490	8080788
B4	1121	221439	8080779	B4	1181	221447	8080767	B4	1241	221492	8080788
B4	1122	221439	8080779	B4	1182	221447	8080767	B4	1242	221494	8080787
B4	1123	221440	8080779	B4	1183	221447	8080767	B4	1243	221496	8080786
B4	1124	221440	8080780	B4	1184	221447	8080767	B4	1244	221498	8080785
B4	1125	221440	8080780	B4	1185	221448	8080766	B4	1245	221501	8080783
B4	1126	221440	8080780	B4	1186	221448	8080766	B4	1246	221503	8080783
B4	1127	221440	8080781	B4	1187	221450	8080768	B4	1247	221504	8080783
B4	1128	221440	8080781	B4	1188	221453	8080770	B4	1248	221504	8080784
B4	1129	221441	8080783	B4	1189	221454	8080771	B4	1249	221505	8080785
B4	1130	221445	8080791	B4	1190	221454	8080771	B4	1250	221507	8080786
B4	1131	221447	8080797	B4	1191	221455	8080771	B4	1251	221510	8080787
B4	1132	221453	8080810	B4	1192	221455	8080772	B4	1252	221515	8080794
B4	1133	221456	8080813	B4	1193	221455	8080772	B4	1253	221515	8080795
B4	1134	221444	8080785	B4	1194	221455	8080772	B4	1254	221516	8080795
B4	1135	221443	8080782	B4	1195	221456	8080773	B4	1255	221516	8080795
B4	1136	221443	8080781	B4	1196	221456	8080773	B4	1256	221516	8080795
B4	1137	221443	8080780	B4	1197	221456	8080774	B4	1257	221516	8080796
B4	1138	221443	8080780	B4	1198	221457	8080774	B4	1258	221517	8080796
B4	1139	221443	8080780	B4	1199	221457	8080774	B4	1259	221517	8080796
B4	1140	221442	8080779	B4	1200	221457	8080775	B4	1260	221517	8080797

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2003-15753 SRA

Date: 6 April 2020

**Attachment to Plan: 2003-15753 SRA
Derived Reference Points for GPS
Datum: GDA 1994, Projection: MGA Zone 55**


Notes: Derived Reference Points are provided to assist in the location of area boundaries.
Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).
Coordinates start at a point indicated on the accompanying plan and proceed in a clockwise direction.

Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
B4	1261	221517	8080797	B4	1321	221451	8080844	B4	1381	221539	8080863
B4	1262	221518	8080797	B4	1322	221450	8080844	B4	1382	221540	8080846
B4	1263	221518	8080797	B4	1323	221450	8080845	B4	1383	221553	8080847
B4	1264	221518	8080798	B4	1324	221449	8080846	B4	1384	221553	8080850
B4	1265	221519	8080798	B4	1325	221447	8080849	B4	1385	221553	8080850
B4	1266	221519	8080798	B4	1326	221445	8080853	B4	1386	221551	8080871
B4	1267	221519	8080798	B4	1327	221444	8080856	B4	1387	221548	8080871
B4	1268	221520	8080799	B4	1328	221444	8080860	B4	1388	221547	8080874
B4	1269	221520	8080800	B4	1329	221444	8080864	B4	1389	221544	8080873
B4	1270	221512	8080807	B4	1330	221445	8080868	B4	1390	221545	8080870
B4	1271	221509	8080810	B4	1331	221447	8080872	B4	1391	221540	8080870
B4	1272	221507	8080813	B4	1332	221449	8080875	B4	1392	221535	8080832
B4	1273	221505	8080817	B4	1333	221451	8080877	B4	1393	221532	8080829
B4	1274	221504	8080820	B4	1334	221456	8080881	B4	1394	221531	8080829
B4	1275	221504	8080824	B4	1335	221491	8080912	B4	1395	221527	8080824
B4	1276	221504	8080828	B4	1336	221499	8080920	B4	1396	221535	8080816
B4	1277	221505	8080832	B4	1337	221500	8080923	B4	1397	221536	8080817
B4	1278	221507	8080835	B4	1338	221502	8080926	B4	1398	221542	8080812
B4	1279	221509	8080839	B4	1339	221504	8080930	B4	1399	221549	8080820
B4	1280	221510	8080839	B4	1340	221507	8080932	B4	1400	221535	8080832
B4	1281	221514	8080844	B4	1341	221510	8080935	B4	1401	221538	8080786
B4	1282	221517	8080846	B4	1342	221513	8080936	B4	1402	221539	8080785
B4	1283	221518	8080847	B4	1343	221517	8080938	B4	1403	221541	8080787
B4	1284	221517	8080856	B4	1344	221521	8080939	B4	1404	221542	8080786
B4	1285	221506	8080847	B4	1345	221525	8080939	B4	1405	221536	8080779
B4	1286	221505	8080846	B4	1346	221529	8080939	B4	1406	221533	8080781
B4	1287	221505	8080846	B4	1347	221533	8080938	B4	1407	221526	8080772
B4	1288	221505	8080846	B4	1348	221536	8080936	B4	1408	221527	8080771
B4	1289	221504	8080846	B4	1349	221539	8080934	B4	1409	221526	8080770
B4	1290	221504	8080845	B4	1350	221542	8080931	B4	1410	221527	8080769
B4	1291	221504	8080845	B4	1351	221544	8080928	B4	1411	221526	8080768
B4	1292	221503	8080845	B4	1352	221545	8080926	B4	1412	221527	8080767
B4	1293	221503	8080845	B4	1353	221548	8080919	B4	1413	221529	8080769
B4	1294	221503	8080844	B4	1354	221549	8080918	B4	1414	221531	8080767
B4	1295	221502	8080844	B4	1355	221524	8080909	B4	1415	221538	8080777
B4	1296	221502	8080844	B4	1356	221527	8080902	B4	1416	221541	8080775
B4	1297	221502	8080844	B4	1357	221530	8080904	B4	1417	221548	8080784
B4	1298	221501	8080844	B4	1358	221528	8080910	B4	1418	221545	8080786
B4	1299	221501	8080843	B4	1359	221525	8080916	B4	1419	221547	8080788
B4	1300	221501	8080843	B4	1360	221521	8080915	B4	1420	221546	8080789
B4	1301	221500	8080843	B4	1361	221524	8080909	B4	1421	221545	8080788
B4	1302	221500	8080843	B4	1362	221516	8080903	B4	1422	221544	8080788
B4	1303	221499	8080843	B4	1363	221516	8080904	B4	1423	221541	8080790
B4	1304	221499	8080843	B4	1364	221505	8080895	B4	1424	221538	8080786
B4	1305	221499	8080842	B4	1365	221471	8080864	B4	1425	221482	8080767
B4	1306	221498	8080842	B4	1366	221466	8080860	B4	1426	221481	8080766
B4	1307	221498	8080842	B4	1367	221467	8080859	B4	1427	221482	8080765
B4	1308	221497	8080842	B4	1368	221468	8080859	B4	1428	221474	8080759
B4	1309	221497	8080842	B4	1369	221469	8080857	B4	1429	221476	8080757
B4	1310	221484	8080838	B4	1370	221476	8080859	B4	1430	221467	8080751
B4	1311	221483	8080838	B4	1371	221491	8080863	B4	1431	221467	8080752
B4	1312	221480	8080837	B4	1372	221505	8080876	B4	1432	221464	8080751
B4	1313	221475	8080836	B4	1373	221510	8080880	B4	1433	221466	8080748
B4	1314	221473	8080835	B4	1374	221515	8080894	B4	1434	221465	8080747
B4	1315	221469	8080835	B4	1375	221518	8080901	B4	1435	221466	8080746
B4	1316	221465	8080835	B4	1376	221516	8080903	B4	1436	221468	8080747
B4	1317	221461	8080836	B4	1377	221540	8080870	B4	1437	221470	8080745
B4	1318	221458	8080838	B4	1378	221540	8080866	B4	1438	221479	8080751
B4	1319	221455	8080840	B4	1379	221540	8080866	B4	1439	221477	8080754
B4	1320	221452	8080842	B4	1380	221540	8080863	B4	1440	221487	8080760

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2003-15753 SRA

Date: 6 April 2020



Page 9 of 9


**Attachment to Plan: 2003-15753 SRA
Derived Reference Points for GPS
Datum: GDA 1994, Projection: MGA Zone 55**

Notes: Derived Reference Points are provided to assist in the location of area boundaries. Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s). Coordinates start at a point indicated on the accompanying plan and proceed in a clockwise direction.

Part ID	Unique ID	Easting	Northing
B4	1441	221485	8080763
B4	1442	221487	8080764
B4	1443	221486	8080765
B4	1444	221486	8080765
B4	1445	221484	8080767
B4	1446	221483	8080766
B4	1447	221482	8080767
B4	1448	221520	8080766
B4	1449	221519	8080766
B4	1450	221518	8080766
B4	1451	221517	8080765
B4	1452	221518	8080764
B4	1453	221510	8080759
B4	1454	221508	8080761
B4	1455	221500	8080756
B4	1456	221499	8080756
B4	1457	221498	8080755
B4	1458	221498	8080755
B4	1459	221497	8080754
B4	1460	221498	8080752
B4	1461	221497	8080752
B4	1462	221498	8080751
B4	1463	221500	8080752
B4	1464	221502	8080749
B4	1465	221512	8080756
B4	1466	221513	8080753
B4	1467	221523	8080759
B4	1468	221521	8080762
B4	1469	221523	8080763
B4	1470	221522	8080765
B4	1471	221522	8080764
B4	1472	221520	8080766

Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
---------	-----------	---------	----------	---------	-----------	---------	----------

**PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE**



SARA ref: 2003-15753 SRA

Date: 6 April 2020

Mareeba Shire Council
PO Box 154
Mareeba QLD 4880
info@msc.qld.gov.au

ASMAM Pty Ltd
72-90 Magazine St
Stratford QLD 4870
martontectonics@gmail.com

[Sent via email]

28 April, 2020

RE: Submission in response to Development Application MCU/20/0004

Dear Mareeba Shire Council,

We are a local Queensland registered mineral exploration company who hold current tenure and work in the vicinity of the proposed development application MCU/20/0004 on various properties including one pertaining to this development application, Lot2/LD157. The Crystalbrook Road is a key access road to an area we work and have worked for multiple years. We provide to you the following feedback in relation to the development application.

Upon reading the proposed development application we read that in addressing the potential impact the development would have on rural industry (Rural Activities Zone Code), the application refers to the grazing industry. We would like to raise with the Mareeba Shire Council that there are other rural industries that work within the area and that may be impacted by this application that are not referred to in this development application, including ours, the mineral industry.

The Mareeba Shire has a strong history of mining, from Chillagoe to Almaden, Mungana to Muldiva, Irvinebank to Khartoum. Highlighting the Mareeba Shire's strong link with mining is the Tyrconnel, OK and more recently Red Dome Mines. A specific reminder to the mineral industry on the property itself is the heritage listed Fischerton Water Race (#601859) and the very dam that the proposed development is sited next to which was constructed by miners. A very good resource documenting the breadth of mining history in the region are the historical books written by Colin Hooper, including "Angor to Zillmanton." By looking at historical activity and successes it highlights the prospectivity of the region for further possible mineral findings in the future. It is important for the mineral exploration business, as part of the mining industry, to maintain the capacity to conduct its business. Globally one of the biggest issues for society is the fact that there are not enough mineral exploration findings in the pipeline that are being realised to support societies need for products. One such need in which there are currently not enough resources to fully realise (including recycling what we already have) is a global transition to green energy. One of multiple reasons for this is the fact that the mining industry is being "pushed out" from areas as human impact and reach inches into more rural areas from urban areas thereby decreasing the area that may be explored. While this proposed development is smaller scale, it is a relatively substantial increase from the existing operation and we ask the Mareeba Council to remain mindful of the need to maintain the capacity of the mineral industry to operate as outlined in the Rural Zone Code as there can be incompatibilities between the mining and tourism industries. We would like to take the opportunity to additionally remind Mareeba Shire Council that the mining industry is not an industry only

relegated to history in this shire, it is currently operating and hopefully will do so for a long time into the future.

With respect to the Development application we specifically note that:

- **Transport/Road Access:** Road access on the property to the proposed development is proposed to utilise the Crystalbrook Road and existing internal access roads. In the conduct of our business we utilise the Crystalbrook Road and existing internal access roads, mainly in the North Queensland dry season. The development application is not clear on providing how much the road or air traffic will increase, nor the path this traffic will take. Without this information it is difficult to determine the level of impact this proposed development and its construction would have on our business operations. We additionally note that a campground is proposed as part of this development application. Are visitors planned for this element of the proposed development driving or flying into the site? How many people and how frequent/what ratio of visitors are anticipated? Again we find the proposed development application is not clear in relation to this matter.
- **Operations footprint:** We have worked on the same property as the existing tourist operation with no great concerns raised in this duration. In this time the existing Crystalbrook short stay accommodation worked as it remained low key due to the very low capacity numbers of visitors staying and their mode of transport, via helicopter. The presented development application proposes to increase capacity of the accommodation and therefore the density of people on site. While the footprint of physical dwellings is outlined in the application, we see no detail as to the footprint of their operations. With the increased density of visitors staying on site are visitors and operational staff anticipated to stay on site for the duration of their stay or is it planned that they will spread out to "explore" on the property? If visitors and staff are to "explore," is it a case of them visiting set areas of the property pre-organised and non-impacting on other operations or are they free to explore anywhere? These different options equate to different levels of suitability in terms of compatibility between our two industries, however, these details are not provided in the proposal. In the conduct of our normal business there are activities that are conducted that may be hazardous to people and may, albeit infrequently, create noise and other factors that are not compatible with a tourism operation (eg. The use of heavy equipment) should tourists or workers venture into our work areas. Further detail as to the scope of area people will access and activities the proposed guests would undertake would provide us more clarity as to the level, if any impact this proposed development may have on our operations.

While we have no great objection to the development itself on the whole, we do find that certain details require clarification for a greater understanding of the proposal to ensure clarity and therefore provide a path towards mutual compatibility and preventing potential misunderstandings from the outset.

Yours faithfully,



A Marton

Director, ASMAM Pty Ltd

8.3 NEGOTIATED DECISION NOTICE - M & J PETERS - MATERIAL CHANGE OF USE - EXTRACTIVE INDUSTRY - LOT 692 ON SP311025 - FISHER ROAD & PICKFORD ROAD, BIBOOHRA - MCU/20/0001

Date Prepared: 5 May 2020

Author: Planning Officer

- Attachments:**
1. Decision Notice dated 27 April 2020 [↓](#)
 2. Request for Negotiated Decision Notice dated 28 April 2020 [↓](#)

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	Mark & Jane Peters	ADDRESS	Fisher Road and Pickford Road, Biboohra
DATE REQUEST FOR NDN LODGED	28 April 2020	RPD	Lot 692 on SP311025
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Extractive Industry		
FILE NO	MCU/20/0001	AREA	72.86 hectares
LODGED BY	Victor G Feros Town Planning Consultants	OWNER	M & J Peters
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Rural		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	No Submissions Received		

EXECUTIVE SUMMARY

Council approved a development application described in the above application details at its Ordinary Meeting on 22 April 2020, subject to conditions. The Decision Notice was issued on 27 April 2020.

The application was impact assessable and no properly made submissions were received in response to public notification of the application.

Victor G Feros Town Planning Consultants, on behalf of the applicants have subsequently made written representations to Council about various conditions contained within the approval. These representations request the following:

- that Saturday hours of operation be extended by three (3) hours;
- that the requirement to provide monthly reporting to Council of the quantities of material extracted from the site be changed to annual reporting;
- clarity on who can prepare the required Environmental Management Plan and Site Rehabilitation Management Plan;

- clarity that the existing access to the site requires no upgrade works; and
- clarity on the methodology for calculating the infrastructure charge required should the special rates levy for extractive industries be discontinued.

Four (4) of the seven (7) representations made are seeking clarity/confirmation about details contained in particular conditions and do not include a specific request to amend or remove these conditions and therefore should not to be considered as part of this request for Negotiated Decision Notice.

The 'hours of operation' condition in its current extent provides for the ability for Council officers to approve extended operating hours on a case by case basis (such as a three (3) hour extension on Saturdays), and to then revoke such a request should the extended operating hours cause nuisance. Extending the operating hours formally through a change to the condition will provide for a permanent extension to Saturday operating hours whilst removing the ability for Council to revoke such an extension should nuisance occur. For this reason, the requested change is not supported by Council officers. Furthermore, it is considered reasonable to maintain the requirement for the applicant/operator to provide Council with monthly extraction quantities instead of annually, which is consistent with what is required of other extractive industries operators in the Shire.

It is recommended that the request for Negotiated Decision Notice be refused, and the Decision Notice remain unchanged.

OFFICER’S RECOMMENDATION

It is recommended that:

1. “In relation to the written representations made by Victor G Feros Town Planning Consultants on behalf of the applicants regarding conditions of the following development approval:

APPLICATION		PREMISES	
APPLICANT	Mark & Jane Peters	ADDRESS	Fisher Road and Pickford Road, Bibbohra
DATE REQUEST FOR NDN LODGED	28 April 2020	RPD	Lot 692 on SP311025
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Extractive Industry		

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

- (a) Condition 3.5 must remain as per Council's Decision Notice issued on 27 April 2020.
 - (b) Condition 3.6 must remain as per Council’s Decision Notice issued on 27 April 2020.
 - (c) That the section "Further Development Permits Required" must remain as per Council's Decision Notice issued on 27 April 2020.
2. A Negotiated Decision Notice refusal be issued to the applicant advising of Council’s decision”

THE SITE

The subject site is described as Lot 692 on SP311025, situated at Pickford Road and Fisher Road, Bibohra, approximately 8 kilometres north-west of Mareeba.

The site has an area of 72.86 hectares with frontages of approximately eight (8) metres to Fisher Road and 20 metres to Pickford Road. Both roads are formed to a rural gravel standard. Access for this development will be limited to the Fisher Road frontage.

The site is irregular in shape, with access handles to both Pickford Road and Fisher Road. Four Mile Creek traverses the site in a south to north direction. Approximately 21 hectares (28.8%) of the site has been cleared as part of the previous use of the site for tobacco cropping.

The remaining vegetation on the site includes:

- a) riparian vegetation located on both sides of Four Mile Creek;
- b) vegetation located in the north western and northern sections of the site. The vegetation in the northwest of the site contains an area identified as wetland;
- c) vegetation located in the eastern section of the site in the vicinity of Fisher Road;
- d) vegetation located in the southern section of the site; and
- e) other isolated stands of trees distributed across the site.

A 72.115 metre wide easement for a high-voltage transmission line traverses the eastern extent of the subject site.

With the exception of areas immediately adjacent to Four Mile Creek, the site is generally flat and drains to the north and northeast.

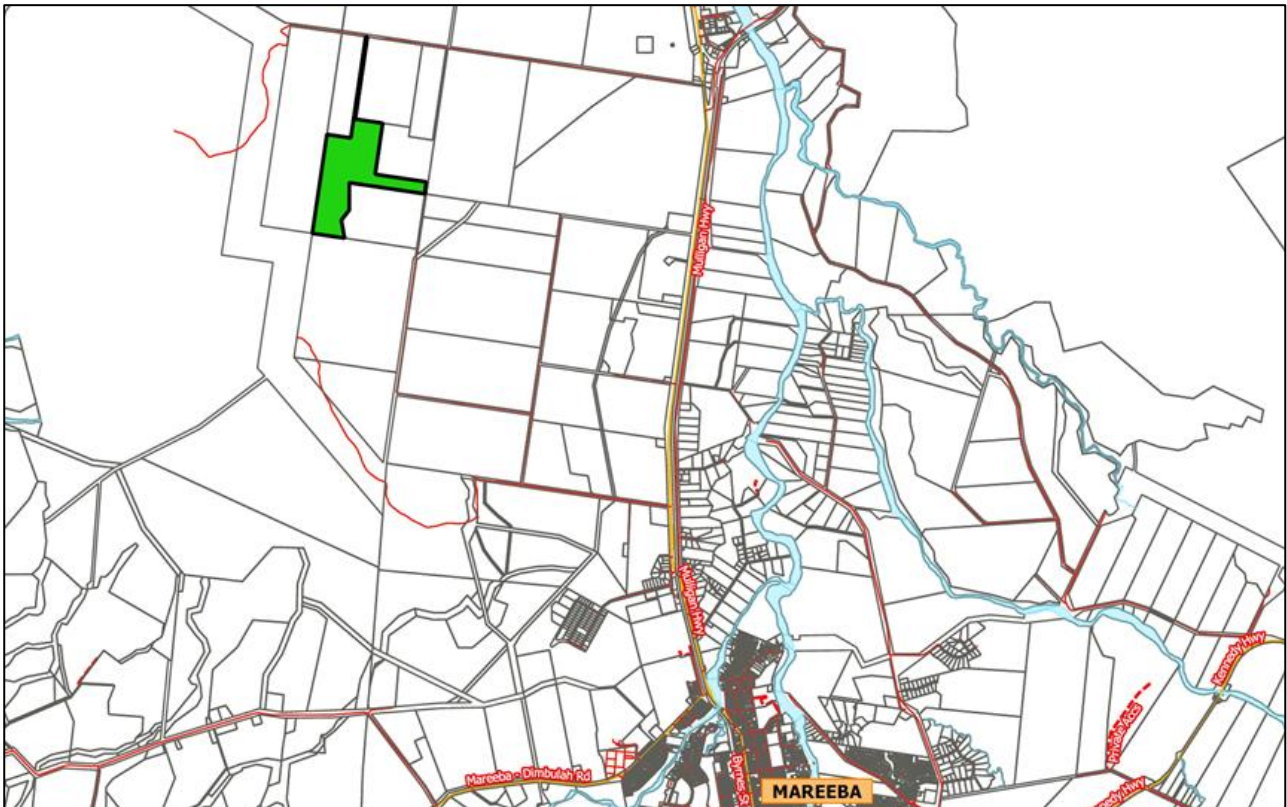
The subject site is located within an area containing large-scale rural activities, including cattle grazing and sugar cane production.

In addition to rural activities, and in response to a readily accessible sand resource, land to the northeast of the site presently includes "active" sand extraction uses. Dwellings are also located within the area surrounding the subject site.



Map Disclaimer:

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



Map Disclaimer:

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

BACKGROUND AND CONTEXT

Council, at its Ordinary Meeting on 22 April 2020, approved an application made by Victor G Feros Town Planning Consultants, on behalf of M & J Peters (the applicants) for a development permit for Material Change of Use - Extractive Industry over the land described as Lot 692 on SP311025, situated at Fisher Road and Pickford Road, Biboohra. The Decision Notice was issued on 27 April 2020 and is included as **Attachment 1**.

Victor G Feros Town Planning consultants, on behalf of the applicants, have subsequently lodged a request for Negotiated Decision Notice making written representations to Council about various conditions contained within the approval (**Attachment 2**).

Ordinarily, a request for Negotiated Decision Notice includes requests to amend or remove conditions of approval. In this instance, four (4) of the seven (7) representations made are not requesting any amendments or removal of conditions and are merely seeking clarity on particular aspects of certain conditions. This is generally dealt with between Council officers and the applicant/developer; therefore, these points have not been included in the "Officer's Recommendation" section of the report.

The requested changes are discussed below in the "Applicants Representations" section of the report.

APPLICANT'S REPRESENTATIONS

Condition 3.5 - Hours of Operation

3.5 Hours of Operation

All operations pursuant to the extractive industry, or in any way connected with the extractive industry will, for site operations and for removal of material, be limited to the hours between 7.00 am and 6.00 pm Mondays to Friday and 7:00am to 12:00 noon Saturdays (except Public Holidays), PROVIDED ALWAYS that the Council will have the right at any time, and from time to time, to fix other hours of operation, and upon the fixing of any such other hours of operation pursuant to the permit, or in any way connected therewith, the extractive industry will be limited to such other hours. The Applicant will not be allowed to conduct nor permit nor suffer to be conducted, any extractive industry operation nor run nor start any motors, machinery, or the like, nor remove any materials from the said land on any Sunday or Public Holiday, or at any time outside the hours mentioned or such other hours as will be fixed by Council.

Representation by Applicant

Upon further consideration of the hours of operation and the practical arrangements for the use it is requested that the hours of operation for Saturday be extended from 12 noon to 3pm.

This three hour extension will provide flexibility for the operator of the use to complete necessary extraction works and truck / machinery movements following Saturday morning activity and prepare for the "start-up" on Monday morning.

Given the distance of the use from surrounding residents it is considered that the three (3) hour extension on Saturday would have minimal if any impact on the amenity of the surrounding uses.

Response

Council officers raise objection to the requested change to Condition 3.5 for the following reasons:

- This same condition has been applied to other extractive industry operations across the Shire including an established operation on a neighbouring allotment, and should remain consistent; and
- The condition in its current extent does allow Council to consider extensions to hours of operation on a case by case basis, such as a request to allow the operator to work until 3pm on Saturdays. Such a request would generally be approved by Council officers on the basis that it could be revoked should nuisance occur as a result of the extended hours.; and
- Other, much larger extractive industry operations throughout the Shire work within these standard hours of operation without issue.

Based on this, it is recommended that Condition 3.5 remain unchanged.

Condition 3.6

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

Representation by Applicant

It is requested that the condition should be amended to allow the applicant to provide records on quantities of material extracted from the site on an annual basis, linked to a financial year rather than a monthly basis.

The provision of this information on an annual basis would be less onerous on both the applicant/operator and Council.

It is further noted and appreciated by the applicant/operator that the provision of extraction rates will enable Council to monitor compliance with Condition 3.9 in relation to the scale and intensity of the use. It is submitted that the provision of extraction rates on an annual basis will enable Council to monitor this requirement.

Response

It is not considered unreasonable or onerous that an extractive industry applicant/operator be required to provide Council with monthly records of the material extracted from an operation/site.

Other extractive industry operators within the Shire are bound by the same requirement (under their individual approvals) and do provide monthly extraction quantities via a simple email or letter to Council officers, even if no material has been extracted.

Providing monthly extraction quantities will ensure annual limits are not exceeded, particularly for operations where extraction is limited to just 5,000 tonne per year.

It is recommended that Condition 3.6 remain unchanged.

Condition 3.7

3.7 All operations pursuant to the extractive industry must be carried out in accordance with an Environmental Management Plan, except where modifications are required by the

conditions of this approval. A copy of the Environmental Management Plan must be provided to Council prior to the commencement of extraction.

Representation by Applicant

Based on discussions with Council on 8 April 2020 it is noted that a representative from Mareeba Sands can prepare the Environmental Management Plan and that this acceptable to Council. We seek Council's confirmation of this matter and that a single report to address Condition 3.7 and Conditions 3.10 is acceptable to Council.

Response

The applicant's consultant is requesting confirmation that the required Environmental Management Plan (EMP) can be prepared by a representative from Mareeba Sands (the extractive industry operator). Council officers will accept an EMP prepared by a representative from Mareeba Sands provided its quality is consistent with other EMP's Council has on file for similar scale extractive industry operations in the Shire.

The representations do not include any specific request to amend or remove the condition and should therefore not be dealt with through the Negotiated Decision Notice process.

Condition 3.10 - Rehabilitation

3.10 Rehabilitation

A Site Rehabilitation Management Plan is to be prepared by a suitably qualified and experienced person detailing the timing/staging of vegetation removal, method of removal and the sequence of operations and rehabilitation works.

Site rehabilitation works must be provided in a progressive manner in accordance with extraction sequences and staging. The method of rehabilitation needs to be detailed with appropriate revegetation strategies indicated including the species list to be used including plant source. The plan is to be submitted to Council and operations are not to commence prior to receipt of Council's approval of the plan.

All site rehabilitation is to occur in accordance with the approved Site Rehabilitation Management Plan.

Representation by Applicant

Based on discussions with Council on 8 April 2020 it is noted that a representative from Mareeba Sands can prepare the Site Rehabilitation Management Plan and that this acceptable to Council. We seek Council's confirmation of this matter and that a single report to address Condition 3.7 and Conditions 3.10 is acceptable to Council.

Response

The applicant's consultant is requesting confirmation that the required Site Rehabilitation Management Plan (SRMP) can be prepared by a representative from Mareeba Sands (the extractive industry operator) as a "suitably qualified professional" as required by the condition. Council officers will accept an SRMP prepared by a representative from Mareeba Sands provided it addresses the requirements of the condition and its quality is consistent with other SRMP's Council has on file for similar scale extractive industry operations in the Shire.

The representations do not include any specific request to amend or remove the condition and should therefore not be dealt with through the Negotiated Decision Notice process.

Condition 4.1 - Access

4.1 Access

A Commercial access crossover/s, for the extractive industry access, must be constructed and maintained from Fisher Road, to the property boundary in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

Representation by Applicant

It is noted that as part of the creation of Lot 692 on SP311025 and previously described as Lot 331 on SP287199 the following matters are relevant from the relevant Council Decision Notices:-

- a) *Decision Notice dated 9 December 2014 and amended on 17 November 2015*

Condition 4.1

"any new access crossover provided to either Lot 33 or 34 from Fisher Road must be constructed from the edge of the road pavement to the property boundary in accordance with the FNQROC Development Manual (as amended), to the satisfaction of Council's delegated officer."

- b) *Decision Notice dated 26 April 2018 for a Boundary Realignment.*

No reference is made to a condition to provide access to a lot.

Based on advice provided by the landowner, the following actions were undertaken to comply with Condition 4.1:-

- a) *Additional compacted road base was deposited within the Fisher Road reserve from the frontage of Lot 692 on SP311025 to the formed road.*

The extent of these works is shown by the attached Figure 1 and the Photographs 1 and 2 (taken on 11 April 2020);

- b) *These works were inspected and approved by Council's Delegated Officer.*

The approval of these works by the delegated officer allowed Council to endorse the Plan of Survey.

It is submitted that the current works are sufficient for the extractive industry use and no further works are required.

Accordingly, it would be appropriate for Council's delegated officer to inspect the existing access to confirm that the current arrangements are satisfactory and comply with the intent of Condition 4.1.

We seek Council's confirmation that this arrangement is acceptable to Council.

Response

Condition 4.1 is a standard condition applied to development permits. Regardless of what improvement works had previously been carried out to the access, the condition should still be applied to the approval. The condition is also important as it requires the access to be maintained to the required standard for the life of the development (as long as the extractive industry is being operated).

Prior to the commencement of the use (and not at the time of request for a Negotiated Decision Notice), Council's delegated officer will be required to inspect the access and provide advice and guidance on any upgrades required.

The representations do not include any specific request to amend or remove the condition and should therefore not be dealt with through the Negotiated Decision Notice process.

Condition 5 - Additional Payment Condition

5. *Additional Payment Condition – Note: The applicant's obligations under this condition are waived whilst Council continues to levy the special charge for extractive industries in accordance with Council's adopted annual budget.*
 - 5.1 *The additional payment condition has been imposed as the development will create additional demand on trunk infrastructure which will create additional trunk infrastructure costs for council.*
 - 5.2 *The developer must pay \$4,480.00 for each 167 haul truck movements from the site towards trunk transport infrastructure, with the amount of the contribution increased on 1 July each year in accordance with the increase for the PPI index for the period starting on the day the development approval takes effect, adjusted by reference to the 3-yearly PPI index average to the date of payment.*
 - 5.3 *The trunk infrastructure for which the payment is required is:*
 - *The trunk transport infrastructure servicing the land - specifically the upgrading of Fisher Road and Peters Road to rural road bitumen sealed standard.*
 - 5.4 *The developer may elect to provide part of the trunk infrastructure instead of making the payment.*
 - 5.5 *If the developer elects to provide part of the trunk infrastructure the developer must:*
 - *Discuss with Council's delegated officer the part of the works to be undertaken;*
 - *Obtain the necessary approvals for the part of the works;*
 - *Indemnify the Council in relation to any actions, suits or demands relating to or arising from the works;*
 - *Take out joint insurance in the name of the Council and the developer in the sum of \$20,000,000 in relation to the undertaking of the works;*
 - *Comply with the reasonable direction of Council officers in relation to the completion of the works;*
 - *Complete the works to the standards required by the Council; and*
 - *Complete the works prior to the commencement of the use.*

Representation by Applicant

It is noted that the current levy for the extraction of less than 5,000 tonnes is as follows:-

Category	Description	\$ Charge
ERC1	All land used for extractive industry purposes, where the quantity of material being extracted &/or screened is up to a maximum of 5,000 tonnes per annum.	\$1,340.00

Should circumstances change and Council seeks to apply conditions 5.1 to 5.5 and to remove any doubt and to assist with future negotiations with Council in relation to conditions 5.1 to 5.5 the following representations are made:-

- i) Mareeba Sands, the proposed operator of the extractive industry on the subject site and the current operator of the extractive industry on the adjoining land described as Lot 341 on SP287199 is also an experienced earthmoving contractor within the Mareeba Region;*
- ii) given this experience, Mareeba Sands with the general endorsement of the Mareeba Shire Council has undertaken road improvement works within Fisher Road and Cowan Road reserves;*
- iii) prior to undertaking these improvement works this section of Fisher Road and Cowan Road, for practical reasons, was impassable;*
- iv) the works to improve Fisher Road and Cowan Road including a distance of 3.9km (approximately) extending from the Cowan Road and Peters Road intersection to the Fisher Road entrance commenced in July 2009 and has continued to date;*
- v) the road improvements has established a practical and all weather access to allow for a connection between the subject site and adjoining Lot 341 on SP287199 and the Mulligan Highway;*
- vi) as well as providing a benefit to Lot 692 on SP311025 and Lot 341 on SP287199 the road works have also benefitted the land on either side of the road reserve by providing access or an alternative access;*
- vii) a record of costs including machine hire and materials for the period from July 2009 to March 2020 (based on April 2020 rates) prepared by Mareeba Sands is attached as **Appendix A**.*

it is noted that this cost record excludes the pipes supplied by the Mareeba Shire Council used as part of the two (2) water course crossings.

*The extent of the works undertaken by Mareeba Sands is also shown by the photographs and plans attached as **Appendix A**.*

It is respectfully requested that Council confirm receipt of the attached road construction costs and acknowledge that costs can be used as part of any future negotiations between the landowner/proponent and Council in relation to Conditions 5.1 to 5.5.

Response

Any negotiations regarding the amount payable under Conditions 5.1 to 5.5 will need to occur at such time that the special rates levy for extractive industries is discontinued. It is acknowledged that

any previous works carried out by the applicant/operator on Fisher Road and Cowan Road that were authorised by Council, should be considered when determining the applicable charge, if any.

The representations do not include any specific request to amend or remove the condition and should therefore not be dealt with through the Negotiated Decision Notice process.

Section (G) - Other Approvals Required From Council

(G) OTHER APPROVALS REQUIRED FROM COUNCIL

- *Access approval arising from condition number 4.1*

Representation by Applicant

The reference to the requirement to gain an access approval should be removed given the previous representations made in relation to Condition 4.1.

Response

As discussed above for Condition 4.1 - Access, the condition is considered reasonable and relevant and should remain, therefore the requirement to lodge an Access Crossover Permit application with Council remains current.

It is recommended that section G of the Decision Notice issued on 27 April 2020 remain unchanged.

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

27 April 2020

Senior Planner: Brian Millard
 Direct Phone: 4086 4657
 Our Reference: MCU/20/0001
 Your Reference: C1140

Mark & Jane Peters
 C/- Victor G Feros Town Planning Consultants
 PO Box 1256
 CAIRNS QLD 4870

Dear Applicant/s

Decision Notice

Planning Act 2016

I refer to your application and advise that on 22 April 2020, Council decided to approve the application in full subject to conditions.

Details of the decision are as follows:

APPLICATION DETAILS

Application No:	MCU/20/0001
Street Address:	Fisher Road & Pickford Road, Bibbohra
Real Property Description:	Lot 692 on SP311025
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

DECISION DETAILS

Type of Decision:	Approval
Type of Approval:	Development Permit for Material Change of Use - Extractive Industry
Date of Decision:	22 April 2020

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

Document Set ID: 3714788
 Version: 1 Version Date: 27/04/2020

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

3.5 Hours of Operation

All operations pursuant to the extractive industry, or in any way connected with the extractive industry will, for site operations and for removal of material, be limited to the hours between 7.00 am and 6.00 pm Mondays to Friday and 7:00am to 12:00 noon Saturdays (except Public Holidays), PROVIDED ALWAYS that the Council will have the right at any time, and from time to time, to fix other hours of operation, and upon the fixing of any such other hours of operation pursuant to the permit, or in any way connected therewith, the extractive industry will be limited to such other hours. The Applicant will not be allowed to conduct nor permit nor suffer to be conducted, any extractive industry operation nor run nor start any motors, machinery, or the like, nor remove any materials from the said land on any Sunday or Public Holiday, or at any time outside the hours mentioned or such other hours as will be fixed by Council.

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

3.7 All operations pursuant to the extractive industry must be carried out in accordance with an Environmental Management Plan, except where modifications are required by the conditions of this approval. A copy of the Environmental Management Plan must be provided to Council prior to the commencement of extraction.

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

3.9 Scale and Intensity

The extraction volume must not exceed 5,000 tonnes per annum.

3.10 Rehabilitation

A Site Rehabilitation Management Plan is to be prepared by a suitably qualified and experienced person detailing the timing/staging of vegetation removal, method of removal and the sequence of operations and rehabilitation works.

Site rehabilitation works must be provided in a progressive manner in accordance with extraction sequences and staging. The method of rehabilitation needs to be detailed with appropriate revegetation strategies indicated including the species list to be used including plant source. The plan is to be submitted to Council and operations are not to commence prior to receipt of Council's approval of the plan.

All site rehabilitation is to occur in accordance with the approved Site Rehabilitation Management Plan.

4. Infrastructure Services and Standards

4.1 Access

A Commercial access crossover/s, for the extractive industry access, must be constructed and maintained from Fisher Road, to the property boundary in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

5. Additional Payment Condition – Note: The applicant's obligations under this condition are waived whilst Council continues to levy the special charge for extractive industries in accordance with Council's adopted annual budget.

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

5.2 The developer must pay \$4,480.00 for each 167 haul truck movements from the site towards trunk transport infrastructure, with the amount of the contribution increased on 1 July each year in accordance with the increase for the PPI index for the period starting on the day the development approval takes effect, adjusted by reference to the 3-yearly PPI index average to the date of payment.

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

- The trunk transport infrastructure servicing the land - specifically the upgrading of Fisher Road and Peters Road to rural road bitumen sealed standard.

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

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

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

REFERRAL AGENCIES

The referral agencies applicable to this application are:

Material change of use of premises near a substation site of subject to an easement (advice agency only)		
<p>Development application for a material change of use that is assessable development under a local categorising instrument and does not relate to reconfiguring a lot, if—</p> <p>(a) all or part of the premises are within 100m of a substation site; or</p> <p>(b) both of the following apply—</p> <p>(i) all or part of the premises are subject to an easement for the benefit of a distribution entity, or transmission entity, under the Electricity Act;</p> <p>(ii) the easement is for a transmission grid or supply network</p>	<p>Schedule 10, Part 9, Division 2, Table 2</p>	<p>Town Planning Ergon Energy PO Box 264 Fortitude Valley Qld 4006</p> <p>townplanning@ergon.com.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
Appendix E - Sheet 1	Proposed Extraction/Disturbance Area and Haul Route	-	15 January 2020
Appendix E - Sheet 2	Proposed Extraction/Disturbance Area and Haul Route	-	15 January 2020
Appendix E - Sheet 3	Proposed Extraction/Disturbance Area and Haul Route	-	15 January 2020

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) Compliance with applicable codes/policies

DECISION NOTICE

MCU/20/0001
Page 6

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

(b) Compliance with Acts and Regulations

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

(c) Environmental Protection and Biodiversity Conservation Act 1999

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

(d) Cultural Heritage

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

PROPERTY NOTES

Not Applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

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

SUBMISSIONS

There were no properly made submissions received.

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

Mareeba Shire Council

Document Set ID: 3714788
Version: 1 Version Date: 27/04/2020

DECISION NOTICE

MCU/20/0001
Page 7

council agrees or agrees in part with the representations, a “negotiated decision notice” will be issued.

Only one “negotiated decision notice” may be given. Taking this step will defer your appeal period, which will commence again from the start the day after you receive a “negotiated decision notice”.

OTHER DETAILS

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

Yours faithfully

BRIAN MILLARD
SENIOR PLANNER

Enc: Approved Plans/Documents
Appeal Rights

Ergon Energy
townplanning@ergon.com.au
Your Ref: HBD 6873587

Mareeba Shire Council

Document Set ID: 3714788
Version: 1 Version Date: 27/04/2020

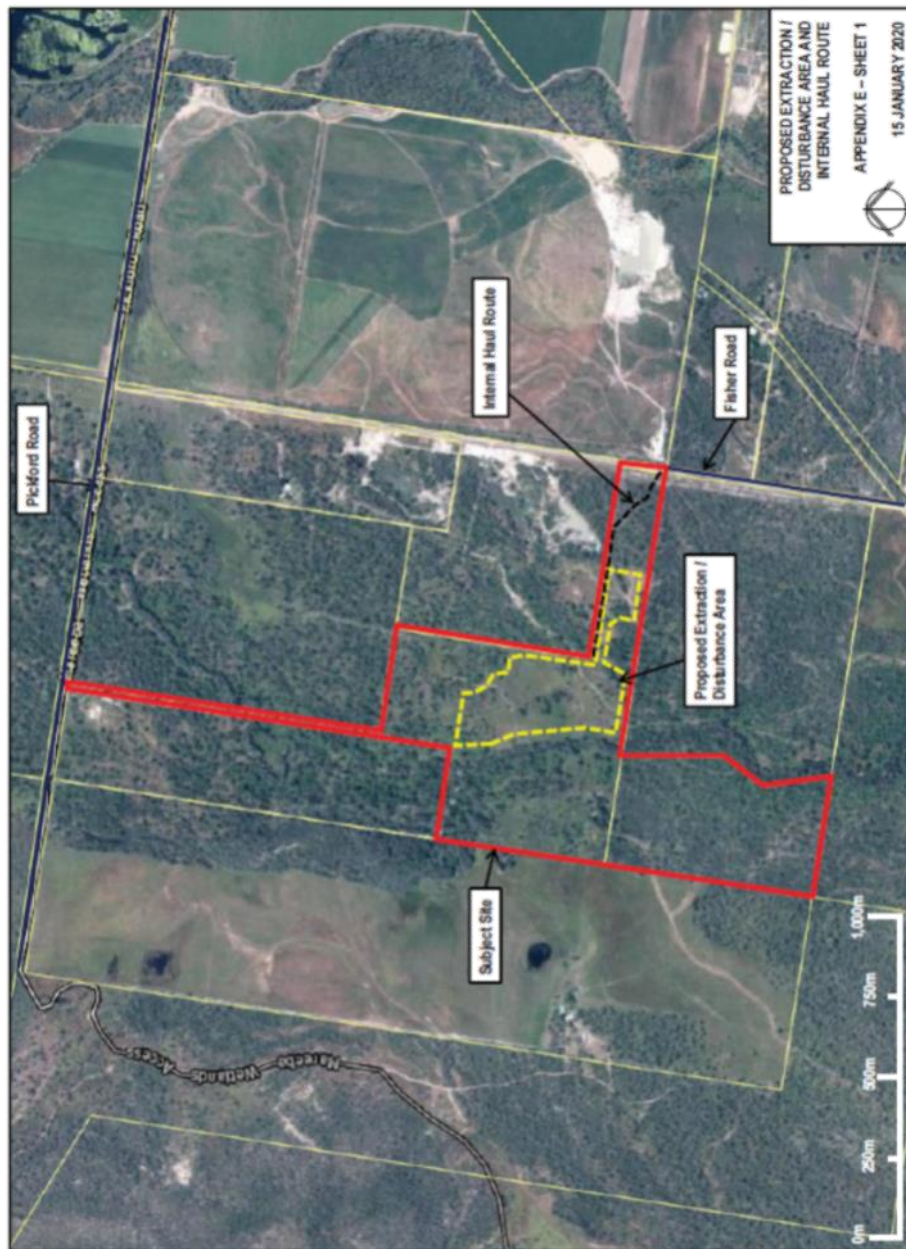
DECISION NOTICE

MCU/20/0001
Page 8

	<hr/> Approved Plans/Documents <hr/>
--	---

Mareeba Shire Council

Document Set ID: 3714788
Version: 1 Version Date: 27/04/2020



Mareeba Shire Council

Document Set ID: 3714788
Version: 1 Version Date: 27/04/2020

Appeal Rights

PLANNING ACT 2016 & THE PLANNING REGULATION 2017

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

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

(Refer to Schedule 1 of the Planning Act 2016)

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

Note –

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

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.

- (6) To remove any doubt. It is declared that an appeal against an infrastructure charges notice must not be about-
- (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund-
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

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

231 Other appeals

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

decision includes-

- (a) conduct engaged in for the purpose of making a decision; and
- (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.

Victor G Feros Town Planning Consultants

195 Dornoch Terrace
 corner Gladstone Road
 Highgate Hill Brisbane 4101
 Queensland Australia
 Telephone 07 3844 2882
 Facsimile 07 3846 1840
 brisbane@ferosplanning.com.au

Level 1
 127 Abbott Street
 PO Box 1256 Cairns 4870
 Queensland Australia
 Telephone 07 4031 3663
 Facsimile 07 4031 2238
 cairns@ferosplanning.com.au

28 April 2020

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

Our Reference VGF – C1140

Attention: Brian Millard

Dear Sir

**RE: CHANGE REPRESENTATIONS FOR DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE – IMPACT ASSESSMENT FOR EXTRACTIVE INDUSTRY (SAND EXTRACTION AND SCREENING) ON LAND DESCRIBED AS LOT 692 ON SP311025 AND LOCATED PICKFORD ROAD AND FISHER ROAD, BIBOOHRA
 COUNCIL REFERENCE: MCU/20/0001**

1.00 INTRODUCTION

We advise that we act on behalf of Mark Ralph Peters and Jane Elizabeth Peters, the land owners and applicants in relation to the above described application.

In this regard, reference is made to Council’s Decision Notice dated 27 April 2020 and received by email dated 27 April 2020.

Reference is also made to our letter dated 28 April 2020 suspending the Applicant Appeal Period to allow further representations to be made to Council in relation to the Conditions of Approval.

2.00 REQUESTED CHANGES

The purpose of this letter is to request changes to the conditions of approval and that Council issue a Negotiated Decision Notice for the Application and to request confirmation of previous discussions with Council.

In this regard, comments are made in relation to the following matters:-

Decision Details – Type of Approval

It is requested that the reference to the type of approval to be amended to also refer to sand extraction and screening and read as follows:-

Development Permit for Material Change of Use – Extractive Industry (Sand Extraction and Screening).

This amendment will be consistent with the application as lodged with Council and the Confirmation Notice dated 23 January 2020.

IN CONTINUOUS PRACTICE SINCE 1976

Principal
Victor G Feros
 GCSJ BA MUS FPA OMLT LGTP(Q) CPP

Adjunct Professor
 School of Geography, Planning
 and Environmental Management
 University of Queensland

US Bicentennial Fellowship Award 1976

Administrative Director
Marion C Feros
 B Pharm MBA MPS ASA AFACP

Associate & Office Manager, Cairns
Nick Hardy
 BRTP (Hons) MPA LGTP(Q)

Senior Consultant Planner
Ken Todd
 DQRT(TSCP) Dip.Soc.Pl. LFPA LGTP(Q)

**Victor G Feros
 Town Planning
 Consultant Pty Ltd**
 ABN 51 010 417 302

www.ferosplanning.com.au

“3.5 Hours of Operation

All operations pursuant to the extractive industry, or in any way connected with the extractive industry will, for site operations and for removal of material, be limited to the hours between 7.00 am and 6.00 pm Mondays to Friday and 7:00am to 12:00 noon Saturdays (except Public Holidays), PROVIDED ALWAYS that the Council will have the right at any time, and from time to time, to fix other hours of operation, and upon the fixing of any such other hours of operation pursuant to the permit, or in any way connected therewith, the extractive industry will be limited to such other hours. The Applicant will not be allowed to conduct nor permit nor suffer to be conducted, any extractive industry operation nor run nor start any motors, machinery, or the like, nor remove any materials from the said land on any Sunday or Public Holiday, or at any time outside the hours mentioned or such other hours as will be fixed by Council.”

Response

Upon further consideration of the hours of operation and the practical arrangements for the use it is requested that the hours of operation for Saturday be extended from 12 noon to 3pm.

This three hour extension will provide flexibility for the operator of the use to complete necessary extraction works and truck / machinery movements following Saturday morning activity and prepare for the “start up” on Monday morning.

Given the distance of the use from surrounding residents it is considered that the three (3) hour extension on Saturday would have minimal if any impact on the amenity of the surrounding uses.

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

Response

It is requested that the condition should be amended to allow the applicant to provide records on quantities of material extracted from the site on an annual basis, linked to a financial year rather than a monthly basis.

The provision of this information on an annual basis would be less onerous on both the applicant/operator and Council.

It is further noted and appreciated by the applicant/operator that the provision of extraction rates will enable Council to monitor compliance with Condition 3.9 in relation to the scale and intensity of the use. It is submitted that the provision of extraction rates on an annual basis will enable Council to monitor this requirement.

“3.7 All operations pursuant to the extractive industry must be carried out in accordance with an Environmental Management Plan, except where modifications are required by the conditions of this approval. A copy of the Environmental Management Plan must be provided to Council prior to the commencement of extraction.”

Response

Based on discussions with Council on 8 April 2020 it is noted that a representative from Mareeba Sands can prepare the Environmental Management Plan and that this is acceptable to Council. We seek Council’s confirmation of this matter and that a single report to address Condition 3.7 and Condition 3.10 is acceptable to Council.

“3.10 Rehabilitation

A Site Rehabilitation Management Plan is to be prepared by a suitably qualified and experienced person detailing the timing/staging of vegetation removal, method of removal and the sequence of operations and rehabilitation works.

Site rehabilitation works must be provided in a progressive manner in accordance with extraction sequences and staging. The method of rehabilitation needs to be detailed with appropriate revegetation strategies indicated including the species list to be used including plant source. The plan is to be submitted to Council and operations are not to commence prior to receipt of Council’s approval of the plan.

All site rehabilitation is to occur in accordance with the approved Site Rehabilitation Management Plan.”

Response

Based on discussions with Council on 8 April 2020 it is noted that a representative from Mareeba Sands can prepare the Site Rehabilitation Management Plan and that this is acceptable to Council. We seek Council’s confirmation of this matter and that a single report to address Condition 3.7 and Condition 3.0 is acceptable to Council.

"4.1 Access

A Commercial access crossover/s, for the extractive industry access, must be constructed and maintained from Fisher Road, to the property boundary in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer."

Response

It is noted that as part of the creation of Lot 692 on SP311025 and previously described as Lot 331 on SP287199 the following matters are relevant from the relevant Council Decision Notices:-

- a) Decision Notice dated 9 December 2014 and amended on 17 November 2015

Condition 4.1

"any new access crossover provided to either Lot 33 or 34 from Fisher Road must be constructed from the edge of the road pavement to the property boundary with the FNQROC Development Manual (as amended), to the satisfaction of Council's Delegated Officer."

- b) Decision Notice dated 26 April 2018 for a Boundary Realignment.

No reference is made to a condition to provide access to a lot.

Based on advice provided by the landowner, the following actions were undertaken to comply with Condition 4.1:-

- a) Additional compacted road base was deposited within the Fisher Road reserve from the frontage of Lot 692 on SP311025 to the formed road.

The extent of these works is shown by the **attached** Figure 1 and the Photographs 1 and 2 (taken on 11 April 2020);

- b) These works were inspected and approved by Council's Delegated Officer.

The approval of these works by the delegated officer allowed Council to endorse the Plan of Survey.

It is submitted that the current works are sufficient for the extractive industry use and no further works are required.

Accordingly, it would be appropriate for Council's delegated officer to inspect the existing access to confirm that the current arrangements are satisfactory and comply with the intent of Condition 4.1.

We seek Council's confirmation that this arrangement is acceptable to Council.

"5 Additional Payment Condition – Note: The applicant's obligations under this condition are waived whilst Council continues to levy the special charge for extractive industries in accordance with Council's adopted annual budget.

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

5.2 *The developer must pay \$4,480.00 for each 167 haul truck movements from the site towards trunk transport infrastructure, with the amount of the contribution increased on 1 July each year in accordance with the increase for the PPI index for the period starting on the day the development approval takes effect, adjusted by reference to the 3-yearly PPI index average to the date of payment.*

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

- *The trunk transport infrastructure servicing the land - specifically the upgrading of Fisher Road and Peters Road to rural road bitumen sealed standard.*

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

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

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

- Complete the works prior to the commencement of the use.

Response

It is noted that the current levy for the extraction of less than 5,000 tonnes is as follows:-

Category	Description	\$ Charge
ERC1	All land used for extractive industry purposes, where the quantity of material being extracted &/or screened is up to a maximum of 5,000 tonnes per annum.	\$1,340.00

It is also understood that while this levy remains in place, conditions 5.1 to 5.5 will not be applied.

Should circumstances change and Council seeks to apply conditions 5.1 to 5.5 and to remove any doubt and to assist with future negotiations with Council in relation to conditions 5.1 to 5.5 the following representations are made:-

- i) Mareeba Sands, the proposed operator of the extractive industry on the subject site and the current operator of the extractive industry on the adjoining land described as Lot 341 on SP287199 is also an experienced earthmoving contractor within the Mareeba Region;
- ii) given this experience, Mareeba Sands with the general endorsement of the Mareeba Shire Council has undertaken road improvement works within Fisher Road and Cowan Road reserves;
- iii) prior to undertaking these improvement works this section of Fisher Road and Cowan Road, for practical purposes, was impassable;
- iv) the works to improve Fisher Road and Cowan Road including a distance of 3.9km (approximately) extending from the Cowan Road and Peters Road intersection to the Fisher Road entrance commenced in July 2009 and has continued to date;
- v) the road improvements has established a practical and all weather access to allow for a connection between the subject site and adjoining Lot 341 on SP287199 and the Mulligan Highway;
- vi) as well as providing a benefit to Lot 692 on SP311025 and Lot 341 on SP287199 the road works have also benefitted the land on either side of the road reserve by providing access or an alternative access;
- vii) a record of costs including machine hire and materials for the period from July 2009 to March 2020 (based on April 2020 rates) prepared by Mareeba Sands attached as **Appendix A**.

It is noted that this cost record excludes the pipes supplied by the Mareeba Shire Council used as part of the two (2) water course crossings.

The extent of the works undertaken by Mareeba Sands is also shown by the photographs and plans attached as **Appendix A**.

It is respectfully requested that Council confirm receipt of the **attached** road construction costs and acknowledge that costs can be used as part of any future negotiations between the landowner / proponent and Council in relation to Conditions 5.1 to 5.5.

*“(G) OTHER APPROVALS REQUIRED FROM COUNCIL
 • Access approval arising from condition number 4.1”*

Response

The reference to the requirement to gain an access approval should be removed given the previous representations made in relation to Condition 4.1.

3.00 CONCLUSION

We seek that Council provide draft amended conditions of approval for our review and comment prior to the Negotiated Decision Notice being issued by Council.

We note that the remaining conditions are satisfactory.

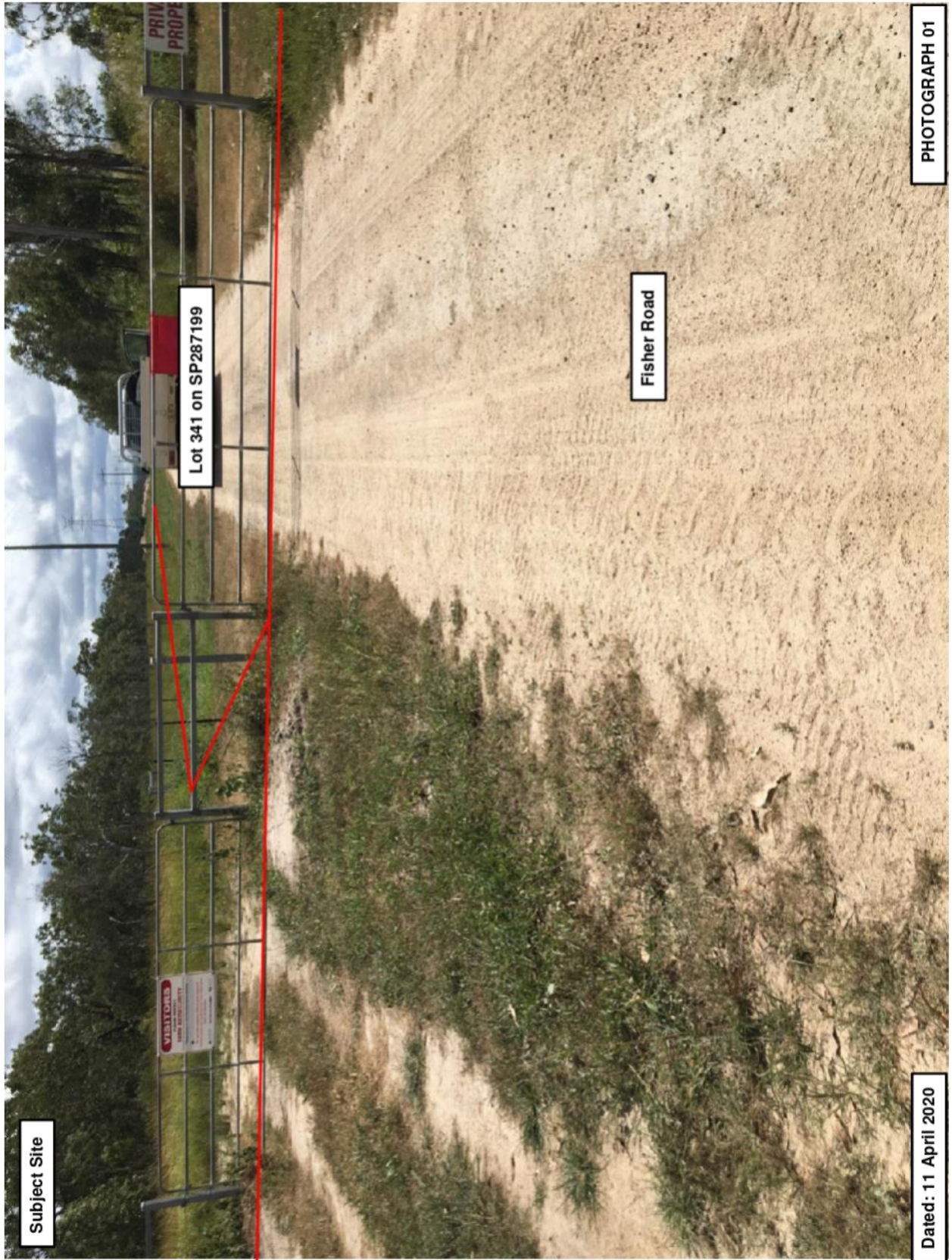
Yours faithfully
VICTOR G FEROS TOWN PLANNING CONSULTANTS



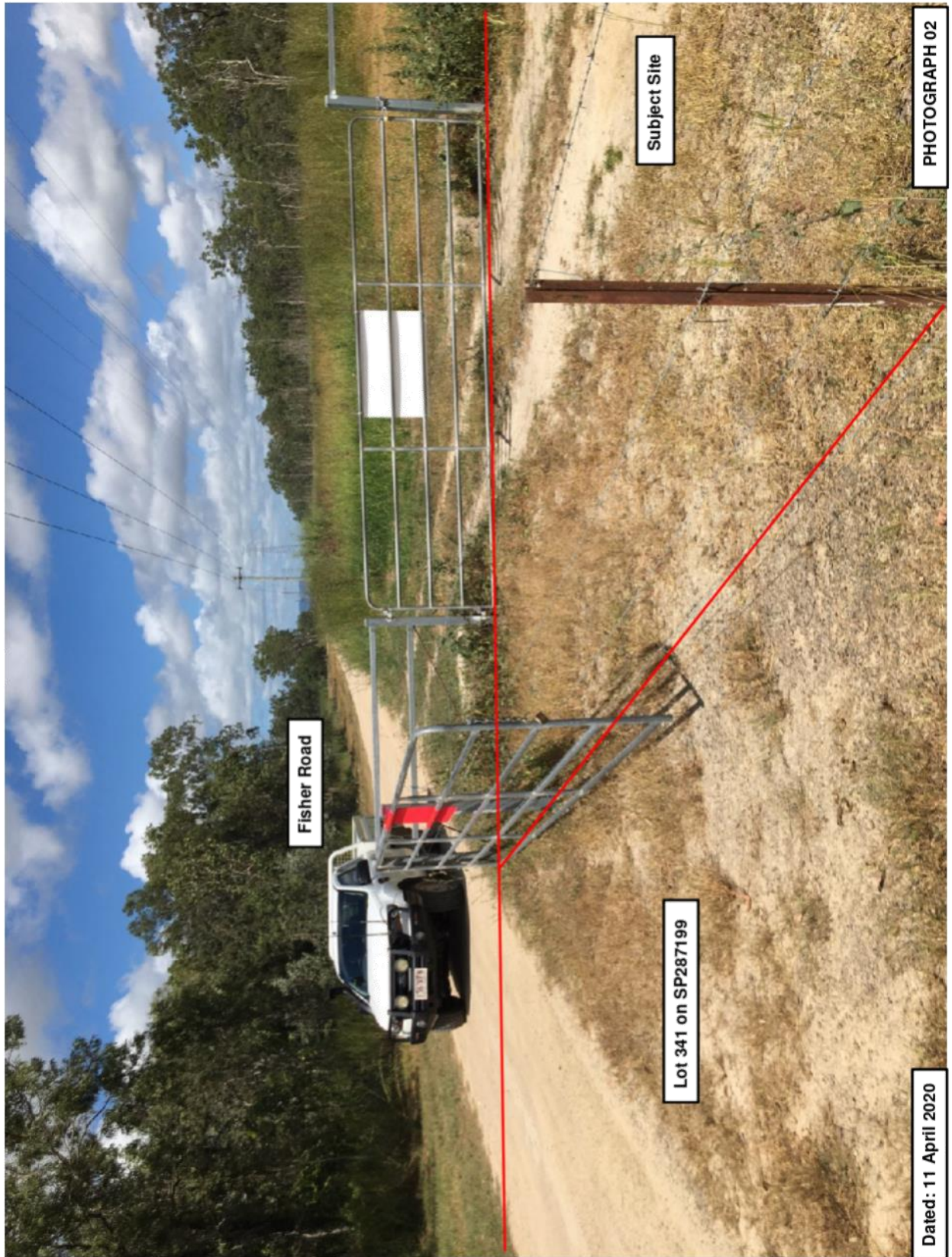
Nick Hardy
Associate and Office Manager

cc: Mark Ralph Peters and Jane Elizabeth Peters

cc: Mareeba Sands
Attn: Sharyn and Ron Petersen



Document Set ID: 3717774
Version: 1 Version Date: 06/05/2020



Document Set ID: 3717774
Version: 1 Version Date: 06/05/2020

APPENDIX A

Document Set ID: 3717774
Version: 1 - Version Date: 06/05/2020



**P O Box 1001
WALKAMIN 4872
Office: 0419729732**

ROAD CONSTRUCTION COSTS

July 2009 – March 2020

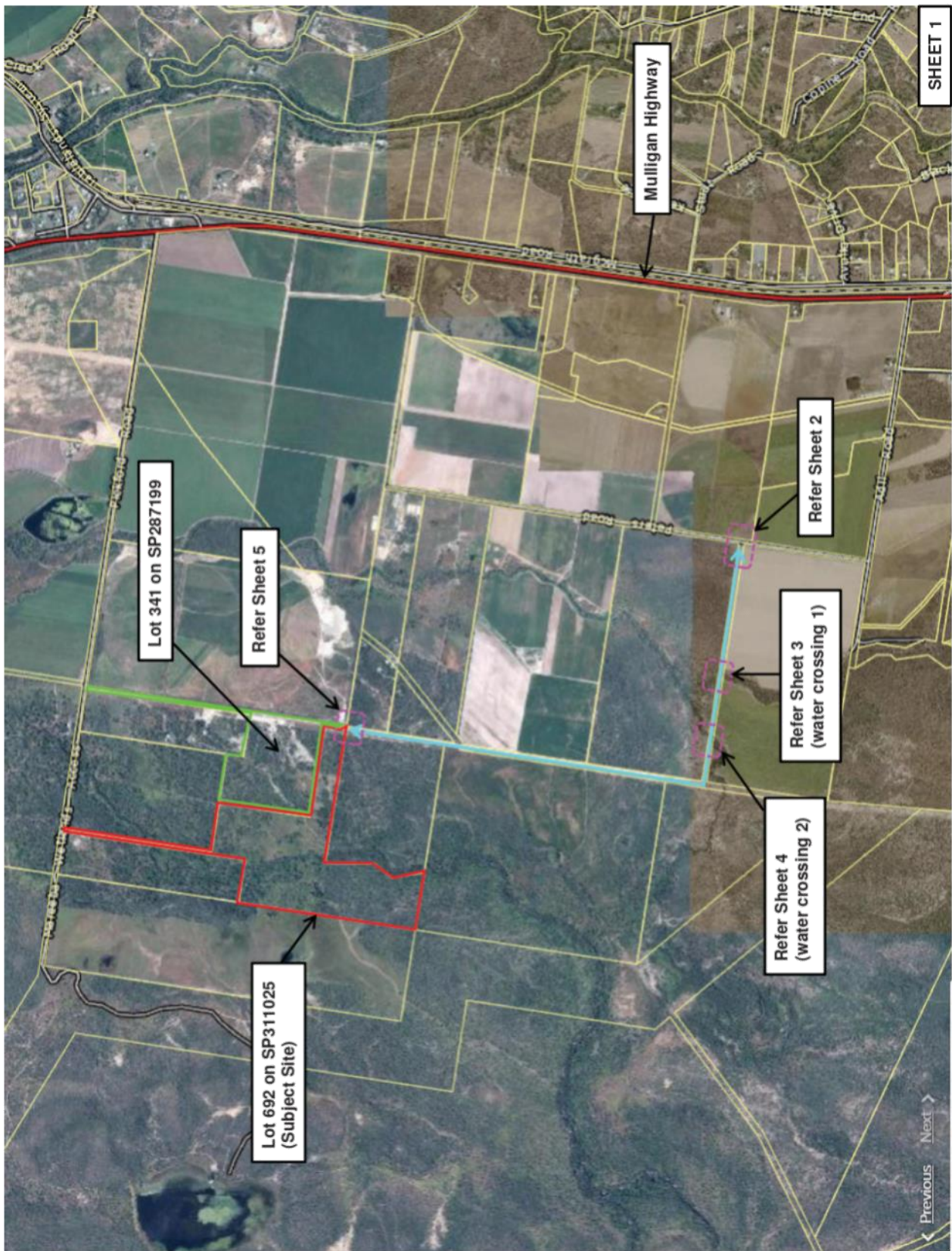
Road construction costs for 3.9 km of Fisher Rd and Cowan Rd (Refer to Appendix A)

Note there was no constructed road prior to these works, there was an existing inaccessible track.

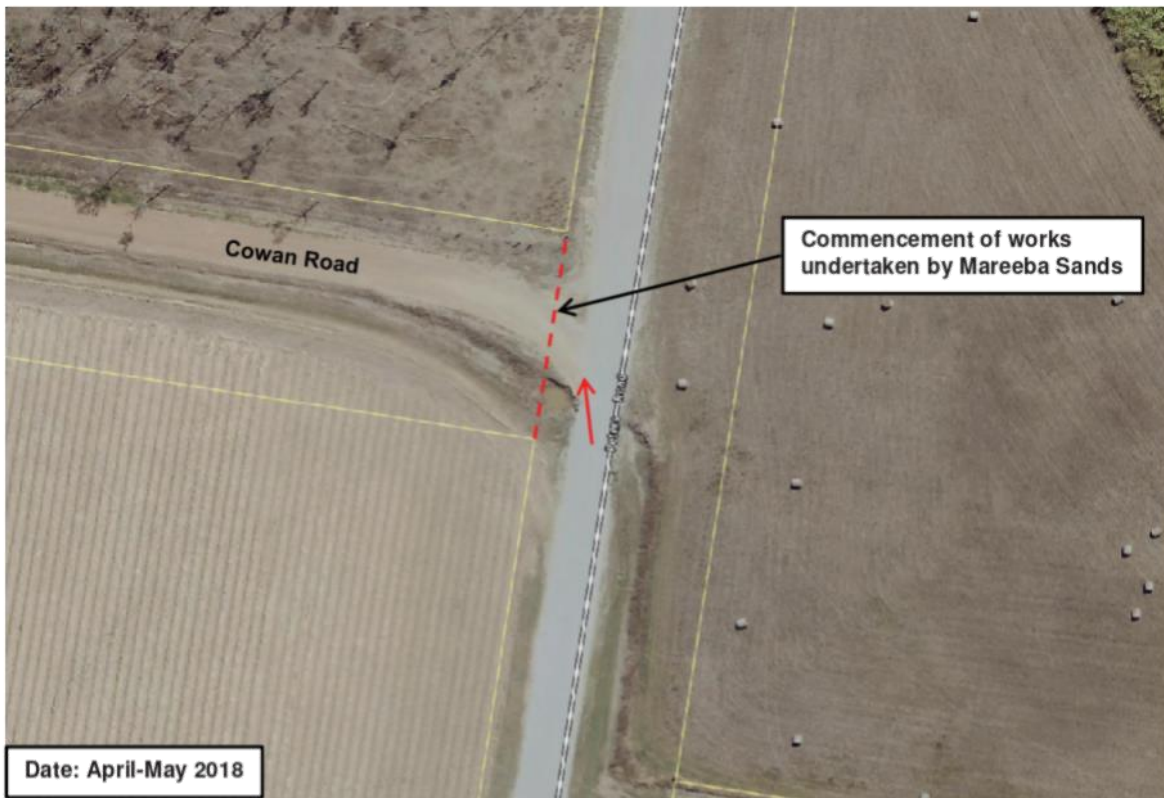
1. Grader Hire 200 hrs @ \$130/hr	\$26,000
a. Degrass, shape drains and form road	
b. Maintenance grades plus flood damage repairs	
2. Excavator Hire 50 hrs @ \$140/hr	\$6,300
a. Clear trees, grass and stumps for road formation	
b. Form creek crossings to lay pipes	
c. Dig road material	
3. Truck Hire 80 hrs @ \$90/hr	\$7,200
a. Cart spoils, grass and trees away from road	
b. Cart road fill to form road	
c. Cartage of material for maintenance and flood damage	
4. Road material 700 t @ \$6.00/t	\$4,200
a. Dirt to add to road to increase height	
b. Dirt for maintenance grades and flood damage	
TOTAL COST ROAD CONSTRUCTION	\$43,700 EX /GST

NOTE SECOND HAND
PIPES WERE SUPPLIED BY MAREEBA SHIRE COUNCIL.

DATED 20TH APRIL 2020



Document Set ID: 3717774
Version: 1 Version Date: 06/05/2020



Date: 3 March 2019

SHEET 2
Peters Road and Cowan Road Intersection

Document Set ID: 3717774
Version: 1 Version Date: 06/05/2020



SHEET 3
Water Course Crossing 1

Document Set ID: 3717774
Version: 1 Version Date: 06/05/2020



Date: 3 March 2019

SHEET 4
Water Course Crossing 2

Document Set ID: 3717774
Version: 1 Version Date: 06/05/2020



SHEET 5
Entry into Subject site

Document Set ID: 3717774
Version: 1 Version Date: 06/05/2020

8.4 CHANGE OF DEVELOPMENT APPROVAL - SMQL PTY LTD - MATERIAL CHANGE OF USE - EXTRACTIVE INDUSTRY - LOT 1 ON SP298319 - PICKFORD ROAD, BIBOOHRA - DA/14/0032

Date Prepared: 28 April 2020

Author: Planning Officer

- Attachments:**
1. **Negotiated Decision Notice dated 7 September 2015** [↓](#)
 2. **Request to Change Development Approval dated 24 March 2020** [↓](#)

APPLICATION		PREMISES	
APPLICANT	SMQL Pty Ltd	ADDRESS	Pickford Road, Biboohra
DATE REQUEST FOR CHANGE TO DEVELOPMENT APPROVAL LODGED	25 March 2020	RPD	Lot 1 on SP298319 (Formerly Lot 1 on RP708157)
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Extractive Industry		
FILE NO	DA/14/0032	AREA	164.2 hectares
LODGED BY	CQB Services	OWNER	SMQL Pty Ltd
PLANNING SCHEME	Mareeba Shire Planning Scheme 2004 (amendment no. 01/11)		
ZONE	Rural Zone		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	Two (2) Properly Made Submissions		

EXECUTIVE SUMMARY

Council approved a development application described in the above application details at its meeting held on 15 April 2015, subject to conditions. A negotiated decision notice was approved by Council at its meeting held on 2 September 2015. The application was impact assessable and two (2) properly made submissions were received in response to public notification of the application.

The approval authorises the extraction of up to 100,000 tonnes of raw material, namely sand, from the southern end of the property.

CQB Services, on behalf of the landowner, has subsequently lodged an application to change the development approval. The requested change will allow for spoil removed during improvement works to the drainage and water storage network on the property (mainly associated with the cropping activity) to be processed as part of the existing extractive industry operation on-site. No changes to the existing 100,000 tonne annual extraction limit is proposed.

To accommodate the requested change, only the approved plan of development needs to be amended. No existing conditions of approval are proposed to be amended.

Schedule 1: Substantially different development of the Development Assessment Rules (Planning Act 2016) provides assistance to the assessment manager (Council) in determining if a proposed change/s would result in substantially different development. It is considered that the proposed change/s will not result in substantially different development and therefore constitute a 'minor change'.

It is recommended that the change be approved in full.

OFFICER’S RECOMMENDATION

It is recommended that:

1. “In relation to the application to change the following development approval:

APPLICATION		PREMISES	
APPLICANT	SMQL Pty Ltd	ADDRESS	Pickford Road, Biboohra
DATE REQUEST FOR CHANGE TO DEVELOPMENT APPROVAL LODGED	25 March 2020	RPD	Lot 1 on SP298319 (Formerly Lot 1 on RP708157)
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Extractive Industry		

and in accordance with the Planning Act 2016:

- (a) The approved plan/s of Council's Negotiated Decision Notice issued on 7 September 2015 be amended as follows:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
Figure 2	Layout and constraints for the proposed Pickford Road sand quarry	NRA	September 2014
Project No. 243	Hydrogeological Assessment – Pickford Road Sand Quarry	Rob Lait & Associates	28 August 2014
8293-Plan1 CQB Rev B	CQB Pty Ltd - Biboohra Sands EA EPPR02575914 DA/14/0032 Plan of Operations	Twine Surveys Pty Ltd	20/03/2020

2. A Notice of Decision on Request to Change a Development Approval be issued to the applicant advising of Council’s decision”.

THE SITE

The subject site is situated approximately 2km west of the Biboohra Township at Pickford Road, Biboohra, and is more particularly described as Lot 1 on SP298319 (formerly Lot 1 on RP708157).

The site is regular in shape with an area of 164.2 hectares and is zoned *Rural* under the *Mareeba Shire Council Planning Scheme 2016*. The site contains 965 metres of frontage to Pickford Road. Access to the site is gained directly from Pickford Road via an access crossover situated approximately 220 metres west of Two Mile Creek bridge.

The section of Pickford Road between the subject land and the Mulligan Highway is predominantly a gravel formation with an approximate width of six (6) metres. Small lengths of bitumen seal exist on the approaches to the single lane concrete bridge across Two Mile Creek and, for the first 160 metres of Pickford Road.

The site is flat and has been extensively cleared to accommodate cropping activities. Only limited sections of vegetation remain along the southern and eastern boundary adjacent to Two Mile Creek, which meanders along parts of the eastern boundary. The site is improved by a large farm shed in the north-east corner of the allotment and the majority of the site is used for sugar cane cropping. The existing extractive industry use is established at the southern end of the property.

Surface water from the site drains east towards Two Mile Creek. The southern portion of the site is prone to waterlogging during the wet season, due to a shallow water table. An extensive network of farm drains extend along the southern boundary, western boundary and east-west through the centre of the farm. A farm dam sited adjacent to Two Mile Creek collects water from the east-west drain allowing its re-use for farm irrigation.

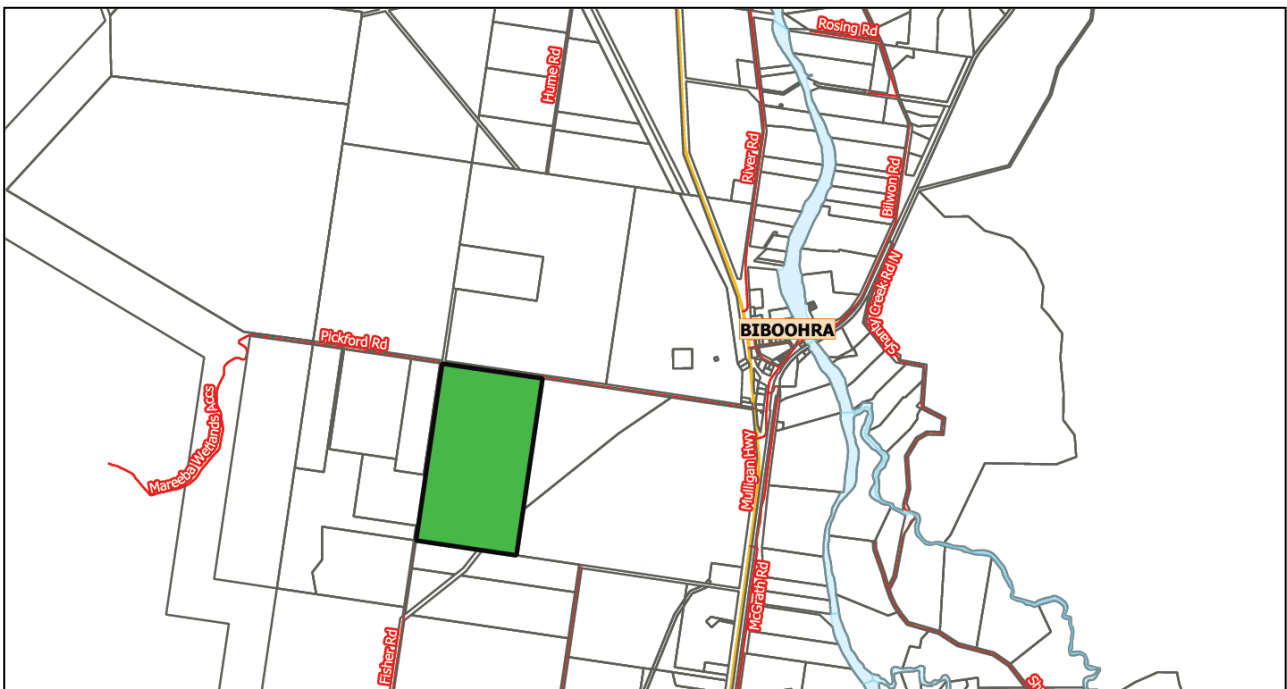
All surrounding land is zoned *Rural* and are typically large rural holdings used for a variety of rural purposes including agriculture and grazing. The land situated immediately to the west of the subject site has an approved extractive industry. The land adjoining the southern boundary has historically been used for extractive industry purposes.

The closest dwelling house to the extraction area is approximately 250 metres south on adjoining Lot 5 on RP708157. The next closest dwelling house is approximately 500 metres north-west of the extraction area.



Map Disclaimer:

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



Map Disclaimer:

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

BACKGROUND AND CONTEXT

Council, at its Ordinary Meeting on 15 April 2015 approved an application made by M & G Crushing and Materials Pty Ltd for a development permit for Material Change of Use - Extractive Industry over land described as then Lot 1 on RP708157 (now Lot 1 on SP298319), situated at Pickford Road, Bibbohra.

A further request for Negotiated Decision Notice was approved by Council at its Ordinary Meeting on 2 September 2015. The Negotiated Decision Notice was issued on 7 September 2015 (**Attachment 1**).

CQB Services (the applicant), on behalf of the new landowner (SMQL Pty Ltd), have lodged an application to change the development approval (**Attachment 2**). The requested change will allow for spoil removed during improvement works to the drainage and water storage network on the property (associated with the cropping) to be processed and sold as part of the existing extractive industry operation on-site. No changes to the existing 100,000 tonne annual extraction limit is proposed.

Below is an extract from the applicants request to change the development approval:

"The land was cleared and drained for irrigated agriculture prior to the issue of the development approval. The applicant and proprietor of the land, namely SMQL Pty Ltd, continues to utilise the land for irrigated agriculture and considers the long-term value of the land dependent upon irrigated agriculture. Accordingly, SMQL Pty Ltd requires the extractive industry be operated in support of irrigated agriculture within the land.

Irrigated agriculture within the land is reliant upon the existing network of open drains within the land. The original purpose of the drainage network was to dewater areas of shallow, unconfined groundwater that would have impeded cultivation, however the network is now equally important for the recycling of water disturbed by the irrigation enterprise. The recycling of water improves the efficiency and reliability of the irrigation enterprise, but also limits the impact of the enterprise on the quality of surface water and groundwater downgradient of the land.

Unfortunately, the batters of the drains were originally excavated at too steeper gradient to enable effective maintenance of the drains. Accordingly, SMQL Pty Ltd will commence a program to flatten the batters of all existing drains to ensure the entire drainage network can be effectively maintained, principally to improve farm hygiene and safety. The drain improvements will have ancillary ecological benefit, including for nearby areas of biodiversity significance, by facilitating the control of serious environmental weeds, reducing the application of herbicide within the land and limiting the incidental drift of herbicide to nontarget and sensitive areas (i.e. water bodies).

The land is benefitted by two centre-pivot irrigators servicing approximately 100 hectares of crop, with an irrigation demand significantly exceeding the capacity of the water storage network within the land. Accordingly, SMQL Pty Ltd has and will continue to augment the water storage network within the land. Water storage augmentation works will improve the efficiency and reliability of the irrigation enterprise, but also limit the impact of activities within the land on the surrounding environment, including for downgradient areas of biodiversity significance, by increasing the volume of disturbed surface and groundwater retained within the land, to the extent that during the average rainfall year, disturbed water is unlikely to escape the land until the latter stages of the wet season."

ASSESSMENT AND DECISION REQUIREMENTS**Minor change for a development approval - Planning Act 2016****Schedule 1: Substantially different development (Development Assessment Rules)**

1. *An assessment manager or responsible entity may determine that the change is a minor change to a development application or development approval, where - amongst other criteria - a minor change is a change that would not result in 'substantially different' development.*

Schedule 2 - Dictionary of the Planning Act 2016 defines a minor change as follows:

Minor change means a change that—

- (a) *for a development application (not applicable).*
 - (b) *for a development approval—*
 - (i) *Would not result in substantially different development; and*
 - (ii) *If a development application for the development, including the change, were made when the change application is made would not cause—*
 - (A) *the inclusion of prohibited development in the application; or*
 - (B) *referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or*
 - (C) *referral to extra referral agencies, other than the chief executive; or*
 - (D) *a referral agency to assess the application against, or have regard to, matter prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have regard to, when the application was made; or*
 - (E) *public notification if public notification was not required for the development application.*
2. *An assessment manager or responsible entity must determine if the proposed change would result in substantially different development for a change—*
 - (a) *made to a proposed development application the subject of a response given under section 57(3) of the Act and a properly made application;*
 - (b) *made to a development application in accordance with part 6;*
 - (c) *made to a development application after the appeal period.*
 3. *In determining whether the proposed change would result in substantially differed development, the assessment manager or referral agency must consider the individual circumstances of the development, in the context of the change proposed.*
 4. *A change may be considered to result in a substantially different development if any of the following apply to the proposed change:*
 - (a) *involves a new use; or*
 - (b) *result in the application applying to a new parcel of land; or*
 - (c) *dramatically changes the built form in terms of scale, bulk and appearance; or*
 - (d) *change the ability of the proposed development to operate as intended; or*
 - (e) *removes a component that is integral to the operation of the development; or*

- (f) *significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or*
- (g) *introduces new impacts or increase the severity of known impacts; or*
- (h) *removes and incentive or offset component that would have balanced a negative impact of the development; or*
- (i) *impacts on infrastructure provisions.*

Comment

The proposed change to the development approval constitutes a *minor change* to the approval.

Assessing and deciding application for minor changes

Section 81(2) of the Planning Act 2016 requires that Council must assess the proposed change having regard to:

- *The information the applicant included with the application*

Comment

The details of the request to change the approval were provided by CQB Services on behalf of the landowner and were lodged with Council on 25 March 2020 (**Attachment 2**). The proposed changes are addressed in the body of this report.

- *if submissions were made about the original application – the submissions*

Comment

The original development application was Impact Assessable and two (2) submission were received during the public notification period. The proposed change to the approval is not likely to result in any additional impact to submitters or surrounding properties.

- *Any pre-request response notice or response notice given in relation to the change application.*

Comment

No pre-request response notice or response notice was received.

- *All matters the responsible entity (Council) would or may assess against or have regard to, if the change application were a development application.*

Comment

The requested changes are addressed in the body of this report.

- *Another matter that the responsible entity (Council) considers relevant.*

Comment

No other matter is considered relevant.

REQUEST TO CHANGE THE DEVELOPMENT APPROVAL

Approved Plan/s

The approved plans and/or documents for this development approval area listed in the table on the following page:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
Figure 2	Layout and constraints for the proposed Pickford Road sand quarry	NRA	September 2014
Project No. 243	Hydrogeological Assessment - Pickford Road Sand Quarry	Rob Lait & Associates	28 August 2014

Request by Applicant

"The application seeks to authorise the use of the spoil from improvements to the drainage and water storage network within the land for the extractive industry. The development approval is currently subject to approved plan "Figure 2 - Layout and constraints for the proposed Pickford Road sand quarry- NRA- September 2014" which limits the area where extraction can be undertaken. The plan must be amended to legitimise the proposed use of the agricultural spoil by the extractive industry. Attached, please find a new plan to replace Figure 2, being "DWG No. 8293-Plan 1 CQB 17.3.2020, REV B".

For completeness, the application also seeks to change the description of the land associated with the development approval to Lot 1 / SP298319 despite all activities associated with the development approval remaining within the geographic area previously described as Lot 1 / RP708157."

Response

No objection is raised to the requested change which will allow for spoil removed during improvement works to the sites drainage and water storage network (mainly associated with the cropping) to be processed as part of the existing extractive industry operation on-site.

The requested change to the description of the land would normally occur where a Lot on Plan number had changed.

It is recommended that the table of approved plan/s be amended to reflect the requested change as follows:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
Figure 2	Layout and constraints for the proposed Pickford Road sand quarry	NRA	September 2014
Project No. 243	Hydrogeological Assessment - Pickford Road Sand Quarry	Rob Lait & Associates	28 August 2014
8293-Plan1 CQB Rev B	CQB Pty Ltd - Biboohra Sands EA EPPR02575914 DA/14/0032 Plan of Operations	Twine Surveys Pty Ltd	20/03/2020

65 Rankin Street
PO Box 154 MAREEBA QLD 4880

P: 07 4086 4657
F: 07 4086 4733

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

Council Ref: DA/14/0032
Our Ref: BM:nj
SARA Ref: SDA-0714-012961

7 September 2015

Chris Greenwood
M & G Crushing and Materials Pty Ltd
PO Box 210
WALKAMIN QLD 4872

Negotiated Decision Notice Approval

Sustainable Planning Act 2009 s363

Dear Applicant/s

**APPLICATION MATERIAL CHANGE OF USE - EXTRACTIVE INDUSTRY
LOT 1 ON RP708157
SITUATED AT PICKFORD ROAD, BIBOOHRA**

I wish to advise that, at Council's Ordinary Meeting held on *2 September 2015*, a decision was made to issue a negotiated decision notice. This negotiated decision notice replaces the decision notice previously issued and dated *21 April 2015*.

The above development application was

- Approved in full with conditions.

The conditions relevant to this approval are detailed in **section 7** of this notice. These conditions are clearly identified to indicate whether the Assessment Manager or a Concurrence Agency imposed them.

Approval under Section 331

This application **has not** been deemed to be approved under Section 331 of the Sustainable Planning Act 2009 (SPA).

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

Document Set ID: 3091587
Version: 1 Version Date: 04/09/2015

NEGOTIATED DECISION NOTICE

2
7 September 2015

1. Nature of the changes

The nature of the changes are:

4.2 Roadworks – External Construction

Pickford Road, between the access into the extractive industry on Lot 1 on RP708157 and Lot 286 on NR7455, must be upgraded/constructed to Rural Road (less than 100vpd with 4.5 metre bitumen seal) standard in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

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

Infrastructure Agreement - Pickford Road between Mareeba Shire Council and M & G Crushing and Materials Pty Ltd fulfils the applicant's obligations under this condition.

2. Details of the approval –

Development Permit for Material Change of Use - Extractive Industry

3. Other necessary development permits and/or compliance permits–

Listed below are other development permits and/or compliance permits that are necessary to allow the development to be carried out –

- Development Permit for Operational Works

4. Other approvals required from Council

- Access approval arising from condition number 4.1 (Please contact Council's Urban & Regional Planning Group to obtain application form and applicable fee)

5. Submissions -

There **were two (2)** properly made submissions about the application. In accordance with s 335(l) of the SPA, the name and address of the principal submitter for each properly made submission are as follows –

Name of principal submitter	Address
1. J Linneweber	326 Pickford Road, Biboohra (PO Box 2345, Mareeba)
2. Mitchell River Watershed Management Group Inc	PO Box 1567, Mareeba

Mareeba Shire Council

Document Set ID: 3091587
Version: 1 Version Date: 04/09/2015

NEGOTIATED DECISION NOTICE

3

7 September 2015

6. Conflict with a relevant instrument and reasons for the decision despite the conflict -

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

7. Conditions –**(A) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)****(a) Development assessable against the Planning Scheme**

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

Mareeba Shire Council

Document Set ID: 3091587
Version: 1 Version Date: 04/09/2015

3.5 Bushfire Management

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

3.6 Hours of Operation

All operations pursuant to the extractive industry, or in any way connected with the extractive industry will, for site operations and for removal of material, be limited to the hours between 7.00 am and 6.00 pm Mondays to Friday and 7:00am to 12:00 noon Saturdays (except Public Holidays), PROVIDED ALWAYS that the Council will have the right at any time, and from time to time, to fix other hours of operation, and upon the fixing of any such other hours of operation pursuant to the permit, or in any way connected therewith, the extractive industry will be limited to such other hours. The Applicant will not be allowed to conduct nor permit nor suffer to be conducted, any extractive industry operation nor run nor start any motors, machinery, or the like, nor remove any materials from the said land on any Sunday or Public Holiday, or at any time outside the hours mentioned or such other hours as will be fixed by Council.

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

3.8 Submission of a Quarry Management Plan prepared by suitably qualified and experienced person/s to Council's delegated officer for approval prior to any operations commencing. The Quarry Management Plan is to include at least the following details:

(i) operational details including:

- hours of operation;
- numbers, type and location (if fixed plant) of plant and machinery;
- expected life of pit;
- numbers of employees on site and off site;
- employee facilities;
- operational procedures (including control of noxious weeds and disposal of pollutants, such as oils, broken machinery, effluent, etc);
- proposals for ongoing environmental monitoring and reporting including any associated operator training;
- heritage contingency plan with respect to potential or actual Aboriginal heritage sites;
- method of recording of material sales and the location where such records are to be kept.

(ii) a scale site plan of the entire proposed extraction site with the following details:

- contours over proposed extraction areas;

NEGOTIATED DECISION NOTICE

5

7 September 2015

- location of all operational areas including dimensions and distances to nearest houses, boundaries and creeks;
- proposed land for extraction for the first 5 years of operations (to be updated annually);
- stockpile and overburden storage areas;
- internal access tracks;
- vehicle storage and refuelling areas;
- fuel storage area;
- garbage and waste storage areas.

(iii) an Erosion and Sediment Control Plan in accordance with condition 3.13.4.5 of this approval.

(iv) a Rehabilitation Plan in accordance with condition 3.13.6 of this approval.

(v) a Bushfire Management Plan in accordance with condition 3.5 of this approval.

Operations pursuant to the extractive industry must be carried out in accordance with the approved Quarry Management Plan.

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

3.10 The excavation of material will be required to be confined to the extractive industry area, subject to the conditions and requirements of the Council and/or other Authority and all operations will be carried out in such a manner that no erosion occurs in any adjoining or other land outside the extractive industry area. Excavation depth is not to exceed 8 metres.

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

3.12 Flood Immunity

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

3.13 Prevention of Environmental Harm

3.13.1 Prevent and /or minimise likelihood of environmental harm

3.13.1.1 In carrying out the activity, the applicant must take all reasonable and practicable measures to prevent and/or to minimise the likelihood of environmental harm being caused. Any activity, that, if carried out incompetently, or negligently, may cause environmental harm, in a manner that could have been prevented, shall be carried out in a

Mareeba Shire Council

Document Set ID: 3091587
Version: 1 Version Date: 04/09/2015

NEGOTIATED DECISION NOTICE

6

7 September 2015

proper manner in accordance with the conditions of this approval.

- 3.13.1.2 NOTE: This approval authorises the activity. It does not authorise environmental harm unless a condition contained within this approval explicitly authorises that harm. Where there is no condition or the approval is silent on a matter, the lack of a condition or silence shall not be construed as authorising harm.

3.13.2 Dust Minimisation

- 3.13.2.1 Stockpiling and all mechanical operations (including haul road) shall be so located and maintained as to prevent dust, sand or soil blowing onto a road or land that is not being used for the extractive industry.

- 3.13.2.2 Internal unsealed roadways, quarry floor and stockpiles are to be watered as required to minimise dust generation impacting on the natural or built environment.

- 3.13.2.3 Stockpiles are not to exceed four (4) metres in height.

- 3.13.2.4 The applicant must ensure that trucks hauling material are in a condition, which prevents the deposition of material on any sealed public road, prior to leaving the site.

- 3.13.2.5 The applicant must ensure trucks transporting material from the subject land are covered as soon as practicable after loading to prevent wind blown releases and spillage. The covering must be maintained until unloading the trucks.

3.13.3 Waste Management

3.13.3.1 Solid Waste

All domestic and industrial solid waste shall be removed from the subject land and disposed of at a licensed landfill.

3.13.3.2 Liquid waste

No oil, grease or solvents shall be discharged to waters. All waste grease, solvents and oil will be taken off the subject land for recycling, treatment or disposal at an approved facility.

Mareeba Shire Council

Document Set ID: 3091587
Version: 1 Version Date: 04/09/2015

3.13.4 Water Management

3.13.4.1 Implementation of methods proposed in the Hydrogeological Assessment by Rob Lait and Associates Pty Ltd.

The following specific methods are to be implemented to ensure that the extractive industry will not significantly impact on ground water quality:

- Pumped groundwater must be retained within Lot 1 on RP708157 with no additional discharge to Two Mile Creek;
- No infrastructure that can cause groundwater contamination is to be constructed in a corridor that extends 50 metres from Two Mile Creek.
- Bund walls be installed to divert flow to holding storage ponds for pumping back as processing water.

3.13.4.2 Storage and handling of Hazardous Materials

All hazardous materials are to be appropriately stored, above the 100 ARI year level and at least 100 metres from Two Mile Creek, so as to prevent environmental damage in case of spillage or contaminated lands. Fuels, oils and lubricants shall be stored in an impermeable permanent bunded area with holding capacity of 110% of the total volume of all containers. Fuel and oil shall be only handled or transferred in designated areas on the site. Plans showing the designated areas and details of bunds and drainage shall be submitted to and approved by the Council and approved works shall be carried out before any such handling or transfer area is used.

3.13.4.3 Any wash waters must be directed to a sediment basin. This basin must be maintained in condition which will ensure that all wash waters are contained within its banks.

Any erosion caused by the escape of wash waters must be managed immediately to prevent the creation of a wash out.

3.13.4.4 Sediment Retention

- (a) Where a sediment basin is to be installed it must be constructed and maintained to contain all run off. The size of the sediment basin must be sufficient to

contain the run-off expected from a 24 hour storm with an average recurrence interval of 1 in 5 years.

- (b) The sediment basin must be emptied of sediment as necessary to maintain the design capacity.
- (c) Any sediment removed from a retention pond must be stored in a manner, which will prevent it from entering a watercourse.

3.13.4.5 Sediment and Erosion Control Plan

A Sediment and Erosion Control Plan is to be prepared by a suitably qualified and experienced person to the satisfaction of Council delegated officer. The plan is to detail:

- proposed erosion and sediment control strategies to be incorporated in the operation;
- design plans for drainage structures and sedimentation dams. Sediment dams must be designed for a minimum of a 1 in 5 year, 24 hour storm event;
- maintenance schedules;
- measures for the diversion of clean water around the quarry site;
- any proposed reuse of water from sedimentation basins;
- location of all drainage lines and waterways;
- event based water quality monitoring program incorporated to assess the adequacy of sedimentation dams and compliance with design criteria.

No physical work is to be undertaken under this approval prior to the written endorsement of the plan by the Council's delegated officer.

All operations are to be undertaken in compliance with the endorsed Sediment and Erosion Control Plan.

3.13.5 Stormwater management

- (a) Stormwater shall be diverted away from contaminated areas. Contaminants must not be directly or indirectly released from the subject land to any waters or the bed and banks of any waters. Stormwater silt traps shall be installed to prevent material entering watercourses or stormwater drains.
- (b) There must be no release of stormwater runoff that has been in contact with any contaminants at the site to any waters,

watercourses or stormwater drains. The applicant must prevent the release of sediment to waters or a build up of sediment in any stormwater drain. Storm water shall be managed in a manner, which will prevent erosion.

3.13.6 Rehabilitation

A Site Rehabilitation Management Plan is to be prepared by a suitably qualified and experienced person detailing the timing/staging of vegetation removal, method of removal and the sequence of operations and rehabilitation works.

Site rehabilitation works must be provided in a progressive manner in accordance with extraction sequences and staging. The method of rehabilitation needs to be detailed with appropriate revegetation strategies indicated including the species list to be used including plant source. The plan is to be submitted to Council and operations are not to commence prior to receipt of Council's approval of the plan.

All site rehabilitation is to occur in accordance with the approved Site Rehabilitation Management Plan.

4. Infrastructure Services and Standards

4.1 Access

A **Commercial** access crossover, for the extractive industry access, must be constructed (from the edge of the sealed road pavement (required under Condition 4.2) to the property boundary of the subject lot) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

The access culvert needs to be replaced with a 600 diameter reinforced concrete pipe and 15 metre radius splays need to be provided on the access. In addition, the grassed drain and nature strip along the boundary of the property with Pickford Road needs to be slashed for the length of the property boundary

The applicant/developer is to make an application for driveway access onto a Council road. The application is to be accompanied by the relevant fee and will be required to certify or be assessed for compliance by Council's delegated officer.

4.2 Roadworks – External Construction

Pickford Road, between the access into the extractive industry on Lot 1 on RP708157 and Lot 286 on NR7455, must be upgraded/constructed to Rural Road (less than 100vpd with 4.5 metre bitumen seal) standard in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

NEGOTIATED DECISION NOTICE

10

7 September 2015

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

Infrastructure Agreement - Pickford Road between Mareeba Shire Council and M & G Crushing and Materials Pty Ltd fulfils the applicant's obligations under this condition.

(B) ASSESSMENT MANAGER'S ADVICE

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

(b) Compliance with applicable codes/policies

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

(c) Environmental Protection and Biodiversity Conservation Act 1999

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

(d) Cultural Heritage

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

(e) Transportation of Soil

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

(C) CONCURRENCE AGENCY CONDITIONS

Department of State Development, Infrastructure and Planning conditions dated 27 October 2014.

Mareeba Shire Council

Document Set ID: 3091587
Version: 1 Version Date: 04/09/2015

NEGOTIATED DECISION NOTICE

11
7 September 2015

8. IDAS referral agencies –

The IDAS Referral Agencies applicable to this application are –

For an application involving	Name of technical agency	Status	Address
MATERIAL CHANGE OF USE			
<p>All State Transport Infrastructure An aspect of development identified in schedule 9 that—</p> <p>(a) is for a purpose mentioned in schedule 9, column 1; and</p> <p>(b) meets or exceeds the threshold—</p> <p>(i) for development in LGA population 1— mentioned in schedule 9, column 2 for the purpose; or</p> <p>(ii) for development in LGA population 2— mentioned in schedule 9, column 3 for the purpose.</p> <p>However, if the development is for a combination of purposes mentioned in the same item of schedule 9, the threshold is for the combination of purposes and not for each purpose individually.</p>	<p>Sch 7, Table 3, item 2</p> <p>Department of Transport & Main Roads</p>	<p>Concurrence</p>	<p>State Assessment & Referral Agency (SARA) Department of State Development, Infrastructure & Planning PO Box 2358 Cairns Qld 4870</p> <p>CairnsSARA@dsdip.qld.gov.au</p> <p>SARA is supported by MyDAS— a new online system that allows an applicant to prepare and lodge or refer applications to DSDIP, as the single state assessment and referral agency.</p> <p>MyDAS can be accessed at www.dsdip.qld.gov.au/sara</p>

9. Approved Plans

The approved plans and/or documents for this development approval area listed in the following table.

Plan/Document Number	Plan/Document Title	Prepared by	Dated
Figure 2	Layout and constraints for the proposed Pickford Road sand quarry	NRA	September 2014
Project No. 243	Hydrogeological Assessment - Pickford Road Sand Quarry	Rob Lait & Associates	28 August 2014

10. When approval lapses if development not started (s341)

This development approval will lapse in accordance with Section 341 of the Sustainable Planning Act 2009 if development does not start within relevant period as stated below:

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

Mareeba Shire Council

Document Set ID: 3091587
Version: 1 Version Date: 04/09/2015

NEGOTIATED DECISION NOTICE

12

7 September 2015

If there is one (1) or more subsequent related approvals' for a development approval for a Material Change of Use or a reconfiguration, the relevant period for the approval will be taken to have started on the day the latest related approval takes effect.

11. Appeal rights –***Appeals by applicants***

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal, or refusal in part of the development application
- any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242 of SPA
- the decision to give a preliminary approval when a development permit was applied for
- the length of a period mentioned in section 341
- a deemed refusal of the development application.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 461(2) of SPA.

Applicants may also have a right to appeal to the Building and Development Dispute Resolution Committee. For more details, see SPA, chapter 7, part 2.

Appeals by submitters

A submitter for a development application may appeal to the Planning and Environment Court against:

- the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment
- the part of the approval relating to the assessment manager's decision under section 327.

Details about submitter appeal rights for the Planning and Environment Court are set out in sections 462, 463 and 464 of SPA.

Submitters may also have a right to appeal to the Building and Development Dispute Resolution Committee. For more details, see SPA, chapter 7, part 2.

Attachment 3 is an extract from SPA which details the applicant's appeal rights and the appeal rights of any submitters regarding this decision.

12. When the development approval takes effect –

This development approval takes effect –

- if there is a submitter and the applicant does not appeal the decision, the earlier date of either:
 - when the submitter's appeal period ends; or

Mareeba Shire Council

Document Set ID: 3091587
Version: 1 Version Date: 04/09/2015

NEGOTIATED DECISION NOTICE

13

7 September 2015

-
- the day the last submitter gives the Assessment Manager written notice that the submitter will not be appealing the decision.

OR

- subject to the decision of the court, when the appeal is finally decided, if an appeal is made to the court.

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

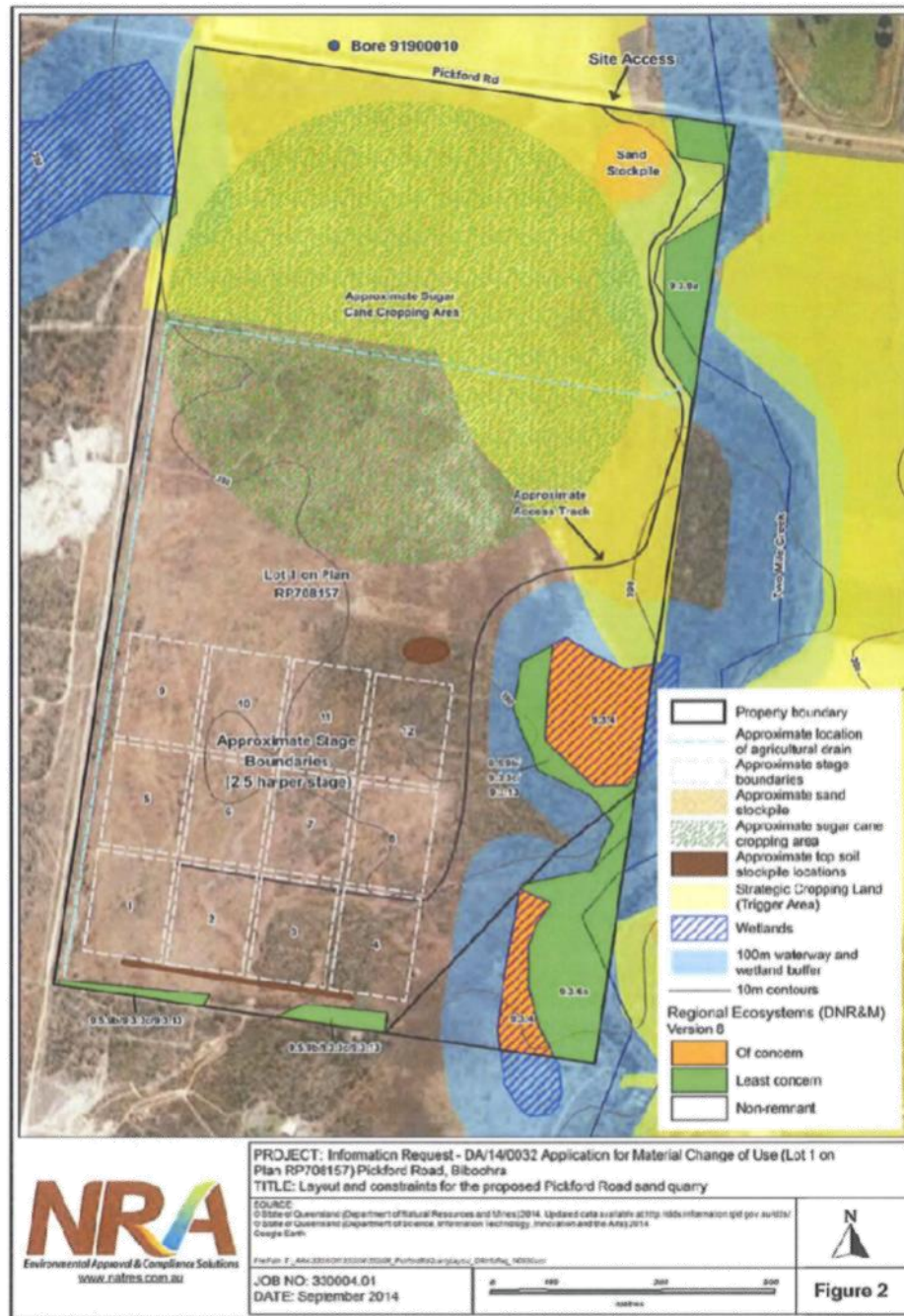
Enclosures: **Attachment 1 - Approved Plans of Development**
 Attachment 2 - Concurrence Agency Conditions
 Attachment 3 - SPA Extract on Appeal Rights

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

Mareeba Shire Council

Document Set ID: 3091587
Version: 1 Version Date: 04/09/2015

ATTACHMENT 1 - APPROVED PLANS OF DEVELOPMENT (ECM VS 3610664)



Mareeba Shire Council

Document Set ID: 3091587
 Version: 1 Version Date: 04/09/2015

NEGOTIATED DECISION NOTICE

15
7 September 2015

ATTACHMENT 2 - CONCURRENCE AGENCY CONDITIONS



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

Our reference: SDA-0714-012961
Your reference: DA/14/0032

27 October 2014

Mr Peter Franks
Chief Executive Officer
Mareeba Shire Council
PO Box 154
Mareeba QLD 4880

Att: Carl Ewin

Dear Mr Franks

Concurrence agency response—with conditions

Material change of use – extractive industry (sand quarry) on land at Pickford Road, Bibbohra and more particularly described as Lot 1 on RP708157 in the Mareeba Shire
(Given under section 295 of the *Sustainable Planning Act 2009*)

The referral agency material for the development application described below was received by the Department of State Development, Infrastructure and Planning under section 272 of the *Sustainable Planning Act 2009* on 31 July 2014

Applicant details

Applicant name: M & G Crushing and Materials Pty Ltd
Applicant contact details: PO Box 210
Walkamin QLD 4872
m.gcrushing@bigpond.com

Site details

Street address: Pickford Road, Bibbohra
Lot on plan: Lot 1 on RP708157
Within coordinates (GDA94)

Page1	Far North Queensland Regional Office Ground Floor, Cairns Port Authority PO Box 2358 Cairns QLD 4870
-------	---

Mareeba Shire Council

Document Set ID: 3091587
Version: 1 Version Date: 04/09/2015

NEGOTIATED DECISION NOTICE

16
7 September 2015

SDA-0714-012961

- 145.3892, - 16.9267
- 145.3894, - 16.9276
- 145.3937, - 16.9327
- 145.3884 – 16.9318

Local government area: Mareeba Shire

Application details

Proposed development: Development permit for material change of use – extractive industry (sand quarry)

Aspects of development and type of approval being sought

Nature of Development	Approval Type	Brief Proposal of Description	Level of Assessment
Material Change of Use	Development permit	Sand quarry	Impact Assessment

Referral triggers

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

Referral trigger Schedule 7, Table 3, Item 2 – development impacting on State transport infrastructure

Conditions

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

Reasons for decision to impose conditions

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

Further advice

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

Approved plans and specifications

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

NEGOTIATED DECISION NOTICE

17
7 September 2015

SDA-0714-012961

Drawing/Report Title	Prepared by	Date	Reference no.	Version/Issue
Aspect of development: material change of use				
Location for the Proposed Pickford Sand Quarry	NRA	July 2014	Figure 1	
Layout and Constraints for the Proposed Pickford Sand Quarry	NRA	July 2014	Figure 2	
Pickford Sand Quarry Traffic Assessment	ERSCON Consulting Engineers	18/09/14	000-001-002-01LC	

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

For further information, please contact Joanne Manson, Senior Planning Officer, SARA Far North QLD on 4037 3228, or email joanne.manson@dcdip.qld.gov.au who will be pleased to assist.

Yours sincerely



Darren Cleland
Regional Director

cc: M & G Crushing and Materials Pty Ltd, email: m.g.crushing@bigpond.com
 enc: Attachment 1—Conditions to be imposed
 Attachment 2—Reasons for decision to impose conditions
 Attachment 3—Further advice
 Attachment 4—Approved Plans and Specifications

NEGOTIATED DECISION NOTICE

18
7 September 2015

SDA-0714-012961

Our reference: SDA-0714-012961
Your reference: Sand quarry

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Material change of use – extractive industry (sand quarry)		
Schedule 7, Table 3, Item 2 - Development impacting on state transport infrastructure — Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
In accordance with the approved plans		
1.	The development must be carried out generally in accordance with the following plans: <ul style="list-style-type: none"> • Figure 1 NRA Location for the Proposed Pickford Sand Quarry, dated July 2014. • Figure 2 NRA Layout and Constraints for the Proposed Pickford Sand Quarry, dated July 2014. 	At all times
In accordance with the approved report		
2.	The development must be in accordance with the Pickford Sand Quarry Traffic Assessment, Ref.000.001.002.01LC, dated 19/05/2014, prepared by ERSCON Consulting Engineers in response to the information request, and in particular: <ul style="list-style-type: none"> • the Pickford sand extraction quarry development is to be limited to vehicles not exceeding a truck and dog combination as indicated by ERSCON Truck & Dog Turn Paths in Attachment 3. 	At all times

NEGOTIATED DECISION NOTICE19
7 September 2015

SDA-0714-012961

Our reference: SDA-0714-012961
Your reference: Sand quarry

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- to ensure the development is carried out generally in accordance with the plans of development submitted with the application
- to ensure the development is carried out in accordance with attachment 3 outlined in the traffic impact assessment report provided in response to the information request, and
- to ensure the safety and efficiency of the Mulligan Highway and Pickford Road intersection is maintained.

NEGOTIATED DECISION NOTICE

20
7 September 2015

SDA-0714-012961

Our reference: SDA-0714-012961
Your reference: DA/14/0032

Attachment 3—Further advice

General advice	
State Planning Policy July 2014 interim development assessment provisions	
1.	Mareeba Shire Council, in its role as assessment manager, must assess the development application against the State Planning Policy July 2014, and in particular the interim development assessment provisions, such as biodiversity, and to the extent it is relevant to the proposed development.
Advertising device	
2.	Under section 43 of the <i>Transport Infrastructure Act 1994</i> , a local government must obtain approval from the Department of Transport and Main Roads if it intends to approve the erection, alteration or operation of an advertising sign or other advertising device that would be visible from a state-controlled road, and beyond the boundaries of the state-controlled road, and reasonably likely to create a traffic hazard for the state-controlled road.
Environmentally Relevant Activities	
3.	<p>The development application advises it is anticipated the annual average extraction of material is not more than 100 000 tonnes. Based on this extraction threshold, the proposal in its current form, is identified as ERA16(2)(a) – Extracting rock or other material 5 000 – 100 000t/yr and does not require development approval. The prescribed environmentally relevant activity requires an Environmental Authority to operate.</p> <p>The Department of Environment and Heritage Protection is the administering and assessing authority for Environmental Authorities and should be contacted on 13CGOV (13 74 68) to discuss any requirements. The Queensland Government Business portal may also be accessed via http://www.business.qld.gov.au. This portal provides detailed information on the Environmental Authority process.</p> <p>Should the annual extraction threshold increase to exceed 100 000 t/yr, development approval will be required for the environmentally relevant activity. In the event this occurs, please contact SARA Far North Queensland on (07) 4037 3209 to discuss the development application process.</p>

Mareeba Shire Council

Document Set ID: 3091587
Version: 1 Version Date: 04/09/2015

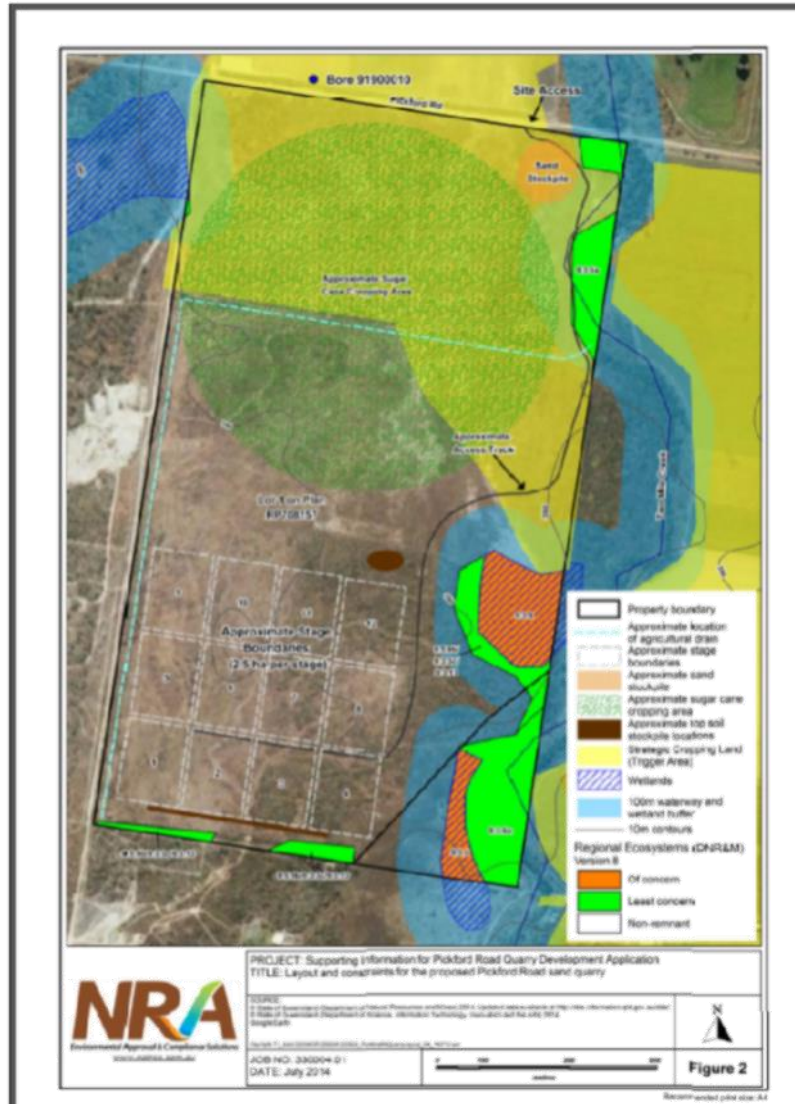
SDA-0714-012961

Our reference: SDA-0714-012961
Your reference: Sand quarry

Attachment 4—Approved plans and specifications



SDA-0714-012901



ATTACHMENT 3 - APPEAL RIGHTS**DIVISION 8 APPEALS TO COURT RELATING TO DEVELOPMENT APPLICATIONS AND APPROVALS****461 APPEALS BY APPLICANTS**

- (1) An applicant for a development application may appeal to the court against any of the following—
 - (a) the refusal, or the refusal in part, of the development application;
 - (b) any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242;
 - (c) the decision to give a preliminary approval when a development permit was applied for;
 - (d) the length of a period mentioned in section 341;
 - (e) a deemed refusal of the development application.
- (2) An appeal under subsection (1)(a), (b), (c) or (d) must be started within 20 business days (the **applicant's appeal period**) after—
 - (a) if a decision notice or negotiated decision notice is given—the day the decision notice or negotiated decision notice is given to the applicant; or
 - (b) otherwise—the day a decision notice was required to be given to the applicant.
- (3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

462 APPEALS BY SUBMITTERS—GENERAL

- (1) A submitter for a development application may appeal to the court only against—
 - (a) the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
 - (b) the part of the approval relating to the assessment manager's decision under section 327.
- (2) To the extent an appeal may be made under subsection (1), the appeal may be against 1 or more of the following—
 - (a) the giving of a development approval;
 - (b) any provision of the approval including—

NEGOTIATED DECISION NOTICE

24

7 September 2015

- (i) a condition of, or lack of condition for, the approval; or
 - (ii) the length of a period mentioned in section 341 for the approval.
- (3) However, a submitter may not appeal if the submitter—
- (a) withdraws the submission before the application is decided; or
 - (b) has given the assessment manager a notice under section 339(1)(b)(ii).
- (4) The appeal must be started within 20 business days (the **submitter's appeal period**) after the decision notice or negotiated decision notice is given to the submitter.

463 ADDITIONAL AND EXTENDED APPEAL RIGHTS FOR SUBMITTERS FOR PARTICULAR DEVELOPMENT APPLICATIONS

- (1) This section applies to a development application to which chapter 9, part 7 applies.
- (2) A submitter of a properly made submission for the application may appeal to the court about a referral agency's response made by a prescribed concurrence agency for the application.
- (3) However, the submitter may only appeal against a referral agency's response to the extent it relates to—
- (a) if the prescribed concurrence agency is the chief executive (environment)—development for an aquacultural ERA; or
 - (b) if the prescribed concurrence agency is the chief executive (fisheries)—development that is—
 - (i) a material change of use of premises for aquaculture; or
 - (ii) operational work that is the removal, damage or destruction of a marine plant.
- (4) Despite section 462(1), the submitter may appeal against the following matters for the application even if the matters relate to code assessment—
- (a) a decision about a matter mentioned in section 462(2) if it is a decision of the chief executive (fisheries);
 - (b) a referral agency's response mentioned in subsection (2).

464 APPEALS BY ADVICE AGENCY SUBMITTERS

- (1) Subsection (2) applies if an advice agency, in its response for an application, told the assessment manager to treat the response as a properly made submission.
- (2) The advice agency may, within the limits of its jurisdiction, appeal to the court about—

Mareeba Shire Council

Document Set ID: 3091587
Version: 1 Version Date: 04/09/2015

NEGOTIATED DECISION NOTICE

25

7 September 2015

- (a) any part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
 - (b) any part of the approval relating to the assessment manager's decision under section 327.
- (3) The appeal must be started within 20 business days after the day the decision notice or negotiated decision notice is given to the advice agency as a submitter.
- (4) However, if the advice agency has given the assessment manager a notice under section 339(1)(b)(ii), the advice agency may not appeal the decision.

Mareeba Shire Council

Document Set ID: 3091587
Version: 1 Version Date: 04/09/2015



07 4092 5711
 admin@cqbseervices.com.au
 PO Box 1732 Mareeba, Qld. 4880
 www.cqbseervices.com.au
 84 626 947 857 ASN

24th March 2020

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

ATTENTION: Mr Brian Millard, Senior Planner

Déar Mr Millard,

**NOTICE OF APPLICATION FOR A MINOR CHANGE TO DEVELOPMENT APPROVAL
 DA/14/0032 PURSUANT TO S78 OF THE PLANNING ACT 2016**

Reference is made to the subject development approval for a Material Change of Use for an Extractive Industry.

1.0 APPROVAL HISTORY

The development approval was issued on the 07/09/2015 as a negotiated decision notice. Attached, please find a copy of the negotiated decision notice.

2.0 LAND ASSOCIATED WITH THE APPROVAL

2.1 Description of the land

The land associated with the decision notice is now described as Lot 1 / SP298319 due to the amalgamation of the parcel of land originally benefitted by the notice namely Lot 1 / RP708157, with Lot 2 / SP170254.

2.2 Use of the land for irrigated agriculture

The land is situated in the rural zone where irrigated agriculture is accepted development.

The land was cleared and drained for irrigated agriculture prior to the issue of the development approval. The applicant and proprietor of the land, namely SMQL Pty Ltd, continues to utilise the land for irrigated agriculture and considers the long-term value of the land dependent upon irrigated agriculture. Accordingly, SMQL Pty Ltd requires the extractive industry be operated in support of irrigated agriculture within the land

Irrigated agriculture within the land is reliant upon the existing network of open drains within the land. The original purpose of the drainage network was to dewater areas of shallow, unconfined groundwater that would have impeded cultivation, however the network is now equally important for the recycling of water disturbed by the irrigation enterprise. The recycling of water improves the efficiency and reliability of the irrigation enterprise, but also limits the impact of the enterprise on the quality of surface water and groundwater downgradient of the land.

Unfortunately, the batters of the drains were originally excavated at too steeper gradient to enable effective maintenance of the drains. Accordingly SMQL Pty Ltd will commence a program to flatten the batters of all existing drains to ensure the entire drainage network can be effectively maintained, principally to improve farm hygiene and safety. The drain improvements will have ancillary ecological benefit, including for nearby areas of biodiversity

significance, by facilitating the control of serious environmental weeds, reducing the application of herbicide within the land and limiting the incidental drift of herbicide to non-target and sensitive areas (i.e. water bodies).

The land is benefitted by two centre-pivot irrigators servicing approximately 100 hectares of crop, with an irrigation demand significantly exceeding the capacity of the water storage network within the land. Accordingly, SML Pty Ltd has and will continue to augment the water storage network within the land. Water storage augmentation works will improve the efficiency and reliability of the irrigation enterprise, but also limit the impact of activities within the land on the surrounding environment, including for downgradient areas of biodiversity significance, by increasing the volume of disturbed surface and groundwater retained within the land, to the extent that during the average rainfall year, disturbed water is unlikely to escape the land until the latter stages of the wet season.

There are no statutory impediments to the said water storage and drainage works, including under the *Water Act 2000*, *Vegetation Management Act 1999* or *Planning Act 2016*.

3.0 MINOR CHANGES REQUESTED

The application seeks to authorise the use of the spoil from improvements to the drainage and water storage network within the land for the extractive industry. The development approval is currently subject to approved plan "Figure 2 – Layout and constraints for the proposed Pickford Road sand quarry – NRA – September 2014" which limits the area where extraction can be undertaken. The plan must be amended to legitimise the proposed use of the agricultural spoil by the extractive industry. Attached, please find a new plan to replace Figure 2, being "DWG No. 8293-Plan 1 CQB 17.3.2020, REV B".

For completeness, the application also seeks to change the description of the land associated with the development approval to Lot 1 / SP298319 despite all activities associated with the development approval remaining within the geographic area previously described as Lot 1 / RP708157.

4.0 CHANGE APPLICATION TYPE

The applicant deems the requested changes to be 'minor changes' as defined by the *Planning Act 2016* as the changes:

- Would not result in substantially different development (Refer to **Section 4.1** below); and
- If a development application for the development, including the change, were made when the change application is made, would not cause –
 - the inclusion of prohibited development in the application as prescribed by the *Planning Act 2016* and Schedule 10 of the *Planning Regulation 2017* (including Parts 3 and 20);
 - referral to an agency that was not a referral agency for the development approval;
 - a referral agency to assess the application against, or have regard to, a matter other than a matter the referral agency must have assessed the application against, or had regard to, when the application was made; or
 - public notification if public notification was not required for the development application.

4.1 Test for "Substantially Different Development"

The applicant deems that the proposed change will not result in substantially different development.

Schedule 1 of the Development Assessment Rules made under Section 68 of the *Planning Act 2016* provides a test for what constitutes 'substantially different development'. An assessment of the proposed change against the test is detailed below in **Table 1**.

Table 1 - Assessment of the proposed change against the 'substantially different development' test

Test Criteria	Assessment of the Proposed Change
Involves a new use	<p>The proposed change does not involve a new use.</p> <p>The approval will continue to authorise a single use being an extractive industry. The extractive industry that would result from the change would target the same types of material and utilise the same extraction and processing methods as the existing extractive industry, and not change the rate that material is extracted, processed or sold.</p> <p>The change would simply authorise the extractive industry to utilise spoil from improvements to infrastructure for irrigated agriculture within the same land as the extractive industry.</p> <p>The irrigated agricultural enterprise within the land is "accepted development" as prescribed by section 44 of the <i>Planning Act 2016</i>.</p>
Results in the development approval applying to a new parcel of land.	<p>The proposed change would not authorise the extractive industry to be undertaken outside the geographic extent of the original parcel of land benefitted by the development approval.</p> <p>Nevertheless, the proposed change seeks to update the description of the land where the extractive industry is approved to be undertaken to Lot 1 / SP298319, which title was created when the historical parcel of land benefitted by the development approval Lot 1 / RP708157 was amalgamated with Lot 2 / SP170254.</p>
Dramatically changes the built form in terms of scale, bulk and appearance.	<p>The proposed change does not introduce any building works or built form. The proposed change would simply authorise the extractive industry to utilise spoil from agricultural improvements within the land that are not subject to statutory approval.</p>
Changes the ability of the proposed development to operate as intended	<p>The operation of the extractive industry would not change, nor would the operation of the irrigated agricultural enterprise. The proposed change would simply expedite improvements that would still be made to the irrigated agricultural enterprise in the absence of the extractive industry.</p>

<p>Removes a component that is integral to the operation of the development</p>	<p>The proposed change would not remove any component of the extractive industry integral to the operation of the extractive industry.</p>
<p>Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site</p> <p><u>Of Particular Relevance to DTMR as Referral Agency</u></p>	<p>The proposed change would not change the rate that quarry material is won, processed or sold. Consequently, the proposed change would not impact upon the type or volume of traffic movements to and from the site.</p> <p>The proposed change would not change the location from which the land is accessed for any purpose.</p> <p>Importantly, the changed extractive industry would continue to be performed in accordance with Attachment 1, Concurrence Condition 2 of the existing development approval imposed by the Department of Transport and Main Roads.</p>
<p>Introduces new impacts or increase the severity of known impacts.</p>	<p>The land includes limited areas mapped as MSES regulated vegetation (Category B), MSES regulated vegetation (wetland) and MSES high ecological significance wetland. The proposed change will not introduce new impacts or increase the severity of known impacts to these areas.</p> <p>Importantly, the proposed change would reduce the impact of the agricultural activity upon known biodiversity values within and adjacent to the land by facilitating the control of invasive weeds (ponded pastures) which are a significant threat to wetlands.</p>
<p>Removes an incentive or offset component that would have balanced a negative impact of the development.</p>	<p>The development approval was not subject to an incentive or offset.</p>
<p>Impacts on infrastructure provisions.</p>	<p>The proposed change will not have impacts upon infrastructure provisions.</p>

5.0 AFFECTED ENTITIES

The Department of Transport and Main Roads was the sole referral agency for the development application. Notice of the proposed change and the details of the change has been given to the said referral agency via the State Assessment and Referral Agency. A copy of the notice is attached.

6.0 APPLICATION FEE FOR MINOR CHANGE APPLICATION

Enclosed with the application, please find a cheque to the value of \$500.00 for payment of the minor change application fee.

7.0 LANDOWNER'S CONSENT

The applicant SMQL Pty Ltd is the landowner.

8.0 CONCLUSION

The applicant considers the proposed changes to the development approval to be a minor change under the *Planning Act 2016*.

If Council requires any further information to decide the application, please do not hesitate to contact me.

Sincerely,



Dave Neenan

☎ 0419 162 894

E-mail dave@cqbsservices.com.au

Enclosed -

- Planning Act Form 5 (Version 1.2 effective 7 February 2020)
- Copy of Development Approval DA/14/0032
- 2 copies of Amended Plan of Operations being "DWG No. 8293-Plan 1 CQB 17.3.2020, REV B" to replace "Figure 2 – Layout and constraints for the proposed Pickford Road sand quarry, NRA, September 2014"

Change application form

Planning Act Form 5 (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for another change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

Note: All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	SMQL Pty Ltd
Contact name <i>(only applicable for companies)</i>	Dave Neenan
Postal address <i>(P.O. Box or street address)</i>	PO Box 1732
Suburb	Mareeba
State	Qld
Postcode	4880
Country	Australia
Email address <i>(non-mandatory)</i>	dave@cqbservices.com.au
Mobile number <i>(non-mandatory)</i>	0419 162 894
Applicant's reference number(s) <i>(if applicable)</i>	

2) Owner's consent - Is written consent of the owner required for this change application?	
Note: Section 79(1A) of the <i>Planning Act 2016</i> states the requirements in relation to owner's consent	
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this change application <input checked="" type="checkbox"/> No	

PART 2 – LOCATION DETAILS

3) Location of the premises <i>(complete 3.1) or 3.2), and 3.3) as applicable)</i>				
3.1) Street address and lot on plan				
<input checked="" type="checkbox"/> Street address AND lot on plan <i>(all lots must be listed), or</i> <input type="checkbox"/> Street address AND lot on plan for an adjoining or adjacent property of the premises <i>(appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).</i>				
a)	Unit No.	Street No.	Street Name and Type	Suburb
	N/A	280	Pickford Road	Biboohra
	Postcode	Lot No.	Plan Type and Number <i>(e.g. RP, SP)</i>	Local Government Area(s)
	4880	1	SP298319	Mareeba
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number <i>(e.g. RP, SP)</i>	Local Government Area(s)



3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)
 Note: Place each set of coordinates in a separate row.

Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

Additional premises are relevant to the original development approval and the details of these premises have been attached in a schedule to this application

Not required

PART 3 – RESPONSIBLE ENTITY DETAILS

4) Identify the responsible entity that will be assessing this change application
 Note: see section 78(3) of the Planning Act 2016

Mareeba Shire Council

PART 4 – CHANGE DETAILS

5) Provide details of the existing development approval subject to this change application

Approval type	Reference number	Date issued	Assessment manager/approval entity
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval	DA/14/0032	07/09/2015	Mareeba Shire Council
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval			

6) Type of change proposed

6.1) Provide a brief description of the changes proposed to the development approval (e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building):

- Delete Approved Plan "Figure 2" and replace with "DWG No. 8293-Plan 1 CQB 17.3.2020, REV B"
- Update the property description to Lot 1 / SP298319

6.2) What type of change does this application propose?

Minor change application – proceed to Part 5

Other change application – proceed to Part 6

PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

7) Are there any affected entities for this change application		
<input type="checkbox"/> No – proceed to Part 7 <input checked="" type="checkbox"/> Yes – list all affected entities below and proceed to Part 7 <i>Note: section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.</i>		
Affected entity	Pre-request response provided? (where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application)	Date notice given (where no pre-request response provided)
State Assessment and Referral Agency (for Department of Transport and Main Roads)	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	24/03/2020
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	

PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

Note: To complete this part it will be necessary for you to complete parts of DA Form 1 – Development application details and in some instances parts of DA Form 2 – Building work details, as mentioned below. These forms are available at <https://planning.dsdmp.qld.gov.au>.

8) Location details - Are there any additional premises included in this change application that were not part of the original development approval?

No
 Yes

9) Development details

9.1) Is there any change to the type of development, approval type, or level of assessment in this change application?

No
 Yes – the completed Sections 1 and 2 of Part 3 (Development details) of DA Form 1 – Development application details as these sections relate to the new or changed aspects of development are provided with this application.

9.2) Does the change application involve building work?

No
 Yes – the completed Part 5 (Building work details) of DA Form 2 – Building work details as it relates to the change application is provided with this application.

10) Referral details – Does the change application require referral for any referral requirements?

Note: The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change.

No
 Yes – the completed Part 5 (Referral details) of DA Form 1 – Development application details as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the Referral checklist for building work is also completed.

11) Information request under Part 3 of the DA Rules

I agree to receive an information request if determined necessary for this change application
 I do not agree to accept an information request for this change application
Note: By not agreeing to accept an information request I, the applicant, acknowledge.

- that this change application will be assessed and decided based on the information provided when making this change application and the assessment manager and any referral agencies relevant to the change application are not obligated under the DA Rules to accept any additional information provided by the applicant for the change application unless agreed to by the relevant parties
- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the [DA Forms Guide: Forms 1 and 2](#).

12) Further details

Part 7 of *DA Form 1 – Development application details* is completed as if the change application was a development application and is provided with this application.

PART 7 – CHECKLIST AND APPLICANT DECLARATION

13) Change application checklist

I have identified the:

- responsible entity in 4); and
- for a minor change, any affected entities; and
- for another change all relevant referral requirement(s) in 10)

Yes

Note: See the Planning Regulation 2017 for referral requirements

For another change application, the relevant sections of *DA Form 1 – Development application details* have been completed and is attached to this application

Yes
 Not applicable

For another change application, where building work is associated with the change application, the relevant sections of *DA Form 2 – Building work details* have been completed and is attached to this application

Yes
 Not applicable

Supporting information addressing any applicable assessment benchmarks is attached to this application

Note: This includes any templates provided under 23.6 and 23.7 of DA Form 1 – Development application details that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning report template.

Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all relevant aspects of this change application. For further information, see DA Forms Guide: Relevant plans.

Yes

14) Applicant declaration

By making this change application, I declare that all information in this change application is true and correct.

Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the responsible entity and any relevant affected entity or referral agency for the change application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*.

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application.

All information relating to this change application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 8 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

QLeave notification and payment	
<i>Note: For completion by assessment manager if applicable</i>	
Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date received form sighted by assessment manager	
Name of officer who sighted the form	

7 September 2015

Chris Greenwood
M & G Crushing and Materials Pty Ltd
PO Box 210
WALKAMIN QLD 4872

65 Rankin Street
PO Box 154 MAREEBA QLD 4880

P: 07 4086 4657
F: 07 4086 4733

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

Council Ref: DA/14/0032
Our Ref: BMnj
SARA Ref: SDA-0714-012961

Negotiated Decision Notice Approval

Sustainable Planning Act 2009 s363

Dear Applicant/s

**APPLICATION MATERIAL CHANGE OF USE - EXTRACTIVE INDUSTRY
LOT 1 ON RP708157
SITUATED AT PICKFORD ROAD, BIBOEHRA**

I wish to advise that, at Council's Ordinary Meeting held on 2 September 2015, a decision was made to issue a negotiated decision notice. This negotiated decision notice replaces the decision notice previously issued and dated 21 April 2015.

The above development application was

- Approved in full with conditions.

The conditions relevant to this approval are detailed in section 7 of this notice. These conditions are clearly identified to indicate whether the Assessment Manager or a Concurrence Agency imposed them.

Approval under Section 331

This application has not been deemed to be approved under Section 331 of the Sustainable Planning Act 2009 (SPA).

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

Document Set ID: 3091587
Version: 1, Version Date: 04/09/2015

Document Set ID: 3695408
Version: 1, Version Date: 25/03/2020

NEGOTIATED DECISION NOTICE

2
7 September 2015

1. Nature of the changes

The nature of the changes are:

4.2 Roadworks – External Construction

Pickford Road, between the access into the extractive industry on Lot 1 on RP708157 and Lot 286 on NR7455, must be upgraded/constructed to Rural Road (less than 100vpd with 4.5 metre bitumen seal) standard in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council’s delegated officer.

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

Infrastructure Agreement - Pickford Road between Mareeba Shire Council and M & G Crushing and Materials Pty Ltd fulfils the applicant's obligations under this condition.

2. Details of the approval –

Development Permit for Material Change of Use - Extractive Industry

3. Other necessary development permits and/or compliance permits–

Listed below are other development permits and/or compliance permits that are necessary to allow the development to be carried out –

- Development Permit for Operational Works

4. Other approvals required from Council

- Access approval arising from condition number 4.1 (Please contact Council's Urban & Regional Planning Group to obtain application form and applicable fee)

5. Submissions -

There were two (2) properly made submissions about the application. In accordance with s 335(l) of the SPA, the name and address of the principal submitter for each properly made submission are as follows –

Name of principal submitter	Address
1. J Linneweber	326 Pickford Road, Bibbohra (PO Box 2345, Mareeba)
2. Mitchell River Watershed Management Group Inc	PO Box 1567, Mareeba

Mareeba Shire Council

Document Set ID: 3001507
Version: 1, Version Date: 04/09/2015

Document Set ID: 3695408
Version: 1, Version Date: 25/03/2020

NEGOTIATED DECISION NOTICE

3

7 September 2015

6. Conflict with a relevant instrument and reasons for the decision despite the conflict -

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

7. Conditions –**(A) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)****(a) Development assessable against the Planning Scheme**

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

Mareeba Shire Council

Document Set ID: 3091587
Version: 1, Version Date: 04/09/2015

Document Set ID: 3695408
Version: 1, Version Date: 25/03/2020

3.5 Bushfire Management

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

3.6 Hours of Operation

All operations pursuant to the extractive industry, or in any way connected with the extractive industry will, for site operations and for removal of material, be limited to the hours between 7.00 am and 6.00 pm Mondays to Friday and 7:00am to 12:00 noon Saturdays (except Public Holidays), PROVIDED ALWAYS that the Council will have the right at any time, and from time to time, to fix other hours of operation, and upon the fixing of any such other hours of operation pursuant to the permit, or in any way connected therewith, the extractive industry will be limited to such other hours. The Applicant will not be allowed to conduct nor permit nor suffer to be conducted, any extractive industry operation nor run nor start any motors, machinery, or the like, nor remove any materials from the said land on any Sunday or Public Holiday, or at any time outside the hours mentioned or such other hours as will be fixed by Council.

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

3.8 Submission of a Quarry Management Plan prepared by suitably qualified and experienced person/s to Council's delegated officer for approval prior to any operations commencing. The Quarry Management Plan is to include at least the following details:

(i) operational details including:

- hours of operation;
- numbers, type and location (if fixed plant) of plant and machinery;
- expected life of plant;
- numbers of employees on site and off site;
- employee facilities;
- operational procedures (including control of noxious weeds and disposal of pollutants, such as oils, broken machinery, effluent, etc);
- proposals for ongoing environmental monitoring and reporting including any associated operator training;
- heritage contingency plan with respect to potential or actual Aboriginal heritage sites;
- method of recording of material sales and the location where such records are to be kept.

(ii) a scale site plan of the entire proposed extraction site with the following details:

- contours over proposed extraction areas;

Mareeba Shire Council

Document Set ID: 3091587
Version: 1, Version Date: 04/09/2015

Document Set ID: 3695408
Version: 1, Version Date: 25/03/2020

NEGOTIATED DECISION NOTICE

5
7 September 2015

- location of all operational areas including dimensions and distances to nearest houses, boundaries and creeks;
 - proposed land for extraction for the first 5 years of operations (to be updated annually);
 - stockpile and overburden storage areas;
 - internal access tracks;
 - vehicle storage and refuelling areas;
 - fuel storage area;
 - garbage and waste storage areas.
- (iii) an Erosion and Sediment Control Plan in accordance with condition 3.13.4.5 of this approval.
- (iv) a Rehabilitation Plan in accordance with condition 3.13.6 of this approval.
- (v) a Bushfire Management Plan in accordance with condition 3.5 of this approval.

Operations pursuant to the extractive industry must be carried out in accordance with the approved Quarry Management Plan.

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

3.10 The excavation of material will be required to be confined to the extractive industry area, subject to the conditions and requirements of the Council and/or other Authority and all operations will be carried out in such a manner that no erosion occurs in any adjoining or other land outside the extractive industry area. Excavation depth is not to exceed 8 metres.

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

3.12 Flood Immunity

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

3.13 Prevention of Environmental Harm

3.13.1 Prevent and /or minimise likelihood of environmental harm

3.13.1.1 In carrying out the activity, the applicant must take all reasonable and practicable measures to prevent and/or to minimise the likelihood of environmental harm being caused. Any activity, that, if carried out incompetently, or negligently, may cause environmental harm, in a manner that could have been prevented, shall be carried out in a

Mareeba Shire Council

Document Set ID: 3081587
Version: 1, Version Date: 04/09/2015

Document Set ID: 3695408
Version: 1, Version Date: 25/03/2020

proper manner in accordance with the conditions of this approval.

3.13.1.2 NOTE: This approval authorises the activity. It does not authorise environmental harm unless a condition contained within this approval explicitly authorises that harm. Where there is no condition or the approval is silent on a matter, the lack of a condition or silence shall not be construed as authorising harm.

3.13.2 Dust Minimisation

3.13.2.1 Stockpiling and all mechanical operations (including haul road) shall be so located and maintained as to prevent dust, sand or soil blowing onto a road or land that is not being used for the extractive industry.

3.13.2.2 Internal unsealed roadways, quarry floor and stockpiles are to be watered as required to minimise dust generation impacting on the natural or built environment.

3.13.2.3 Stockpiles are not to exceed four (4) metres in height.

3.13.2.4 The applicant must ensure that trucks hauling material are in a condition, which prevents the deposition of material on any sealed public road, prior to leaving the site.

3.13.2.5 The applicant must ensure trucks transporting material from the subject land are covered as soon as practicable after loading to prevent wind blown releases and spillage. The covering must be maintained until unloading the trucks.

3.13.3 Waste Management

3.13.3.1 Solid Waste

All domestic and industrial solid waste shall be removed from the subject land and disposed of at a licensed landfill.

3.13.3.2 Liquid waste

No oil, grease or solvents shall be discharged to waters. All waste grease, solvents and oil will be taken off the subject land for recycling, treatment or disposal at an approved facility.

Mareeba Shire Council

Document Set ID: 3091587
Version: 1, Version Date: 04/09/2015

Document Set ID: 3695408
Version: 1, Version Date: 25/03/2020

NEGOTIATED DECISION NOTICE

7
7 September 2015

3.13.4 Water Management

3.13.4.1 Implementation of methods proposed in the Hydrogeological Assessment by Rob Lalt and Associates Pty Ltd.

The following specific methods are to be implemented to ensure that the extractive industry will not significantly impact on ground water quality:

- Pumped groundwater must be retained within Lot 1 on RP708157 with no additional discharge to Two Mile Creek;
- No infrastructure that can cause groundwater contamination is to be constructed in a corridor that extends 50 metres from Two Mile Creek.
- Bund walls be installed to divert flow to holding storage ponds for pumping back as processing water.

3.13.4.2 Storage and handling of Hazardous Materials

All hazardous materials are to be appropriately stored, above the 100 ARI year level and at least 100 metres from Two Mile Creek, so as to prevent environmental damage in case of spillage or contaminated lands. Fuels, oils and lubricants shall be stored in an impermeable permanent bunded area with holding capacity of 110% of the total volume of all containers. Fuel and oil shall be only handled or transferred in designated areas on the site. Plans showing the designated areas and details of bunds and drainage shall be submitted to and approved by the Council and approved works shall be carried out before any such handling or transfer area is used.

3.13.4.3 Any wash waters must be directed to a sediment basin. This basin must be maintained in condition which will ensure that all wash waters are contained within its banks.

Any erosion caused by the escape of wash waters must be managed immediately to prevent the creation of a wash out.

3.13.4.4 Sediment Retention

- (a) Where a sediment basin is to be installed it must be constructed and maintained to contain all run off. The size of the sediment basin must be sufficient to

Mareeba Shire Council

Document Set ID: 3091587
Version: 1, Version Date: 04/09/2015

Document Set ID: 3695408
Version: 1, Version Date: 25/03/2020

contain the run-off expected from a 24 hour storm with an average recurrence interval of 1 in 5 years.

- (b) The sediment basin must be emptied of sediment as necessary to maintain the design capacity.
- (c) Any sediment removed from a retention pond must be stored in a manner, which will prevent it from entering a watercourse.

3.13.4.5 Sediment and Erosion Control Plan

A Sediment and Erosion Control Plan is to be prepared by a suitably qualified and experienced person to the satisfaction of Council delegated officer. The plan is to detail:

- proposed erosion and sediment control strategies to be incorporated in the operation;
- design plans for drainage structures and sedimentation dams. Sediment dams must be designed for a minimum of a 1 in 5 year, 24 hour storm event;
- maintenance schedules;
- measures for the diversion of clean water around the quarry site;
- any proposed reuse of water from sedimentation basins;
- location of all drainage lines and waterways;
- event based water quality monitoring program incorporated to assess the adequacy of sedimentation dams and compliance with design criteria.

No physical work is to be undertaken under this approval prior to the written endorsement of the plan by the Council's delegated officer.

All operations are to be undertaken in compliance with the endorsed Sediment and Erosion Control Plan.

3.13.5 Stormwater management

- (a) Stormwater shall be diverted away from contaminated areas. Contaminants must not be directly or indirectly released from the subject land to any waters or the bed and banks of any waters. Stormwater silt traps shall be installed to prevent material entering watercourses or stormwater drains.
- (b) There must be no release of stormwater runoff that has been in contact with any contaminants at the site to any waters,

Mareeba Shire Council

Document Set ID: 3091587
Version: 1, Version Date: 04/09/2015

Document Set ID: 3695408
Version: 1, Version Date: 25/03/2020

NEGOTIATED DECISION NOTICE

9
7 September 2015

watercourses or stormwater drains. The applicant must prevent the release of sediment to waters or a build up of sediment in any stormwater drain. Storm water shall be managed in a manner, which will prevent erosion.

3.13.6 Rehabilitation

A Site Rehabilitation Management Plan is to be prepared by a suitably qualified and experienced person detailing the timing/staging of vegetation removal, method of removal and the sequence of operations and rehabilitation works.

Site rehabilitation works must be provided in a progressive manner in accordance with extraction sequences and staging. The method of rehabilitation needs to be detailed with appropriate revegetation strategies indicated including the species list to be used including plant source. The plan is to be submitted to Council and operations are not to commence prior to receipt of Council's approval of the plan.

All site rehabilitation is to occur in accordance with the approved Site Rehabilitation Management Plan.

4. Infrastructure Services and Standards

4.1 Access

A Commercial access crossover, for the extractive industry access, must be constructed (from the edge of the sealed road pavement (required under Condition 4.2) to the property boundary of the subject lot) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

The access culvert needs to be replaced with a 600 diameter reinforced concrete pipe and 15 metre radius splays need to be provided on the access. In addition, the grassed drain and nature strip along the boundary of the property with Pickford Road needs to be slashed for the length of the property boundary

The applicant/developer is to make an application for driveway access onto a Council road. The application is to be accompanied by the relevant fee and will be required to certify or be assessed for compliance by Council's delegated officer.

4.2 Roadworks – External Construction

Pickford Road, between the access into the extractive industry on Lot 1 on RP708157 and Lot 286 on NR7455, must be upgraded/constructed to Rural Road (less than 100vpd with 4.5 metre bitumen seal) standard in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

Mareeba Shire Council

Document Set ID: 3091587
Version: 1, Version Date: 04/09/2015

Document Set ID: 3695408
Version: 1, Version Date: 25/03/2020

NEGOTIATED DECISION NOTICE

10
7 September 2015

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

Infrastructure Agreement - Pickford Road between Mareeba Shire Council and M & G Crushing and Materials Pty Ltd fulfils the applicant's obligations under this condition.

(B) ASSESSMENT MANAGER'S ADVICE

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

(b) Compliance with applicable codes/policies

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

(c) Environmental Protection and Biodiversity Conservation Act 1999

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

(d) Cultural Heritage

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

(e) Transportation of Soil

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

(C) CONCURRENCE AGENCY CONDITIONS

Department of State Development, Infrastructure and Planning conditions dated 27 October 2014.

Mareeba Shire Council

Document Set ID: 3091587
Version: 1, Version Date: 04/09/2015

Document Set ID: 3695408
Version: 1, Version Date: 25/03/2020

NEGOTIATED DECISION NOTICE

11
7 September 2015

8. IDAS referral agencies –

The IDAS Referral Agencies applicable to this application are –

For an application involving	Name of technical agency	Status	Address	
MATERIAL CHANGE OF USE				
<p><u>All State Transport Infrastructure</u> An aspect of development identified in schedule 9 that—</p> <p>(a) is for a purpose mentioned in schedule 9, column 1; and</p> <p>(b) meets or exceeds the threshold—</p> <p>(i) for development in LGA population 1— mentioned in schedule 9, column 2 for the purpose; or</p> <p>(ii) for development in LGA population 2— mentioned in schedule 9, column 3 for the purpose.</p> <p>However, if the development is for a combination of purposes mentioned in the same item of schedule 9, the threshold is for the combination of purposes and not for each purpose individually.</p>	<p>Sch 7, Table 3, Item 2</p>	<p>Department of Transport & Main Roads</p>	<p>Concurrence</p>	<p>State Assessment & Referral Agency (SARA) Department of State Development, Infrastructure & Planning PO Box 2358 Cairns Qld 4870</p> <p>CairnsSARA@dssdip.qld.gov.au</p> <p>SARA is supported by MyDAS— a new online system that allows an applicant to prepare and lodge or refer applications to DSDIP, as the single state assessment and referral agency.</p> <p>MyDAS can be accessed at www.dssdip.qld.gov.au/sara</p>

9. Approved Plans

The approved plans and/or documents for this development approval area listed in the following table.

Plan/Document Number	Plan/Document Title	Prepared by	Dated
Figure 2	Layout and constraints for the proposed Pickford Road sand quarry	NRA	September 2014
Project No. 243	Hydrogeological Assessment - Pickford Road Sand Quarry	Rob Lait & Associates	28 August 2014

10. When approval lapses if development not started (s341)

This development approval will lapse in accordance with Section 341 of the Sustainable Planning Act 2009 if development does not start within relevant period as stated below:

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

Marsjaba Shire Council

Document Set ID: 3091587
Version: 1, Version Date: 04/08/2015

Document Set ID: 3695408
Version: 1, Version Date: 25/03/2020

NEGOTIATED DECISION NOTICE

12
7 September 2015

If there is one (1) or more subsequent related approvals¹ for a development approval for a Material Change of Use or a reconfiguration, the relevant period for the approval will be taken to have started on the day the latest related approval takes effect.

11. Appeal rights –

Appeals by applicants

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal, or refusal in part of the development application
- any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242 of SPA
- the decision to give a preliminary approval when a development permit was applied for
- the length of a period mentioned in section 341
- a deemed refusal of the development application.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 461(2) of SPA.

Applicants may also have a right to appeal to the Building and Development Dispute Resolution Committee. For more details, see SPA, chapter 7, part 2.

Appeals by submitters

A submitter for a development application may appeal to the Planning and Environment Court against:

- the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment
- the part of the approval relating to the assessment manager's decision under section 327.

Details about submitter appeal rights for the Planning and Environment Court are set out in sections 462, 463 and 464 of SPA.

Submitters may also have a right to appeal to the Building and Development Dispute Resolution Committee. For more details, see SPA, chapter 7, part 2.

Attachment 3 is an extract from SPA which details the applicant's appeal rights and the appeal rights of any submitters regarding this decision.

12. When the development approval takes effect –

This development approval takes effect –

- if there is a submitter and the applicant does not appeal the decision, the earlier date of either:
 - when the submitter's appeal period ends; or

Mareeba Shire Council

Document Set ID: 3091587
Version: 1, Version Date: 04/09/2015

Document Set ID: 3695408
Version: 1, Version Date: 25/03/2020

NEGOTIATED DECISION NOTICE

13
7 September 2015

- the day the last submitter gives the Assessment Manager written notice that the submitter will not be appealing the decision.

OR

- subject to the decision of the court, when the appeal is finally decided, if an appeal is made to the court.

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**

Enclosures: Attachment 1 - Approved Plans of Development
Attachment 2 - Concurrence Agency Conditions
Attachment 3 - SPA Extract on Appeal Rights

Copy: Department of State Development, Infrastructure and Planning
CalrnsSARA@dsdip.qld.gov.au

Mereba Shire Council

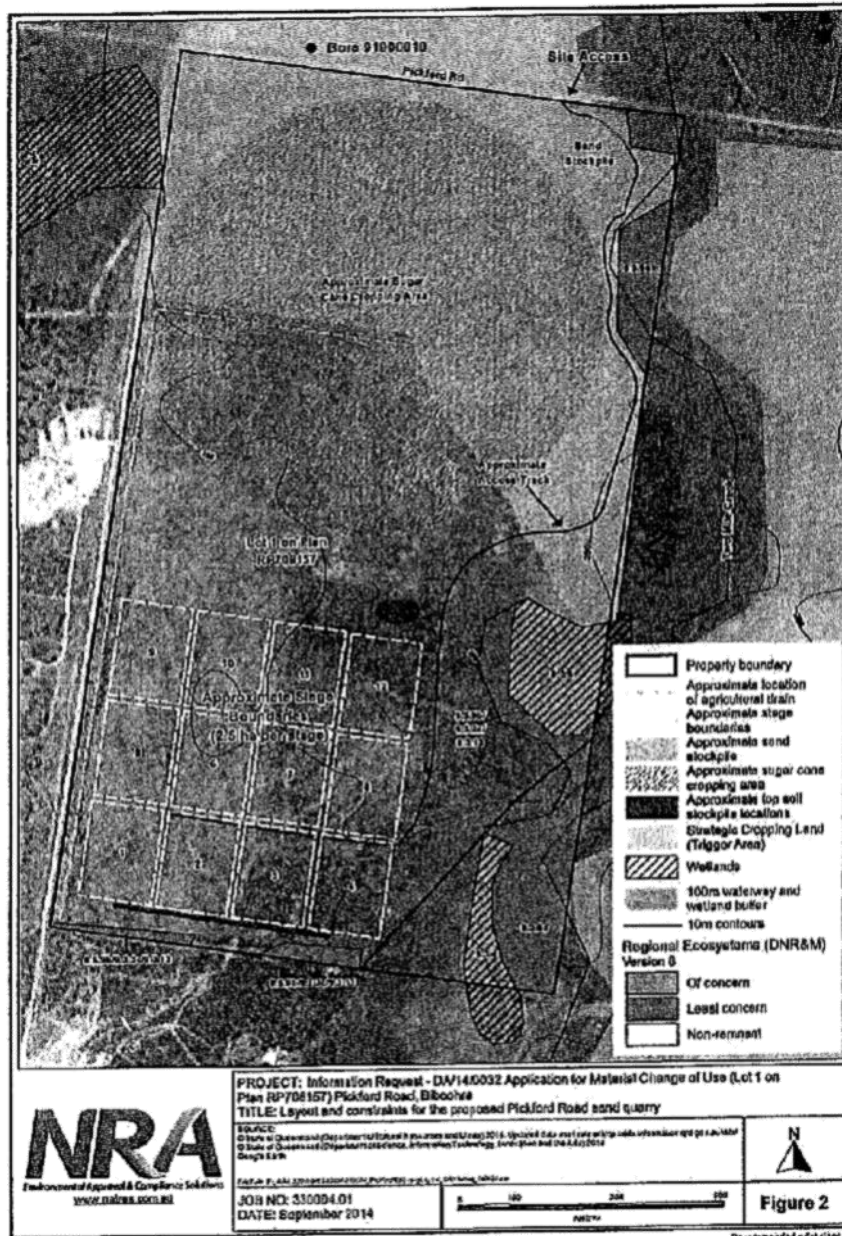
Document Set ID: 3091587
Version: 1, Version Date: 04/09/2015

Document Set ID: 3695408
Version: 1, Version Date: 25/03/2020

NEGOTIATED DECISION NOTICE

14
7 September 2015

ATTACHMENT 1 - APPROVED PLANS OF DEVELOPMENT (ECM VS 3610664)



Mareeba Shire Council

Document Set ID: 3091587
 Version: 1, Version Date: 04/09/2015

Document Set ID: 3695408
 Version: 1, Version Date: 25/03/2020

NEGOTIATED DECISION NOTICE

15
7 September 2015

ATTACHMENT 2 - CONCURRENCE AGENCY CONDITIONS



Our reference: SDA-0714-012961
Your reference: DA/14/0032

27 October 2014

Mr Peter Franks
Chief Executive Officer
Mareeba Shire Council
PO Box 154
Mareeba QLD 4688

Att: Carl Ewin

Dear Mr Franks

Concurrence agency response—with conditions

Material change of use – extractive industry (sand quarry) on land at Pickford Road, Bilboohra and more particularly described as Lot 1 on RP708157 in the Mareeba Shire
(Given under section 285 of the *Sustainable Planning Act 2009*)

The referral agency material for the development application described below was received by the Department of State Development, Infrastructure and Planning under section 272 of the *Sustainable Planning Act 2009* on 31 July 2014.

Applicant details

Applicant name: M & G Crushing and Materials Pty Ltd
Applicant contact details: PO Box 210
Walkemlin QLD 4872
m.gcrushing@bigpond.com

Site details

Street address: Pickford Road, Bilboohra
Lot on plan: Lot 1 on RP708157
Within coordinates (GDAB4)

Parcel	Fal Hill Queensland Regional Office Ground Floor, Cairns Port Authority PO Box 2358 Cairns QLD 4870
--------	--

Mareeba Shire Council

Document Set ID: 3091587
Version: 1, Version Date: 04/09/2015

Document Set ID: 3695408
Version: 1, Version Date: 25/03/2020

NEGOTIATED DECISION NOTICE

16
7 September 2015

SDA-07/14-012961

- 145.3892, - 16.9267
- 145.3894, - 16.9276
- 145.3937, - 16.9327
- 145.3884 – 16.9318

Local government area: Mareeba Shire

Application details

Proposed development: Development permit for material change of use – extractive industry (sand quarry)

Aspects of development and type of approval being sought

Nature of Development	Approval Type	Brief Proposal of Description	Level of Assessment
Material Change of Use	Development permit	Sand quarry	Impact Assessment

Referral triggers

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

Referral trigger: Schedule 7, Table 3, Item 2 – development impacting on State transport infrastructure

Conditions

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

Reasons for decision to impose conditions

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

Further advice

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

Approved plans and specifications

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

Department of State Development, Infrastructure and Planning

Page 2

Mareeba Shire Council

Document Set ID: 3691507
Version: 1, Version Date: 04/09/2015

Document Set ID: 3695408
Version: 1, Version Date: 25/03/2020

NEGOTIATED DECISION NOTICE

17
7 September 2015

SDA-8714-012961

Drawing/Report Title	Prepared by	Date	Reference no.	Version/Issue
Aspect of development: material change of use				
Location for the Proposed Pickford Sand Quarry	NRA	July 2014	Figure 1	
Layout and Constraints for the Proposed Pickford Sand Quarry	NRA	July 2014	Figure 2	
Pickford Sand Quarry Traffic Assessment	ERSCON Consulting Engineers	18/09/14	000-001-002-01LC	

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

For further information, please contact Joanne Manson, Senior Planning Officer, SARA Far North QLD on 4037 3226, or email joanne.manson@dsdip.qld.gov.au who will be pleased to assist.

Yours sincerely



Darren Cleland
Regional Director

cc: M & G Crushing and Materials Pty Ltd, email: m.gcrushing@bigpond.com
 enc: Attachment 1—Conditions to be imposed
 Attachment 2—Reasons for decision to impose conditions
 Attachment 3—Further advice
 Attachment 4—Approved Plans and Specifications

Mareeba Shire Council

Document Set ID: 3091587
Version: 1, Version Date: 04/09/2015

Document Set ID: 3695408
Version: 1, Version Date: 25/03/2020

NEGOTIATED DECISION NOTICE

18
7 September 2015

SDA-0714-012961

Our reference: SDA-0714-012961
Your reference: Sand quarry

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Material change of use – extractive industry (sand quarry)		
Schedule 7, Table 3, Item 2 - Development impacting on state transport infrastructure — Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
In accordance with the approved plans		
1.	The development must be carried out generally in accordance with the following plans: <ul style="list-style-type: none"> Figure 1 NRA Location for the Proposed Pickford Sand Quarry, dated July 2014. Figure 2 NRA Layout and Constraints for the Proposed Pickford Sand Quarry, dated July 2014. 	At all times
In accordance with the approved report		
2.	The development must be in accordance with the Pickford Sand Quarry Traffic Assessment, Ref:000-001-002-01LG, dated 19/09/2014, prepared by ERSCON Consulting Engineers in response to the information request, and in particular: <ul style="list-style-type: none"> the Pickford sand extraction quarry development is to be limited to vehicles not exceeding a truck and dog combination as indicated by ERSCON Truck & Dog Turn Paths in Attachment 3. 	At all times

Department of State Development, Infrastructure and Planning

Page 4

Mareeba Shire Council

Document Set ID: 3091587
Version: 1, Version Date: 04/09/2015

Document Set ID: 3695408
Version: 1, Version Date: 25/03/2020

NEGOTIATED DECISION NOTICE

19
7 September 2015

SDA-0714-012961

Our reference: SDA-0714-012961
Your reference: Sand quarry

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- to ensure the development is carried out generally in accordance with the plans of development submitted with the application
- to ensure the development is carried out in accordance with attachment 3 outlined in the traffic impact assessment report provided in response to the information request; and
- to ensure the safety and efficiency of the Mullighan Highway and Pickford Road intersection is maintained.

Department of State Development, Infrastructure and Planning

Page 5

Mareeba Shire Council

Document Set ID: 3091587
Version: 1, Version Date: 04/09/2015

Document Set ID: 3695408
Version: 1, Version Date: 25/03/2020

NEGOTIATED DECISION NOTICE

20
7 September 2015

SDA-0714-012661

Our reference: SDA-0714-012661
Your reference: DA/14/0032

Attachment 3—Further advice

General advice	
State Planning Policy July 2014 Interim development assessment provisions	
1.	Mareeba Shire Council, in its role as assessment manager, must assess the development application against the State Planning Policy July 2014, and in particular the interim development assessment provisions, such as biodiversity, and to the extent it is relevant to the proposed development.
Advertising device	
2.	Under section 43 of the <i>Transport Infrastructure Act 1994</i> , a local government must obtain approval from the Department of Transport and Main Roads if it intends to approve the erection, alteration or operation of an advertising sign or other advertising device that would be visible from a state-controlled road, and beyond the boundaries of the state-controlled road, and reasonably likely to create a traffic hazard for the state-controlled road.
Environmentally Relevant Activities	
3.	<p>The development application advises it is anticipated the annual average extraction of material is not more than 100 000 tonnes. Based on this extraction threshold, the proposal in its current form, is identified as ERA16(2)(a) – Extracting rock or other material 5 000 – 100 000 t/yr and does not require development approval. The prescribed environmentally relevant activity requires an Environmental Authority to operate.</p> <p>The Department of Environment and Heritage Protection is the administering and assessing authority for Environmental Authorities and should be contacted on 13GOV (13 74 68) to discuss any requirements. The Queensland Government Business portal may also be accessed via http://www.business.qld.gov.au. This portal provides detailed information on the Environmental Authority process.</p> <p>Should the annual extraction threshold increase to exceed 100 000 t/yr, development approval will be required for the environmentally relevant activity. In the event this occurs, please contact SARA For North Queensland on (07) 4037 3200 to discuss the development application process.</p>

Department of State Development, Infrastructure and Planning

Page 6

Mareeba Shire Council

Document Set ID: 3091587
Version: 1, Version Date: 04/09/2015

Document Set ID: 3695408
Version: 1, Version Date: 25/03/2020

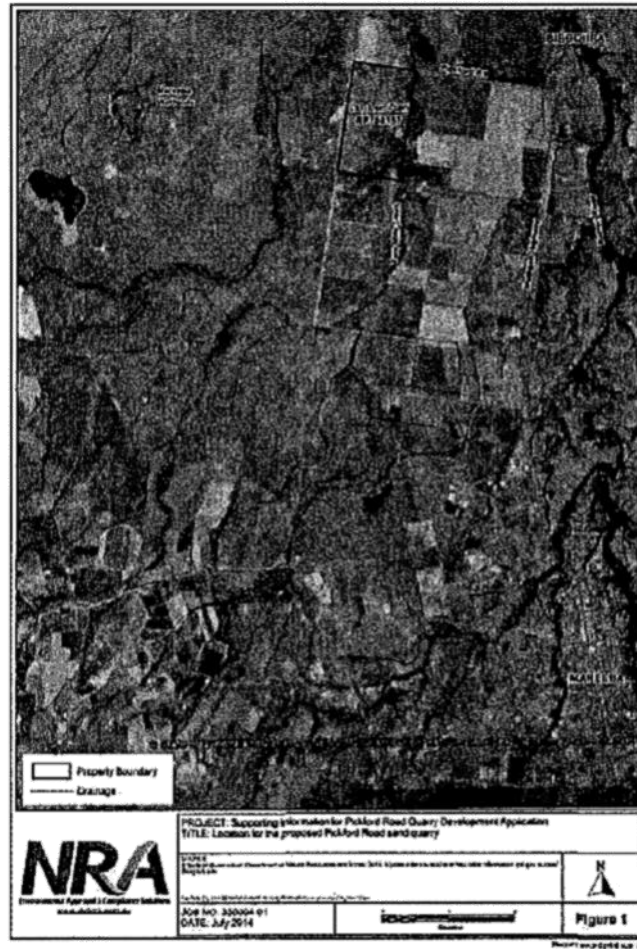
NEGOTIATED DECISION NOTICE

21
7 September 2015

SDA-0714-012961

Our reference: SDA-0714-012961
Your reference: Sand quarry

Attachment 4—Approved plans and specifications



Department of State Development, Infrastructure and Planning

Page 7

Mareeba Shire Council

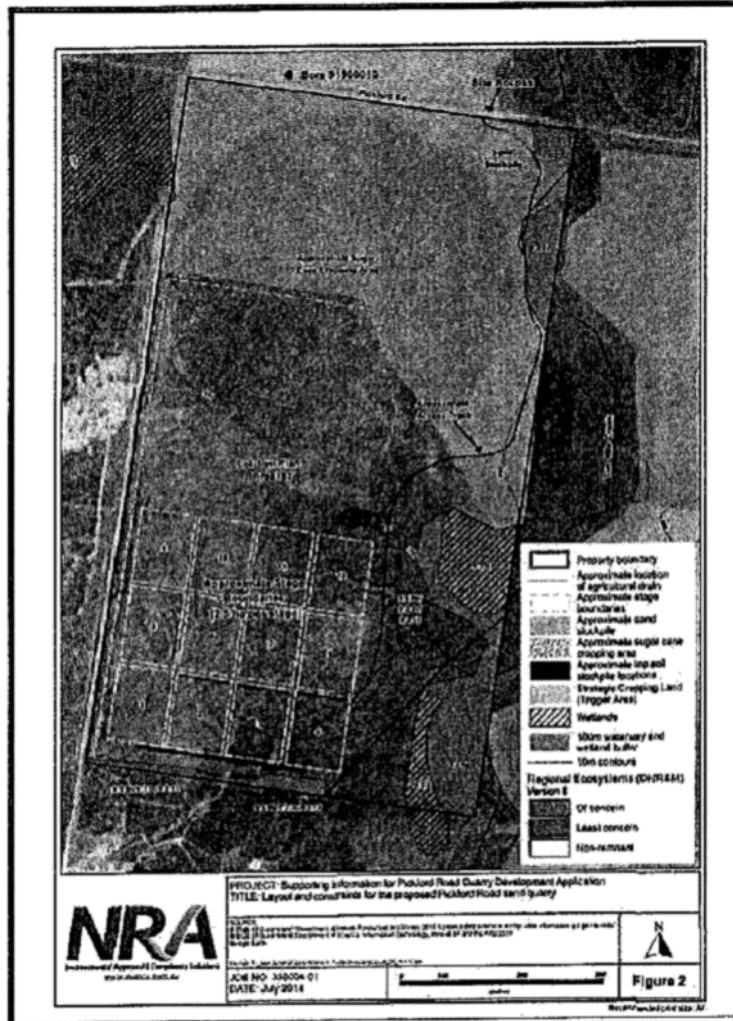
Document Set ID: 3091587
Version: 1, Version Date: 04/09/2015

Document Set ID: 3695408
Version: 1, Version Date: 25/03/2020

NEGOTIATED DECISION NOTICE

22
7 September 2015

SCA-07144012061



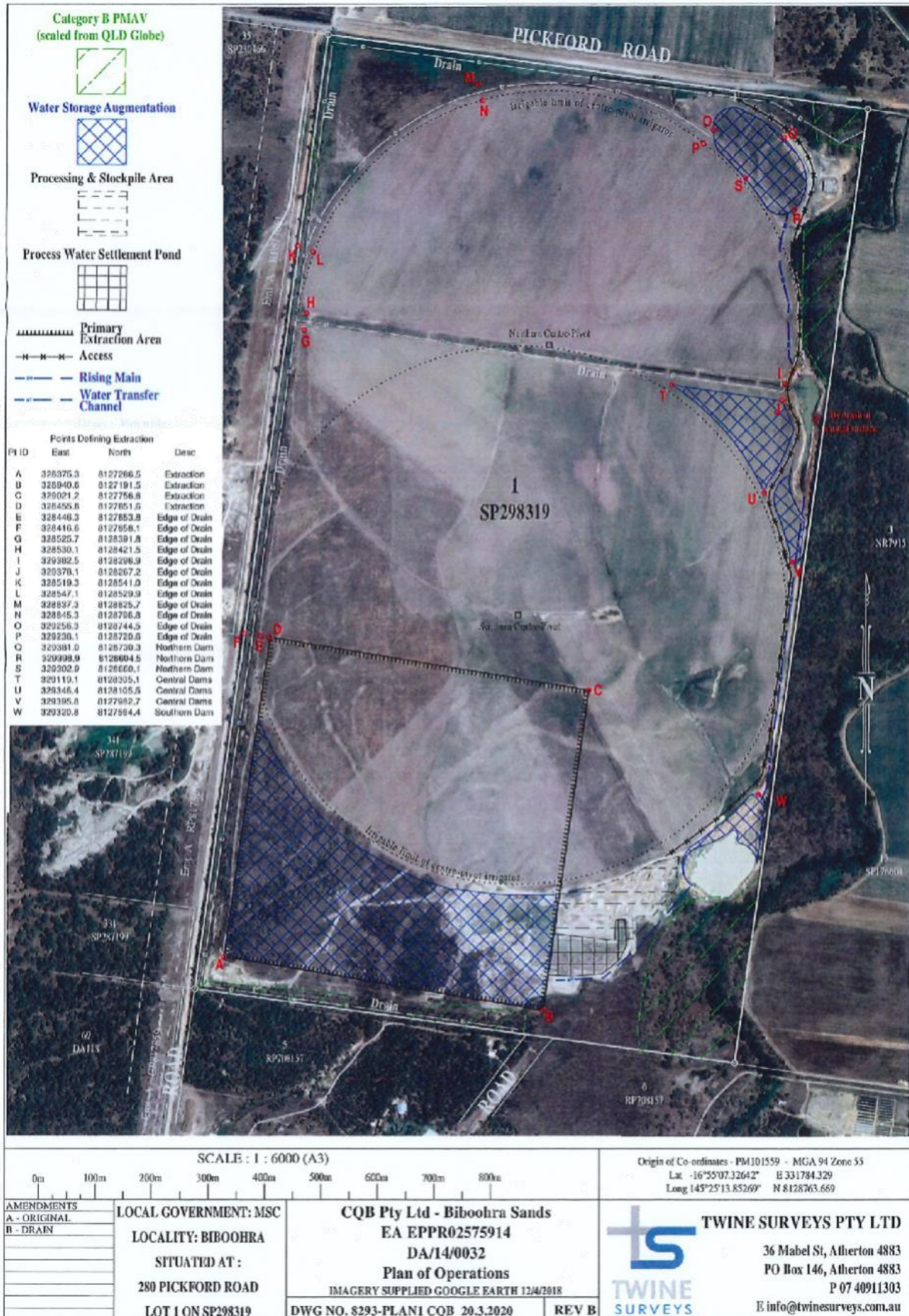
Department of State Development, Infrastructure and Planning

Page 8

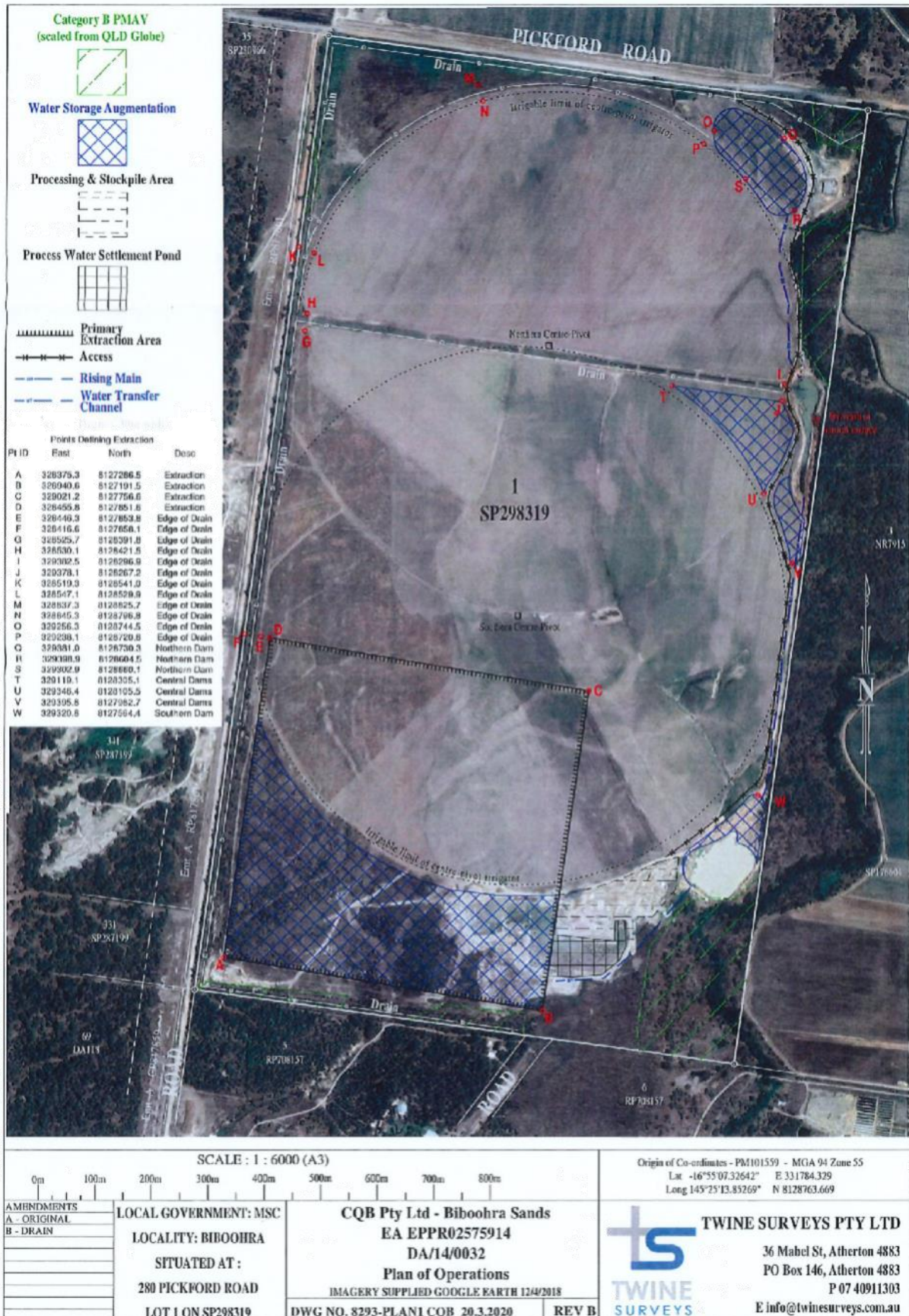
Mareeba Shire Council

Document Set ID: 3091587
 Version: 1, Version Date: 04/09/2016

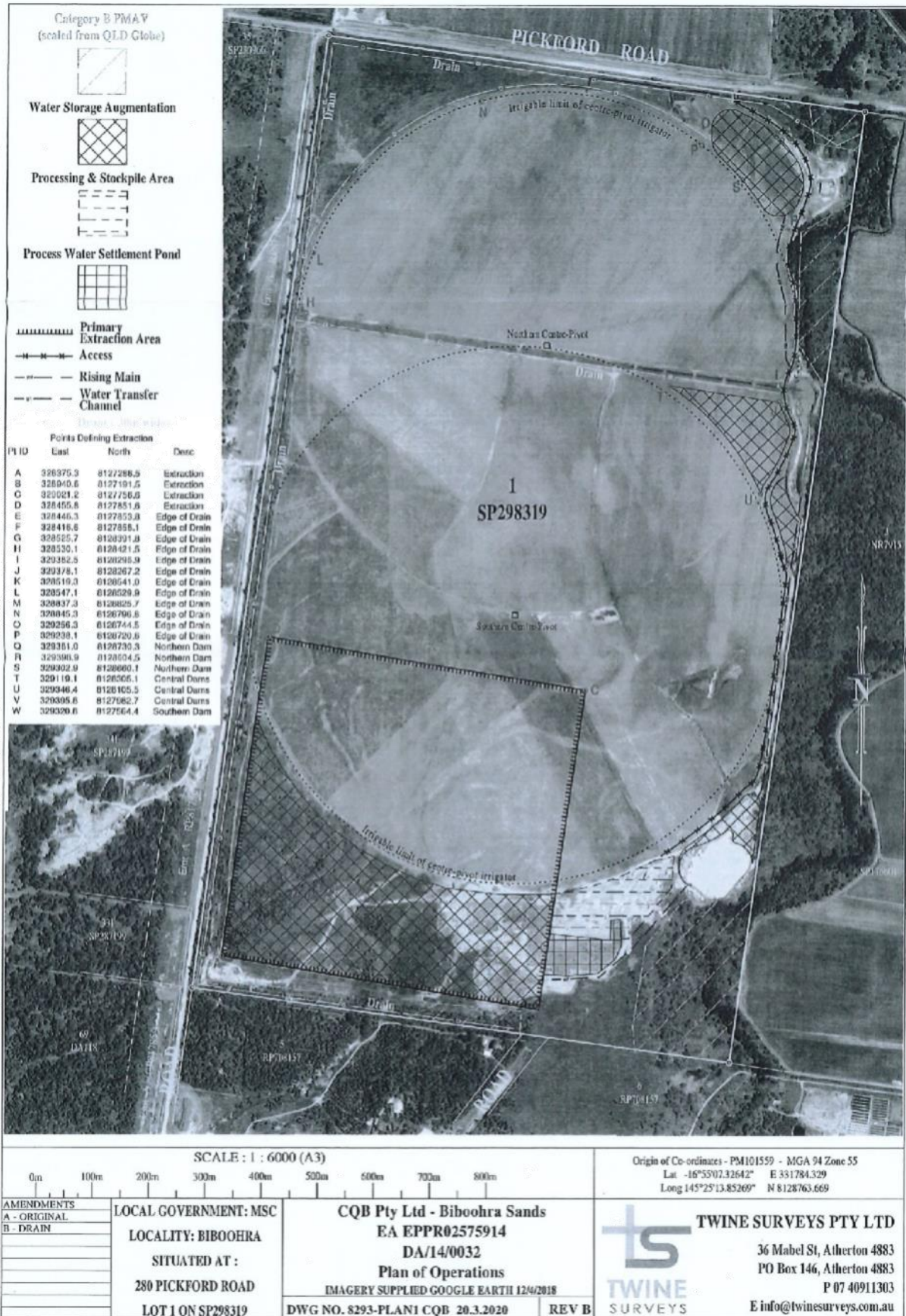
Document Set ID: 3695408
 Version: 1, Version Date: 25/03/2020



Document Set ID: 3695408
 Version: 1 Version Date: 25/03/2020



Document Set ID: 3695408
 Version: 1 Version Date: 25/03/2020



Document Set ID: 3695408
 Version: 1 Version Date: 25/03/2020

8.5 EXTERNAL COUNCILLOR REPRESENTATION**Date Prepared:** 1 May 2020**Author:** Manager Development and Governance**Attachments:** Nil**EXECUTIVE SUMMARY**

Councillors represent Council on a number of Boards, Associations, Committees and Community Organisations across the Shire. Councillors have recently reviewed the current distribution in regard to representation and this report offers the proposed appointments for further endorsement.

RECOMMENDATION

That the Councillors appointments be made to various Boards, Associations, Committees and Community Organisations as outlined below.

BACKGROUND

Councillors represent Council on a number of Boards, Associations, Committees and Community Organisations across the Shire. Following the March 2020 elections, Councillors have reviewed this list and have nominated to represent Mareeba Shire Council in these roles.

Committee	Appointed Representative
Audit Committee	Cr Davies, Cr Graham
Barron Catchment Care	Cr Bird
Barron River Catchment Care Central Zone Forum	Cr Wyatt, Cr Bensted (Proxy)
Chillagoe Alliance	Cr Davies, Cr Mlikota (Proxy)
Collaborating for Inclusive outcomes in Mareeba	Cr Graham, Cr Mlikota
Crime Stoppers	Cr Davies
Great Wheelbarrow Race Organising Committee	Cr Bensted (Chair), Cr Davies
Flexichoice	Cr Graham, Cr Wyatt (Proxy)
FNQ Regional Organisation of Councils	Cr Toppin
FNQ Regional Organisation of Councils - proxy	Cr Davies
FNQ Regional Roads Group	Cr Davies, Cr Bird (Proxy)
FNQROC Pest Advisory	Cr Bird (Proxy)
Irvinebank Progress Association	Cr Davies, Cr Mlikota (Proxy)
Julatten and Molloy Association of Ratepayers and Residents (JAMARR)	Cr Wyatt, Cr Bensted (Proxy)

Kuranda Infrastructure Advisory Committee (KIAC)	Cr Toppin (Chair), Cr Mlikota
Kuranda Interagency Networks (KIN)	Cr Mlikota
Local Authority Waste Management Advisory Committee (LAWMAC)	Cr Wyatt, Cr Bensted (Proxy), Cr Mlikota (Proxy)
Local Disaster Management Group (LDMG)	Cr Toppin
LDMG Community Support	Cr Bird
LDMG Deputy Chair	Cr Davies
LDMG Environment/Infrastructure	Cr Bensted
LDMG Health and Environment	Cr Wyatt, Cr Mlikota (Proxy)
Mareeba Chamber Commerce Community CBD Safety Initiatives	Cr Davies, Cr Mlikota (Proxy)
Mareeba Chamber Commerce Main Street Committee	Cr Davies, Cr Graham (Proxy)
Mareeba Chamber Commerce Tourism Taskforce	Cr Toppin, Cr Graham (Proxy)
Mareeba District Disaster Management Group	Cr Toppin
Mareeba Fire Committee	Cr Bensted, Cr Bird
Mareeba Heritage Centre Management Committee	Cr Mlikota
Mareeba Liquor Industry Action Group	Cr Graham, Cr Mlikota (Proxy)
Mareeba Multicultural Festival Committee	Cr Graham, Cr Bird (Proxy)
Mareeba Sporting Precinct Committee	Cr Mlikota, Cr Bensted (Proxy)
Northern Gulf Resource Management Group	Cr Bird
Pest Advisory Committee	Cr Bensted, Cr Bird
Reef Guardian	Cr Wyatt
Regional Arts Development Fund (RADF)	Cr Wyatt
Regional Arts Development Fund	Cr Toppin (Chair)
Relay For Life Committee	Cr Graham
Speewah Residents Group (SRG)	Cr Bird, Cr Bensted (Proxy)
Tablelands Futures Corporation (TFC)	Cr Graham
Tourism Kuranda Advisory Committee	Cr Wyatt (Chair)
Traffic Advisory Committee	Cr Davies (Chair), Cr Wyatt

These appointments may change from time to time and when this occurs, the respective organisations will be immediately informed.

The Mayor is an ex-officio member of all Council committees.

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.

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

All Boards, Associations, Committees and Community Organisations will be formally contacted and advised of the Councillor representation relevant to them.

8.6 2 HOUR PARKING - WALSH STREET, BETWEEN RANKIN AND HERBERTON STREET

Date Prepared: 6 May 2020

Author: Manager Development and Governance

Attachments: 1. Walsh Street 2P Parking Installation Plan [↓](#)

EXECUTIVE SUMMARY

Mareeba Shire Council has received complaints/concerns regarding the parking bays along Walsh Street between Rankin Street and Herberton Street Roundabouts.

This Council Report outlines a proposal to limit the parking bays along Walsh Street between Rankin Street and Herberton Street Roundabouts into two (2) hours.

RECOMMENDATION

That Council endorses the installation of new two (2) hour parking signage as per the attached plan along Walsh Street between Rankin Street and Herberton Street.

BACKGROUND

Currently, there are approximately 40 car parking bays situated along Walsh Street between Rankin Street and Herberton Street Roundabouts, which have no defined time limits other than the shire wide eight (8) hour parking limits as per Local Law 5.

Regulatory Services have received complaints/concerns regarding the lack of available car parks due to car parking in these spaces for excessive periods of time.

Proposal to Regulate the parking bays along Walsh Street:

Council intends to regulate the 40 parking bays along the Walsh Street between the Rankin Street and Herberton Street Roundabouts and limit the bays to the following times:

- 2 Hour limit - 24 hours a day, 7 days a week.

The parking area will have a two (2) hour parking limit sign upon entering the area, signage is to be installed.

The attached plan shows the proposed installation of signage which would require approximately four (4) new parking signs to be installed in the allocated locations. These signs must be installed in these locations and with this information to comply with the *Transport Operations (Road Use Management) Act 1995*.

Council's Regulatory Services Department (Local Laws Officers) regulate parking in the Mareeba Shire Council. Council will incorporate this area into the current regulated parking patrols carried out in Mareeba.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Regulatory Services department (Local Laws Officers) are authorised to carry out regulated parking in the Mareeba Shire Council. Provided the signage is installed, Council can enforce the time limits set on the relevant signs. All signage must comply with the requirements of parking under the *Transport Operations (Road Use Management) Act 1995*.

FINANCIAL AND RESOURCE IMPLICATIONS***Operating***

The cost of extra signage is immaterial and the current budget does not need to be adjusted.

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

If the proposed changes are endorsed, Mareeba Shire Council will notify the public through Social media and advertisements. Mareeba Chamber of Commerce will be notified also.



DO NOT SCALE DRAWING

<table border="1"> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>																		<p>Mareeba SHIRE COUNCIL 11-15 Kawa Street, Mareeba, QLD 4880 Australia PO Box 154, Mareeba QLD 4880 T 1300 368 461 F 07 4052 3323 E info@mareeba.qld.gov.au</p>	<p>DO NOT SCALE</p> <p>Conditions of Use: The concepts and information contained in this document is the copyright of the Mareeba Shire Council (MSC). Use or copying of this document in whole or in part without the written permission of the MSC constitutes an infringement of copyright.</p>	<table border="1"> <tr> <td>Drawn</td> <td>K. BOZZO</td> <td>Designer</td> <td>K. BOZZO</td> </tr> <tr> <td>Drafting Check</td> <td> </td> <td>Design Check</td> <td> </td> </tr> <tr> <td>Approved (Project Director)</td> <td> </td> <td>Date</td> <td> </td> </tr> <tr> <td>Scale</td> <td>N.T.S.</td> <td colspan="2">This drawing must not be used for construction unless signed and approved.</td> </tr> </table>	Drawn	K. BOZZO	Designer	K. BOZZO	Drafting Check		Design Check		Approved (Project Director)		Date		Scale	N.T.S.	This drawing must not be used for construction unless signed and approved.		<p>MAREEBA SHIRE COUNCIL</p> <p>Project Title: WALSH STREET MAREEBA PARKING AREA</p> <p>Construction Job No: Drawing No: 17-007-PS</p>	<p>Original Size: A1</p> <p>Sheet No: 1 of 1</p> <p>Rev: A</p>
Drawn	K. BOZZO	Designer	K. BOZZO																																			
Drafting Check		Design Check																																				
Approved (Project Director)		Date																																				
Scale	N.T.S.	This drawing must not be used for construction unless signed and approved.																																				
<table border="1"> <tr> <td>FOR CONSTRUCTION</td> <td>KAB</td> <td> </td> <td> </td> </tr> <tr> <td>Revision</td> <td>Note: * indicates signature on original issue of drawing or last revision of drawing</td> <td>Drawn</td> <td>Project Director</td> </tr> <tr> <td>Date</td> <td> </td> <td> </td> <td> </td> </tr> </table>		FOR CONSTRUCTION	KAB			Revision	Note: * indicates signature on original issue of drawing or last revision of drawing	Drawn	Project Director	Date																												
FOR CONSTRUCTION	KAB																																					
Revision	Note: * indicates signature on original issue of drawing or last revision of drawing	Drawn	Project Director																																			
Date																																						

Plot Date: 5/6/2020 2:44:45 PM Plotted by: KARL_BOZZO Call File No: 17mcs-local/areaDesign/2017/17-007-Design/Drawings/17-007-PS

8.7 ASSIGNMENT OF TRUSTEE LEASE INTEREST - RIVERSIDE CARAVAN PARK

Date Prepared: 6 May 2020

Author: Manager Development and Governance

Attachments:

1. **Submission for assignment of lease interest** [↓](#)
2. **Lease conditions clause 25 excerpt** [↓](#)
3. **Lease Mandatory Standard Terms clause 11 excerpt** [↓](#)

EXECUTIVE SUMMARY

This report seeks Council consent for the assignment of full Trustee Lease interest held by Kevin and Michelle Teece in the Riverside Caravan Park, legal description Lot 377 SP254825, located at 11-13 Egan Street Mareeba to Luke Speight of the SP8 Trust.

RECOMMENDATION

That Council consent to the assignment of a one-hundred percent of the current Trustee Lease interest in the Riverside Caravan Park held by Kevin Michael Teece and Michelle Ann Teece as assignors, Title Reference 49023031, Lot 377 SP254825, to Luke Speight of the SP8 Trust as assignee, conditional upon:

- a) Full payment of all outstanding lease rental and rates amounts;
- b) Cost of all legal fees associated with lease interest assignment and Titles Office dealing registration being borne by the assignors;
- c) The assignors securing Ministerial approval as required under clause 11.1 of the Lease Schedule Mandatory Standard Terms Document, all administrative costs of which are to be borne by the assignors; and
- d) Full adherence by the assignor and assignee to all Dealing Conditions outlined in Clause 25.9 of the Lease.

BACKGROUND

Council is in receipt of a request by the current lease holders of the Riverside Caravan Park Mareeba, Kevin Michael Teece and Michelle Ann Teece (as assignors), seeking Council's consent for the assignment of a full one-hundred (100) percent of their current lease interest to Luke Speight of the SP8 Trust (as assignee). Under the terms of the Lease, Council may provide consent to the assignment provisional upon submission of sufficient information (the Prescribed Information) by Kevin and Michelle Teece to inform the decision on consent and where Council is satisfied that all conditions favour the assignment.

FACILITATING LEASE PROVISIONS

The current lease instrument holds a 30 term expiring 30 November 2046 and clause 25 (lease excerpt attached) provides for the assignment of the lease interest subject to satisfaction of reasonable conditions (the Dealing Conditions).

Clause 25.3(a) of the lease instrument provides that Council is not required to:

- consider an application by the tenant to assign its interest under this Lease to an assignee or to sublease the Premises until it has received all the Prescribed Information; and
- council is not required to give reasons for approving or withholding its approval of the proposed assignee (at 25.3(c)).

Clause 25.4 relevantly provides that Council must not unreasonably withhold consent where it is satisfied that the proposed assignee:

- a) is solvent, financially substantial and stable; and
- b) holds all requisite licences, consents and approvals for the assignee to undertake the Permitted Use (Caravan Park) from the Premises; and
- c) is able to carry out the obligations under the Lease in Council's reasonable opinion.

Whilst Council holds a general authority to approve new trustee leases, Lease Schedule Mandatory Standard Terms Document (excerpt attached) provides that Ministerial approval is required for the assignment of the lease interest. Where Council resolves to approve the assignment, it will be further necessary for the assignors Kevin and Michelle Teece to make an application for Ministerial approval for the assignment of the lease interest.

CURRENT LEASE RENTAL ACCOUNT STATUS

Council's finance section advises that the current lease rental account is fully paid up.

ASSESSMENT

Council has received all Prescribed Information from the assignors Kevin and Michelle Teece. The submission lodged with Council by Kevin and Michelle Teece on 3 March 2020 reasonably provides sufficient information in response to requirements b) and c) as outlined above. Additional submissions by the assignors on date of 24 April 2020 sufficiently detail the financial position of SP8 Trust to enable assessment of requirement a) and included a copy of the Contract under which the lease interest is proposed to be transferred to the assignee. These documents have been assessed as adequately satisfying requirement a).

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Compliance with the terms of the existing lease clause 25 is required prior to assignment of lease interest.

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

Resolution outcome to be communicated to the assignor.

FAC-LOS-AGR. 7

Mr, Peter Franks
C.E.O Mareeba Shire Council
65 Rankin Street
Mareeba, QLD



Dear Peter,

We Kevin & Michelle Teece are writing this letter to the Mareeba Shire Council as the current lease holders of Riverside Caravan Park.

It is our intention to sell the remainder of the term of the lease and our interests in the park to Luke Speight.

Luke and his family are locals and Luke is a registered builder with a financially sound business.

Over the past seven year we brought the park from a dysfunctional park to an asset to the shire with a ninety five percent occupancy rate throughout the year, mostly due to itinerate workers and low-income earners.

Luke will retain the services of Thiago Segolin who has been our on-site manager for the past seven years and knows the workings of the park and has its best interest in mind.

We as a couple have put seven years into the park and feel that the time has come for us to pursue our other interests.

We hope the council can give us a quick response to this request so we can finalise a sale.

Yours sincerely

 (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100)

Kevin & Michelle Teece 20/04/2020

17 April 2020

Letter of introduction

REQUEST FOR 100% ASSIGNMENT OF THE TRUSTEE LEASE – RIVER SIDE CARAVAN PARK

River side caravan park LOT 377 SP254825 (11-13 Egan street is currently leased to Kevin and Michele Teece.

As they plan to retire the opportunity has arisen for myself Luke James Speight to purchase the business. Part of this transaction would include the current lease to be transferred into the new entity which will be sp8 building PTY LTD to whom myself is the director of.

It has been asked for me to provide an introduction letter stating my background and experience.

I have for the previous 8 years owned and operated a successful building and construction business servicing Queensland and northern territory, the business whilst in the northern territory mainly dealt a lot with government departments so we are very familiar with operating with councils.

Since growing up on the Atherton tablelands we decided to reside back in Mareeba where we have continued in the construction industry. We believe bringing our good business acumen and skills we can successfully add a lot of value to the riverside caravan park.

We plan to work aside the current park manager, Thiago Segolin who has 6 years' experience, to continue his role of successfully managing the park. With the added business experience and enthusiasm of myself I plan to continually improve the park using my skill set to do so cost effectively.

As there is financing involved in the sale of the business we hope to have this matter resolved as soon as possible for the banks to achieve settlement as soon as possible.

Thank you for your time.

Kind regards Luke Speight



20/04/2020

QUEENSLAND LAND REGISTRY
Land Title Act 1994, Land Act 1994,
and Water Act 2000

SCHEDULE

Form 20 Version 2
Page 32 of 69

Title Reference 49023031

- (c) Each indemnity contained in this clause:
 - (i) is independent from the Tenant's other obligations under this Lease;
 - (ii) is a continuous obligation notwithstanding any settlement of account or occurrence of any thing;
 - (iii) is not subject to any limitation or exclusion of liability under this Lease; and
 - (iv) is in addition to any other rights that the Landlord may have under the common law.
- (d) The Landlord may enforce an indemnity before incurring expense or making any payment.

24.5 Condition of Landlord's liability

Despite any other provision of this Lease to the contrary, the Landlord will not (in the case of a remediable breach) be or be deemed to be in default in the performance or observance of its obligations under this Lease unless the Tenant has given written notice to the Landlord of such default and the Landlord has failed within a reasonable time to take proper steps to rectify that default.

25 Assignment of Lease and other dealings

25.1 Conditions of assignment

The Tenant may not assign its interest under this Lease nor sublease the whole or any part of the Premises unless:

- (a) at least 30 days before the Dealing Date, it has given the Landlord the Prescribed Information;
- (b) the Landlord approves the assignee or sublessee (conditionally or otherwise) in writing (which approval must not be unreasonably withheld or delayed);
- (c) the Tenant complies with the Dealing Conditions at its cost before the Dealing Date; and
- (d) the Tenant obtains the Approval of the Minister in accordance with clause 11 of the Mandatory Standard Terms.

25.2 Conditional consent

The Landlord may prescribe reasonable conditions in addition to or in substitution for the Dealing Conditions but unless otherwise expressly qualified, any approval of a proposed assignee or sublessee by the Landlord is deemed subject to the satisfaction of the Dealing Conditions.

25.3 Application for dealing

The Landlord is not required to:

- (a) consider an application by the Tenant to assign its interest under this Lease to an assignee or to sublease the Premises until it has received all the Prescribed Information;
- (b) approve or withhold its approval of the proposed assignee or sublessee until the expiry of a reasonable time, but not less than five Business Days following receipt of the Prescribed Information;
- (c) give reasons for approving or withholding its approval of the proposed assignee or sublessee or for imposing conditions in accordance with clause 25.2; or

40088963v9

Title Reference 49023031

- (d) appeal or take any further steps to obtain the Approval of the Minister If the Minister refuses to grant its Approval at first instance.

25.4 Landlord not to withhold

The Landlord must not unreasonably withhold its consent to a proposed assignee or sublessee where it is satisfied that the proposed assignee or sublessee:

- (a) is solvent, financially substantial and stable;
- (b) holds all requisite licences, consents and approvals for the assignee or sublessee to undertake the Permitted Use from the Premises; and
- (c) is able to carry out the obligations under this Lease in the Landlord's reasonable opinion.

25.5 Corporate takeover or reconstruction

- (a) If the Tenant is a corporation which does not have shares listed on any stock exchange then the disposal of the legal or beneficial ownership of shares in that corporation is deemed to be a breach of the covenant not to assign its interest in this Lease if such disposal will result in a change in the ownership of 50% or more of the voting shares of the Tenant existing at the Commencement Date.
- (b) The Landlord cannot unreasonably withhold its consent to a proposed transfer of shares under clause 25.5(a) if:
 - (i) at least 30 days prior written notice of the proposed transfer together with the Prescribed Information in respect of each proposed acquirer is given to the Landlord;
 - (ii) any guarantee and indemnity to secure the performance of the Tenant of its obligations under this Lease offered by any party is not diminished or extinguished as a result of the disposal; and
 - (iii) the Landlord is satisfied following consideration of the Prescribed Information that the proposed acquirer of the shares meets the criteria in clause 25.4 and is no less substantial than the disposer.

25.6 Other dealings

- (a) The Tenant must not (except in the ordinary course of carrying out the Permitted Use):
 - (i) part with possession;
 - (ii) licence, or grant concession rights;
 - (iii) mortgage or charge its interest in;
 - (iv) permit any person (on any terms) to have effective management or control; or
 - (v) share occupancy with any person,of the Premises without obtaining the written consent of the Landlord.
- (b) The Landlord may impose reasonable conditions on any consent given to a dealing in clause 25.6(a) including that the Tenant will remain at all times responsible for performing its obligations under this Lease.

QUEENSLAND LAND REGISTRY
Land Title Act 1994, Land Act 1994
and Water Act 2000

SCHEDULE

Form 20 Version 2
Page 34 of 69

Title Reference 49023031

25.7 Multiple Tenants

If the Tenant at any time comprises more than one party, then this clause applies to the proposed assignment or subletting by any one of those parties of their separate interest.

25.8 Landlord not bound by sublease

If the Landlord provides its consent to a sublease of the Premises, the Landlord will not be bound by the terms of any such sublease.

25.9 Dealing conditions

For the purposes of this clause 25, **Dealing Conditions** means:

- (a) the Tenant remedying any breach of this Lease (of which the Tenant has received written notice) before requesting the Landlord's consent to any proposed assignment or sublease;
- (b) the Tenant entering into a deed of covenant with the Landlord in a form stipulated by the Landlord's lawyer to which both the Tenant and assignee or sublessee are parties, and by which the outgoing Tenant agrees to release the Landlord from any Claims it may have against the Landlord arising subsequent to the proposed date of assignment or sublease, and the assignee or sublessee agrees to:
 - (i) perform the Tenant's covenants under this Lease as though a party to it (to the extent of the subleased premises in the case of a sublease);
 - (ii) in the case of an assignment, if this Lease is registered, register a transfer by the Tenant to the assignee at the Titles Office;
 - (iii) in the case of a sublease with a term greater than three years, register the sublease at the Titles Office; and
 - (iv) appoint the Landlord as its attorney in a similar form as the Tenant has done in this Lease;
- (c) payment by the Tenant of the Landlord's legal fees for the preparation, negotiation and finalisation of the deed referred to in paragraph (b) and all associated outlays;
- (d) if the Land is subject to a mortgage:
 - (i) the consent of the mortgagee being granted to the assignment or sublease if that consent is required;
 - (ii) execution by the assignee or sublessee of any deed of covenant required by the mortgagee as a condition of consent to the assignment or sublease; and
 - (iii) payment of the mortgagee's costs of granting the consent;
- (e) payment by the Tenant of the Landlord's reasonable expenses in investigating the suitability of the assignee or sublessee;
- (f) if the assignee or sublessee is a corporation which does not have shares listed on any stock exchange, at least two financially substantial persons or corporations nominated by the assignee or sublessee and approved by the Landlord to provide:
 - (i) guarantees of the due and punctual performance of the assignee or sublessee of the terms of this Lease; and

40088963v9

QUEENSLAND LAND REGISTRY
Land Title Act 1994, Land Act 1994
and Water Act 2000

SCHEDULE

Form 20 Version 2
Page 35 of 69

Title Reference 49023031

(ii) Indemnities for Loss suffered by the Landlord as a result of breach, invalidity or unenforceability of this Lease,

where such guarantees and indemnities are to be in favour of the Landlord and in a form stipulated by the Landlord's lawyers;

- (g) in the case of an assignment, provision by the assignee of the Security Amount; and
- (h) in the case of a sublessee, a full copy of the proposed sublease must be given to the Landlord, and the Landlord (acting reasonably) must approve the terms of the sublease.

26 Landlord's covenants

26.1 Quiet possession

If the Tenant complies with its obligations under this Lease, the Tenant may possess the Premises during the Term without disturbance from the Landlord. This clause is subject to the rights reserved to the Landlord under this Lease.

26.2 Rates and taxes

The Landlord must pay all rates, taxes and other charges levied against the Land unless they are the responsibility of the Tenant under this Lease.

27 Landlord's reservations

27.1 Landlord may develop

- (a) The Landlord may:
 - (i) lay, repair, replace or alter any pipe or conduit for any purpose within the Buildings; or
 - (ii) develop any part of the Land.
- (b) In taking any of the actions in clause 27.1(a), the Landlord must take reasonable steps to minimise inconvenience to the Tenant in the conduct of the Tenant's Business.
- (c) Despite clause 27.1(b) the Tenant is not entitled to:
 - (i) make any Claim or demand against the Landlord;
 - (ii) an abatement of Rent or Outgoings; or
 - (iii) terminate this Lease,

as a result of disruption caused through those activities of the Landlord (either because of the process or the finished product).

27.2 Tenant must sign consents

The Tenant must sign any consents or covenants that may be required to facilitate the dealings or activities set out in clause 27.1.

40088963v9

QUEENSLAND LAND REGISTRY
Land Title Act 1994, Land Act 1994
and Water Act 2000

SCHEDULE

Form 20 Version 2
Page 66 of 69

Title Reference 49023031

QUEENSLAND LAND REGISTRY
Land Title Act 1994, Land Act 1994
and Water Act 2000

SCHEDULE / ENLARGED PANEL /
ADDITIONAL PAGE / DECLARATION

Form 20 Version 2
Page 5 of []

Title Reference []

nLVA6 Case Id []

11. TRANSFER, MORTGAGE OR SUBLEASE

11.1 The Trustee Lessee may not transfer, mortgage or sublease this Trustee Lease without the prior approval of the Trustee and the Minister.

12. NO HOLDING OVER AND OTHER DEALINGS

12.1 The Trustee Lessee may not:

- (a) hold over, possess or occupy the Premises after the expiry of this Trustee Lease;
- (b) renew this Trustee Lease;
- (c) convert this Trustee Lease to another form of tenure; or
- (d) buy the Premises.

13. THE MINISTER AND STATE OF QUEENSLAND NOT BOUND

13.1 The Parties may not bind or subject the Minister or the State of Queensland to any agreement, or liability for costs, fees or expenses under this Trustee Lease.

14. INSURANCE

14.1 The Trustee Lessee must effect a public liability insurance policy with an insurer authorised under the *Insurance Act 1973 (Cth)* or, in any other case, to the satisfaction of the Minister, naming the Trustee Lessee as the insured covering legal liability for any loss of or damage to any property and for the injury (including death) to any person arising out of anything done or omitted on or about the Premises and against all claims, demands, proceedings, costs, charges and expenses whatsoever in respect thereof subject to the terms and conditions of the insurance policy.

Such policy must:

- (a) be for an amount of not less than twenty million dollars (\$20,000,000.00) in respect of all claims arising out of a single event or such higher amounts as the Minister may reasonably require; and
- (b) be effected on a "claims occurring" basis so that any claim made by the Trustee Lessee under the policy after the expiration of the period of policy cover but relating to an event occurring during the currency of the policy will be covered by the policy subject to the claim meeting the policy's other terms and conditions; and
- (c) be maintained at all times during the currency of this Trustee Lease, and upon receipt of any Notice of Cancellation, the Trustee Lessee must immediately effect another public liability insurance policy in accordance with the terms and conditions of this Trustee Lease.

14.2 The Trustee Lessee must forward a certificate of currency to the Trustee within 10 business days of the commencement of each respective renewal period.

14.3 The Trustee must, within 10 business days of becoming aware of any of the following occurrences, inform the Minister in writing, of any such occurrences:

- (a) the Trustee Lessee's failure to renew the public liability insurance cover as required under the terms and conditions of this Trustee Lease;
- (b) the Trustee Lessee's failure to forward to the Trustee within 10 business days after the commencement of a renewal period for such cover, a copy of the certificate of currency as required under this Trustee Lease;
- (c) receipt by the Trustee of a Notice of Cancellation in relation to such cover.

14.4 Clauses 14.1 to 14.3 will be satisfied if the Trustee Lessee is the State of Queensland or a statutory authority eligible for cover under the Queensland Government Insurance Fund and is insured and continues to be insured by the Queensland Government Insurance Fund.

8.8 COUNCIL POLICY REVIEW

Date Prepared: 7 May 2020

Author: Manager Development and Governance

Attachments:

1. Sewerage Connection Policy [↓](#)
2. Sanitary Drainage Policy [↓](#)

EXECUTIVE SUMMARY

As part of the ongoing organisation-wide compliance policy review work, newly created instruments are presented to Council for consideration.

RECOMMENDATION

That Council adopt the following:

- Sewerage Connection Policy
- Sanitary Drainage Policy

BACKGROUND**Sewerage Connection Policy**

This policy seeks to put forth a principled approach to assist in discharge of Council obligations as a service provider under the *Water Supply (Safety and Reliability) Act 2008* (Qld) as applies to connection to and disconnection from Council's greater sewerage network. The instrument aligns with the *Sanitary Drainage Policy*. Additionally, to address financial risk, section 4 of the instrument seeks to declare Council's position in dealing with contentions put forth by property owners where properties are served by combined sanitary drain connection to align with property owner obligations under the *Plumbing and Drainage Act 2018* (Qld).

Sanitary Drainage Policy

This policy seeks to delineate responsibility for Council sewerage infrastructure and private property sewerage infrastructure as applies to the occurrence of sewerage blockages. The instrument aligns the *Water Supply (Safety and Reliability) Act 2008* (Qld) and *Plumbing and Drainage Act 2018* (Qld). The instrument additionally aligns with the *Sewerage Connection Policy* to declare Council's position on the clearing of blockages and any claims arising from property owners to ensure Council is not exposed to unacceptable levels of financial risk.

FINANCIAL AND RESOURCE IMPLICATIONS

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.



Sewerage Connection Policy

Policy Type	Governance Policy	Version:	1.0
Responsible Officer	Manager Water and Waste	Date Approved:	20/05/2020
Review Officer:	Manager Water and Waste	Review Due:	20/04/2024
Author:	Senior Compliance Officer	Commencement:	20/05/2020

1. PURPOSE

To establish a principled framework for connection to and disconnection from Council owned sewerage infrastructure (**Council sewerage network**).

2. SCOPE

This policy applies to all sewerage service areas within the Mareeba Shire Council local government jurisdiction. This policy does not apply to non-service areas. This policy does not apply to Notifiable Works (Form 4 works) as defined under plumbing legislation which may be undertaken by a licenced plumber commissioning additional fixtures or decommissioning existing fixtures in a premises. This policy should be read in conjunction with Council's *Sanitary Drainage Policy*.

3. POLICY STATEMENT

Mareeba Shire Council is the registered service provider for the **Council sewerage network** located within the **service area**.¹

Permit Works

Queensland plumbing and drainage legislation provides that persons must not undertake regulated **Permit Works** without a permit approval in place.² Persons seeking to connect to or disconnect from the Council sewerage network must lodge an application for Permit Works (Form 1 Permit Work) for which Council approval is required.

1. Connections—existing property service in place

Where an existing **property service** is in place, the following will apply:

¹ See *Water Supply (Safety and Reliability) Act 2008 (Qld)* s 20 and 22.—Council is a registered service provider.

² See *Plumbing and Drainage Act 2018 (Qld)* s 66. See also *Water Supply (Safety and Reliability) Act 2008 (Qld)* ss 191, 192(1).

Human Rights Compatibility Statement

The *Human Rights Act 2019 (Qld)* (HR Act) came into effect on 1 January 2020 and will mean fairer laws, policies and practices by public entities when dealing with the community on a day-to-day basis. This policy has been drafted to align with section 8 and sections 15-37 of the HR Act.

Sewerage Connection Policy

- An application for Permit Works must be received by Council in the prescribed form and be accompanied by the required documentation along with payment of the relevant fee.³
- All applications for Permit Works are subject to assessment by Council's delegated officer.
- Approved Permit Works are subject to inspection by Council's delegated officer.

2. Connections—no existing property service in place

In circumstances where no existing property service is in place, a Wastewater Service Quotation Request form must be lodged, and the following will apply:

- All applications are subject to an individual assessment and quotation by Council.
- Application approval is subject to applicant acceptance of quotation and payment of all fees.
- Submission of a Wastewater Service Quotation Request does not constitute approval to commence Permit Works.
- An application for Permit Works must be received by Council in the form prescribed and be accompanied by the required documentation along with payment of the relevant fee as outlined in section one (1) above.
- Approved Permit Works are subject to inspection by Council's delegated officer.

3. Disconnections

Where a connection is no longer required, the following will apply:

- An application for Permit Works must be received by Council in the form prescribed and be accompanied by the required documentation along with payment of the relevant fee as outlined in section one (1) above.
- Approved Permit Works are subject to inspection by Council's delegated officer.

4. Combined connections—existing combined sanitary drain connections

A **combined sanitary drain** refers to a sanitary drain that services two or more adjacent properties which drains to a single property service connection point and then into the Council sewerage network. Combined sanitary drains typically exist in older parts of towns. A combined sanitary drain is not owned or maintained Council and State plumbing and drainage legislation assigns the maintenance responsibility for an existing combined sanitary drain to the relevant property owners.⁴ In this context, combined sanitary drains are considered private plumbing. New connections to an existing combined sanitary drain will not be permitted.

³ See *Plumbing and Drainage Regulation 2019* (Qld) s 44(1) and 52(2). Prescribed form—Form 1 Permit work application for plumbing, drainage and on-site sewerage work. For relevant fee, see Council's Schedule of Fees and Charges.

⁴ See *Plumbing and Drainage Act 2018* (Qld) s 70. See also *Plumbing and Drainage Regulation 2019* (Qld) s 107.

Sewerage Connection Policy

Works to combined sanitary drains

Property owners seeking to conduct works to alter, disconnect from or decommission an existing combined sanitary drain should carefully consider the impact of their proposal upon other premises connected to the combined sanitary drain and contact Council for a pre-assessment prior to making a final decision on works. Assessment of an application for works to a combined sanitary drain is dependent upon the nature of the proposed work. Assessment will consider the discharge capacity and size of the combined sanitary drain along with the number of premises connected.

Where a property owner seeks to alter, disconnect from or decommission a combined sanitary drain, the following will apply:

- An application for Permit Works must be received by Council in the form prescribed and be accompanied by the required documentation along with payment of the relevant fee as outlined in section one (1) above.
- All applications for Permit Works are subject to assessment by Council's delegated officer.
- Where a development approval is required, the applicant will be required to disconnect from the combined sanitary drain.
- Where a property owner disconnects from a combined sanitary drain and there are other upstream properties connected to the drain, the property owner disconnecting will be required to provide a new sewerage connection to those properties as well as their own.
- Where the proposed works are for conduct of alterations and the works are assessed as falling within the allowable discharge capacity of the existing combined sanitary drain, Council may require that the existing combined sanitary drain is replaced boundary to boundary within the subject lot or that the applicant disconnect from the combined sanitary drain.
- Permit approval is subject to applicant acceptance of any conditions imposed by Council upon the approval.
- A combined sanitary drain must remain operational for all connected premises while the approved Permit Works are undertaken.
- Approved Permit Works to a combined sanitary drain are subject to inspection by Council's delegated officer.

Note that work conducted by a licensed plumber on a sanitary drain to clear a blockage does not require permit approval.

Sewerage Connection Policy

4. REPORTING

Nil reporting required

5. DEFINITIONS

Delegated person—means a person holding delegated authority from the Chief Executive Officer of Council to perform a function under specific legislation.⁵

Combined sanitary drain—means a sanitary drain for receiving discharges from 2 or more neighbouring premises, other than a sanitary drain owned by Council for the premises.⁶

Connection point—means a point where the Council sewerage network connects to a sanitary drain.

Council—means the Mareeba Shire Council including all elected representatives, employees, contractors, volunteers, a Standing or Joint Standing Committee, committee members and any entity under direct Council ownership, management, sponsorship or financial control.

Council sewerage network—means the main sewerage infrastructure network that services the entire town service area.

Permit Works—means the undertaking of works for the purpose of connecting to, disconnecting from or altering a connection to Council's sewerage infrastructure.

Property service—means a junction, bend, pipe, jump up or graded jump up required to connect a sanitary drain to the Council sewerage network.⁷

Sanitary drain—means a drain network used to carry sewage from individual premises (private property—property not owned by Council) to the Council sewerage network.⁸

Service area—means those areas within Council's jurisdiction declared by Council to be an area within which a sewerage service is provided to the entire community.⁹

Sewage—means waste water and excrement conveyed in sewerage pipes.¹⁰

Sewerage—means a network of pipes existing for the purpose of carrying sewage.¹¹

6. RELATED DOCUMENTS AND REFERENCES

Local Government Act 2009 (Qld)

Plumbing and Drainage Act 2018 (Qld)

Plumbing and Drainage Regulation 2019 (Qld)

⁵ See *Local Government Act 2009 (Qld)* s 202.

⁶ See *Plumbing and Drainage Regulation 2019 (Qld)* sch 10.

⁷ See *Water Supply (Safety and Reliability) Act 2008 (Qld)* sch 3.

⁸ See *Plumbing and Drainage Act 2018 (Qld)* sch 1. 'sanitary drain' and 'sanitary drainage' combined and modified for use in the context of this policy.

⁹ See *Water Supply (Safety and Reliability) Act 2008 (Qld)* s 161.

¹⁰ *Ibid* sch 3.

¹¹ *Ibid*.

Sewerage Connection Policy

Sanitary Drainage Policy (MSC)
Water Supply (Safety and Reliability) Act 2008 (Qld)

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.



Sanitary Drainage Policy

Policy Type	Governance Policy	Version:	1.0
Responsible Officer	Manager Water and Waste	Date Approved:	20/05/2020
Review Officer:	Manager Water and Waste	Review Due:	20/04/2024
Author:	Senior Compliance Officer	Commencement:	20/05/2020

1. PURPOSE

To delineate responsibility for Council sewerage infrastructure (**Council sewerage network**) and private property sewerage infrastructure (**sanitary drain**) as applies to the occurrence of sewerage blockages.

2. SCOPE

This policy applies to all sewerage **service areas** within the Mareeba Shire Council local government jurisdiction. This policy does not apply to non-service areas. This policy should be read in conjunction with Council's *Sewerage Connection Policy*.

3. POLICY STATEMENT

RESPONSIBILITY—SANITARY DRAINS AND COUNCIL SEWERAGE NETWORK

Single sanitary drains

Property owners are responsible for the sanitary drain servicing their properties up to the service **connection point**. The connection point is the point at which the sanitary drain connects with the Council sewerage network. The specific location of the connection point may vary in relation to the boundary of a property. The connection point may be located inside or outside a property boundary or may be located some distance away from the property (see Figure 1 example). Owners are additionally responsible for all ancillary sanitary drain connections on their property such as overflow relief gully (ORG) fittings designed to overflow outside a dwelling to prevent overflows occurring inside the dwelling.

Combined sanitary drains

A **combined sanitary drain** refers to a sanitary drain that services more than one property. Examples may include:

- a combined sanitary drain in an apartment complex comprised of multiple dwellings or units in a community or strata title property. Combined sanitary drains of this type are the responsibility of the relevant body corporate

Human Rights Compatibility Statement
 The *Human Rights Act 2019* (Qld) (HR Act) came into effect on 1 January 2020 and will mean fairer laws, policies and practices by public entities when dealing with the community on a day-to-day basis. This policy has been drafted to accord with sections 15-37 as aligned with s 8 of the HR Act.

Sanitary Drainage Policy

- a combined sanitary drain that services two (2) or more separately owned adjacent properties. These types of combined sanitary drains are the collective responsibility of the relevant property owners.

Property owners are responsible for maintaining the proper function of any sanitary drain servicing their property and penalties may apply for failure to maintain a sanitary drain.¹

Council is responsible for the operation and maintenance of the main (public) sewerage network up to the connection point including the **property service**. To remove doubt, Council is **not** responsible for maintenance or operation of **sanitary drains of any type**.

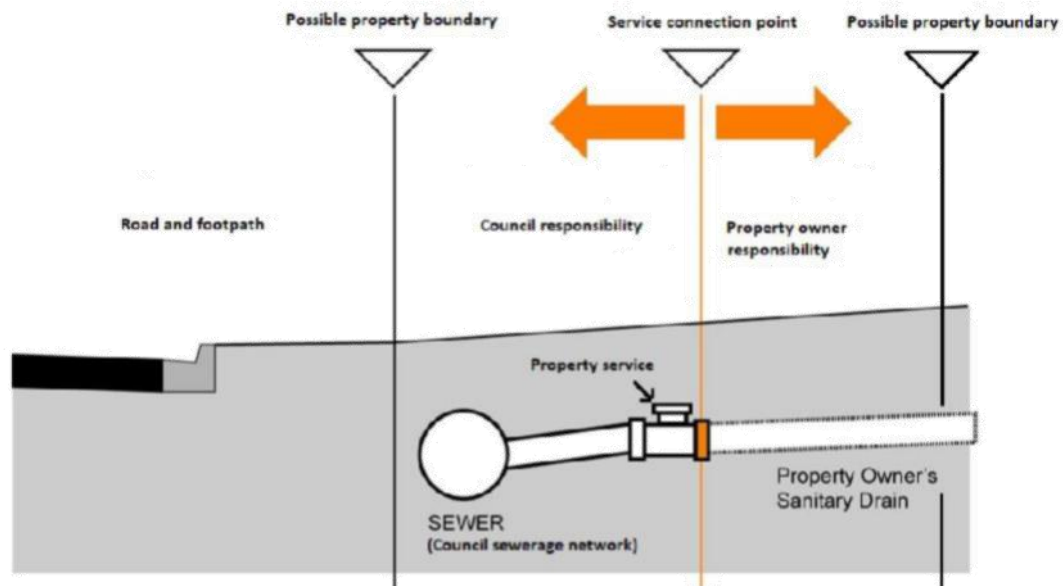


Figure 1. typical connection with responsibilities relative to service connection point and possible position of property boundaries.

BLOCKAGES

A sanitary drain blockage can occur as a result of:

- fats or food scraps being washed down the household sink
- wet wipes and other hygiene or sanitary products being flushed down the toilet
- tree roots entering and growing inside pipes, causing cracking
- other factors such as stormwater overloading the Council sewerage network.

Sanitary drain blockages may also occur due to improper stormwater connections from downpipes or water tanks which drain into the sanitary drain on a property.

Note that it is an offence to discharge prohibited substances such as surface water, sand or rock into the Council sewerage network.²

¹ See *Plumbing and Drainage Act 2018 (Qld)* s 70.

² See *Water Supply (Safety and Reliability) Act 2008 (Qld)* s 193.

Sanitary Drainage Policy

RESPONSIBILITY—BLOCKAGES

In the event of a sanitary drain blockage, property owners should contact a licensed plumber. The following applies:

- Where a property owner engages a licensed plumber to clear a blocked sanitary drain, the property owner is responsible for payment of fees to the licensed plumber. Council will not be responsible for payment of fees to a licensed plumber.
- Where a property owner engages a licensed plumber to attend a property to clear a blocked sanitary drain and the licensed plumber subsequently determines that the blockage is located in the Council sewerage network, the plumber should cease work and the property owner should contact Council.
- Where a property owner has contacted Council to report a blockage in the Council sewerage network and it is subsequently determined that the blockage is in the property sanitary drain, Council will impose a standard call-out fee upon the property owner.
- Where a sanitary drain extends beyond the property boundary and blockage clearing works are required on the sanitary drain which require that the ground surface is excavated to access the drain, it is the responsibility of the relevant property owner to obtain any necessary approvals to carry out works on the land beyond the property boundary.
- Council will not clear sanitary drain blockages on commercial or industrial properties.

To remove doubt, Council is **not** responsible for clearing of sanitary drain blockages. Council is responsible for and will attend to the clearing of blockages only in the Council sewerage network. A property owner, licensed plumber or other persons must not undertake any works on Council's sewerage network without Council approval.³

State plumbing and drainage legislation assigns responsibility for clearing of blockages in combined sanitary drains to the relevant property owners and where owners cannot agree on suitable and fair arrangements and the blockage is impacting on the function of the Council sewerage network, Council may take action to clear the blockage and recover costs from the relevant property owners.⁴

Council's powers of entry and property owner consent

Council officers identified as **authorised persons** may enter a place (including a private property) at any time to inspect, assess and undertake **urgent** works to clear a blockage affecting the Council sewerage network. Where the works are not identified as urgent works, Council will enter a place only with the consent of the property owner or where Council has provided the owner with at least fourteen (14) days' notice⁵ and only for a purpose specific to conduct of works to restore function to the Council sewerage network. Determinations on urgency will have regard for the assessed level of risk to the community.

³ See *Water Supply (Safety and Reliability) Act 2008* (Qld) s 192(1).

⁴ See *Plumbing and Drainage Act 2018* (Qld) s 70. See also *Plumbing and Drainage Regulation 2019* (Qld) s 107.

⁵ *Ibid* s 36.

Sanitary Drainage Policy

Reimbursement of costs

Where a property owner has incurred costs for licensed plumbing fees to clear a blockage and it is determined that the blockage is located in the Council sewerage network, the property owner may submit a claim for reimbursement of costs for Council consideration. The following will apply:

- All claims must be lodged in the prescribed form accompanied by proof of prior payment of fees to the licensed plumber.
- Any reimbursement, in part or in full, will be at the discretion of Council and based upon an assessment of the facts and circumstances specific to each individual case.
- Council provides no assurance or guarantee of approval for reimbursement following Council assessment of a claim.
- Where a claim is approved by Council, the amount of reimbursement will be in accordance with Council's standard annually reviewable fees and charges. Any residual amount will be the responsibility of the relevant property owner.

Council will **not** consider:

- reimbursement of costs for clearing of a blockage by a person (including a licensed plumber) in the Council sewerage network where the works undertaken to clear the blockage have not been approved by Council
- reimbursement of plumbing fees arising from work conducted by unlicensed persons
- reimbursement of costs for CCTV sewerage inspections
- reimbursement of additional costs associated with the blockage clearing works such as removal of pavers or concrete to access a sanitary drain.

4. REPORTING

No additional reporting is required.

5. DEFINITIONS

Authorised person—means a person appointed by Council to perform a function under specific legislation.⁶

Combined sanitary drain—means a sanitary drain for receiving discharges from 2 or more neighbouring premises, other than a sanitary drain owned by Council for the premises.⁷

Connection point—means a point where the Council sewerage connects to a sanitary drain or sewer.

⁶ See *Local Government Act 2009* (Qld) s 202.

⁷ See *Plumbing and Drainage Regulation 2019* (Qld) sch 10.

Sanitary Drainage Policy

Council—means the Mareeba Shire Council including all elected representatives, employees, contractors, volunteers, a Standing or Joint Standing Committee, committee members and any entity under direct Council ownership, management, sponsorship or financial control.

Council sewerage network—means the main sewerage infrastructure pipe network that services the entire town within the **service area**.

Property service—means a junction, bend, pipe, jump up or graded jump up required to connect a sanitary drain to Council sewerage.⁸

Sanitary drain—means a drain network used to carry sewage from individual premises (private property—property not owned by Council) to the Council sewerage network.⁹

Service area—means those areas within Council's jurisdiction declared by Council to be an area within which a sewerage service is provided to the entire community.¹⁰

Sewage—means waste water and excrement conveyed in sewerage pipes.¹¹

Sewerage—means a network of pipes existing for the purpose of carrying sewage.¹²

6. RELATED DOCUMENTS AND REFERENCES

Local Government Act 2009 (Qld)

Plumbing and Drainage Act 2018 (Qld)

Plumbing and Drainage Regulation 2019 (Qld)

Sewerage Connection Policy (MSC)

Water Supply (Safety and Reliability) Act 2008 (Qld)

7. REVIEW

It is the responsibility of the Manager Water and Waste 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.

⁸ See *Water Supply (Safety and Reliability) Act 2008* (Qld) sch 3.

⁹ See *Plumbing and Drainage Act 2018* (Qld) sch 1. 'sanitary drain' and 'sanitary drainage' combined and modified for use in the context of this policy.

¹⁰ See *Water Supply (Safety and Reliability) Act 2008* (Qld) s 161.

¹¹ *Ibid* sch 3.

¹² *Ibid*.

8.9 TENDER AWARD - TMSC2020-05 PURCHASE OF ALLOTMENTS - CHILLAGOE INDUSTRIAL ESTATE

Date Prepared: 7 May 2020

Author: Manager Development and Governance

Attachments: Nil

EXECUTIVE SUMMARY

Council invited tender submissions from interested parties for the purchase of 16 freehold allotments located in the Chillagoe Industrial Estate on Pont and Zillmanton Road, Chillagoe. Tenders closed on 23 April 2020 and the purpose of this report is to inform Council on the tender results and propose contracts of sale based on the submissions received.

RECOMMENDATION

That Council:

1. Awards the sales of SP276116 for the following allotments:
 - Lot 7
 - Lot 16 to 20
 - Lot 30 to 33
 - Lot 36, 37, 49
 - Lot 39
2. Delegates authority to the Chief Executive Officer to Negotiate the sale of Lots 34 and 35 to interested parties on the basis of tender submission.

BACKGROUND

Public tender invitation TMSC2020-05 issued in accordance with section 228(4) of the *Local Government Regulation 2012* (LGR), called for submission from interested parties for purchase of 16 allotments located in the Chillagoe Industrial Estate on Pont and Zillmanton Road, Chillagoe. These allotments were all previously held under lease interests which concurrently expired on date of 31 January 2020 with no options for renewal or extension.

Tender submission assessment

Council received a good response through the tender process with evaluations being undertaken to determine options most advantageous to Council in accordance with section 228(9) of the LGR following assessment of tender submissions.

This process resulted in 14 lots being recommended for sale with the remaining two (2) lots failing to meet an adequate price for sale. Further negotiation with interested parties may result in all lots being sold with freehold title.

Where the notification to successful submitters advances to contract, the anticipated revenue generated from the sale of these allotments is \$63,700 GST Inclusive.

Council has received a number of enquiries from interested parties post the tender closing date.

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

Successful tender submitters will be notified to commence processes under contract for sale of land. Negotiation to commence with interested parties for remaining allotments.

8.10 BUILDING, PLUMBING, TRADEWASTE AND PLANNING FEES AND CHARGES 2020/21

Date Prepared: 6 May 2020

Author: Manager Development and Governance

Attachments:

1. **Building, Plumbing, and Tradewaste 2020/21** [↓](#)
2. **Planning Fees 2020/21** [↓](#)

EXECUTIVE SUMMARY

This report details the proposed cost recovery fees for Building, Plumbing and Tradewaste and Planning for 2020/21.

RECOMMENDATION

That Council adopt the attached Building, Plumbing and Tradewaste and Planning Fees and Charges for 2020/21.

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.

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

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

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.

Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
Building	Class 1a - New Dwelling - Application	Application	\$153.00	NO	(a)	BA1975s51(2)	
Building	Class 1a - Additions/Alterations - Extension to Dwellings etc. - Application	Application	\$153.00	NO	(a)	BA1975s51(2)	
Building	Class 1a - Additions/Alterations - Re-roof or Re-stump - Application	Application	\$153.00	NO	(a)	BA1975s51(2)	
Building	Class 1a - Minor Alterations e.g. Building Repairs - Application	Application	\$153.00	NO	(a)	BA1975s51(2)	
Building	Class 10a - Garage, Carport, Shed or the like - Greater than 18m2 - Application	Application	\$153.00	NO	(a)	BA1975s51(2)	
Building	Class 10a - Patios and Roofed Decks - Application	Application	\$153.00	NO	(a)	BA1975s51(2)	
Building	Class 10b - Fences, Rainwater Tank, Pervious Shade Sail or the like - Application	Application	\$153.00	NO	(a)	BA1975s51(2)	
Building	Class 10b - Retaining Walls - Application	Application	\$153.00	NO	(a)	BA1975s51(2)	
Building	Class 10b - Swimming Pools, Spas, Above Ground Swimming Pools - Application	Application	\$153.00	NO	(a)	BA1975s51(2)	
Building	Demolition All Classes (Excluding Plumbing) - Application	Application	\$153.00	NO	(a)	BA1975s51(2)	
Building	Demolition All Classes (Excluding Plumbing) - BOND APPLICABLE - Clean-Up Bond	bond	\$1,000.00	NO	No	LGA2009s262(3)(2)	
Building	Change of Classification - Application	Application	\$153.00	NO	(a)	BA1975s51(2)	
Building	Amendment to Application Class 1 & 10 (Inspections Not Included) - Application	Application	\$79.00	NO	(a)	BA1975s51(2)	
Building	Temporary Structure - Application	Application	\$94.00	NO	(a)	BA1975s51(2)	
Building	Extension of Time or Renewal of Building Approval (Lapsing) - Application	Application	\$79.00	NO	(a)	BA1975s51(2)	
Building	Extension of Time or Renewal of Building Approval - Submitted by a Private Certifier - Administration	Application	\$79.00	NO	(a)	BA1975s51(2)	
Building	Change of Builder Notification - Notification	Application	\$68.00	NO	(e)	BA1975s51(2)	
Building	Preliminary approval Class 1 to 10 - Application	Application	\$153.00	NO	(a)	BA1975s51(2)	
Building	Bushfire Assessment - Application	Application	\$153.00	NO	(a)	BA1975s51(2)	
Building	Inspection for Fire Safety Compliance - Assessment including report depending on complexity	Assessment	POA	NO	(a)	BA1975s51(2)	
Building	Siting Dispensation - includes report - Assessment	Assessment	\$94.00	NO	(e)	BA1975s51(2)	
Building	Temporary Accommodation Permit - Assessment	Assessment	\$94.00	NO	(a)	LL1	
Building	Temporary Accommodation Renewal - Assessment	Assessment	\$79.00	NO	(a)	LL1	
Building	Building Record Search - (Domestic and Commercial) - Building File Information Only	Application	\$52.00	NO	(c)	BA1975s51(2)	
Building	Building Record Search - (Domestic and Commercial) - Building File Summary and Plans	Application	\$136.00	NO	(c)	BA1975s51(2)	
Building	Certificate of Classification (if not previously issued) - Application	Application	POA	NO	(a)	BA1975s51(2)	
Building	Pre-inspection for Relocation of structure - preliminary approval - Application	Application	\$153.00	NO	(a)	BA1975s51(2)	Please note additional charge for out of Shire inspections
Building	Road Transport Bond - BOND APPLICATION (refundable)	bond	\$5,000.00	NO	No	LGA2009s262(3)(2)	
Building	Preliminary approval Class 1 to 10 - Application	Application	\$153.00	NO	(a)	BA1975s51(2)	

Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
Building	Preliminary approval Class 1 to 10 - Inspections x 1 minimum if required	Inspection	\$210.00	NO	(e)	BA1975s51(2)	
Building	Private Certifier Lodgement Class 1 and 10 - Non Commercial - Application	Application	\$173.00	NO	(a)	BA1975s51(2)	
Building	Private Certifier Lodgement - Class 2 to 9 - Commercial Developments - Application	Application	\$355.00	NO	(a)	BA1975s51(2)	

Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
Plumbing	Minor Plumbing works, modifications to Existing Plumbing and Drainage - Application	application	\$94.00	NO	(a)	PDA2018ss164-167	
Plumbing	Minor Plumbing works, modifications to Existing Plumbing and Drainage - Assessment	assessment	\$74.00	NO	(e)	PDA2018ss164-167	
Plumbing	Minor Plumbing works, modifications to Existing Plumbing and Drainage - Inspections x 1 minimum	inspection	\$200.00	NO	(e)	PDA2018ss164-167	
Plumbing	Minor Plumbing Connection (Class 10a Sheds) - Application	application	\$94.00	NO	(a)	PDA2018ss164-167	
Plumbing	Minor Plumbing Connection (Class 10a Sheds) - Assessment	fixture - minimum charge \$95	\$19.00	NO	(e)	PDA2018ss164-167	
Plumbing	Minor Plumbing Connection (Class 10a Sheds) - Inspections x 2 minimum	inspection	\$400.00	NO	(e)	PDA2018ss164-167	
Plumbing	Town Sewer Connection (Domestic and Commercial) - Application	application	\$94.00	NO	(a)	PDA2018ss164-167	
Plumbing	Town Sewer Connection (Domestic and Commercial) - Assessment	fixture - minimum charge \$95	\$19.00	NO	(e)	PDA2018ss164-167	
Plumbing	Town Sewer Connection (Domestic and Commercial) - Inspections x 4 minimum	inspection	\$800.00	NO	(e)	PDA2018ss164-167	
Plumbing	Minor Plumbing Connection (Domestic Sheds - Unsewered) - Application	application	\$94.00	NO	(a)	PDA2018ss164-167	
Plumbing	Minor Plumbing Connection (Domestic Sheds - Unsewered) - Assessment	fixture - minimum charge \$95	\$19.00	NO	(e)	PDA2018ss164-167	
Plumbing	Minor Plumbing Connection (Domestic Sheds - Unsewered) - Assessment Site and Soil Report	assessment	\$94.00	NO	(e)	PDA2018ss164-167	
Plumbing	Minor Plumbing Connection (Domestic Sheds - Unsewered) - Inspection x 2 minimum	inspection	\$400.00	NO	(e)	PDA2018ss164-167	
Plumbing	Installation of on-site disposal system (in connection with building permit) - Application	application	\$94.00	NO	(a)	PDA2018ss164-167	
Plumbing	Installation of on-site disposal system (in connection with building permit) - Assessment Site & Soil Report	assessment	\$94.00	NO	(e)	PDA2018ss164-167	
Plumbing	Installation of on-site disposal system (in connection with building permit) - Assessment	fixture - minimum charge \$95	\$19.00	NO	(e)	PDA2018ss164-167	
Plumbing	Installation of on-site disposal system (in connection with building permit) - Inspections x 4 minimum	inspection	\$800.00	NO	(e)	PDA2018ss164-167	
Plumbing	Installation of on-site disposal system (as standalone application) - Application	application	\$94.00	NO	(a)	PDA2018ss164-167	
Plumbing	Installation of on-site disposal system (as standalone application) - Assessment Site & Soil Report	assessment	\$94.00	NO	(e)	PDA2018ss164-167	
Plumbing	Installation of on-site disposal system (as standalone application) - Inspections x 2 minimum	inspection	\$400.00	NO	(e)	PDA2018ss164-167	
Plumbing	Shop Fit-Out - Commercial - Application	application	\$94.00	NO	(a)	PDA2018ss164-167	
Plumbing	Shop Fit-Out - Commercial - Assessment	fixture - minimum charge \$95	\$19.00	NO	(e)	PDA2018ss164-167	
Plumbing	Shop Fit-Out - Commercial - Inspections x 3 minimum	inspection	\$400.00	NO	(e)	PDA2018ss164-167	
Plumbing	Additional/Alterations to plumbing fixtures - existing drainage connection - Application	application	\$94.00	NO	(a)	PDA2018ss164-167	
Plumbing	Additional/Alterations to plumbing fixtures - existing drainage connection - Assessment	fixture - minimum charge \$95	\$19.00	NO	(e)	PDA2018ss164-167	
Plumbing	Additional/Alterations to plumbing fixtures - existing drainage connection - Inspections x 2 minimum	inspection	\$400.00	NO	(e)	PDA2018ss164-167	
Plumbing	Replacement of land application area - Application	application	\$94.00	NO	(a)	PDA2018ss164-167	
Plumbing	Replacement of land application area - Assessment Site & Soil Report	assessment	\$94.00	NO	(e)	PDA2018ss164-167	
Plumbing	Replacement of land application area - Inspections x 1 minimum	inspection	\$200.00	NO	(e)	PDA2018ss164-167	

Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
Plumbing	Inspections - Inspections x 1 minimum	inspection	\$200.00	NO	(e)	PDA2018ss164-167	
Plumbing	Disconnection from Council Sewer System - Application	application	\$94.00	NO	(a)	PDA2018ss164-167	
Plumbing	Disconnection from Council Sewer System - Assessment	assessment	\$94.00	NO	(e)	PDA2018ss164-167	
Plumbing	Disconnection from Council Sewer System - Inspections x 1 minimum	inspection	\$200.00	NO	(e)	PDA2018ss164-167	
Plumbing	Connection to Council sewerage system - Application	application	\$94.00	NO	(a)	PDA2018ss164-167	
Plumbing	Connection to Council sewerage system - Assessment	fixture - minimum charge \$95	\$19.00	NO	(e)	PDA2018ss164-167	
Plumbing	Connection to Council sewerage system - Inspections x 2 minimum	inspection	\$400.00	NO	(e)	PDA2018ss164-167	
Plumbing	Provide copy of "as constructed" file - Administration	application	\$21.00	NO	(c)	PDA2018ss164-167	
Plumbing	Amendment to Drainage Plan - Application	application	\$52.00	NO	(a)	PDA2018ss164-167	
Plumbing	Amendment to Drainage Plan - Assessment	fixture - minimum charge \$95	\$19.00	NO	(e)	PDA2018ss164-167	
Plumbing	Change of Plumber - Notification	application	\$62.00	NO	(e)	PDA2018ss164-167	
Plumbing	On Site Sewerage Facility - Annual Administration Fee	application	No charge	NO	(e)	PDA2018ss164-167	
Plumbing	On Site Sewerage Facility - Noncompliance Fee	application	\$104.00	NO	(e)	PDA2018ss164-167	
Plumbing	On Site Sewerage Facility - Noncompliance Fee for water quality test failure and sample analysis fee cost + 0.5 admin	application	Cost + 0.5 admin	NO	(e)	PDA2018ss164-167	
Plumbing	On Site Sewerage Facility - Inspections x 2 minimum	inspection	\$400.00	NO	(e)	PDA2018ss164-167	
Plumbing	On Site Concurrence Agency - Assessment	assessment	\$94.00	NO	(e)	PDA2018ss164-167	
Plumbing	Solar Hot Water Systems - Installation of Solar Hot Water Systems under State Government rebate scheme of Fee set by State Government	assessment	\$32.00	NO	(a)	PDA2018ss164-167	
Plumbing	Back flow prevention device - Annual Administration Fee	application	\$52.00	NO	(e)	PDA2018ss164-167	
Plumbing	Back flow prevention device - Non compliance Fee	application	\$104.00	NO	(e)	PDA2018ss164-167	
Plumbing	Back flow prevention device - Non compliance Fee for water quality test failure and sample analysis fee cost + 0.5 admin	application	Cost + 0.5 admin	NO	(e)	PDA2018ss164-167	
Plumbing	Back flow prevention device - Inspections x 2 minimum	inspection	\$400.00	NO	(e)	PDA2018ss164-167	

Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
Trade Waste	One inspection cost for all locations	Inspection	\$210.00	NO	(e)	WS(SR)A 2008 s180(1)(a)	
Trade Waste	One Assessment	Assessment	\$148.00	NO	(e)	WS(SR)A 2008 s180(1)(a)	

Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
Planning - Urban and Regional	Town Planning Sign for public notification	sign	\$55.00	Yes	No		
Planning - Urban and Regional	Limited Planning & Development Certificate	certificate	\$160.00	No	(a)	PA2016s265	
Planning - Urban and Regional	Standard Planning & Development Certificate	certificate	\$525.00	No	(a)	PA2016s265	
Planning - Urban and Regional	Full Planning & Development Certificate - Vacant Site	certificate	\$1,545.00	No	(a)	PA2016s265	
Planning - Urban and Regional	Full Planning & Development Certificate - Developed Site	certificate	\$2,130.00	No	(a)	PA2016s265	
Planning - Urban and Regional	Hard Copy - Mareeba Shire Planning Scheme 2004	copy	\$135.00	No	(c)	PA2016s264	
Planning - Urban and Regional	Hard Copy - Mareeba Shire Council Planning Scheme 2016	copy	POA	No	(c)	PA2016s264	
Planning - Urban and Regional	CD copy of Planning Scheme - Mareeba	copy	\$25.00	No	(c)	PA2016s264	
Planning - Urban and Regional	Pre-lodgement meeting and written pre-lodgement advice	application	\$560.00	No	(a)	PA2016s51	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.
Planning - Urban and Regional	Application for Compliance Certificate	application	\$375.00	No	No		
Planning - Urban and Regional	Boundary Dispensation Overlay Assessment Concurrence Agency Assessment Oversize Sheds	application	\$455.00	No	(a)	PA2016s54	
Planning - Urban and Regional	Application for Compliance Permit under Schedule 18 of SPA regulations	application	\$935.00	No	No		
Planning - Urban and Regional	Adult Store - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Adult Store - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Agricultural supplies store - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Agricultural supplies store - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Air services - Code	application	\$6,460.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Air services - Impact	application	\$8,205.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Animal husbandry - Code	application	\$1,570.00	No	(a)	PA2016s51	Except Kennel
Planning - Urban and Regional	Animal husbandry - Impact	application	\$2,685.00	No	(a)	PA2016s51	Except Kennel
Planning - Urban and Regional	Animal keeping - Code	application	\$1,570.00	No	(a)	PA2016s51	Except Kennel
Planning - Urban and Regional	Kennel		\$4,185.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Animal keeping - Impact	application	\$2,685.00	No	(a)	PA2016s51	Except Kennel
Planning - Urban and Regional	Kennel		\$6,300.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Aquaculture - Code Less than 5 hectares	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Aquaculture - Code 5 hectares or greater	application	\$4,185.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Aquaculture - Impact Less than 5 hectares	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Aquaculture - Impact 5 hectares or greater	application	\$6,300.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Bar - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Bar - Impact	application	\$2,685.00	No	(a)	PA2016s51	

Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
Planning - Urban and Regional	Brothel - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Brothel - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Bulk landscape supplies - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Bulk landscape supplies - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Caretaker's accommodation - Code	application	\$1,085.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Caretaker's accommodation - Impact	application	\$1,750.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Car wash - Code Up to 250 sq.m GFA	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Car wash - Code 251 sq.m or greater	application	\$4,185.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Car wash - Impact Up to 250 sq.m GFA	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Car wash - Impact 251 sq.m or greater	application	\$6,300.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Cemetery - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Child care centre - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Cemetery - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Child care centre - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Club - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Club - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Community care centre - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Community care centre - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Community residence - Code	application	\$1,085.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Community residence - Impact	application	\$1,750.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Community use - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Community use - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Crematorium - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Crematorium - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Cropping - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Cropping - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Detention facility - Code	application	\$4,185.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Detention facility - Impact	application	\$6,300.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Dual occupancy - Code	application	\$1,085.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Dual occupancy - Impact	application	\$1,750.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Dwelling house - Code	application	\$1,085.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Dwelling house - Impact	application	\$1,750.00	No	(a)	PA2016s51	

Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
Planning - Urban and Regional	Dwelling unit - Code	application	\$1,085.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Dwelling unit - Impact	application	\$1,750.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Educational establishment - Code	application	\$4,185.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Educational establishment - Impact	application	\$6,300.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Emergency services - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Emergency services - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Environmental facility - Code	application	\$1,085.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Environmental facility - Impact	application	\$1,750.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Extractive industry - Code	application	\$4,185.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Food and drink outlet - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Extractive industry - Impact	application	\$6,300.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Food and drink outlet - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Function facility - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Function facility - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Funeral parlour - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Funeral parlour - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Garden centre - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Garden centre - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Hardware and trade supplies - Code Up to 1,000 sq.m GFA	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Hardware and trade supplies - Code 1,001 sq.m to 2,500 sq.m GFA	application	\$4,185.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Hardware and trade supplies - Code greater than 2,500 sq.m GFA	application	\$6,460.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Hardware and trade supplies - Impact Up to 1,000 sq.m GFA	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Hardware and trade supplies - Impact 1,001 sq.m to 2,500 sq.m GFA	application	\$6,300.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Hardware and trade supplies - Impact greater than 2,500 sq.m GFA	application	\$8,205.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Health care services - Code Up to 250 sq.m GFA	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Health care services - Code 251 sq.m or greater	application	\$4,185.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Health care services - Impact Up to 250 sq.m GFA	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Health care services - Impact 251 sq.m or greater	application	\$6,300.00	No	(a)	PA2016s51	
Planning - Urban and Regional	High impact industry - Code Up to 500 sq.m GFA	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	High impact industry - Code 501 sq.m to 5,000 sq.m GFA	application	\$4,185.00	No	(a)	PA2016s51	
Planning - Urban and Regional	High impact industry - Code greater than 5,000 sq.m GFA	application	\$6,460.00	No	(a)	PA2016s51	
Planning - Urban and Regional	High impact industry - Impact Up to 500 sq.m GFA	application	\$2,685.00	No	(a)	PA2016s51	

Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
Planning - Urban and Regional	High impact industry - Impact 501 sq.m to 5,000 sq.m GFA	application	\$6,300.00	No	(a)	PA2016s51	
Planning - Urban and Regional	High impact industry - Impact greater than 5,000 sq.m GFA	application	\$8,205.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Home based business - Code	application	\$1,085.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Home based business - Impact	application	\$1,750.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Hospital - Code	application	\$6,460.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Hotel - Code	application	\$4,185.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Hospital - Impact	application	\$8,205.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Hotel - Impact	application	\$6,300.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Indoor sport and recreation - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Indoor sport and recreation - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Intensive animal industry - Code	application	\$4,185.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Intensive animal industry - Impact	application	\$6,300.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Intensive horticulture - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Intensive horticulture - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Landing - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Landing - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Low impact industry - Code Up to 500 sq.m GFA	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Low impact industry - Code 501 sq.m to 5,000 sq.m GFA	application	\$4,185.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Low impact industry - Code greater than 5,000 sq.m GFA	application	\$6,460.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Low impact industry - Impact Up to 500 sq.m GFA	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Low impact industry - Impact 501 sq.m to 5,000 sq.m GFA	application	\$6,300.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Low impact industry - Impact greater than 5,000 sq.m GFA	application	\$8,205.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Major electricity infrastructure - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Major electricity infrastructure - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Major sport, recreation and entertainment facility - Code	application	POA	No	(a)	PA2016s51	
Planning - Urban and Regional	Major sport, recreation and entertainment facility - Impact	application	POA	No	(a)	PA2016s51	
Planning - Urban and Regional	Marine industry - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Marine industry - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Market - Code	application	\$1,085.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Market - Impact	application	\$1,750.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Medium impact industry - Code Up to 500 sq.m GFA	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Medium impact industry - Code 501 sq.m to 5,000 sq.m GFA	application	\$4,185.00	No	(a)	PA2016s51	

Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
Planning - Urban and Regional	Medium impact industry - Code greater than 5,000 sq.m GFA	application	\$6,460.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Medium impact industry - Impact Up to 500 sq.m GFA	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Medium impact industry - Impact 501 sq.m to 5,000 sq.m GFA	application	\$6,300.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Medium impact industry - Impact greater than 5,000 sq.m GFA	application	\$8,205.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Motor sport facility - Code	application	POA	No	(a)	PA2016s51	
Planning - Urban and Regional	Motor sport facility - Impact	application	POA	No	(a)	PA2016s51	
Planning - Urban and Regional	Multiple dwelling - Code 3 to 10 units	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Multiple dwelling - Code 11 to 25 units	application	\$4,185.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Multiple dwelling - Code More than 25 units	application	\$6,460.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Multiple dwelling - Impact 3 to 10 units	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Multiple dwelling - Impact 11 to 25 units	application	\$6,300.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Nature-based tourism - Code	application	POA	No	(a)	PA2016s51	
Planning - Urban and Regional	Multiple dwelling - Impact More than 25 units	application	\$8,205.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Nature-based tourism - Impact	application	POA	No	(a)	PA2016s51	
Planning - Urban and Regional	Nightclub entertainment facility - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Nightclub entertainment facility - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Non-resident workforce accommodation - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Non-resident workforce accommodation - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Office - Code Up to 250 sq.m GFA	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Office - Code 251 sq.m or greater	application	\$4,185.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Office - Impact 251 sq.m or greater	application	\$6,300.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Office - Impact Up to 250 sq.m GFA	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Outdoor sales - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Outdoor sales - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Outdoor sport and recreation - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Outdoor sport and recreation - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Outstation - Code	application	\$1,085.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Outstation - Impact	application	\$1,750.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Park - Code	application	\$1,085.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Park - Impact	application	\$1,750.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Parking station - Code	application	\$1,085.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Parking station - Impact	application	\$1,750.00	No	(a)	PA2016s51	

Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
Planning - Urban and Regional	Permanent plantation - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Permanent plantation - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Place of worship - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Place of worship - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Port services - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Port services - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Relocatable home park - Code Up to 10 dwellings	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Relocatable home park - Code 11 to 25 dwellings	application	\$4,185.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Relocatable home park - Code More than 25 dwellings	application	\$6,460.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Relocatable home park - Impact Up to 10 dwellings	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Relocatable home park - Impact 11 to 25 dwellings	application	\$6,300.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Relocatable home park - Impact More than 25 dwellings	application	\$8,205.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Renewable energy facility - Code	application	\$6,460.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Renewable energy facility - Impact	application	\$8,205.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Research and technology industry - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Research and technology industry - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Residential care facility - Code Up to 20 rooms/beds	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Residential care facility - Code 21 to 100 rooms/beds	application	\$4,185.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Residential care facility - Code greater than 100 rooms/beds	application	\$6,460.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Residential care facility - Impact Up to 20 rooms/beds	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Residential care facility - Impact 21 to 100 rooms/beds	application	\$6,300.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Residential care facility - Impact greater than 100 rooms/beds	application	\$8,205.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Resort complex - Code	application	POA	No	(a)	PA2016s51	
Planning - Urban and Regional	Resort complex - Impact	application	POA	No	(a)	PA2016s51	
Planning - Urban and Regional	Retirement facility - Code	application	\$6,460.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Retirement facility - Impact	application	\$8,205.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Roadside stall - Code	application	\$1,085.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Roadside stall - Impact	application	\$1,750.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Rooming accommodation - Code Up to 20 rooms/beds	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Rooming accommodation - Code 21 to 100 rooms/beds	application	\$4,185.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Rooming accommodation - Code greater than 100 rooms/beds	application	\$6,460.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Rooming accommodation - Impact Up to 20 rooms/beds	application	\$2,685.00	No	(a)	PA2016s51	

Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
Planning - Urban and Regional	Rooming accommodation - Impact 21 to 100 rooms/beds	application	\$6,300.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Rooming accommodation - Impact greater than 100 rooms/beds	application	\$8,205.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Rural industry - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Rural industry - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Rural workers' accommodation - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Rural workers' accommodation - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Sales office - Code	application	\$1,085.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Sales office - Impact	application	\$1,750.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Service industry - Code Up to 250 sq.m GFA	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Service industry - Code 251 sq.m or greater	application	\$4,185.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Service industry - Impact Up to 250 sq.m GFA	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Service industry - Impact 251 sq.m or greater	application	\$6,300.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Service station - Code	application	\$4,185.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Service station - Impact	application	\$6,300.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Shop - Code Up to 1,000 sq.m GFA	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Shop - Code 1,001 sq.m to 2,500 sq.m GFA	application	\$4,185.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Shop - Code greater than 2,500 sq.m GFA	application	\$6,460.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Shop - Impact Up to 1,000 sq.m GFA	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Shop - Impact 1,001 sq.m to 2,500 sq.m GFA	application	\$6,300.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Shop - Impact greater than 2,500 sq.m GFA	application	\$8,205.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Shopping centre - Code Up to 1,000 sq.m GFA	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Shopping centre - Code 1,001 sq.m to 2,500 sq.m GFA	application	\$4,185.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Shopping centre - Code greater than 2,500 sq.m GFA	application	\$6,460.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Shopping centre - Impact Up to 1,000 sq.m GFA	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Shopping centre - Impact 1,001 sq.m to 2,500 sq.m GFA	application	\$6,300.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Shopping centre - Impact greater than 2,500 sq.m GFA	application	\$8,205.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Short-term accommodation - Code Up to 20 rooms/beds	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Short-term accommodation - Code 21 to 100 rooms/beds	application	\$4,185.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Short-term accommodation - Code greater than 100 rooms/beds	application	\$6,460.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Short-term accommodation - Impact Up to 20 rooms/beds	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Short-term accommodation - Impact 21 to 100 rooms/beds	application	\$6,300.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Short-term accommodation - Impact greater than 100 rooms/beds	application	\$8,205.00	No	(a)	PA2016s51	

Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
Planning - Urban and Regional	Showroom - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Showroom - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Special industry - Code	application	POA	No	(a)	PA2016s51	
Planning - Urban and Regional	Special industry - Impact	application	POA	No	(a)	PA2016s51	
Planning - Urban and Regional	Substation - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Substation - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Telecommunications facility - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Theatre - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Telecommunications facility - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Theatre - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Tourist attraction - Code	application	POA	No	(a)	PA2016s51	
Planning - Urban and Regional	Tourist attraction - Impact	application	POA	No	(a)	PA2016s51	
Planning - Urban and Regional	Tourist park - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Tourist park - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Transport depot - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Transport depot - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Utility installation - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Utility installation - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Veterinary services - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Veterinary services - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Warehouse - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Warehouse - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Wholesale nursery - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Wholesale nursery - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Winery - Code	application	\$1,570.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Winery - Impact	application	\$2,685.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Undefined Use		Fee as determined by the Manager Development & Governance or Senior Planner	No	No		
Planning - Urban and Regional	Inconsistent Use		Normal Fee plus 50%	No	No		
Planning - Urban and Regional	Reconfiguration up to 2 Lots, all boundary realignments and access easement	application	\$1,040.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Reconfiguration up to 3 - 10 Lots	application	\$1,775.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Reconfiguration up to 26 - 50 Lots	application	\$7,725.00	No	(a)	PA2016s51	

Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
Planning - Urban and Regional	Reconfiguration up to 11 - 25 Lots	application	\$5,355.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Reconfiguration up to >50 Lots	application	\$12,355.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Application Fees - Combined Applications	application	POA	No	(a)	PA2016s49_s51	The fee shall be the combined total of all applicable fees unless otherwise determined by the Manager Development & Governance or Senior Planner
Planning - Urban and Regional	Applications involving a s242 Preliminary Approval	application	Normal fee plus \$8,065.00	No	(a)	PA2016s49	
Planning - Urban and Regional	Application Fees - Application Requiring Fee Determination	application	POA	No	(a)	PA2016s49_s51	Any development application which is deemed to be complex, unusual or of significant scale and likely to require 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.
Planning - Urban and Regional	Application Fees - Consultant Fees	application	POA	No	(a)	PA2016s49_s51	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.
Planning - Urban and Regional	Application for Compliance Assessment for Endorsement of Survey Plan (Base Fee)	application	\$590.00	No	(a)	PR2017 Schedule 18	
Planning - Urban and Regional	Endorsement of Survey Plan per lot fee (in addition to base fee) - based on DNRM valuation roll maintenance fee	lot	\$35.00	No	(a)	PR2017 Schedule 18	
Planning - Urban and Regional	Re-endorsement of a survey plan	application	\$255.00	No	(a)	PR2017 Schedule 18	
Planning - Urban and Regional	Endorsement of CMS/Easement/Covenant	document	\$340.00	No	(a)	PR2017 Schedule 18	
Planning - Urban and Regional	Application under a Superseded Planning Scheme for exempt or self assessable development	application	\$610.00	No	(a)	PA2016s29	The application fee for a Superseded Application is an additional cost to be added to application fee for the MCU/Rol/OW
Planning - Urban and Regional	Application under a Superseded Planning Scheme for Code or Impact	application	\$940.00	No	(a)	PA2016s29	
Planning - Urban and Regional	Extension of Relevant Period	application	Charge is 35% of current prescribed fee. Minimum fee \$500.00	No	(a)	PA2016s86	
Planning - Urban and Regional	Application to change Development Approval after appeal period ends	application	Charge is 50% of current prescribed fee. Minimum fee \$500.00	No	(a)	PA2016s52	
Planning - Urban and Regional	Application to change Development Approval after appeal period ends - Court Order	application	\$3,015.00 plus all legal costs including GST	Yes	(a)	PA2016s52	
Planning - Urban and Regional	Application to change a Compliance Certificate	application	\$290.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Application to change a Compliance Permit	application	\$750.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Additional fee to be paid based on % of current application fee- if prior to issue of Information Request - 25%	application	25%	No	(a)	PA2016s51	
Planning - Urban and Regional	Additional fee to be paid based on % of current application fee- if prior to the Decision Making period - 50%	application	50%	No	(a)	PA2016s51	
Planning - Urban and Regional	Additional fee to be paid based on % of current application fee- in Decision Making stage, but prior to report being completed - 75%	application	75%	No	(a)	PA2016s51	
Planning - Urban and Regional	Additional fee to be paid based on % of current application fee- after report is completed - 100%	application	100%	No	(a)	PA2016s51	
Planning - Urban and Regional	Refund based on % of application fee paid- if prior to issue of information Request - 75%		75%	No	(a)	PA2016s109	

Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
Planning - Urban and Regional	Refund based on % of application fee paid- if prior to the Decision Making period - 50%		50%	No	(a)	PA2016s109	
Planning - Urban and Regional	Refund of Development Application -lapsed application Application lapsed as not properly made application (s266 of SPA) - refund 80% of application fee paid		80% of application fee paid	No	(a)	PA2016s109	
Planning - Urban and Regional	Application to Cancel Development Approval	application	\$95.00	No	(a)	PA2016s84	
Planning - Urban and Regional	Lapsed application or approval - no refund applies in any other circumstance			No	No		
Planning - Urban and Regional	Application for works on Council road reserve involving an access (where associated with a MCU or Rol approval)	application	\$260.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Application for Advertising Sign	application	\$1,050.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Application for Clearing of Vegetation	application	\$455.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Base Fee	application	\$1,500.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Plus amount per lot	lot	\$130.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Other Operational Works Application (incl associated with Rol up to 5 lots)	application	1.5% of cost (min \$223 max \$10,000)	No	(a)	PA2016s51	
Planning - Urban and Regional	Plus amount per lot	lot	\$70.00	No	(a)	PA2016s51	
Planning - Urban and Regional	As a result of substantially amended plans Base Fee	application	\$825.00	No	(a)	PA2016s51	
Planning - Urban and Regional	(i) Landscape plans submitted by Landscape Architect or Landscape Designer and who will: (a) submit a conforming statement of compliance; and (b) undertake a final inspection; and (c) submit as constructed landscaping plans (where required)	application	\$530.00	No	(a)	PA2016s51	
Planning - Urban and Regional	(ii) Landscape plans submitted and not in accordance with (i) above	application	\$1,775.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Base Fee	application	\$365.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Plus amount per Lot	lot	\$15.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Base Fee	application	\$1,500.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Plus amount per Lot	lot	\$270.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Construction Monitoring of other Operational Works (incl. associated with Rol up to 5 lots)	application	1.5% of cost (min \$223 max \$10,000)	No	(a)	PA2016s51	
Planning - Urban and Regional	Re-inspection of Outstanding works and/or Early Plan Sealing Inspection	application	\$675.00	No	(a)	PA2016s51	
Planning - Urban and Regional	Bonds for construction Security and Defects Liability	application	5% of value of works (minimum \$1,000)	No	(a)	PA2016s51	
Planning - Urban and Regional	Bonds for Outstanding Works and Early Plan Sealing	application	150% of Value of Works Being Bonded	No	(a)	PA2016s51	
Planning - Urban and Regional	Kuranda town - Business and Village zone	space	\$9,935.00	No	No	PA2016s113	Vehicle space provided by Council off street
Planning - Urban and Regional	Kuranda town - other areas	space	\$2,480.00	No	No	PA2016s113	Vehicle space provided by Council off street
Planning - Urban and Regional	Mareeba town - Commercial, Business and Industry zone	space	\$6,300.00	No	No	PA2016s113	Vehicle space provided by Council off street
Planning - Urban and Regional	Mareeba town - other areas	space	\$2,480.00	No	No	PA2016s113	Vehicle space provided by Council off street
Planning - Urban and Regional	Other Towns	space	POA	No	No	PA2016s113	Vehicle space provided by Council off street
Planning - Urban and Regional	Parks Contribution	charge	\$4,700.00	No	No	PA2016s113	
Planning - Urban and Regional	Drainage	charge	\$4,700.00	No	No	PA2016s113	
Planning - Urban and Regional	Roads	charge	\$4,700.00	No	No	PA2016s113	
Planning - Urban and Regional	Mareeba - Water contribution	charge	\$4,700.00	No	No	PA2016s113	

Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
Planning - Urban and Regional	Mareeba - Sewerage contribution	charge	\$4,700.00	No	No	PA2016s113	
Planning - Urban and Regional	Water for Kuranda LLZ	charge	\$5,815.00	No	No	PA2016s113	Water for District/Area (Refer to Maps)
Planning - Urban and Regional	Water for Warrill HLZ	charge	\$9,375.00	No	No	PA2016s113	Water for District/Area (Refer to Maps)
Planning - Urban and Regional	Water for Mason HLZ	charge	\$7,885.00	No	No	PA2016s113	Water for District/Area (Refer to Maps)
Planning - Urban and Regional	Kuranda - Sewerage for Area 1	charge	\$4,700.00	No	No	PA2016s113	Refer to Maps
Planning - Urban and Regional	Kuranda - Sewerage for Area 2	charge	\$4,700.00	No	No	PA2016s113	Refer to Maps
Planning - Urban and Regional	Kuranda - Sewerage for Area 3	charge	\$7,865.00	No	No	PA2016s113	Refer to Maps
Planning - Urban and Regional	Kuranda - Sewerage for Area 4	charge	\$7,250.00	No	No	PA2016s113	Refer to Maps
Planning - Urban and Regional	Chillagoe - Water Contribution	charge	\$4,700.00	No	No	PA2016s113	
Planning - Urban and Regional	Dimbulah - Water Contribution	charge	\$4,700.00	No	No	PA2016s113	
Planning - Urban and Regional	Mt Molloy - Water Contribution	charge	\$4,700.00	No	No	PA2016s113	

8.11 FINANCIAL STATEMENTS PERIOD ENDING 30 APRIL 2020

Date Prepared: 1 May 2020

Author: Manager Finance

Attachments: 1. [Budgeted Income Statement by Fund 2019/20 Budget](#)

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with an overview of financial matters for the period 1 July 2019 to 30 April 2020.

RECOMMENDATION

That Council note the financial report for the period ending 30 April 2020.

BACKGROUND

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

For the period ending 30 April 2020, the actual results are in line with the year to date budget.

The budgeted figures reflect the 2019/20 Budget as adopted by Council at the 19 June 2019 meeting.

There are no issues or concerns to discuss or highlight at this stage. The large surplus is due to the rates income for the period January to June 2020 having been levied in February.

April 2020 - Snapshot

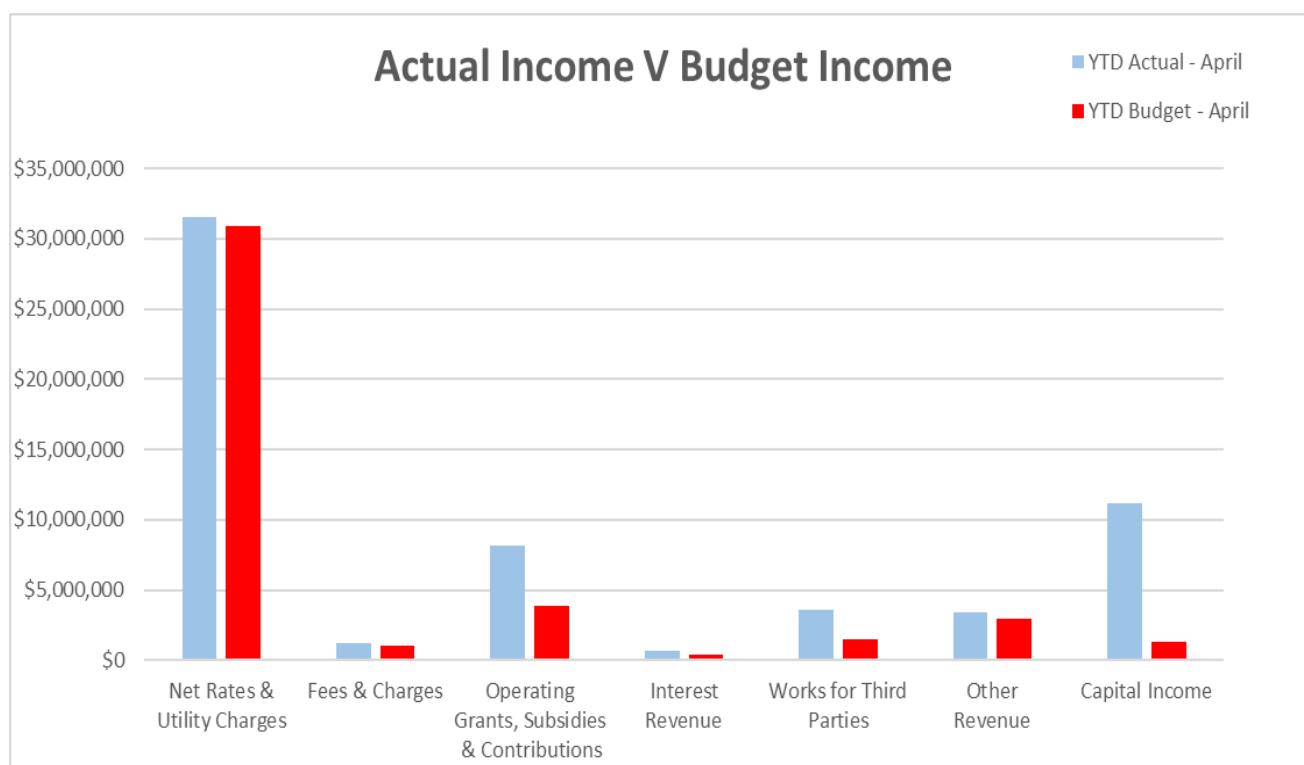
Total Operating Income	\$	48,564,215
Total Operating Expenditure	\$	40,918,910
Operating Surplus/(Deficit)	\$	7,645,305
Total Capital Income (grants, developer contributions)	\$	11,150,664
Net Result - Surplus/(Deficit)	\$	18,795,969

Council Officers have reviewed the operational budget and there are no major variances or issues to report. Any areas that may exceed the budget will be compensated with savings in other areas, and Officers will continue to monitor to find savings.

Income Analysis

Total income (including capital income of \$11,150,664) for the period ending 30 April 2020 is \$59,714,879 compared to the YTD budget of \$42,100,489.

The graph below shows actual income against budget for the period ending 30 April 2020.



	Actual YTD	Budget YTD	Note
Net Rates & Utility Charges	31,502,821	30,934,914	1
Fees & Charges	1,200,730	1,077,064	2
Operating Grants, Subsidies & Contributions	8,152,267	3,876,358	3
Interest Received	674,111	417,091	
Works for Third Parties	3,624,198	1,492,500	4
Other Revenue	3,410,088	3,005,014	5
Capital Income	11,150,664	1,297,548	6

Notes:

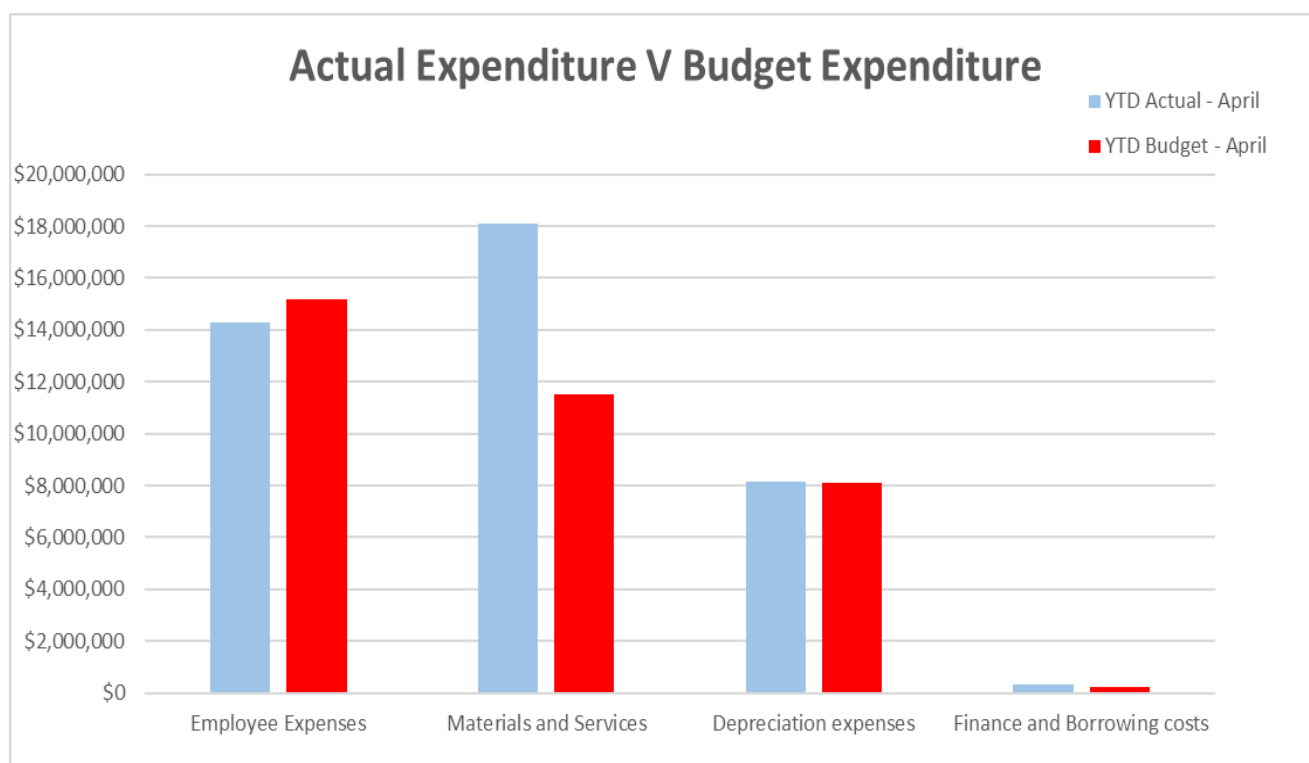
1. Rates for the half year 1 January 2020 to 30 June 2020 were issued 10 February 2020.
2. Fees and charges for building, plumbing and planning are below anticipated budget by \$159k.
3. Favourable variance is in relation to NDRRA income received for the 2018 event. This is not budgeted but will be completely offset with expenditure.

4. Favourable result due to 3rd party works which were not budgeted for. The associated costs form part of the operational expenses which were also not budgeted. The net impact of these additional works is likely to result in a small surplus.
5. Favourable variance due to the balance of payments through settlement of land sales at the Mareeba Industrial and Chillagoe Industrial Estate.
6. Council has received \$8.8M in capital grants (Ootann Road, Barang Street pump station, Cedric Davies Community Hub, Mareeba Airport upgrade, Dimbulah Pool filtration system, Road to Recovery, Rail Trail Feasibility Study grant, MIP Keegan Street expansion, Works for Queensland and Stronger Communities Program). \$240k in developer contributions have been received which are not reflected in the budget. Donated assets of \$2.1M have been recognised, of which \$1M relates to the Mareeba Community Hub.

Expenditure Analysis

Total expenses for the period ending 30 April 2020 is \$40,918,910 compared to the YTD budget of \$35,060,432.

The graph below shows actual expenditure against budget for the period ending 30 April 2020.



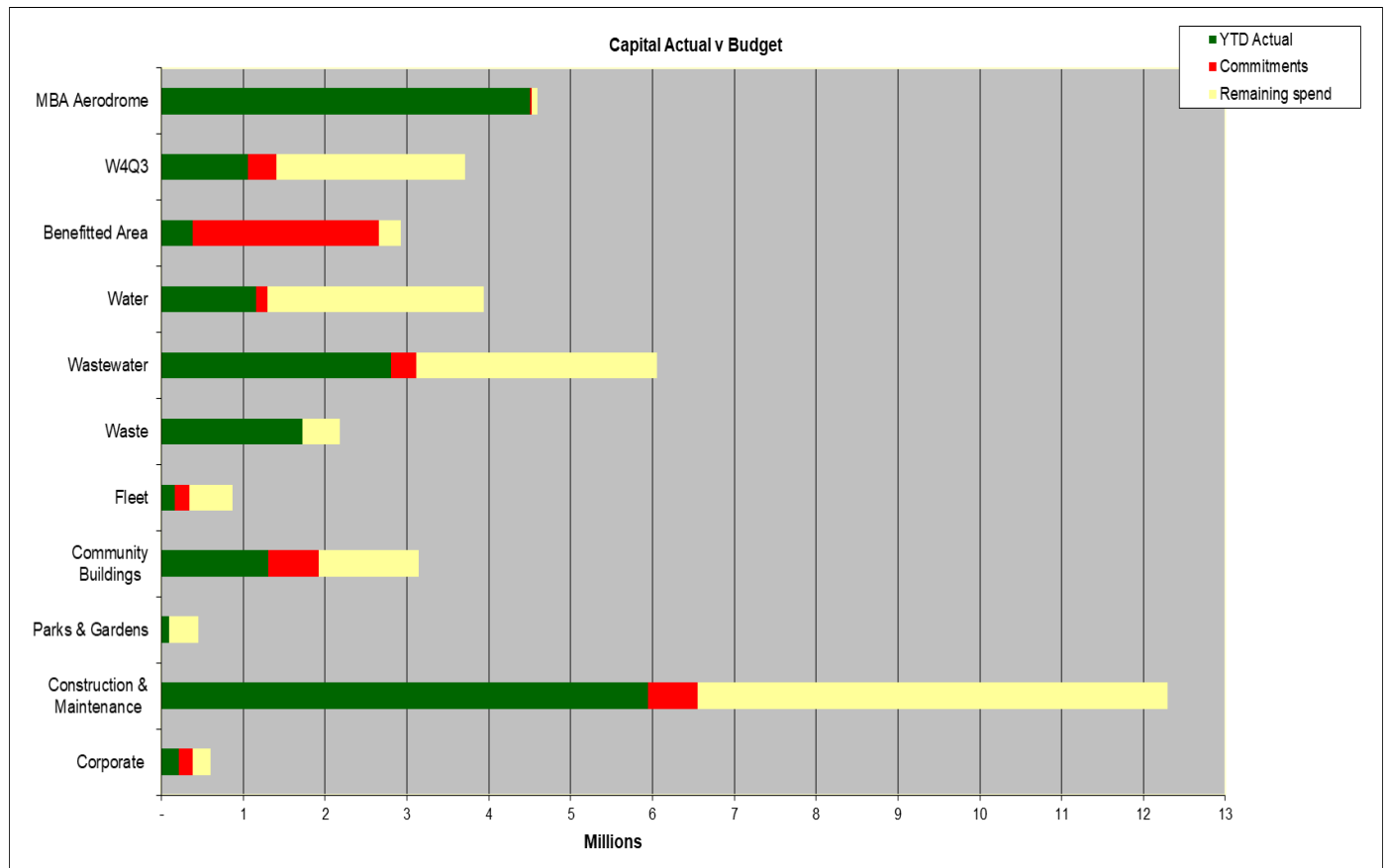
	Actual YTD	Budget YTD	Note
Employee expenses	14,295,697	15,166,839	1
Materials & Services	18,126,714	11,539,989	2
Depreciation expenses	8,169,989	8,108,231	
Finance & Borrowing costs	326,510	245,372	

Notes:

1. Employee expenses are tracking lower than budget due to the amount of leave taken in April.
2. The majority of this variance relates to NDRRA expenditure and additional 3rd party works. This will be offset by additional income.

Capital Expenditure

Total capital expenditure of \$24,114,497 (including commitments) has been spent for the period ending 30 April 2020 against the 2019/20 adjusted annual capital budget of \$40,926,186. This budget figure includes carry overs from 2018/19 of \$8,373,114 and new and additional funds required for 2019/20 capital projects of \$4,785,383. The figures have been updated as Council was successful in securing additional grants - \$40k as a 50% contribution towards the Kuranda Recreation Centre refurbishment and Chillagoe Hall external refurbishment, \$275k for Railway Avenue carpark upgrade and \$35k for Kuranda State College car park improvements.



Loan Borrowings

Council's loan balance is as follows:

QTC Loan - Mareeba Sewerage Treatment Plant \$4,293,667

Rates and Sundry Debtors Analysis

Rates and Charges

The total rates and charges payable as at 30 April 2020 are \$2,635,837 which is broken down as follows:

Status	30 April 2020		30 April 2019	
	No. of properties	Amount	No. of properties	Amount
Valueless land	17	693,190	17	658,416
Payment Arrangement	266	342,352	285	280,754
Collection House	169	822,317	577	1,183,359
Exhausted – awaiting sale of land	9	141,909	10	111,563
Sale of Land	-	-	1	14,866
Other (includes current rates) *	692	636,069	191	180,931
TOTAL	1,153	2,635,837	1,081	2,429,889

* Of this total, there are 121 properties with a rates balance of less than \$20.

The Rate Notices for the period ending 30 June 2020 were issued on 10 February 2020 with the discount due date being 13 March 2020. Total Gross Rates and Charges levied for this six (6) month period totalled \$17,998,668.35.

On 24 April 2020, 714 second reminder notices were issued with a total value of \$1,376,340.

Collection House collected \$26,882 for the month of April 2020.

Sundry Debtors

The total outstanding for Sundry Debtors as at 30 April 2020 is \$673,584 which is made up of the following:

Current	30 days	60 days	90 + days
\$502,923	\$55,329	\$74,928	\$40,404
75%	8%	11%	6%

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 2019/20 Budget

Consolidated

	Actual YTD	Budget YTD	2019/20 Budget
Revenue			
Rates and utility charges	33,419,603	32,928,414	32,928,414
Less Discounts and Pensioner Remissions	(1,916,782)	(1,993,500)	(1,993,500)
Net Rates and Utility Charges	31,502,821	30,934,914	30,934,914
Fees and Charges	1,200,730	1,077,064	1,245,717
Operating Grants and Subsidies	7,117,730	3,185,861	7,215,763
Operating Contributions	1,034,537	690,497	920,662
Interest Revenue	674,111	417,091	500,509
Works for Third Parties	3,624,198	1,492,500	1,791,000
Other Revenue	3,410,088	3,005,014	3,633,870
Total Operating Revenue	48,564,215	40,802,941	46,242,435
Expenditure			
Employee Expenses	14,295,697	15,166,839	18,329,611
Materials and Services	18,126,714	11,539,989	13,393,002
Depreciation expense	8,169,989	8,108,231	9,729,880
Finance and Borrowing costs	326,510	245,372	317,163
Total Operating Expenses	40,918,910	35,060,432	41,769,656
Operating Surplus/(Deficit)	7,645,305	5,742,509	4,472,779
Capital Income			
Capital Contributions	239,900	-	-
Capital Grants and Subsidies	8,792,456	1,297,548	10,428,798
Donated Assets	2,118,308	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	11,150,664	1,297,548	10,428,798
Net Result	18,795,969	7,040,057	14,901,577

Budgeted Income Statement by Fund 2019/20 Budget
General

	Actual YTD	Budget YTD	2019/20 Budget
Revenue			
Rates and utility charges	18,147,241	17,944,951	17,944,951
Less Discounts and Pensioner Remissions	(1,916,782)	(1,993,500)	(1,993,500)
Net Rates and Utility Charges	16,230,459	15,951,451	15,951,451
Fees and Charges	901,130	1,077,064	1,245,717
Operating Grants and Subsidies	7,112,730	3,185,861	7,215,763
Operating Contributions	3,657	-	-
Interest Revenue	354,323	241,667	290,000
Works for Third Parties	3,526,674	1,452,500	1,743,000
Other Revenue	2,157,515	1,527,514	1,865,270
Total Operating Revenue	30,286,487	23,436,057	28,311,201
Expenditure			
Employee Expenses	13,043,046	13,635,891	16,494,992
Materials and Services	10,623,528	3,802,852	4,407,198
Depreciation expense	5,497,697	5,404,183	6,485,022
Finance and Borrowing costs	226,647	146,250	185,000
Total Operating Expenses	29,390,918	22,989,176	27,572,212
Operating Surplus/(Deficit)	895,569	446,881	733,989
Capital Income			
Capital Contributions	141,617	-	-
Capital Grants and Subsidies	8,450,829	1,297,548	8,626,298
Donated Assets	2,118,308	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	10,710,755	1,297,548	8,626,298
Net Result	11,606,324	1,744,429	9,365,287

Budgeted Income Statement by Fund 2019/20 Budget
<u>Waste</u>

	Actual YTD	Budget YTD	2019/20 Budget
Revenue			
Rates and utility charges	3,836,309	3,806,598	3,806,598
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	3,836,309	3,806,598	3,806,598
Fees and Charges	244,323	-	-
Operating Grants and Subsidies	-	-	-
Operating Contributions	-	-	-
Interest Revenue	68,552	41,667	50,000
Works for Third Parties	35,000	-	-
Other Revenue	1,180,465	1,391,333	1,669,600
Total Operating Revenue	5,364,648	5,239,598	5,526,198
Expenditure			
Employee Expenses	373,887	331,439	393,821
Materials and Services	3,647,018	3,855,103	4,365,426
Depreciation expense	285,775	171,071	205,285
Finance and Borrowing costs	-	-	-
Total Operating Expenses	4,306,680	4,357,613	4,964,532
Operating Surplus/(Deficit)	1,057,968	881,985	561,666
Capital Income			
Capital Contributions	24,644	-	-
Capital Grants and Subsidies	54,314	-	190,000
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	78,958	-	190,000
Net Result	1,136,926	881,985	751,666

Budgeted Income Statement by Fund 2019/20 Budget
<u>Wastewater</u>

	Actual YTD	Budget YTD	2019/20 Budget
Revenue			
Rates and utility charges	4,999,152	4,954,374	4,954,374
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	4,995,246	4,954,374	4,954,374
Fees and Charges	55,278	-	-
Operating Grants and Subsidies	-	-	-
Operating Contributions	-	-	-
Interest Revenue	105,968	70,833	85,000
Works for Third Parties	681	2,500	3,000
Other Revenue	-	37,500	45,000
Total Operating Revenue	5,161,078	5,065,207	5,087,374
Expenditure			
Employee Expenses	338,634	446,436	536,235
Materials and Services	1,344,659	1,374,773	1,635,815
Depreciation expense	1,240,236	1,234,756	1,481,708
Finance and Borrowing costs	99,863	99,122	132,163
Total Operating Expenses	3,023,392	3,155,087	3,785,921
Operating Surplus/(Deficit)	2,137,686	1,910,120	1,301,453
Capital Income			
Capital Contributions	36,038	-	-
Capital Grants and Subsidies	235,561	-	462,500
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	271,599	-	462,500
Net Result	2,409,286	1,910,120	1,763,953

Budgeted Income Statement by Fund 2019/20 Budget
<u>Water</u>

	Actual YTD	Budget YTD	2019/20 Budget
Revenue			
Rates and utility charges	6,095,728	5,887,316	5,887,316
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	6,095,728	5,887,316	5,887,316
Fees and Charges	-	-	-
Operating Grants and Subsidies	5,000	-	-
Operating Contributions	-	-	-
Interest Revenue	74,186	20,833	25,000
Works for Third Parties	61,844	37,500	45,000
Other Revenue	41,603	26,667	32,000
Total Operating Revenue	6,278,361	5,972,316	5,989,316
Expenditure			
Employee Expenses	467,355	678,729	815,254
Materials and Services	2,334,200	2,273,312	2,712,759
Depreciation expense	1,085,776	1,226,577	1,471,893
Finance and Borrowing costs	-	-	-
Total Operating Expenses	3,887,332	4,178,618	4,999,906
Operating Surplus/(Deficit)	2,391,029	1,793,698	989,410
Capital Income			
Capital Contributions	37,600	-	-
Capital Grants and Subsidies	51,752	-	1,150,000
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	89,352	-	1,150,000
Net Result	2,480,381	1,793,698	2,139,410

Budgeted Income Statement by Fund 2019/20 Budget
<u>Benefited Area</u>

	Actual YTD	Budget YTD	2019/20 Budget
Revenue			
Rates and utility charges	341,173	335,175	335,175
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	341,173	335,175	335,175
Fees and Charges	-	-	-
Operating Grants and Subsidies	-	-	-
Operating Contributions	1,030,880	690,497	920,662
Interest Revenue	71,082	42,091	50,509
Works for Third Parties	-	-	-
Other Revenue	30,506	22,000	22,000
Total Operating Revenue	1,473,641	1,089,763	1,328,346
Expenditure			
Employee Expenses	72,775	74,343	89,309
Materials and Services	177,308	233,949	271,804
Depreciation expense	60,505	71,643	85,972
Finance and Borrowing costs	-	-	-
Total Operating Expenses	310,587	379,935	447,085
Operating Surplus/(Deficit)	1,163,054	709,828	881,261
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	-	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	-	-	-
Net Result	1,163,054	709,828	881,261

8.12 AUDITOR-GENERAL'S 2020 INTERIM REPORT

Date Prepared: 11 May 2020
Author: Manager Finance
Attachments: 1. [MSC 2020 Interim Report](#) ↓

EXECUTIVE SUMMARY

Section 213 of the *Local Government Regulation 2012* requires that the auditor-general's observation report be tabled at the next ordinary meeting of the local government following receipt of the report.

RECOMMENDATION

That Council receive and note the attached report.

BACKGROUND

Each financial year Council's financial statements must be audited and for the 2019/20 financial year Council's auditors are Grant Thornton as the contract auditors on behalf of Queensland Audit Office.

An auditor-general's observation report is a report about the audit prepared under section 54 of the *Auditor-General Act 2009* that includes observations and suggestions made by the auditor-general about anything arising out of the audit.

Auditors conducted an interim audit for the period 1 July 2019 to 31 March 2020 remotely from 13 to 17 April 2020.

No issues or matters were identified through the audit.

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil

Operating

Nil

RISK IMPLICATIONS

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

Nil



Mareeba Shire Council

**2020 Interim report to the
Mayor**

28 April 2020

**SENSITIVE**

28 April 2020

Mrs Angela Toppin
Mayor
Mareeba Shire Council
PO Box 154
MAREEBA QLD 4880

Dear Angela

2020 Interim report

We present to you our interim report for Mareeba Shire Council for the financial year ending 30 June 2020. This report details the results of our interim work performed to 31 March 2020. In this phase we assess the design and implementation of your internal controls, and whether they are operating effectively. To date our work has not identified any significant deficiencies in your internal controls.

This report also includes our assessment of your internal control framework; and a summary of significant deficiencies, control deficiencies, financial reporting and other matters identified to date. As per section 213 of the Local Government Regulation, you must present this report at the next ordinary meeting of the Council.

COVID-19 is testing the resilience and agility of entities as they tackle multiple challenges, such as looking after their staff, the community, changes to their internal controls and managing sustainable operations.

Council should continue to assess the impact of COVID-19 on its financial results and internal control environment. Key areas that the Council should consider, if not already assessed, are highlighted in our report in Section 2.

The *Auditor-General Act 2009* requires the auditor-general to report to parliament on an issue raised during an audit if he considers it to be significant.

If you have any questions or would like to discuss the audit report, please contact Shaye Rankine on 07 4046 8852 or me.

Yours sincerely

Andrew Cornes
Partner – Audit & Assurance

Enc.

cc. Peter Franks, Chief Executive Officer
Ruth Faulkner, Chair, Audit Committee

#3075889v4

Queensland Audit Office
Level 14, 53 Albert Street, Brisbane Qld 4000
PO Box 15396, City East Qld 4002

Phone 07 3149 6000
Email gao@qao.qld.gov.au
Web www.qao.qld.gov.au
 Queensland Audit Office (QAO)

1. Summary

Audit progress

Emerging risk—COVID-19	Issues identified / Action required
<p>COVID-19 poses several risks and challenges to entities globally and the Queensland public sector is no different. It is hard to determine the longevity of this pandemic, or the financial impact this may have. In Section 2 <i>Emerging risks</i> we have provided a summary of what these challenges may be for your organisation and what this means for your financial statements and the statutory deadlines.</p>	

Internal control assessment and issues	On track
<ul style="list-style-type: none"> • Testing of internal controls is completed for revenue, payroll and expenditure systems for the period 1 July to 31 March 2020. • Testing of related IT general controls has been completed. • Testing of internal controls for capital assets is awaiting the completion of the asset valuations. • Testing of internal controls for provision for restoration will be performed at the final site visit once internal assessments have been completed. • No deficiencies have been identified during interim procedures. • We have also assessed the elements of your internal control environment, as well as the progress made towards resolving prior year issues. <p>Based on the results of our testing completed to date, we have assessed your internal control environment as Effective, meaning the environment does support an audit strategy that can rely upon these controls.</p>	

Financial reporting issues and other matters	On track
<p>Two outstanding findings from prior years are in the process of being rectified and will be assessed as part of our final audit procedures. These items are:</p> <ul style="list-style-type: none"> - Completeness of accruals (FR18-1) - Excessive leave balances (FR19-1) 	

Areas of audit significance	On track
<ul style="list-style-type: none"> - Property, plant and equipment (including asset revaluation surplus and depreciation) – testing of the design and implementation of key controls and test of detail procedures will be completed during our final site visit in August 2020. - Revenue and receivables - we have tested the design, implementation and operating effectiveness of key controls for the period 1 July 2019 to 31 March 2020 with no deficiencies noted. Remaining procedures will be completed during our final site visit in August 2020. - Provision for restoration – testing of the design and implementation of key controls and test of detail procedures are planned for the final site visit in August 2020. - Financial sustainability reporting – procedures are planned for the final visit and our findings will be updated in our closing report at the conclusion of the final audit testing. 	

Milestones—financial reporting and audit deliverables	On track
<p>The next milestone is the submission of draft proforma financial statements on 31 May 2020 along with accounting papers on known accounting issues and the completion of the asset valuations.</p>	



SENSITIVE – until tabled in Council



2. Emerging risks

COVID-19 is testing the resilience and agility of entities as they tackle multiple challenges, such as supporting their staff and the community, and managing sustainable operations. Management should continue to assess the impact of COVID-19 on their financial results and internal control environment.

The AASB and AuASB are continuing to issue in-depth guidance to chief financial officers, audit committee members, directors and auditors refer [here](#).

We will continue to consider the implications of this pandemic and have identified the following key areas that may impact or be relevant to Mareeba Shire Council. Some of these risks also translates to a heightened risk of fraud that will require increased professional scepticism, both from management and auditors.

Area of concerns and associated risk	What to consider
<p>'Everyday' internal controls</p> <p>Most entities have expanded to some element of working from home to support social distancing. With any change in working arrangements comes an increased risk of controls failing, particularly manual controls and where controls previously operated with a high level of management oversight within an office environment.</p>	<p>Remain vigilant with your monitoring of internal controls during this time. This could mean your entity may need to implement new controls or revise current controls to accommodate the new work environment.</p> <p>We have recently issued a blog on impact of operational controls under new working arrangements on our website.</p>
<p>Information technology and cyber security</p> <p>Entities' exposure to cyber security risks increases in vulnerable and uncertain times as their resources are focused on being re-deployed to address critical matters. There is also a risk that identifying cyberattacks may be potentially delayed causing financial and/or reputational risks.</p>	<p>Entities will need to periodically remind everyone of the increased cyber security risks in these times so their staff remain vigilant.</p> <p>Multi-factor authentication, if not already in place, should be activated immediately.</p> <p>Information technology staff should maintain visibility across the network. This will allow to proactively monitor the cyber environment and respond quickly if potential attack is in progress.</p>
<p>Valuation of property, plant and equipment</p> <p>Economic uncertainty may impact the ability of valuers to accurately perform comprehensive and/or desktop valuations and meet the fair value measurement requirements of AASB 13.</p>	<p>Entities may need to consider a number of factors depending on whether the fair value is determined using current replacement cost or income based approach.</p> <p>Refer to Appendix C—Valuation considerations for detailed guidance. We have also released a blog on this issue on our website.</p>
<p>Accounting for leases</p> <p>As a result of COVID-19, some entities (those accounting for as a lessee in a lease) may receive 'rent holidays' and other exemptions from their lessors.</p> <p>This could have an impact on the accounting of the right of use assets and the associated liabilities.</p>	<p>In assessing whether there has been a change in the scope of the lease, entities should consider whether there has been a change in the right of use conveyed to the lessee by the contract—examples of a change in the scope of a lease include adding or terminating the right to use one or more underlying assets, or extending or shortening the contractual lease term.</p> <p>A rent holiday or rent reduction alone is not a change in the scope of a lease.</p> <p>Speak to your QAO contact to understand how this may impact your situation.</p>
<p>Impairment of receivables</p> <p>There is an increased likelihood that debtors may take longer to pay and, in some instances, not be able to pay their obligations at all.</p>	<p>Based on reasonable and supportable information, reassess whether there has been a change in the risk of default by the debtor. If it is deemed that the risk of default does exist, determine the probability of default and the loss that is likely to arise.</p>













Area of concerns and associated risk	What to consider
<p>Financial statement disclosure</p> <p>Several disclosures in the financial statements will be impacted</p>	<p>Revisit the going concern assessment disclosed in the financial statements.</p> <p>Consider the appropriateness of the classification of debts between current and non-current.</p> <p>Consider disclosing additional information about significant judgement and estimates</p>

Some of these risks also heightens the risk of fraud. Management should enhance the controls in place to detect any fraudulent activities that entities may be exposed to. As auditors, we consider fraud risk to be pervasive to the financial statements and will increase our professional scepticism in carrying out the audit of the financial statements of Mareeba Shire Council.






3. Internal control issues

The following table summarises our reporting on deficiencies in internal controls.

	Number of significant deficiencies		Number of deficiencies		Rating
	Current year issues	Prior year unresolved issues	Current year issues	Prior year unresolved issues	
 Control environment Structures, policies, attitudes and values that influence daily operations	-	-	-	-	
 Risk assessment Processes for identifying, assessing and managing risk	-	-	-	-	
 Control activities Implementation of policies and procedures to prevent or detect errors and safeguard assets	-	-	-	-	
 Information and communication Systems to capture and communicate information to achieve reliable financial reporting	-	-	-	-	
 Monitoring activities Oversight of internal controls for existence and effectiveness	-	-	-	-	

Significant deficiencies and deficiencies

No significant deficiencies or deficiencies were identified from testing of controls for the period 1 July 2019 to 31 March 2020.

-  **Effective**
No significant deficiencies identified.
-  **Generally effective**
One significant deficiency identified.
-  **Ineffective**
More than one significant deficiency identified.



#3075889v4SENSITIVE – until tabled in Council

4. Financial reporting issues and other matters

The following table summarises the status of financial reporting issues identified through our audit as at 31 March 2020.

Financial reporting issues and other matters							
	Prior year			Current year			
	Unresolved	Resolved - current year	Re-raised - current year	Not yet due	Unresolved	Resolved pending QAO verification	Resolved
High risk	-	-	-	-	-	-	-
Medium risk	1	-	-	-	-	-	-
Low risk	-	-	-	-	-	-	-
*Other matters	1	-	-	-	-	-	-

*Queensland Audit Office only tracks resolution of other matters where management has committed to implementing action.

Other matters



No other matters were identified through our audit as at 31 March 2020.



5. Prior year issues

Status

The following table summarises the status of issues and other matters reported by audit in prior years.

Reference	Rating	Issue	Status
Financial reporting issues			
18FR-1		Completeness of accruals No accrual was processed for capital expenditure incurred up to the reporting date. Action date: 30 June 2020	Process implemented by management to consider completeness of accruals at year-end. Resolved, pending audit review.
Other matters			
19FR-1		Excessive leave balances Action date: 30 June 2020	Leave management plan implemented by management to reduce leave balances. Resolved, pending audit review.






#3075889v4SENSITIVE – until tabled in Council






Appendix A—Our rating definitions

Internal rating definitions

	Definition	Prioritisation of remedial action
Significant deficiency 	<p>A significant deficiency is a deficiency, or combination of deficiencies, in internal control that requires immediate remedial action. Also, we increase the rating from a deficiency to a significant deficiency based on:</p> <ul style="list-style-type: none"> the risk of material misstatement in the financial statements the risk to reputation the significance of non-compliance with policies and applicable laws and regulations the potential to cause financial loss including fraud, or where management has not taken appropriate timely action to resolve the deficiency. 	<p>This requires immediate management action to resolve.</p>
Deficiency 	<p>A deficiency arises when internal controls are ineffective or missing, and are unable to prevent, or detect and correct, misstatements in the financial statements. A deficiency may also result in non-compliance with policies and applicable laws and regulations and/or inappropriate use of public resources.</p>	<p>We expect management action will be taken in a timely manner to resolve deficiencies.</p>
Other matter 	<p>An other matter is expected to improve the efficiency and/or effectiveness of internal controls, but does not constitute a deficiency in internal controls. If an other matter is not resolved, we do not consider that it will result in a misstatement in the financial statements or non-compliance with legislative requirements.</p>	<p>Our recommendation may be implemented at management's discretion.</p>

Financial reporting issues

	Potential effect on the financial statements	Prioritisation of remedial action
High 	<p>We assess that there is a high likelihood of this causing a material misstatement in one or more components (transactions, balances and disclosures) of the financial statements, or there is the potential for financial loss including fraud.</p>	<p>This requires immediate management action to resolve.</p>
Medium 	<p>We assess that there is a medium likelihood of this causing a material misstatement in one or more components of the financial statements.</p>	<p>We expect management action will be taken in a timely manner.</p>
Low 	<p>We assess that there is a low likelihood of this causing a material misstatement in one or more components of the financial statements.</p>	<p>We recommend management action to resolve; however, a decision on whether any action is taken is at management's discretion.</p>



Appendix B—Information on internal controls



What is internal control?

'Internal control' is the processes, systems, records and activities that your entity designs, implements and maintains to provide you with reasonable assurance about the achievement of organisational objectives regarding:

- reliability of financial reporting
- effectiveness and efficiency of operations
- compliance with applicable laws and regulations.

Your governing body and executive management collectively are responsible for preparing reliable financial statements in accordance with generally accepted accounting principles. They are similarly responsible for maintaining effective internal control over financial reporting.

Our assessments of your internal control framework

The auditing standards that we must comply with require us to understand and assess those aspects of your internal control that relate to our financial statement audit objectives. In the planning phase of our audit, we sought to understand and evaluate how controls are designed and implemented. We communicated to you the results of our analysis in our external audit plan.

If we decide that we can rely on your controls, we must then test them to confirm they operated effectively. The results of our testing may highlight deficiencies in your internal controls. We assess whether any identified deficiencies in internal control constitute, individually or in combination, a significant deficiency in internal control.

Limitations of our reporting on internal control deficiencies

No system of internal control can provide absolute assurance about the absence of error or compliance. Even in the absence of identified control weaknesses, inherent limitations in your internal controls over financial reporting may not prevent or detect material misstatements.



Appendix C—Valuation considerations



Public sector entities in Queensland comprehensively fair value their property, plant and equipment at least once every five years. However, valuation policies of entities also require that specific appraisals be undertaken where an asset class has experienced significant and volatile changes in value (that is, 20 per cent or more).

The current economic downturn may impact the fair value of the assets. Each entity’s situation needs to be considered individually. However, here are our general thoughts on whether we think asset classes are likely to move by more than 20 per cent over a short period.

Valuation basis	Our assessment
Current replacement cost	<ul style="list-style-type: none"> Given the nature of these assets are long term, our experience tells us that the key drivers for the valuation inputs for these asset classes are rarely volatile. Condition and useful lives of these long-term assets are also unlikely to be impacted as a result of COVID-19.
Income based valuation	<ul style="list-style-type: none"> Discount rates are expected to be impacted, particularly post February 2020. Cash flow forecast would need to be revisited due to: <ul style="list-style-type: none"> economic and financial announcements and directions, including ministerial directions are likely to impact cash flows re-prioritisation in deploying resources.

In addition to the economic downturn, entities will have to consider the impact of restrictions that have been posed that prevent site visits by external valuers. This will impact local governments that are located in rural, remote and indigenous locations where some councils have restricted access to their communities to prevent the spread of COVID-19. Where such travel restrictions have been placed, entities will need to consider suitable alternatives such as those below.

Valuation factors	Consideration points
Gross replacement cost	<ul style="list-style-type: none"> Using internal models (for internally constructed assets) or recent purchase price (assets acquired externally) to support unit rates. Where internal models are not workable, indexation is often enough for gross replacement cost. However, before relying on an index, consider whether: <ul style="list-style-type: none"> there have been any significant changes in unit rate categories since acquisition or the last detailed revaluation there has been a notable change in the modern substitute asset since the last detailed revaluation your engineering and finance staff have sufficient information to cost the modern substitute and make adjustments for the differences in service levels between the modern substitute and the existing asset.
Useful lives	<ul style="list-style-type: none"> Review the standard useful lives for each component and document the reasonableness of these useful lives. Review for individual assets whose useful lives are deviating from the standard life and adjust, as necessary.

Materiality should also be considered when assessing valuations. Rolling valuations may mean that only one or two asset classes are due for a comprehensive valuation this year. If the most material classes are still within their cycle, and it is only one of the smaller classes due for revaluation this year, it may be possible to defer the specific appraisal of the smaller classes of assets and perform an alternative overall assessment.

We understand that you may have trouble completing your valuation in accordance with your planned timetables. Please continue to discuss your specific circumstances and timetables with your engagement leader.



qao.qld.gov.au



- [Suggest a performance audit topic](#)
- [Contribute to a performance audit in progress](#)
- [Subscribe to news](#)
- [Connect with QAO on LinkedIn](#)

Sri Narasimhan
T: 07 3149 6208
M: qao@qao.qld.gov.au

T: 07 3149 6000
M: qao@qao.qld.gov.au
W: qao.qld.gov.au
53 Albert Street, Brisbane Qld 4000
PO Box 15396, City East Qld 4002



#3075889v4SENSITIVE – until tabled in



8.13 COVID-19 RESPONSE PACKAGE

Date Prepared: 30 April 2020
Author: Manager Finance
Attachments: Nil

EXECUTIVE SUMMARY

Due to the Coronavirus (COVID-19) economic impact the outbreak has caused it is proposed that Council supports the community through these challenging times, by implementing a range of initiatives.

At this stage it is not possible to determine how long the restrictions that have been put in place by the State and Federal Government will last and hence it is difficult to determine the exact extent of the impact and what Council can do to respond.

The range of recommendations below will be reviewed on an ongoing basis and adjusted as and when necessary. This COVID-19 package is potentially in excess of \$1.1m.

RECOMMENDATION

That Council approve the recommendations as listed in the report.

BACKGROUND

Council recognises that due to the coronavirus and the restrictions imposed at a Federal and State level to minimise the outbreak has caused financial hardship across our Shire. Council will implement the following recommendations to support the community. While the largest component is a potential Rates rebate which will provide relief to a large number of ratepayers its full extent of will be finalised and decided on when Council adopts its budget.

1. Community Groups Rates & Charges

Council grants a commission to Council approved not-for-profit community, recreation and sporting groups based on the level of commerciality of the group. Community groups are assessed according to their level of commerciality, and assigned (by Council) to one of two community group types;

- Type A Community Group - limited commerciality. (*The group's revenue raising streams are limited to membership fees, community donations, minor event charges, raffles and other fundraising and food canteen. If the group has a bar, then patrons are mainly members and limited profit is made.*)
- Type B Community Group - substantial commerciality. (*The group's revenue raising streams include those of Type A Groups but also include the regular operation of a bar and commercial kitchen, gaming machines, charge industry recognised gate entry fees and commercial sponsorship.*)

The rebates are as follows;

Type	Type A Community Group - limited commerciality	Type B Community Group - substantial commerciality
General Rate	100% remission	50% up to a maximum of \$1,000 per year
Charges (Sewerage and water access and waste management levy)	100% remission	20% up to a maximum of \$200 per year
Rural Fire Levy/Special Levies	100% remission	100% remission

Recommendation

It is recommended that Type B Community Groups are reclassified to Type A from 1 July 2020 until such time as the restrictions are lifted and they can recommence trading.

2. Mareeba Leagues Club

The Mareeba Leagues Club is a not-for-profit community based organisation and leases the premises from Council. Due to them not trading because of the restrictions, they are requesting rent relief.

A rental payment to the State Government for the Mareeba Leagues Club site is a charge which Council has no control. The State Government has indicated that it will continue to raise this charge and as a result, Council will be required to pass this portion of the rent onto the Mareeba Leagues Club.

Recommendation

It is recommended that Council provide partial rent relief from 26 March 2020 until such time as the Federal and/or State Government restrictions are lifted and the Club is trading again.

3. Outstanding Rates

Council issued rate notices on 10 February 2020 for the period 1 January to 30 June 2020 in which the discount period ended on 13 March 2020.

Current policy provides the opportunity for ratepayers to enter into an arrangement to pay rates in which the terms are to be paid within the six-month period, in this case 30 June 2020. Council will extend the payment arrangement terms from 30 June 2020 to 31 December 2020.

The policy also set out the following process;

- After 1st reminder notices are due, balances are updated of the files already with Collection House and Collection House commences their processes
- 2nd reminder notices are run, only for those properties that have the current outstanding rates due – gives them another 14 days
- After 2nd notices are due – then new files are sent to Collection house.

In light of the current situation, Council;

- Generated reminder notices, for all properties that have outstanding rates
- Once these are due – will send all the outstanding files to Collection House.

Council will not proceed with any legal action with the exception of one ratepayer that Council has been dealing with prior to the COVID-19 pandemic and has had a large outstanding debt for a considerable amount of time. He has failed to adhere to numerous arrangements to pay this debt.

Collection House have the capacity to assist Council in supporting our community and as an alternative this time (due to not proceeding with legals) they are offering to assist Council calls to customers with conversations focussing on how they may be impacted and how we can work with them to service their rates in order to avoid increased financial burden down the track - offering payment plans and referring severe hardship cases back to Council.

Payment arrangement terms for the August 2020 levy will be reviewed at the time Rate Notices are issued.

Recommendation

It is recommended that Council;

1. does not commence any legal action for the non-payment of Rates until after 31 December 2020
2. extends the period which ratepayers can enter into arrangements to pay from 30 June 2020 to 31 December 2020.

4. Interest on outstanding rates

Currently the interest charged on outstanding rates is 9.83%. For the 2020/21 financial year the new rate will be 8.53%. Council will continue to charge interest, however, any request for interest assistance, will be assessed on individual cases and the ratepayer must prove financial hardship by providing Centrelink documentation and a letter from their employer. If approved Council will reduce the interest charged to 2%.

Recommendation

It is recommended that Council allows for a reduction in the interest rate on overdue rates to be reduced to 2% for ratepayers who are in financial hardship until 31 December 2020.

5. Interest free loans

Council currently has four (4) interest free loans. It is recommended that Council accepts requests from these community organisations to defer repayments whilst impacted by COVID-19 operating restrictions.

Recommendation

It is recommended that Council accepts requests from these community organisations to defer repayments whilst impacted by COVID-19 operating restrictions.

6. Mareeba Heritage Centre

An annual financial assistance is provided to the Mareeba Heritage Centre in accordance with the Management Agreement and comprises of a grant and donation.

While it is recommended that the donation be paid in full. However the grant component, which covers the cost of the Heritage Centre operating the Mareeba Visitor Information Centre on

Council's behalf be reduced in 2020/21. The reduction will be based on the period that the Mareeba Visitor Information Centre is not operating.

Recommendation

It is recommended that Council;

1. Pay the donation in full for 200/21
2. Reduce the grant covering the VIC expenses on a pro rata basis for the period it is closed.

7. Aged Housing

A comprehensive rent review was due to occur in April/May 2020. Due to social distancing and COVID-19 restrictions this is now being undertaken as a desktop review. Any applicable rent increases will be deferred until September 2020. This will ensure that rentals are kept at current rates for up to two (2) months longer with increases being applied .

Recommendation

It is recommended that Council;

1. undertakes a desktop rent review in 2020
2. defer Aged Housing rent increases until 30 September

8. Food Licence Renewals

As per the Council Resolution on 22 April 2020, all food licences issued under the Food Act 2006 are extended at no charge until 30 September 2020.

9. Goods on Footpaths

As the food licence renewals above have been extended to 30 September 2020 it is recommended that Goods on Footpaths permits are also extended to that date.

Recommendation

It is recommended that Council extend Goods and Footpath permits until 30 September 2020

10. Wage increase for 2020/21

As per Council Resolution on the 15 April 2020, Councillors will not receive the 2% wage increase as determined by the Remuneration Tribunal rating, effective 1 July 2020.

In addition, any staff wage/salary increases that are at the discretion of Council will be deferred until further notice.

11. 2020/21 Budget considerations

When Council considers its budget, it includes the ability to provide the following COVID-19 rebate on rates and certain charges to offset the annual increases, should the situation so warrant at the time when rates notices are issued. This would potentially include General Rates, Sewerage, Water Access and Waste Management Levy, equivalent to 2.5%, for all properties in:

- General Rate Category A Residential;
- General Rate Category B Multi Units;
- General Rate Category M Rural Residential; and
- General Rate Category C Non-Residential (commercial).

Recommendation

It is recommended that Council consider a COVID-19 rebate for certain rating categories during the budgeting process.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Nil

Operating

The COVID-19 assistance package will potentially cost \$1.1m.

Is the expenditure noted above included in the current budget?

Will be accounted for in the 20/21 budget.

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.

8.14 GENERAL AND FINANCE FEES AND CHARGES 2020/21

Date Prepared: 6 May 2020

Author: Manager Finance

Attachments: 1. [General and Finance Fees and Charges 2020/21](#) ↓

EXECUTIVE SUMMARY

This report details the proposed General and Finance Fees and Charges for 2020/21.

RECOMMENDATION

That Council adopts the attached General and Finance Fees and Charges for 2020/21.

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.

Category	Sub-Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
General & Finance	General	Rates Search Fee	property	\$74.00	NO	(c)	LGR 2012 S104	
General & Finance	General	Water Meter Reading fee	search	\$62.00	NO	(c)	LGR 2012 S101	
General & Finance	General	Dishonoured Cheque Fee	cheque	\$52.00	YES	No		
General & Finance	Right to Information	Application Fee	application	As per RTI regulation	NO	(c)	RTIR 2009 54	
General & Finance	Right to Information	Searching, Retrieving & Supervising (for each 15 minutes or part thereof)	15 mins (or part thereof)	As per RTI regulation	NO	(c)	RTIR 2009 55	No charge for 2 hours or less of processing time
General & Finance	Right to Information	Photocopies of Documents (A4, B&W, per copy)	copy	As per RTI regulation	NO	(c)	RTIR 2009 56	Charges subject to change. Please confirm RTI fees with the Rights to Information Officer before charging customer.

8.15 CEMETERIES FEES AND CHARGES 2020/21

Date Prepared: 1 May 2020

Author: Manager Systems and Customer Officer

Attachments: 1. Cemeteries Fees and Charges 2020/21 [↓](#)

EXECUTIVE SUMMARY

This report presents the proposed Cemeteries Fees and Charges for 2020/21.

RECOMMENDATION

That Council adopt the attached Cemeteries Fees and Charges 2020/21.

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.

Costs for services are reviewed annually. Each relevant department is responsible for the setting of these fees and charges.

While Council generally applies a cost recovery model, charges are discounted wherever possible, to keep costs within this area affordable. In the attached proposed fee scheme most services have undergone minimal increases.

RISK IMPLICATIONS

Nil

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.

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 Fees and Charges, will be published on Council's Website and provided to relevant funeral directors and stonemasons.

Category	Sub-Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
Cemeteries	Reservation	Grave, Above Ground Vault	plot	\$583.00	YES	No		
Cemeteries	Reservation	Child - Grave, Above Ground Vault	plot	\$292.00	YES	No		Child - Less than 9 years old.
Cemeteries	Reservation	Mausoleum Wall	plot	\$8,100.00	YES	No		
Cemeteries	Reservation	Mausoleum Free Standing	plot	\$3,886.00	YES	No		
Cemeteries	Reservation	Niche (Single)	niche	\$376.00	YES	No		
Cemeteries	Reservation	Niche (Double)	niche	\$437.00	YES	No		
Cemeteries	Interment (in addition to reservation fee)	Interment - Grave	plot	\$1,698.00	YES	No		Second and subsequent interments in the same plot do not incur a reservation fee.
Cemeteries	Interment (in addition to reservation fee)	Interment Child - Grave	plot	\$849.00	YES	No		Child - Less than 9 years old. Second and subsequent interments in the same plot do not incur a reservation fee.
Cemeteries	Interment (in addition to reservation fee)	Above Ground Vault, Mausoleum Wall, Mausoleum Free Standing	plot	\$562.00	YES	No		Second and subsequent interments in the same plot do not incur a reservation fee.
Cemeteries	Interment (in addition to reservation fee)	Ashes (Niche; includes installation of plaque)	niche	\$411.00	YES	No		Second and subsequent interments in the same plot do not incur a reservation fee.
Cemeteries	Interment (in addition to reservation fee)	Ashes (In ground)	plot	\$411.00	YES	No		Second and subsequent interments in the same plot do not incur a reservation fee.
Cemeteries	Interment Surcharge	Weekends and public holidays	Interment	\$1,294.00	YES	No		
Cemeteries	Plaque	Cost of plaque including freight	plaque	POA	YES	No		
Cemeteries	Plaque	Plaque installation - Lawn Cemetery	plaque	\$176.00	YES	No		
Cemeteries	Plaque	Plaque installation - Niche (if not installed at interment)	plaque	\$176.00	YES	No		
Cemeteries	Shelter Hire(Optional)	First shelter - Weekdays excluding public holidays	shelter	\$77.00	YES	No		
Cemeteries	Shelter Hire(Optional)	Second shelter - Weekdays excluding public holidays	shelter	\$35.00	YES	No		
Cemeteries	Shelter Hire(Optional)	First shelter - Weekends and public holidays	shelter	\$154.00	YES	No		
Cemeteries	Shelter Hire(Optional)	Second shelter - Weekends and public holidays	shelter	\$77.00	YES	No		
Cemeteries	Chair Hire(Optional)	Weekdays excluding public holidays (per 10)	10 chairs	\$105.00	YES	No		
Cemeteries	Chair Hire(Optional)	Weekends and public holidays (per 10)	10 chairs	\$176.00	YES	No		
Cemeteries	Miscellaneous	Construction of a memorial	plot	\$314.00	YES	No		
Cemeteries	Miscellaneous	Exhumation	plot	At cost	YES	No		
Cemeteries	Miscellaneous	Removal of slab or headstone	plot	At cost	YES	No		
Cemeteries	Miscellaneous	Concrete Pillars	pillar	\$270.00	YES	No		

8.16 LIBRARY SERVICE FEES AND CHARGES 2020/21

Date Prepared: 6 May 2020

Author: Manager Community Wellbeing

Attachments: 1. [Library Service Fees and Charges 2020/21](#) ↓

EXECUTIVE SUMMARY

This report presents the recommended 2020/21 fees for the Mareeba Shire Library Service for Council's approval.

RECOMMENDATION

That Council adopts the attached Library Service Fees and Charges for 2020/21.

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.

The underlying basis for the proposed fees and charges is to support cost recovery, with the exception being the Inter-library loan fee which is prescribed by the State Library of Queensland.

The methodology includes a review of the actual cost to deliver the service and indexation of 2.5% in line with the Long-Term Financial Plan recommendation.

The recommended Library Service fees and charges for 2020/21 are attached.

RISK IMPLICATIONS**Legal and Compliance**

Local Government Act 2009.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS**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.

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

IMPLEMENTATION/COMMUNICATION

On adoption of the 2020/21 Fees and Charges, the Library Management System, Council's website and Library materials will be updated.

Category	Sub-Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
Libraries	Charges	Damaged item charges - items deemed unusable	Item	Cost + \$15.50	YES	No		The damaged item must be returned or the charge will be processed as a "Lost Copy" with the applicable charges applying.
Libraries	Charges	Visitor membership fee	2 years	\$20.00	YES	No		
Libraries	Charges	Replacement CD/DVD cover/cases	Item	\$5.50	YES	No		
Libraries	Charges	Replacement membership card	card	\$6.00	YES	No		
Libraries	Charges	Library bags	bag	\$6.00	YES	No		
Libraries	Charges	Sale of Library Collection Items	unit	\$0.50 for Magazines & \$2.00 for all other items	YES	No		Library Coordinator has delegated authority to vary the cost at any time for operational reasons.
Libraries	Photocopying	Black & white - A4 per side	A4 page	\$0.30	YES	No		
Libraries	Photocopying	Black & white - A3 per side	A3 page	\$0.60	YES	No		
Libraries	Printing	Black & white - A4 page	A4 page	\$0.30	YES	No		
Libraries	Printing	Colour - A4 page	A4 page	\$1.00	YES	No		
Libraries	Internet	National & State Library online databases	hour	No charge	NO	No		
Libraries	Internet	USB Stick	Item	\$6.00	YES	No		
Libraries	Internet	WiFi	hour	No charge	NO	No		
Libraries	Full PC Use	Library member, additional time per 1/2 hour or part thereof	30 min	\$2.00	YES	No		No cost for the first hour, with fees to apply thereafter depending on availability.
Libraries	Full PC Use	Library member + Concession Card (Seniors, Veterans, Health Care), additional time per 1/2 hour or part thereof	30 min	\$1.00	YES	No		No cost for the first hour, with fees to apply thereafter depending on availability.
Libraries	Full PC Use	Non-Library members, additional time per 1/2 hour or part thereof	30 min	\$3.00	YES	No		No cost for the first hour, with fees to apply thereafter depending on availability.
Libraries	Full PC Use	Non-Library members, additional time per hour or part thereof	60 min	\$6.00	YES	No		No cost for the first hour, with fees to apply thereafter depending on availability.
Libraries	Inter Library Loan (ILL)	University Loan charge	university library	\$16.50	YES	No		
Libraries	Inter Library Loan (ILL)	Processing Charge for uncollected items	uncollected item	\$16.00	YES	No		
Libraries	Inter Library Loan (ILL)	Replacement Inter Library Loan wrapper	Item label	\$5.00	YES	No		
Libraries	Inter Library Loan (ILL)	Freight	Item	\$2.50	YES	No		

8.17 VISITOR INFORMATION CENTRE TOURISM BROCHURE DISPLAY FEES AND CHARGES 2020/21

Date Prepared: 8 May 2020

Author: Manager Community Wellbeing

Attachments: 1. VIC Tourism Brochure Display Fees and Charges 20/21 [↓](#)

EXECUTIVE SUMMARY

This report presents the Visitor Information Centre Tourism Brochure Fees and Charges 2020/21 for Council's approval.

RECOMMENDATION

That Council adopt the Visitor Information Centre Tourism Brochure Fees and Charges for 2020/21, which remain unchanged due to the COVID-19 pandemic impacts on the tourism industry.

BACKGROUND

The Visitor Information Centre Tourism Brochure Fees and Charges 2020/21, developed in collaboration with Tablelands Regional Council, are based on those charged by Tropical Tablelands Tourism. It is recommended that the fees and charges for 2020/21 remain unchanged due to the COVID-19 impacts on the tourism industry.

The recommended fees are:

- \$140 per annum in line with the Bronze membership fee of Tropical Tablelands Tourism, and
- \$75 per annum for the display of additional brochures.

The Visitor Information Centre Tourism Brochure Fees and Charges Policy achieves a coordinated and consistent approach to the display of brochures in Visitor Information Centres in the Atherton Tablelands tourism sub-region which comprises of Mareeba Shire and Tablelands Regional Council areas.

RISK IMPLICATIONS

NIL

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS

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.

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 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. Tropical Tablelands Tourism, Tablelands Regional Council and Mareeba Heritage Centre Inc. will be advised of the fees for 2020/21.

Nil

Category	Sub-Category	Title	Unit	Fee	GST	Cost Recovery Fee
Visitor Information Centre	Tourism Brochure Display Fees	Yearly fee		\$140.00	YES	No
Visitor Information Centre	Tourism Brochure Display Fees	3 quarters		\$105.00	YES	No
Visitor Information Centre	Tourism Brochure Display Fees	2 quarters		\$70.00	YES	No
Visitor Information Centre	Tourism Brochure Display Fees	1 quarter		\$35.00	YES	No

Category	Sub-Category	Title	Unit	Fee	GST	Cost Recovery Fee
Visitor Information Centre	Tourism Brochure Display Fees - additional	Yearly fee		\$75.00	YES	No
Visitor Information Centre	Tourism Brochure Display Fees - additional	3 quarters		\$56.25	YES	No
Visitor Information Centre	Tourism Brochure Display Fees - additional	2 quarters		\$37.50	YES	No
Visitor Information Centre	Tourism Brochure Display Fees - additional	1 quarter		\$18.75	YES	No

8.18 TOURISM KURANDA

Date Prepared: 11 May 2020
Author: Manager Community Wellbeing
Attachments: Nil

EXECUTIVE SUMMARY

This report presents future options regarding the Kuranda Benefitted Area Special Rate for the delivery of the Tourism Kuranda destination marketing program.

RECOMMENDATION

That Council continues/does not continue with the Kuranda Benefitted Area Special Rate (Tourism Kuranda) to fund marketing and promotions for the Kuranda destination.

BACKGROUND

As part of the budget planning process for 2020/21, Councillors are reviewing all rates and charges, including the Special Rate that funds the destination marketing for Kuranda, the Tourism Kuranda Program.

This levy was introduced over 20 years ago to fund the marketing program at the request of the businesses in Kuranda. This Council believes it appropriate that the people who pay the levy should be given the opportunity to advise Council if they see value in continuing this levy.

Consequently, a ballot of the property owners which currently pay the levy, has been conducted. In normal circumstances we would hold an open meeting to discuss the issues ahead of a formal ballot, but unfortunately given the COVID-19 restrictions that has not been possible.

The ballot closes at 12 noon Monday 18 May 2020 and the results will be provided to the Councillors prior to the meeting.

It is recommended that Council considers the results of the ballot in relation to the following options:

1. Cease charging the Kuranda Benefitted Area Special Rate (Tourism Kuranda) from 1 July 2020 and therefore cease to deliver the Tourism Kuranda Program. The result of this would mean that Council would not undertake any destination marketing for Kuranda. This would be the responsibility of the tourism operators.
2. Continue charging the Kuranda Benefitted Area Special Rate (Tourism Kuranda).

RISK IMPLICATIONS**Financial**

The cost of delivering destination marketing for Kuranda needs to be met by the funds raised through the Kuranda Benefitted Area Special Rate (Tourism Kuranda).

Political and Reputational

Council will make a determination in relation to the Kuranda Benefitted Area Special Rate (Tourism Kuranda) that takes into account the diverse interests and views held by levy payers.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

The review of the Kuranda Benefitted Area Special Rate (Tourism Kuranda) is purely a Council decision based on what Council determines as being in the best long-term interests of the community.

FINANCIAL AND RESOURCE IMPLICATIONS***Operating***

The outcome of the review of this Special Rate will be included in the 2020/21 operational 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.

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 outcome of the review of the Kuranda Benefitted Area Special Rate (Tourism Kuranda) will be communicated publicly and by email and letter to stakeholders and levy payers.

9 INFRASTRUCTURE SERVICES

9.1 TENANCY AGREEMENT - 12 FRASER ROAD MT MOLLOY

Date Prepared: 6 April 2020
Author: Manager Technical Services
Attachments: Nil

EXECUTIVE SUMMARY

Council retain ownership over a residence in Mt Molloy, previously utilised as a patrolman's residence, which since 2003 has been rented under commercial arrangement to the current tenant.

The current fixed term agreement has expired and following negotiations with the tenant, an extension to the arrangement has been sought. Rental of the property has continued under a periodic arrangement while discussions were undertaken.

This report considers the tenant's request and recommends the fixed term agreement be extended for a further three-year (3) period.

RECOMMENDATION

That Council;

1. In accordance with the provisions of Sections 236 (1) (c) iii of the Local Government Regulation 2012, agree to the request by the current tenant for an extension to the existing General Tenancy Agreement for a period of three years in respect of the Council owned residence located at 12 Fraser Road, Mt Molloy;
2. Adjust the annual rental in line with the Local Government Indexation of 2.0%. This would increase the rent for 2020/2021 to \$229.55/week; and
3. Delegates authority to the CEO for future extensions with the current tenant.

BACKGROUND

The Mt Molloy Patrolman's premise, Lot 2 Plan M9652 is located at 12-14 Fraser Road in the township of Mt Molloy with an area of land of approximately 4,659m². Originally, the Mt Molloy Patrolman's house formed part of the old Mt Molloy school buildings and was purchased by the former Mareeba Shire Council (MSC) to provide housing for the MSC Mt Molloy Patrolman. In 1996 the new MSC patrolman at that time owned his own premises and the building was then commercially rented by Council to private individuals.

The current tenant first entered into a General Tenancy Agreement with Mareeba Shire Council in 2003 for a twelve-month period. Since this time, the tenant has continually requested the extension of the Tenancy Agreement with varying lengths of time and applicable rent increases. The current arrangement was for a fixed term agreement of three years, including annual rental increases, to be managed in accordance with the Rental Tenancy Authority Regulations. The tenant currently pays a weekly rent amount of \$225.05.

Under the Residential Tenancies and Rooming Accommodation Act 2008 (the Act) when a fixed term tenancy ends and the parties agree that the tenant can remain in the rental premises, the lessor/agent and tenant need to decide on the future tenancy arrangements.

There are three ways a fixed term tenancy can continue:

- Extend the existing fixed term agreement by agreeing on a new finishing date
- Enter into a new fixed term agreement (where a tenant/resident agrees to rent a property for a fixed amount of time)
- Do nothing and allow the agreement to revert to a periodic agreement (when a tenant/resident lives there for an indefinite period)

Under the Residential Tenancies and Rooming Accommodation Act 2008 (the Act), to extend a current fixed term agreement both parties must agree in writing on a new finishing date. The tenant has requested a three-year extension of the General Tenancy Agreement.

Summary

The tenant has indicated to Council that they are eager to maintain the tenancy of the house. The location of the house proves convenient in their current employment of providing rural and remote home care assistance to clients in the Mt Molloy, Julatten and Mt Carbine areas. After calling the house home for over 10 years, it is their desire to stay on at the residence.

Revenue from the rental of the Mt Molloy house covers direct expenditure related to the dwelling as well as indirect costs, such as the Facilities Officer's time. Expected rental income for 2020/21 is \$11,936.65 as the indexed rent would rise to \$229.55/week which generally reflects rental rates for similar style homes in Mt Molloy.

Projected council expenditure for the dwelling in 2020/2021 remains within that afforded by the rental returns.

As the proposed weekly rent is in line with expected values within the Mt Molloy area, it is believed that placing the property on the open market is not a cost effective way to deal with this matter. Therefore, it is recommended that a three-year extension to the fixed term agreement be offered to the tenant at an annual rent of \$229.55 for 2020/21 to be indexed annually by the Local Government Index.

RISK IMPLICATIONS

Financial

Rental returns have traditionally covered direct and indirect costs associated with owning the property. The tenant has historically met all weekly payments and is considered a low risk of default by officers.

Infrastructure and Assets

The Mt Molloy property is an aged asset, however no immediate works are planned for the property. Council will undertake a building condition audit in the 2020-2021 financial year and develop a long-term maintenance plan for the building.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Nil

Operating

Anticipated ongoing costs associated with the ownership of the building are provided below;

- Insurance - \$743
- Pest Inspections - \$454
- Depreciation - \$3,277
- Maintenance - \$1,500

Operating expenses are expected to remain below revenue within the 2020-2021 financial year.

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.

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*Internal*

Senior Facilities Officer
Governance & Compliance Advisor

External

Current Tenant
Residential Tenancies Authority.

9.2 QMSC2020-04 KURANDA WAYFINDING SIGNAGE

Date Prepared: 6 May 2020
Author: Manager Technical Services
Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to inform Council of the assessment of quote submissions for QMSC2020-04 Kuranda Wayfinding Signage and seek endorsement on award of the quotation.

Council invited quotations from suitably qualified and experienced suppliers to undertake the fabrication and supply of pedestrian wayfinding signage for Kuranda under the Kuranda Infrastructure Program.

RECOMMENDATION

That Council;

1. endorses the award of QMSC2020-04 Kuranda Wayfinding Signage to Armsign Pty Ltd, at a value of \$95,554.56 (including GST), and
2. approves amendment of the project budget to include an additional allocation of \$100,000 from the Kuranda Infrastructure Fund.

BACKGROUND

The Kuranda Pedestrian Wayfinding Signage Project has been approved by the State Government through the Kuranda Infrastructure Program and in consultation with the Kuranda Infrastructure Advisory Committee (KIAC).

Initial stakeholder feedback indicated that a 'natural timber' appearance was the preferred aesthetic option. In consultation with KIAC members, it was decided to proceed with a more durable powder coated aluminium 'wood grain' style of signage which meets the aesthetic intent. The decision to utilise powder coated aluminium was a result of consideration of Kuranda's harsh environmental impact to timber elements, which have historically resulted in high ongoing maintenance costs.

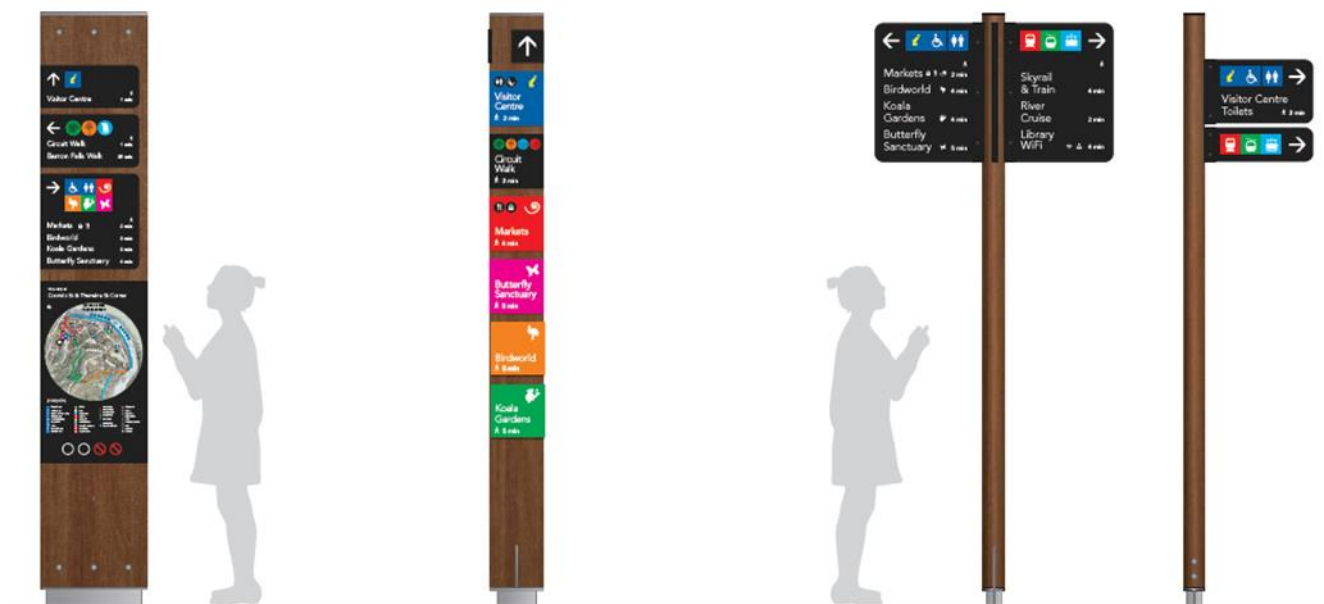
Council invited quotations from suitably qualified and experienced suppliers to undertake the fabrication and supply of pedestrian wayfinding signage. The request for quotation (RFQ) closed on 24 February 2020 with Council subsequently seeking post-tender clarification around material properties and fixing details.

The RFQ required submissions to detail evidence of prior experience in the supply of a functional and durable powder coated timber-look product that would comply with specification and offer assurances of the products durability.

Signage Development Process

ASPECT Design was engaged to develop the wayfinding signage designs and specification, which included a detailed assessment of the existing signage throughout Kuranda, prior to formulating a range of signage options which were reported back to the KIAC advisory group.

In conjunction with the signage development process, extensive consultation was carried out seeking submissions and comment from the Kuranda community with a view to implementing a signage style and design consistent with existing branding and providing an enhanced 'Village in the Rainforest' tourist experience.



Procurement:

Respondents to the RFQ were invited to provide detailed submissions for the fabrication of the wayfinding signage components, which have been assessed against relevant weighted criteria;

- 40% - Price/ Value for Money
- 20% - Prior Experience
- 20% - Delivery Timeline
- 10% - Suitability of Sample Materials
- 10% - Conformance to Specification and Expectation

Each quotation was evaluated and scored against the criteria, with the criteria scores were then weighted to provide a total weighted score for the submissions. Additionally, each quotation was assessed for conformance, compliance and discrepancies, against the requested response schedules.

Five (5) submissions received met the requirements of the tender and assessed as conforming, one (1) submission only provided for the supply of timber materials and was therefore deemed non-conforming.

Post tender clarifications resulted in minor changes to the pricing structure, however evaluation ranking remained unchanged. The outcomes of the assessed responses, and submission values as quoted, are provided on the following page.

Tenderer	Submitted Price Ex GST	Post Tender Price EX GST	Ranking
Armsign Pty Ltd	\$ 89,554.45	\$ 95,554.56	1
Danthonia Designs	\$ 98,993.00	\$ 96,648.00	2
Expressway Signs	\$128,230.00	\$125,540.00	4
Status Signs Pty Ltd	\$131,720.00	\$129,070.00	3
Skope Group Pty Ltd	\$ 85,550.00	Non-conforming	Non-conforming

Based on both quantitative and qualitative criteria assessment, Armsign Pty Ltd is the recommended supplier for Contract QMSC2020-04 Kuranda Wayfinding Signage.

RISK IMPLICATIONS

Infrastructure and Assets

Nil

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Additional funding will be required to complete the fabrication and installation elements of the project. Funding is sought from the Kuranda Infrastructure Fund which retains sufficient funds to deliver the works.

Is the expenditure noted above included in the current budget?

The expenditure noted, is partially funded within the current budget. Additional funds are required to successfully deliver the project.

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.

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 project is funded via the Kuranda Infrastructure Fund and will assist in delivering an improved experience to visitors of the Kuranda Village.

9.3 TRAFFIC ADVISORY COMMITTEE - MINUTES OF MEETING HELD 17 MARCH 2020

Date Prepared: 2 April 2020

Author: Director Infrastructure Services

Attachments: 1. [Minutes of the Traffic Advisory Committee Meeting held 17 March 2020](#)
[↓](#)

EXECUTIVE SUMMARY

The purpose of this report is to present the Minutes of the Mareeba Shire Council Traffic Advisory Committee Meeting held on Tuesday 17 March 2020 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, 17 March 2020; and
2. in regard to Item 18.12-06 notes the committee's support of the delivery of outcomes of the Tablelands Heavy Vehicle Management Strategy.

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.

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

Nil



TRAFFIC ADVISORY COMMITTEE MEETING
MAREEBA BOARDROOM, 65 RANKIN STREET, MAREEBA
TUESDAY, 17 MARCH 2020
9:35AM TO 10:30AM

MINUTES

PRESENT:

- | | |
|--|-------------------------------|
| Mareeba Chamber | Sam Musumeci (Teleconference) |
| Far Northern Milling | Don Fowler |
| Queensland Police Service (QPS) - Senior Sergeant | Derek Garner |
| Queensland Police Service (QPS) - Senior Constable | Dave Saul |
| Transport and Main Roads (TMR - Safety & Regulation Division) | Marita Stecko |
| Transport and Main Roads (TMR) | David Hamilton |
| Transport and Main Roads (TMR) | Richard Sheedy |
| Mareeba Shire Council (MSC) - Councillor | Angela Toppin |
| Mareeba Shire Council (MSC) - Councillor | Alan Pedersen (Chair) |
| Mareeba Shire Council (MSC) - Councillor | Lenore Wyatt |
| Mareeba Shire Council (MSC) - Director Infrastructure Services | Glenda Kirk |
| Mareeba Shire Council (MSC) - Manager Technical Services | Sam Wakeford |
| Mareeba Shire Council (MSC) - Minutes Secretary | Marjorie Anthony |

APOLOGIES:

- | | |
|--|--------------|
| Mareeba Shire Council (MSC) - Mayor | Tom Gilmore |
| Queensland Police Service (QPS) - Sergeant | John Ridgway |

*Minutes of the MSC Traffic Advisory Committee Meeting, Mareeba Boardroom, 65 Rankin Street, Mareeba
 Tuesday, 17 March 2020, commencing at 09:35am*

1. MINUTES

Tuesday 03 December 2019

Minutes of the Mareeba Shire Council Traffic Advisory Committee Meeting held on Tuesday, 03 December 2019 were ratified by Council at their Ordinary Meeting of 18 December 2019.

2. BUSINESS ARISING FROM PREVIOUS MEETING

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Due Date
18.04-05	MSC (Glenda Kirk)	Barron River Bridge on Anzac Avenue (John Doyle Bridge) Renewal	<p>Bridge renewal programmed for August 2018; full closure required for approx. 6 weeks; temporary traffic lights to be used to manage congestion during peak times</p> <p>Renewal will restore load limit to 44t Survey complete, design in progress</p> <p>To manage traffic flow, it is proposed temporary traffic lights will be used in two locations; Anzac Ave / Kennedy Hwy and Kennedy Hwy intersection south of the Heritage Centre; closing the Mareeba Connection Road to through traffic; changed traffic conditions are subject to the finalization of the TMP Consultants engaged to undertake design Pending final design Construction proposed for after June 2019</p> <p>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</p> <p>Commencement of on-site construction of Anzac Avenue bridge upgrade deferred by MSC until April/May 2020. Proposed timing of upgrade coincided with TMR's installation of traffic lights on Mareeba's main street commencing August 2019 to December 2019</p> <p>MSC undertaking a traffic redistribution assessment with advice being sought on traffic management during upgrade works Pedestrian access during construction still under investigation Bridge works rescheduled by MSC to commence after the 2019/20 wet season</p> <p>MSC anticipate lodging the Traffic Management Plan and Traffic Permit with TMR mid-December</p> <p>MSC currently reviewing the draft TMP providing feedback to consultants end of this week</p> <p>TMP in final stage; pedestrian walkway pending council consideration Pending outcome from Council mtg 18/03/2020</p>	MSC	06/2020

Minutes of the MSC Traffic Advisory Committee Meeting, Mareeba Boardroom, 65 Rankin Street, Mareeba
Tuesday, 17 March 2020, commencing at 09:35am

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Due Date
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	<p>MSC to review parking and discuss with St Thomas's School CRM/18/11854</p> <p>Short term solutions to be investigated & optional designs to be considered</p> <p>St Thomas's P&F Rep (Dave Saul) advised of preliminary design options</p> <p>MSC to consider options and include in future design programme</p> <p>MSC to review proposed design and advise Dave Saul</p> <p>Pending design review and costing;</p> <p>STIP funding an option for minor works</p> <p>Design options to be considered early next year and listed for 2021/22 PPT programme</p> <p>Next STIP funding round opens in March closing in June</p> <p>MSC has programmed investigation as part of forward design program</p> <p>MSC anticipate preparation of proposed concepts within the next 6 months however funding has not yet been allocated for construction</p>	MSC	09/2020
18.12-05	MSC (Cr Lenore Wyatt)	Requests a reduction of speed limit at Biboohra to 80kph; slip lane requested on both right turns	<p>Intersection assessment underway by TMR</p> <p>TMR propose to install a channelized right turn at the intersection of Mulligan Hwy / Bilwon Road</p> <p>Design anticipated to be completed before EOFY; MSC will be invited to provide a price for these works</p> <p>TMR progressing and on track</p> <p>TMR included in road safety minor works programme; project to be costed with funding to be secured</p>	TMR	06/2020
18.12-06	TMR	Tablelands Heavy Vehicle Management Strategy	<p>TMR advised AECOM engaged to undertake freight study; with a view of the study being completed within 6-8 months (late 2018)</p> <p>Preferred upgrades and new facilities across the Atherton Tablelands area identified; further consultation being undertaken with key stakeholders with a focus on a:</p> <ul style="list-style-type: none"> proposed HV Rest Area on Mulligan Hwy (north of Mba) proposed HV Rest Area on Kennedy Hwy (west of Speewah) proposed HV Stopping Place at the top of Rex Range (Mt Molloy Rd) <p>Study is anticipated to be completed by late 2019</p> <p>Construction of any upgrades are currently unfunded</p> <p>Further information published on TMR's website; link provided below https://www.tmr.qld.gov.au/-/media/aboutus/corpinfo/Media/TMR-Tablelands-Heavy-Vehicle-Management-Strategy.pdf</p> <p>Mareeba Chamber to write to Cynthia Lui making recommendations</p> <p>Study being undertaken by TMR</p> <p>Following the meeting TMR advised the Business Case for this study is being finalised, and pending the necessary investment funding being approved/secured, TMR will then be in a position to release the proposed layouts</p>	TMR	On-going

Minutes of the MSC Traffic Advisory Committee Meeting, Mareeba Boardroom, 65 Rankin Street, Mareeba
Tuesday, 17 March 2020, commencing at 09:35am

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Due Date
19.06-01	MSC (Glenda Kirk)	Walsh / Rankin Streets Roundabout	<p>Design complete; temporary works being programmed Work has commenced since taking minutes and will be completed in July 2019 All temporary works completed; MSC monitoring traffic movements MSC to review entry and exit options for delivery trucks at Target along with other minor improvements MSC officers will provide a report to council on the outcome of the trial; minor works to be identified and undertaken when possible, major works will be listed on the PPT Report presented to council on 23/10/2019; temporary works will remain in place with cheese blocks to be replaced with concrete kerbing when time and resources allow Due to trucks delivering to Coles damage is being sustained to the centre yellow strip, minor changes proposed to temporary works to accommodate truck deliveries Modification to the roundabout has occurred to support TMR's construction of the signalized intersection of Rankin / Byrnes Sts Temporary works left as is by MSC with the area to be monitored and reassessed after the completion of the installation of traffic lights to see how they interact with the intersection</p>	MSC	06/2020
19.06-02	TMR	Traffic Lights by TMR (Stage 1): Removal of existing roundabout at Rankin / Byrnes Streets and signalise the intersection to improve safety for motorist, pedestrians and cyclists	<p>TMR advised construction is expected to commence in August / September 2019 with completion in December 2019 TMR advised Rankin / Byrnes Streets intersection upgrade project to commence late 2019 / early 2020 Project programmed to commence in early 2020 and anticipated to be completed by the end of June 2020 Works have commenced by TMR RoadTek continuing works next week</p>	TMR	06/2020
19.06-05	TMR (Peter Agar)	High Risk Roads Programme; 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 - Funding of \$45M	<p>TMR advise critical safety upgrades will commence in November 2019 TMR will email through progress updates as works progress Progressive updates to be provide by TMR Works divided into six contracts with design underway TMR will forward to MSC updated programme</p>	TMR	12/2021
19.09-01	MSC (Mayor Tom Gilmore)	Can TMR please re-install the Levison Creek sign on Kennedy Highway (between Malone Road and Emerald Creek)	<p>TMR to liaise with RoadTek to reinstate signage TMR to provide photo confirming signage reinstated</p>	TMR	06/2020

Sam Wakeford left the meeting at 9:53am

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Due Date
19.09-02	MSC (Cr Kevin Davies)	Heavy vehicle parking between Martin Avenue and Kennedy Highway creating a serious dust issue for residents on the western side of the Highway	In previous discussions between MSC and TMR, TMR advised they will continue to monitor TMR and MSC working together on resolving what action to take This item is related to the HV study (TAC Item 18.12-06); the area in question is part of the state-controlled road corridor; TMR formalizing areas that can be accessed for screenings and will consider appropriate signage restricting heavy vehicle parking Illegal dumping also an issue, strategy to be developed in conjunction with MSC Area utilized by MSC for recent reseal programme; area has been tidied MSC will continue to work with TMR to manage activity in this area	TMR	On-going
19.09-05	MSC (Alan Pedersen)	Concerns were raised regarding the recent fires at Bibbohra; can we do more fire mitigation works on road reserves / corridors; it was suggested longer term strategies are to be considered under fire management	TMR and MSC to consider in future MSC to raise at LDMG Risk Workshops scheduled over the next 3 days TMR advised they can send push notifications via a geofence through the Qld Traffic app to advise of fire / smoke hazards AP recommended that MSC forward letters to QFES; rural fires to develop a fire management program TMR advised VMS board are used during the fire season as well as the wet season Council raised with Disaster Management team seeking further advice Agencies (QPS / QFES / MSC / TMR) to work together within the next few months MSC to push through LDMG again requesting it be progressed	TMR / MSC	06/2020
19.12-01	MSC (Glenda Kirk)	Speed Awareness Monitors (SAM) around schools "SLOW for SAM 😊"	TMR (Marita Stecko) to ascertain if any local schools within the Mareeba Shire are to have SAM signs installed MSC responded to TMR on suitable locations TMR advised the monitors are an initiative of the Brisbane City Council Multiple flashing 40 speed zone signs being installed at Mareeba State Primary School and programmed for completion by 30 June No further action required by this Committee, resolved to remove from the minutes	TMR	03/2020
19.12-02	MSC (Cr Alan Pedersen)	A report received from a local resident that 501 high reflective road signs have been installed recently within a distance of 8kms on the Rex Range, due to the high reflectiveness resident advised he is unable to drive the range at night	Depending on the type of reflective signage, high visibility signs are installed at specific angles to prevent blinding TMR to arrange a night audit of signage on the Rex Range MSC RMPC Steward undertook night audit and providing results to TMR for consideration TMR advised audit undertaken with signage meeting the code, a further audit to be carried out to identify if signage angle can be altered TMR to report back with any solutions	TMR	03/2020

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

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Due Date
20.03-01	OIC Chillagoe QPS (Mark Comley)	Burke Developmental Road (Almaden - Chillagoe); Late January 2020 email received regarding the condition of unsealed section and requesting road be graded; vehicles having to slow down to 30-40kph in order to negotiate over & around runoff channels caused by heavy rain; vehicles also observed veering to opposite side of road whilst travelling up the crest of a hill because the section of road is too dangerous to negotiate	Road inspected by MSC RMPC Steward; outcome of inspection and initial email advice forwarded onto TMR Actioned - rock removed early February 2020 No further action required by this Committee, resolved to remove from the minutes	TMR	
20.03-02	MSC (Cr Graham)	Kennedy Highway - Malone Road Intersection; MSC enquires why the STOP sign at intersection was replaced by a GIVEWAY	Draft TMR drawings held on council file refer to "remove and demolish" STOP sign and install new GIVE WAY sign, as part of the Kennedy Hwy/Malone Road intersection upgrade works undertaken around 2014/15 TMR advised incident under fatal crash investigation; recommendations will be put forward No further action required by this Committee, resolved to remove from the minutes	TMR	
20.03-03	Mareeba Chamber	B-Double Route; Mareeba Transport seeks support for an as of right permit to allow B/D combination vehicles access to the Reynold Street industrial area from the Kennedy Highway via Costin Street	Request under review, route has been reviewed in the past Sam Musumeci to liaise with Council providing further information from Mareeba Transport MSC to work with TMR prior to expiry of the permit	TMR / MSC	

4. GENERAL BUSINESS

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Due Date
20.03-04	Mareeba Chamber (Sam Musumeci)	Chamber members have expressed concerns regarding the lack of visibility at the pedestrian crossing located near the Post Office Centre; in particular vehicles travelling from the north advise it is difficult to see pedestrians entering from the east; visibility at the pedestrian crossing located near Piagno's News is not as bad	TMR advised a review of sight distances and crossings will be undertaken in Mareeba		
20.03-05	MSC (Cr Toppin)	Letter from Mrs Marinelli; enquiry re turning from Mareeba / Dimbulah Road into the Mareeba cemetery	MSC currently deploying traffic counters on local roads, data will be provided to TMR for consideration	MSC	
20.03-06	QPS (Dave Saul)	Advised: <ul style="list-style-type: none"> Chewko Road; speed limit of 60kph painted on the road near Bunny Seary Lookout Paglietta Road; 80 sign approximately 30m from intersection heading out of Paglietta Road to be reviewed 	MSC advised "lookout ahead" brown information sign ordered, it is anticipated this sign will be installed by end of April MSC to review 80 sign on Paglietta Road	MSC	

*Minutes of the MSC Traffic Advisory Committee Meeting, Mareeba Boardroom, 65 Rankin Street, Mareeba
Tuesday, 17 March 2020, commencing at 09:35am*

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Due Date
20.03-07	TMR (Marita Stecko)	Advise the next round of School Transport Infrastructure Program (STIP) close on 22/05/2020	Noted by MSC	MSC	05/2020
20.03-08	MSC (Cr Wyatt)	Tabled for the Committee's information; a letter received from a visitor to the area expressing concerns regarding the lack of 1080 baiting signage on Dunbar Station after losing his pet to a 1080 bait	<p>The committee acknowledged the letter expressing their condolences In terms of 1080 baiting MSC ensure that if a property is using 1080, signs are put up on the boundaries and on entry of the property on all public roads</p> <p>It is noted that this incident occurred within the Carpentaria Shire and not in Mareeba Shire</p>	MSC	
20.03-09	MSC (Cr Wyatt)	On behalf of the members of the Traffic Advisory Committee, Cr Wyatt thanked Cr Alan Pedersen for his commitment and dedication and wished him well with his future endeavours	Noted		

5. NEXT MEETING

Proposed 2020 meeting dates:

- 16 June
- 15 September
- 01 December

6. CLOSURE

10:30am

9.4 INFRASTRUCTURE SERVICES CAPITAL WORKS MONTHLY REPORT

Date Prepared: 12 May 2020

Author: Director Infrastructure Services

Attachments: 1. [Capital Works Highlights - April 2020](#) ↓
2. [Capital Works Summary - April 2020](#) ↓

EXECUTIVE SUMMARY

The purpose of this report is to provide an update on capital works projects undertaken by the Infrastructure Services Department during the month of April 2020.

RECOMMENDATION

That Council receives the Infrastructure Services Capital Works Monthly Report for the month of April 2020.

BACKGROUND

Council's Capital Works program is focussed on renewal and upgrade of Council infrastructure to achieve Council's corporate vision of "A growing, confident and sustainable Shire". The program is funded through a combination of Council's own funding and external grants and subsidies.

Capital works projects are ramping in April up following an early end to the wet season.

Presently, delivery of projects has not been negatively impacted by restrictions related to COVID-19, although some delays have been experienced due to limited availability of some specialised materials and services.

There is an opportunity to reschedule some projects which were originally scheduled to avoid interruption to community events and impact on tourism. The cancellation of the Rodeo Procession and Christmas in July have prompted Council to look at whether any projects in Mareeba CBD can be brought forward which would otherwise occur later in the year, to minimise the impact on businesses.

It has been proposed that the Byrnes Street East Beautification works will commence in early June, approximately six (6) weeks ahead of schedule, and that commencement on the Railway Avenue Car Park would be deferred to early 2021.

RISK IMPLICATIONS**Financial**

The capital works program is tracking within budget.

Infrastructure and Assets

Projects included in the current capital works program were identified through Council's Project Prioritisation Tool (PPT) which uses a risk-based, multi-criteria approach to rank projects in order of priority. The PPT is aligned with Council's Long Term Financial Plan and Asset Management sub-plans, which focus of renewal of existing assets.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

All capital works are listed in and funded by the 2019/20 Capital Works Program.

Is the expenditure noted above included in the current budget?

Yes

LINK TO CORPORATE PLAN

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

IMPLEMENTATION/COMMUNICATION

Infrastructure Services Capital Works Report Project Highlights - April 2020



Project Name: Kuranda District State College Car Park Safety Improvements

Program: Parking

Background

The existing car park and bus set down facilities at the Kuranda State College in Myola Road Kuranda were identified as requiring safety improvements. Council secured a grant from the Department of Transport and Main Roads (TMR) under the School Transport Infrastructure Program (STIP) to fully fund the improvements.

Scope of Works

The project scope included the installation of new kerbing, wheel stops, access ramps, footpaths, fencing and line marking to improve safety for pedestrians, motorists and bus operators.

Progress Update

Works were programmed to coincide with the Easter school holidays and were completed by 24 April 2020.



**Infrastructure Services Capital Works Report
Project Highlights - April 2020**



Project Name: Pickford Road Upgrade

Program: Rural Roads

Background

Pickford Road at Bibbohra is located in very flat, flood plain type terrain and is regularly inundated with water from Two Mile and Four Mile Creeks during the wet season, with the road being impassable for extended periods of time.

Partial funding was secured from the Queensland Government's Transport Infrastructure Development Scheme (TIDS) to upgrade the existing unsealed road and drainage in acknowledgement of the road's strategic economic function as a Local Road of Regional Significance (LRRS).

Scope of Works

The project will allow upgrade 3.4 kilometres of Pickford Road to bitumen-sealed standard from the Mulligan Highway intersection to the approaches to Four Mile Creek.

The scope of works includes the improvement of the existing drainage, minor road alignment changes to cater for a wider formation width and table drains, the installation of new culverts, the extension of existing culverts, the raising of the existing formation, construction of a base pavement layer and the application of a two-coat bitumen seal.

Progress Update

Construction commenced on 20 April 2020 and it is estimated the works will be completed by late August 2020. At the time of reporting worked commenced include clearing and grubbing, drainage clearing, culvert installations and treatment of sections of unsuitable material.



Drain Clearing - 21/04/2020



Culvert Excavation

Infrastructure Services Capital Works Report Project Highlights - April 2020



Project Name: Barron Falls Walking Trail

Program: Kuranda Infrastructure Fund

Background

The establishment of an environmental walk connecting the Kuranda township with the Barron Falls lookout will offer visitors to Kuranda a linking trail between Jum Rum Creek Conservation Park and the Barron Gorge National Park; alleviating foot traffic on Barron Falls Road.

The project was identified as part of the Kuranda Township Infrastructure Master Plan 2010-2020 (KTIMP10-20) and is funded through levies paid by Skyrail and Kuranda Scenic Rail to the Queensland Government under the Kuranda Infrastructure Program (KIP). This program has afforded Council the opportunity to undertake numerous improvements and enhancements that maintain the character of Kuranda and conserve the natural environment while providing the necessary infrastructure to cater for the needs of increased visitor numbers.

Scope of Works

The Barron Falls Walking Trail comprises of two parts:

- Stage 1: A link trail from the Kuranda Jungle Walk to the end of Weir Road, and
- Stage 2: A link through Barron Gorge National Park from the end of Weir Road to the Barron Falls car park area.

Progress Update

Council has completed engagement with various stakeholders, including Queensland Parks and Wildlife, Traditional Owners and Wet Tropics Management Authority for the project. Construction works on the first stage will commence in May 2020. A representative of the Cairns Claim Group, from the Buluwai Peoples, has undertaken an audit of the trail to ensure works do not adversely impact the integrity of the area and Council will continue to engage with Traditional Owner representatives throughout construction.



Future bridge crossing location on new Barron Falls Walking Trail

Infrastructure Services Capital Works Report Project Highlights - April 2020



Project Name: Kuranda Wayfinding Signage

Program: Kuranda Infrastructure Fund

Background

The Kuranda Wayfinding Signage project aims to provide a modern and consistent wayfinding solution for roads and pathways throughout Kuranda township that aligns with Kuranda’s existing “Village in the Rainforest” branding and marketing campaign to enhance visitors' experience.

The project was identified as part of the Kuranda Township Infrastructure Master Plan 2010-2020 (KTIMP10-20) and is funded through levies paid by Skyrail and Kuranda Scenic Rail to the Queensland Government under the Kuranda Infrastructure Program (KIP). This program has afforded Council the opportunity to undertake numerous improvements and enhancements that maintain the character of Kuranda and conserve the natural environment while providing the necessary infrastructure to cater for the needs of increased visitor numbers.

Scope of Works

The scope of works for the project includes a signage audit, development of a wayfinding solution, concept options for signage, and selection of a preferred design, to form the basis of the detailed design, fabrication and installation of wayfinding signage throughout Kuranda. The project also includes decommissioning and/or re-purposing if existing signage.

Progress Update

The signage audit, development of a wayfinding solution, concept options and detailed design were completed in 2019. Fabrication and supply of the signage will commence in May 2020.



Concept of new Kuranda Wayfinding Signs

Infrastructure Services Capital Works Report Project Highlights - April 2020



Project Name: Sewerage Pump Station Refurbishment and H2S Protection

Program: Wastewater

Background

The Mareeba and Kuranda Sewerage Pump Station H2S Protection and Refurbishment Project will see the refurbishment of Council's existing wastewater pump stations to prolong and extend the useful life of the structures, mitigating the need for costly replacements in the future. This project is funded in the 2019/20 Wastewater Capital Works Program.

Scope of Works

The project involves condition assessments of existing sewerage pump stations located in Mareeba and Kuranda to identify and prioritise the works required to rehabilitate the infrastructure and bring them up to FNQROC standard.

Progress Update

The sewerage pump station refurbishment and H2S protection tender was released in February 2020 annual program and the remaining works on the current contract are;

- Tenders received are now being assessed against the specification
- Tenders presented to Council at the May meeting for consideration with refurbishment to commence from June 2020.



Example of Tree roots entering pump station due to defects: Arara Street, Kuranda

**Infrastructure Services Capital Works Report
Project Highlights - April 2020**



Project Name: Sewerage Manhole Rehabilitation and Replacement Program

Program: Wastewater

Background

An allocation in the Capital Works Program has been provided to rehabilitate and replace Council's existing sewerage manholes to extend the life of these assets and reduce infiltration into the sewerage network during rain events. This provides further benefits through minimising the risk of sewage overflows and improving efficiency of Council's wastewater treatment facilities during the wet season by reducing inflows. This project is funded in the 2019/20 Wastewater Capital Works Program.

The current program has focussed on the sewerage reticulation network for the Granite Creek Pump Station catchment, specifically around the racecourse, to reduce inflow and infiltration. Council engaged GHD who have completed site investigations of 153 sewer manholes within this catchment. Of the manholes inspected, 111 require remediation works.

Scope of Works

The project comprises rehabilitating the sewerage manholes to extend the life of the assets and or replace the manholes where deemed necessary and bring them up to FNQROC standard. In some instances, where the manhole is unable to be rehabilitated due to the extent of deterioration, it will need to be replaced.

Progress Update

The contract was awarded in 2019 and works are due for completion by 30 June 2020. Works progressing well, although there have been some minor hold-ups on products from suppliers causing some delays.



Example of Manhole to be rehabilitated in Palm Close, Mareeba

Infrastructure Services Capital Works Summary Report - April 2020

Project Description	Project Stage	Progress comment
Program: 01 Rural and Urban Roads Reseal Program (Renewal)		
2018/19 Reseal/Asphalt Program	Completed	Completed December 2019.
2019/20 Reseal/Asphalt Program	Construction	Asphalt overlays and reseals completed and line marked. Quotations to be called for additional line marking projects throughout the shire.
Program: 02 Gravel Resheet		
2018/19 Gravel Resheet	Completed	Completed January 2020.
2019/20 Gravel Resheet	Planning	Timing of future resheets under this budget is dependent on progress of proposed third party works for TMR resheeting on the BDR north west of Nolans Creek. Roads currently earmarked for resheeting are Kay, Studt, Keal, Bilwon, Shanty Creek & Collins Weir.
Program: 03 Urban Streets		
MIP - Extension Effley Street to Lot 223	Completed	Practical completion reached 24 September 2019.
MIP Keegan Street extension	Construction	Line marking will be installed 12 May 2020 (weather permitting). As constructed drawings of power cable locations & depths as well as reinstatement of property boundary pegs & a general tidy up will complete the project. Anticipate all works finished by end of May.
Anzac Av/Ceola Dr Channelised Intersection	Completed	Project completed April 2020.
Design Program - design forward works	Planning	Design & investigation on Forward Works program has commenced. Focus on TIDS projects, Chewko Road and Euluma Creek Road.
Program: 04 Rural Roads		
Ootann Rd Ch 78.2 -80.2 Package 2A	Completed	Completed September 2019.
Chettle Road Rehabilitation & Widen Ch 2.243-4.003	Construction	Tender awarded to Durack Civil and pre start works complete. Construction to commence in May.
TIDS 19/20 Chettle Road Rehabilitate Ch 5.5-7.21	Construction	Tender awarded to Durack Civil and pre start works complete. Construction to commence in May.
NDRRA Betterment 2019/20	Not Commenced	2019 Betterment project submissions lodged with QRA and updated for the final phase of assessment. Outcome expected in May 2020.
Program: 05 Bridges		
Hales Siding Road Replace Timber Bridge	Procurement	Girder fabrication programmed for late September 2020 with installation in April 2021.
Kanervo Road Davies Creek Bridge Replacement	Procurement	Girder fabrication programmed for late October 2020 with installation in May 2021.
John Doyle Bridge Upgrade - Other FUNDING	Construction	Footings for pedestrian bridge installed. Pedestrian bridge to be delivered to site week of 11/05/2020. Installation of the pedestrian bridge & associated ramps will take approximately 10 days to complete. Sewage bypass pump installed & will be test run for one week from 11/05/2020. Water & sewage lines removed from existing bridge. Still waiting on Ergon to remove power line above the bridge. Traffic control programmed to be in operation 29/05/2020 with full bridge closure programmed for 01/06/2020.
R2R19/20 - Chapmans Road, Bushy Creek Timber Bridge Replacement	Construction	Tender awarded to Durack Civil. Construction to commence in May.
Program: 06 Drainage		
Malone Road Drainage Stage 2	Completed	Completed November 2019.
Renew Minor Culverts - Various locations	Construction	Culverts identified for renewal; Robinson Road, Tapiola Road, Barnwell Road, Kennedy Street, Fenwick Street, Langton Avenue, Jamieson Street, Black Mountain Road, Bradley Road, Piemonte Road; Srhoj Road, Emerald End Road, Hurricane Road. Srhoj, Emerald End & Hurricane Roads completed. Works will happen progressively when resources allow.
Parkland Circuit Relay Stormwater Pipes	Completed	Completed January 2020.
Program: 08 Parking		

Infrastructure Services Capital Works Summary Report - April 2020

Project Description	Project Stage	Progress comment
Railway Avenue, Mareeba New Carpark Stage 1	Design	Project re-scheduled for late March 2021 (weather permitting). No 2020 rodeo activities or grey nomad influx have provided the opportunity to bring forward other projects.
STIP - Kuranda State College Car Park Improvements	Completed	Project completed 24/04/2020
Program: 09 Footpaths		
2018/19 Footpath Renewal Program	Construction	All council's internal resources are currently fully allocated to maintenance & capital works for the remainder of the 19/20 financial year. Strong possibility that contractors may need to be engaged to complete this work.
Program: 10 Parks and Gardens		
Shire Beautification Program	Construction	Northern entrance irrigation & tree planting complete. No further projects identified at this stage. The project's future scope will be revisited after the completion of the eastern side of Byrnes St upgrade currently programmed to start June 2020.
Kuranda CBD renew irrigation & planting	Construction	Ongoing. This budget is used on an 'as required basis' for the continual upgrade of irrigation & plants in Coondoo Street.
Kuranda Esplanade Renew Concrete Furniture	Completed	Completed June 2019.
Sunbird Park Irrigation Upgrade Stage 2	Completed	High priority works completed, further works to be programmed.
Bi-Centennial Lakes - seed funding	Not Commenced	No grants identified as yet.
Mareeba Irrigation Upgrades - Alex Lawson, Mary Andrews, Byrnes St Centre Islands	Completed	Listed projects complete. Remainder will be used for small irrigation requirements.
Cemetery Shed extension Mareeba	Completed	Completed December 2019.
Bicentennial Lakes Mareeba Trash Rack & Fencing	Completed	Additional works to be identified by Senior Environmental Advisor after wet season.
Antonio Drive Replace Irrigation & Vegetation	Completed	Completed January 2020.
Program: 11 Water		
Water Main Replacement Clacherty Street Julatten	Construction	Completed December 2019.
Refurbish Centenary Park Booster Pump Station	Completed	Completed September 2019.
MIPP2 Project - Infrastructure Project Pipeline Program 2	Completed	Final draft of report received in December 2019. Report to be presented to Council in May/June 2020. Design for the initial refurbishment works required at the Mareeba WTP proposed to commence from May.
Telemetry/SCADA Upgrades	Completed	Completed in April 2020.
Valve Replacement Program (Reticulation)	Construction	Project underway and expected to be completed by 30 June 2020.
Investigative work on constructing water bore site/s Chillagoe	Completed	Work on this stage of the investigations for alternative water supply completed.
Mareeba Water Treatment Plant Replace Filter Media	Construction	Work all but completed, just waiting on some small operating valves to arrive.
Install Flow Meters at Centenary Park, Wylandra and Mason Road Booster Pump Stations	Construction	Flow meters have been installed and are progressively being connected to the telemetry and SCADA network
Replace Water Main on Leinster Drive, Mareeba	Construction	Project almost completed, just waiting on some valving to arrive and once installed project will be complete.
Replace Water Main on Vaughan Street, Mareeba	Completed	Completed in December 2019.
Costin Street, Mareeba Main Replacement	Construction	Project currently under construction with just a small section left to complete.

Infrastructure Services Capital Works Summary Report - April 2020

Project Description	Project Stage	Progress comment
Dimbulah Water Treatment Plant Replace Filter Media	Construction	Major component of this project completed, some valving is in need of replacement which need to be ordered and once delivered will be fitted and project will be complete.
Kuranda Water Treatment Plant Clear Water Pump Station Renewal	Construction	Project almost completed, just finishing off with some valving and covers to equipment.
Kuranda Water Treatment Plant Filter Auto Valves	Construction	Work is almost done and expected to be completed this financial year.
Rankin Street West Water Main Replacement	Not Commenced	Subject to grant funding.
Mareeba Water Treatment Plant - Replace Generator	Not Commenced	Project subject to co-funding from external sources
Replace existing Reservoirs - Chillagoe	Not Commenced	Awaiting outcome of grant funding
Irvinebank McDonald Bridge Flood Monitoring	Construction	Equipment for this project has arrived and will be programmed for installation as soon as Mareeba Electrical Services can schedule it in.
Chillagoe Water Supply Investigation	Construction	Council's civil works graded areas to set up the drilling rigs and now awaiting water driller to come to site.
Program: 12 Wastewater		
Embankment Slip Kuranda Sewerage Treatment Plant	Completed	Completed September 2019.
Barang Street, Kuranda Pump Station Capacity Upgrade	Completed	Completed December 2019.
2018/19 Mareeba Sewer Relining Program	Completed	Programmed relining works and house connection branches in the Kenneally Estate area should be finalised by the end of July 2020.
Kuranda and Mareeba Sewer Treatment Plants Replace Grit Classifier	Completed	Completed December 2019.
Telemetry/SCADA Upgrades 19/20	Construction	SCADA Engineering routinely on site working on telemetry network, this work will progressively happen throughout this financial year. The potential for this work to be disrupted due to COVID-19 is possible and some work can be done remotely where possible and will be carried out.
Barang Pump Station Kuranda Capacity Upgrade	Completed	Completed December 2019.
4 Standby Generators Sewerage Pump Stations	Construction	Generators have been installed, electrical and waiting on telemetry connections to be finalised in May.
Mareeba Sewer CCTV & Relining Program 19/20	Construction	Last stage of this financial year's works to commence late May / early June.
Mareeba and Kuranda Relining Strategy 19/20	Construction	Works currently underway on this and there will be some design works associated with this.
Manhole Rehabilitation & Replace Program 19/20	Construction	Works have been delayed due to Covid-19 as residents have been reluctant to allow the contractors into their properties. Working on process to safely undertake project, however works may take longer than expected.
Manhole H2S Protection	Completed	This project will coincide with manhole rehabilitation project.
Granite Creek Pump 3 Replacement	Completed	Purchase order has been issued to pump supplier and now awaiting on delivery of the new pump.
Minor Sewerage Station H2S Protection	Construction	Report presented to 20 May 2020 Council meeting for award of tender.
Kuranda Pump Stations Wet Well Pipe Renewal - Kullaroo, Jum Rum & Palm close	Construction	RFQ was released and awarded to a suitable contractor, works will be undertaken once equipment has been sourced by the contractor. It should be noted generally some equipment has been delayed being delivered by Covid-19.
Program: 13 Waste		

Infrastructure Services Capital Works Summary Report - April 2020

Project Description	Project Stage	Progress comment
Design and Construction of Mareeba Transfer Station	Construction	Completed March 2020.
Relocate Shed Railway to Mareeba Transfer Station	Construction	Works on concrete footings and slabs have commenced. Once this work is completed the sheds will be erected.
Old Mareeba Landfill Leachate Extraction Well Extensions and Extraction Pumps	Not commenced	Project on hold unless advice from DES received to deepen the existing wells for the leachate extraction. The lodgement of the licence amendment should indicate if DES will require project to be done.
Regional Waste Plan Strategy Mareeba Transfer Station	Planning	A regular schedule of meetings will be held with DSC and CRC in 2020 to ensure a suitable consultant is engaged to complete.
Connect Kuranda Transfer Station to Ergon	Not Commenced	Awaiting suitable external/grant funding opportunity to commence the project.
Kuranda Transfer Station - Reserve firefighting water tank/bore	Not Commenced	Awaiting suitable external/grant funding opportunity to commence the project.
Kuranda Transfer Station - Weighbridge and gatehouse	Not Commenced	Awaiting suitable external/grant funding opportunity to commence the project.
Program: 14 Aerodromes		
Mareeba Aerodrome Upgrade	Completed	Final grant acquittals lodged with State and Federal Government. Lodged application with AirServices Australia to update aeronautical publications to reflect changes due to upgrade.
Program: 15 Fleet		
GPS Vehicle Management System	Not Commenced	On hold pending review of Fleet Program.
Replace Unit 625 Mitsubishi Truck	Procurement	Quotation assessments to be presented to Council for endorsement in June.
Replace 210 Amman Multi Tyred Roller	Construction	Awaiting delivery & fitout, anticipate ready for field work in May 2020.
Replace Unit 620 Mitsubishi Dual Cab Tipper	Procurement	Quotation assessments to be presented to Council for endorsement in June.
Replace Unit 1280 Toyota Hilux Single Cab 4x2	Completed	Completed December 2019.
Replace Unit 306 Case Skid Steer Loader	Not Commenced	Project deferred.
Repairs to Asset No 5420 3000L Fuel Trailer	Completed	Completed March 2020.
Repairs to Asset No 5421 3000L Fuel Trailer	Construction	Backfill project for workshop, to be completed prior to end of financial year.
Replace Unit 1293 Toyota Hilux.	Completed	Completed March 2020.
Repaint Unit 632 Mitsubishi Single Cab fitted with 3 way tipping body to extend useful life	Planning	Programmed May 2020.
Replace Unit 4052 Kubota 72 Out Front Mower Dimbulah	Completed	Completed February 2020.
Refurbishment of Transmission Grader 7	Construction	Completed April 2020.
Loadrite scales for Depot tractor to meet NHVR requirements	Completed	Completed March 2020.
Program: 16 Depots and Council Offices		
Kowa Street Depot - Car Park Upgrade	Completed	Linemarking completed December 2019
Replace Roof Mareeba Soil Lab	Not commenced	On hold.
Replace Roof Kowa St Office (Community Wellbeing section)	Completed	Completed October 2019.
Kowa St Building, Air Conditioning Assessment	Design	Report received, review underway.
Mount Molloy Depot Replace Ridge Capping	Completed	Completed February 2020.
Kowa Street Depot Building Paint External Walls	Completed	Completed March 2020.
Replace Parks & Gardens Depot Shed, Mareeba	Procurement	To be awarded by mid May 2020.

Infrastructure Services Capital Works Summary Report - April 2020

Project Description	Project Stage	Progress comment
Chillagoe Depot Roof Extension	Completed	Completed February 2020.
PCYC Replace Exterior and/or Paint	Construction	Painting works to be completed in May.
Program: 17 Community Buildings		
Kuranda Recreation Centre - Refurbishments	Construction	Works underway to rectify potable water leak.
Install Roof Filter Shed Kuranda Pool	Completed	Completed February 2020.
Replace Grease Trap Mareeba Leagues Club	Completed	Completed December 2019.
Kuranda Men's Shed Relocation	Construction	Men's Shed have submitted documentation to claim remaining funds, assessment underway.
Dimbulah Swimming Pool - Replace filtration system including pumps, tanks and pipework	Completed	Completed December 2019 and project capitalised.
Cedric Davies Community Hub	Design	Final design specs delayed due to COVID-19; expect to incite tenders by early June.
Mareeba Leagues Club - Grandstand dressing rooms; replace the existing rubber tiles with continuous rubber matting	Planning	Site investigations completed, quotations invited. Works planned to commence from May.
Dimbulah Caravan Park Refurbishment of the dongas and amenities facilities	Procurement	On track to commence early May 2020.
Dimbulah Memorial Park Replace Toilet Trench	Construction	Works to be completed by mid-May 2020.
Mareeba Swimming Pool Heater	Construction	Decommissioning will be completed by 30 June 2020.
Program: 18 Non-Infrastructure Items		
Mareeba Cemetery Lawn Beam	Completed	Completed December 2019.
Mareeba Cemetery Headstone Beam	Completed	Completed December 2019.
Kuranda New Cemetery	Planning	Layouts developed, review underway. Additional funding would be required to progress to next stage - detailed design and community consultation.
Mareeba Cemetery Mausoleum Wall	Construction	On schedule as per contractors tendered timeline.
GIS & Survey hardware upgrade	Completed	Completed September 2019.
Asset Inspection Hardware	Procurement	DRFA Camera and mounts ordered as trial of components. Additional Cameras & mounts to be provided if trial is successful.
WWII Markers	Completed	Completed February 2020.
Program: 20 Kuranda Infrastructure Program		
KIAC - Therwine Street Redevelopment Stage 2	Construction	Completed July 2019.
KIAC - Barron Falls Walking Track Phase 2	Construction	Possession of site awarded and site establishment commenced. Construction to commence in May.
KIAC - Barron Falls Walk Track Phase 1	Completed	Completed February 2020.
KIAC - New Wayfinding Signage	Construction	Preferred supplier selected and report tabled at May meeting.
KIAC - Information Technology	Design	Quotations are being sought to develop options that meet the funding constraints.
KIAC - Jum Rum Creek Walk Track Rehabilitation	Procurement	Performance based specification being developed for tender in June 2020.
Jungle Walk Track rehab	Procurement	Tender invitation previously withheld due to no response to Jum Rum. Performance based specification being developed for re-tender in June 2020.
Program: 23 Works for Queensland		
W4Q3 Bailey Street Widen Seal	Completed	Completed January 2020.
W4Q3 Lerra Street Kerb & Drain Improvements	Design	Project rescheduled to February/March 2021 to allow for CBD upgrade project & 2020 TIDS program.
W4Q3 Mt Mulligan Road Crossing Adjustments	Completed	Completed October 2019.
W4Q3 Pedestrian Crossing Anzac Avenue	Completed	Project completed 16/04/2020

Infrastructure Services Capital Works Summary Report - April 2020

Project Description	Project Stage	Progress comment
W4Q3 Footpath Renewal All localities	Not Applicable	All council's internal resources are currently fully allocated to maintenance & capital works for the remainder of the 19/20 financial year. Strong possibility that contractors may need to be engaged to complete this work.
W4Q3 Eales Park to Ward Street Footpath	Completed	Completed January 2020.
W4Q3 Gregory Terrace Park Softfall & Equipment	Completed	Completed January 2020.
W4Q3 East Mareeba CBD Byrnes Street Trees Project	Design	Construction programmed to start 01/06/2020. Quotations invited for asphalt installation, profiling, primer seal, kerb placement & irrigation cage fabrication.
W4Q3/TIDS Pickford Road, Bibohra Upgrades	Construction	Construction commenced. Tenders invited for gravel supply & bitumen seal installation. Earthworks and drainage components 90% completed. Project will provide sealed road from Mulligan Highway intersection to Four Mile Creek (approx 3.4km)
W4Q3 John Doyle Anzac Avenue Bridge Upgrade	Construction	Footings for pedestrian bridge installed. Pedestrian bridge to be delivered to site week of 11/05/2020. Installation of the pedestrian bridge & associated ramps will take approximately 10 days to complete. Sewage bypass pump installed & will be test run for one week from 11/05/2020. Water & sewage lines removed from existing bridge. Still waiting on Ergon to remove power line above the bridge. Traffic control programmed to be in operation 29/05/2020 with full bridge closure programmed for 01/06/2020.
W4Q3 Mareeba Swim Pool Replace Filtration	Completed	Completed December 2019.
W4Q3 Chillagoe Hall External Refurbishment	Construction	Works awarded, construction in May 2020.
W4Q3 Repaint Chillagoe Hub	Construction	Painting completed - internal AC issues being investigated.
W4Q3 Rankin Street Office Replace Air-conditioner	Procurement	Award scheduled for 15 May 2020.

9.5 TECHNICAL SERVICES FEES AND CHARGES 2020/21

Date Prepared: 7 May 2020

Author: Manager Technical Services

Attachments: 1. [Technical Services Fees and Charges 2020/21](#) ↓

EXECUTIVE SUMMARY

This report details the proposed Technical Services Fees and Charges for 2020/21.

Sport and Community Hall Hire, Rural Addresses, Gates and Grids and Aerodromes Charges are covered within this report.

RECOMMENDATION

That Council adopt the attached Technical Services Fees and Charges for 2020/21.

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.

Category	Sub-Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
Aerodromes	Landing Fees (Mareeba and Chillagoe)	Fixed Wing Aircraft and Helicopters (MTOW - maximum take-off weight) less than 2000kg	tonne per landing	\$6.00	Yes	No		Repetitive operations charged at one landing per hour (where an aircraft makes more than one landing per hour)
Aerodromes	Landing Fees (Mareeba and Chillagoe)	Fixed Wing Aircraft (MTOW - maximum take-off weight) 2000kg to 5700kg	tonne per landing	\$12.00	Yes	No		Repetitive operations charged at one landing per hour (where an aircraft makes more than one landing per hour)
Aerodromes	Landing Fees (Mareeba and Chillagoe)	Helicopters (MTOW - maximum take-off weight) 2000kg to 5700kg	tonne per landing	\$8.00	Yes	No		Repetitive operations charged at one landing per hour (where an aircraft makes more than one landing per hour)
Aerodromes	Landing Fees (Mareeba and Chillagoe)	Fixed Wing Aircraft and Helicopters (MTOW - maximum take-off weight) greater than 5700kg	tonne per landing	\$17.50	Yes	No		Repetitive operations charged at one landing per hour (where an aircraft makes more than one landing per hour)
Aerodromes	Landing Fees (Mareeba and Chillagoe)	Annualised landing fees at Mareeba Airport for aircraft utilised in flight training under 2000kg	annum	\$2000.00	Yes	No		
Aerodromes	Landing Fees (Mareeba and Chillagoe)	Annualised landing fees at Mareeba Airport for aircraft utilised in flight training between 2000kg and 5700kg	annum	\$4000.00	Yes	No		
Aerodromes	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	Year	\$440.00	Yes	No		
Aerodromes	Grassed Areas Parking - Mareeba Only (No tie-downs)	Mareeba Parking less than 5700kg	day	\$2.50	Yes	No		
Aerodromes	Grassed Areas Parking - Mareeba Only (No tie-downs)	Mareeba Parking of aircraft 5700kg and above	day or part thereof	\$22.50	Yes	No		
Aerodromes	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	Year	\$650.00	Yes	No		
Aerodromes	Hardstand Parking and tie-downs - Mareeba Only	Mareeba Parking less than 5700kg	day	\$3.50	Yes	No		
Aerodromes	Hardstand Parking and tie-downs - Mareeba Only	Mareeba Parking of aircraft 5700kg and above	day or part thereof	\$33.00	Yes	No		
Gates & Grids	Gates & Grids	Application for approval	application	\$50.00	No	No	LL1	
Gates & Grids	Gates & Grids	Application for renewal of approval	year	\$50.00	No	No	LL1	
Gates & Grids	Gates & Grids	Fee for re-inspection	inspection	\$200.00	No	No	LL1	
Gates & Grids	Gates & Grids	Transfer of Gate/Grid (change of ownership)	application	\$50.00	No	No	LL1	
Hall Hire	Bond - All user	Bond refundable (refer to Conditions of Hire)		\$200.00	No	No		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 Environmental Protection Regulation 1988, the deposit will be forfeited to Council.
Hall Hire	Commercial or Specific Personal Event	Day rate - 8:00am - 6:00pm	day	\$115.00	Yes	No		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.
Hall Hire	Commercial or Specific Personal Event	Part day - minimum 4 hours	hour	\$16.00 per hour	Yes	No		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.
Hall Hire	Commercial or Specific Personal Event	Night rate - 6:00pm to midnight	night	\$135.00	Yes	No		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.
Hall Hire	Commercial or Specific Personal Event	Part night rate - minimum 3 hours	hour	\$26.00 per hour	Yes	No		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.

Category	Sub-Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
								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 25 participants/attendees who are charged \$8 or less per event, the minimum hours for the part day/night is not applicable and only the hour rate is applicable.
Hall Hire	Commercial or Specific Personal Event	Plus Bar/Kitchen (in addition to any charges above)		\$65.00	Yes	No		
Hall Hire	Community Group non-profit	Day rate - 8:00am - 6:00pm	day	\$55.00	Yes	No		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.
Hall Hire	Community Group non-profit	Part day - minimum 4 hours	hour	\$7.50 per hour	Yes	No		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.
Hall Hire	Community Group non-profit	Night rate - 6:00pm to midnight	night	\$65.00	Yes	No		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.
Hall Hire	Community Group non-profit	Part night rate - minimum 3 hours	hour	\$13.00 per hour	Yes	No		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.
Hall Hire	Community Group non-profit	Plus Bar/Kitchen (in addition to any charges above)		\$30.00	Yes	No		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.
Hall Hire		Park light hire	hour	\$15.00 per hour	Yes	No		
Hall Hire		Circus Hire	occurrence	\$500.00	Yes	No		
Hall Hire		Circus Security Bond	occurrence	\$1000.00	No	No		Deposit or part thereof of bond may be refunded depending upon condition in which grounds are left. Council may retain such amount of bond which will cover any costs incurred for replacement items, including keys, locks etc.
Hall Hire	Additional Penalties	Key Return Policy - lost/not returned - broken locks etc	occurrence	see note	Yes	No		
Hall Hire	Mareeba Sports Hall	Deposit - ALL HIRES for key, cleaning & repairs		\$500.00	No	No		
Hall Hire	Mareeba Sports Hall	Hire Fees - Full day hire - 7:00am - 6:00pm	day	\$150.00	Yes	No		
Hall Hire	Mareeba Sports Hall	Hire Fees - Half day hire - 4 hours between 7:00am - 6:00pm		\$90.00	Yes	No		
Hall Hire	Mareeba Sports Hall	Hire Fees - Hourly hall hire	hour	\$40.00	Yes	No		
Hall Hire	Mareeba Sports Hall	Hire Fees - Friday or Saturday night hall hire - 6:00pm - midnight	night	\$300.00	Yes	No		
Hall Hire	Mareeba Sports Hall	Additional fees - ALCOHOL on premises - (additional cleaning/floor repairs)		\$225.00	Yes	No		
								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 25 participants/attendees who are charged \$8 or less per event, the minimum hours for the part day/night is not applicable and only the hour rate is applicable.
Hall Hire	Commercial or Specific Personal Event	Plus Cold Room (in addition to any charges above)		15	Yes	No		

Category	Sub-Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
Hall Hire	Community Group non-profit	Plus Cold Room (in addition to any charges above)		5	Yes	No		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.
Hall Hire	Commercial or Specific Personal Event	Full Day Rate - 8.00am to midnight	per day	180	Yes	No		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 \$8 or less per event, the minimum hours for the part day/night is not applicable and only the hour rate is applicable.
Hall Hire	Community Group non-profit	Full Day Rate - 8.00am to midnight	per day	90	Yes	No		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.
Rural Addressing	Charges	New Rural Address	application	\$310.00	No	No		
Rural Addressing	Charges	Replacement Rural Address	application	\$265.00	No	No		
Rural Addressing	Charges	Replacement Number	each	\$4.00	No	No		
Rural Addressing	Charges	Replacement Number Sleeve	each	\$30.00	No	No		
Rural Addressing	Charges	Replacement Post	Each	\$20.00	No	No		

9.6 INFRASTRUCTURE SERVICES, TECHNICAL SERVICES OPERATIONS REPORT - APRIL 2020

Date Prepared: 17 April 2020
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 2020.

RECOMMENDATION

That Council receives the Infrastructure Services, Technical Services Operations Report for April 2020.

BACKGROUND

Technical Services

Design, quality and investigations:

Investigation activities undertaken in April included:

Activity	Completed	Ongoing
Road Infrastructure Review	14	41
Drainage Investigations	2	2
Other Investigations	1	1
Rural Address Requests	1	3
Dial Before You Dig Requests	40	0

Survey:

The Survey team was tasked with working on Capital Projects during the month of April, this includes the current financial years program as well as projects identified for completion under Grants programs in the 2020-21 financial year.

Operationally, the Survey team continued working on the Mount Mulligan Township road reserve corrections and providing support for work areas as needed.

Soil Laboratory:

Council's Soil Laboratory provides NATA-accredited testing soil and material testing for internal and external services. The laboratory completed the following testing in the April period:

Supplier	Tests Completed
Internal	28
External	127

Asset Inspections:

Scheduled inspections of Council's transport infrastructure assets have focused primarily on sealed road assets during the month of April:

Locality	Road, Seal & Line marking Condition Audit (km)
Irvinebank-Watsonville Area	4.5
Koah Area	20.1
Kuranda Area	81.8
Speewah Area	24.9
Subtotal	131.3

In addition to field inspections, work was completed towards improving the footpath assets register. As a result of the combined effort of the GIS and Investigations team, an optimised inspection regime for footpath assets is being developed.

Inspections planned for May will include a continuation of road and footpath inspections.

Operational Works and Subdivisions

To ensure ongoing compliance with development conditions, both during construction and on-maintenance, Council undertakes routine inspection and monitoring of sites. The following developments remain current:

Locality	Subdivisions Name	Status
Kuranda	72 - 76 Mason Road Stage 1	Under Construction
Kuranda	3 Hilltop Close	Under Construction
Mareeba	Clean Choices Car Wash	On-Maintenance
Mareeba	Bundanoon Stage 2	On-Maintenance
Mareeba	Roadhouse and Accommodation Park, Williams Close	On-Maintenance
Mareeba	10 James Street Road Widening	On-Maintenance
Mareeba	The Edge Stage 2A	On-Maintenance
Kuranda	112 Barnwell Rd widening	Monitoring

Disaster Recovery Funding Arrangements (DRFA - previously NDRRA)

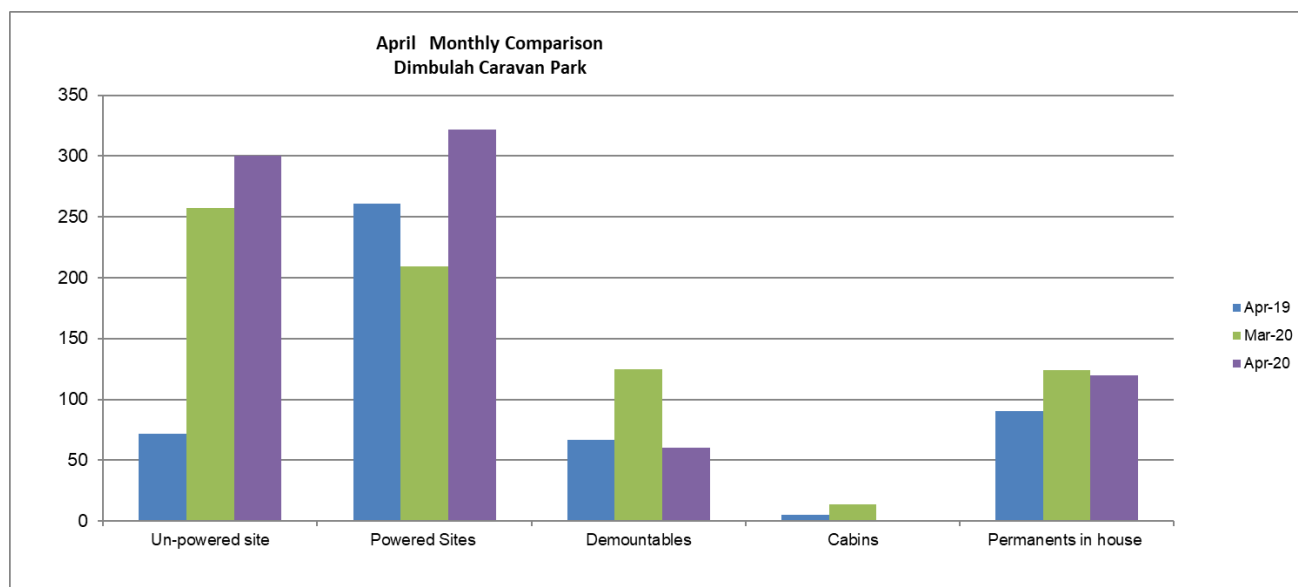
The DRFA is jointly funded by the Commonwealth and Queensland governments to help alleviate the costs of relief and recovery activities undertaken in disaster-affected communities by delivering recovery activities to return affected eligible assets back to pre-event condition. The status of declared disaster events currently being managed are provided below:

Program	Status
2018 NDRRA	All works completed. Final claims lodged with QRA for reimbursement of costs.
2019 DRFA	<p>Tenders for delivery of the restoration works were awarded by Council at its Ordinary Meeting, January 2020, subject to approval of the DRFA claims by the QRA.</p> <p>Roads Contracts:</p> <ul style="list-style-type: none"> • Eastern Area Package is awaiting QRA approval prior to award of contract, anticipate receipt mid May 2020. • Western Area Package contract awarded with works commencing mid May 2020. • Mid-Western Package contract awarded with works commencing mid May 2020. <p>Bowers Street: Sealing works to be undertaken in May 2020.</p> <p>Gamboola Crossing: submission with QRA for consideration.</p>
2019 Betterment	Various submissions prepared and lodged with QRA, awaiting outcome of QRA assessments.

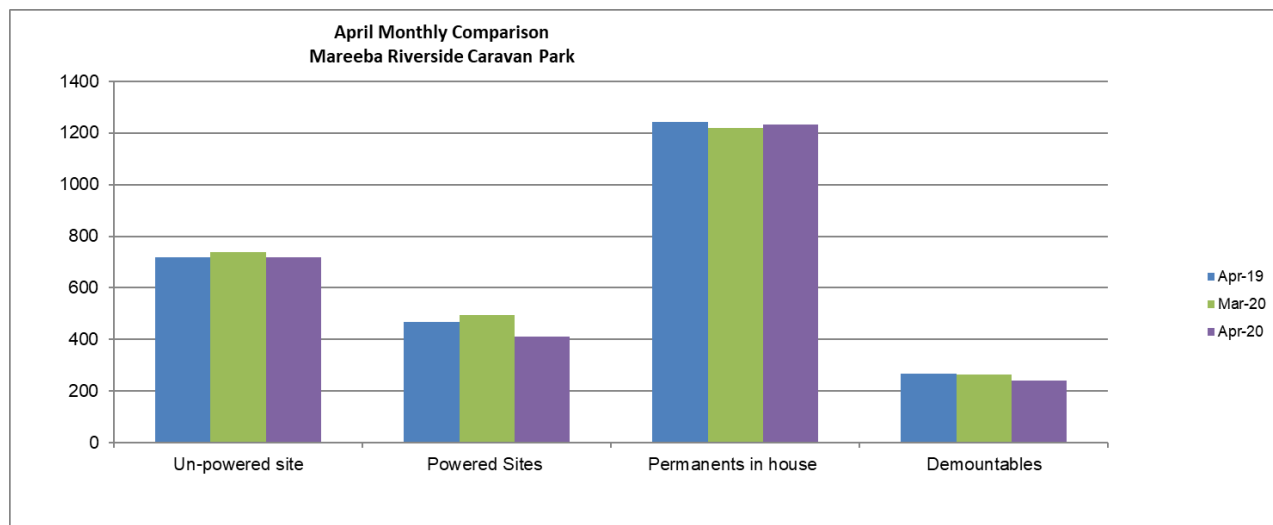
Facilities

Caravan Parks:

Dimbulah Caravan Park recorded an increase in visitors to the facility, when compared to the March 2020 period, with significant increases to the powered sites providing the larger component, as shown below.



Mareeba Riverside Caravan Park site bookings have decreased, with backpackers working in the farming industry returning home due to the COVID-19 pandemic. Permanents have remained at near capacity with limited variation in overall occupancy rates recorded as shown below.



Community Halls:

Community Halls were closed to the public in March 2020, in response to government restrictions placed on these facilities due to the COVID-19 pandemic. Council officers contacted all impacted future bookings, for a period of three (3) months, and advised that cancellation of their bookings was required.

At time of preparation of report, closures are anticipated to remain in place for the duration of May, however this position will be reassessed in line with latest government advice.

Swimming Pools

Swimming pools were closed to the public in March 2020 in response to government restrictions placed on these facilities due to the COVID-19 pandemic.

Council Officers are working with the Managing Lessee to undertake an extended maintenance program to all aquatic facilities.

Vandalism & Graffiti:

Vandalism and graffiti remain an operation burden on Council, with no dedicated allocation, these costs are borne by existing facilities operational budget.

During April one (1) report of vandalism was recorded, with annual costs provided below;

Financial Year	Actuals	April Comments
2015/16	\$ 2,134.00	• Mareeba CWA Toilets
2016/17	\$ 16,546.00	
2017/18	\$ 23,948.00	
2018/19	\$ 14,851.00	
2019/20	\$ 21 692.00	

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

COVID-19 impacts in relation to closure of facilities will be managed in line with Queensland government restrictions.

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil

Operating

Additional costs associated with graffiti and vandalism is expected and will be accommodated within existing budget allocations.

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.

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.

- Council continues to adjust its operations to account for the Coronavirus as needed.

9.7 TMSC2018-06 MAREEBA WASTE TRANSFER STATION OPERATOR CONTRACT - EXTENSION

Date Prepared: 6 May 2020
Author: Manager Water and Waste
Attachments: Nil

EXECUTIVE SUMMARY

Contract TMSC2018-06 for operation of Mareeba waste transfer station was awarded under a two (2) year term from 1 July 2018, with the option to extend for two (2), one-year terms.

The purpose of this report is to consider extension of the current contract for a further one (1) year.

RECOMMENDATION

That Council approves the one (1) year extension of TMSC2018-06 Mareeba Waste Transfer Station Operator Contract to Evy Entertainment for the period 1 July 2020 to 30 June 2021 with the option of a further one (1) year term to align with the other transfer station operating contracts.

BACKGROUND

At its Ordinary Meeting of 16 May 2018, Council awarded separate tenders for operation of each of its waste transfer stations throughout the shire. Each tender was awarded for a three (3) year term with the opportunity to extend each contract for a further one (1) year subject to contractor performance and approval by Council.

The Mareeba Waste Transfer Station is the exception to this arrangement, which was based on a two (2) year term with the opportunity to extend for two (2), one-year terms to coincide with the planned closure of the landfill. The scope of work under the contract includes gatehouse operations and supervision and the supply of plant to undertake transfer station maintenance such as slashing and tidying of waste areas.

The tender was awarded to Evy Entertainment, who also manages Council's transfer stations at Kuranda, Dimbulah, Irvinebank, Mutchilba, Chillagoe and Almaden under separate contracts. The current contract for Mareeba Waste Transfer Station is scheduled to expire on 30 June 2020 and the contractor has adequately fulfilled their duties under the contract to date.

Following the request from SUEZ to extend the current Waste Disposal Agreement (WDA) for a further one (1) year term as tabled in a separate report, it is proposed to extend the TMSC2018-06 Mareeba Waste Transfer Station Operator Contract to align with the completion of the WDA Contract. This would also align the Mareeba Waste Transfer Station operating contract to be the same term as the remaining waste transfer station operating contracts.

RISK IMPLICATIONS

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Tenders for the contract were invited in accordance with Council's procurement policy.

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.

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

The incumbent contractor will be advised of the outcome of this report.

9.8 TMSC2020-04 MOWING AND LAWN MAINTENANCE FOR WATER, WASTEWATER TREATMENT PLANTS, PUMP STATIONS AND LANDFILL

Date Prepared: 5 May 2020
Author: Manager Water and Waste
Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to inform Council of the assessment of tender submissions received for TMSC2020-04 Mowing and Lawn Maintenance for Water, Wastewater Treatment Plants, Pump Stations and Landfill and provide a recommendation on the award of the tender.

The proposed contract is to maintain the above sites and funding is allocated in Council's Operational Budget with costs attributed to respective operational sites. Tenders have been invited for a two (2) year contract term from 1 July 2020 with the option of two (2), one (1) year extensions.

RECOMMENDATION

That Council awards tender TMSC2020-04 Mowing and Lawn Maintenance for Water, Wastewater Treatment Plants, Pump Stations and Landfill Sites to Idealic Group for a period of two (2) years from 1 July 2020 to 30 June 2022 with the option of two (2), one (1) year extensions.

BACKGROUND

The Mowing and Lawn Maintenance for Water, Wastewater Treatment Plants, Pump Stations and Landfill Sites will see the continuation of the upkeep of these sites. The tender is based on a two (2) year contract term from 1 July 2020 with the option of two (2), one (1) year extensions. The contracted works are on a schedule basis and the tendered pricing is reflective of this. The extension terms of the contract are subject to the appointed contractor fulfilling the obligations of the contract and satisfactorily meeting requirements of the contract.

Tenders for TMSC2020-04 Mowing and Lawn Maintenance for Water, Wastewater Treatment Plants, Pump Stations and Landfill closed at 11:00am Thursday, 16 April 2020 and five (5) responses were received.

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

Assessment Criteria

Criteria	Weightings
Tendered Price	40%
Relevant Experience	25%
Key Personnel Skills and Experience	10%
Tenderer's Resources	15%
Demonstrated Understanding	10%
Total	100%

Each quotation was evaluated and scored against the criteria, with the criteria scores were then weighted to provide a total weighted score for the submissions. Additionally, each quotation was assessed for conformance, compliance and discrepancies, against the requested response schedules. Price is a calculated formula dependent on the actual tender received against the median of all prices received.

The outcomes of the assessed responses, and submission values as quoted, are provided below.

Tenderer	Tendered Price incl GST	Ranking
Idealic Group	\$ 7,188.50	1
Taylor's Treelopping Pty Ltd	\$ 8,057.00	2
Scott's Mowing NQ Pty Ltd	\$ 12,200.30	3
Tree Acq Pty Ltd	\$ 18,518.46	4
HMBT Pty Ltd	\$ 784,080.00	5

Based on both quantitative and qualitative criteria assessment, Idealic Group is the recommended contractor to undertake Mowing and Lawn Maintenance for Council's Water, Wastewater Treatment Plants, Pump Stations and Landfill.

FINANCIAL AND RESOURCE IMPLICATIONS

Is the expenditure noted above included in the current budget?

Yes

LINK TO CORPORATE PLAN

Financial Sustainability: A council that continuously looks for savings and opportunities while managing council’s assets and reserves to ensure a sustainable future in a cost-effective manner.

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

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

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

Tenderers will be notified of the outcome of this report.

9.9 TMSC2020-02 MAREEBA AND KURANDA SEWERAGE PUMP STATION H2S PROTECTION AND REFURBISHMENT PROJECT

Date Prepared: 5 May 2020
Author: Manager Water and Waste
Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to inform Council of the assessment of tender submissions received for TMSC2020-02 Mareeba and Kuranda Sewerage Pump Station H2S Protection and Refurbishment Project and provide a recommendation on the award of the tender.

Tenders were invited for the refurbishment of Council's existing wastewater pump stations to prolong and extend the useful life of the structures, mitigating the need for costly replacements in the future. This project is funded in the Water and Waste 2019/20 Capital Budget Program.

RECOMMENDATION

That Council approves the awarding of Tender TMSC2020-02 Mareeba and Kuranda Sewerage Pump Station H2S Protection and Refurbishment Project to Fewster Brothers Contracting Pty Ltd T/A FB Contracting for the sum of \$889,733.90 (including GST).

BACKGROUND

The Mareeba and Kuranda Sewerage Pump Station H2S Protection and Refurbishment Project will see the refurbishment of Council's existing wastewater pump stations to prolong and extend the useful life of the structures, mitigating the need for costly replacements in the future. This project is funded in the Water and Waste 2019/20 Capital Budget Program.

Tenders for TMSC2020-02 Mareeba and Kuranda Sewerage Pump Station H2S Protection and Refurbishment project closed at 11:00am Thursday, 12 March 2020 and three (3) responses were received.

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

Assessment Criteria

Criteria	Weightings
Tendered Price	40%
Relevant Experience	15%
Key Personnel Skills and Experience	15%
Tenderer's Resources	10%
Demonstrated Understanding	20%
Total	100%

Each quotation was evaluated and scored against the criteria, with the criteria scores were then weighted to provide a total weighted score for the submissions. Additionally, each quotation was assessed for conformance, compliance and discrepancies, against the requested response schedules. Price is a calculated formula dependent on the actual tender received against the median of all prices received.

The outcomes of the assessed responses, and submission values as quoted, are provided below.

Tenderer	Tendered Price incl GST	Ranking
Fewster Brothers Contracting Pty Ltd T/A FB Contracting	\$889,733.90	1
LDI Constructions Civil Pty Ltd	\$1,095,801.30	2
DCG Company Pty Ltd	\$1,549,777.46	3

Based on both quantitative and qualitative criteria assessment, FB Contracting is the recommended contractor to undertake the H2S Protection and Refurbishment of the sewerage pump stations.

RISK IMPLICATIONS

Environmental

Mareeba and Kuranda reticulation network operates under Council's Environmental Authority EPPR01792213 and this project will ensure infrastructure is adequately maintained to comply with the licence.

FINANCIAL AND RESOURCE IMPLICATIONS

Is the expenditure noted above included in the current budget?

Yes

LINK TO CORPORATE PLAN

Financial Sustainability: A council that continuously looks for savings and opportunities while managing council's assets and reserves to ensure a sustainable future in a cost-effective manner.

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

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

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

Tenderers will be notified of the outcome of this report.

9.10 SECOND WASTE DISPOSAL AGREEMENT WITH SUEZ RECYCLING AND RECOVERY (REGIONAL QUEENSLAND) - REQUEST FOR CONTRACT EXTENSION

Date Prepared: 6 May 2020
Author: Manager Water and Waste
Attachments: Nil

EXECUTIVE SUMMARY

Council received correspondence from SUEZ Recycling & Recovery (Regional Australia Pty Ltd) on 6 February 2020 requesting to extend the term of the Second Waste Disposal Agreement (WDA), which is due to expire on 30 November 2020.

There are provisions within the Second WDA for the parties to negotiate and agree to renew the agreement for a further one (1) year term (Renewal Term) at least nine (9) months prior to 30 November 2020. To allow for sufficient time for Council officers to consider the extension request and enter into negotiations in relation to possible further amendments to the WDA, it was proposed to seek agreement from SUEZ to reduce the negotiation timeframe (Right of Renewal Term) from nine (9) months to six (6) months. By doing so this allowed for negotiations to take place and a report be prepared for Council consideration on the proposed extension of the WDA contract.

RECOMMENDATION

That Council approves the further one (1) year term of the Waste Disposal Agreement (WDA) with SUEZ Recycling & Recovery (Regional Australia Pty Ltd) from 30 November 2020 to 30 November 2021 and delegates authority to the CEO to finalise the agreement.

BACKGROUND

Council entered into a contractual arrangement in 2007, accepting process residual and contingency waste at the Mareeba Landfill from the Advanced Resource Recovery Facility (ARRF) at Portsmith under a Waste Disposal Agreement (WDA). The WDA was initially between Council and CEC Resource Recovery Pty Ltd (CEC), now SUEZ Recycling & Recovery (Regional Queensland) Pty Ltd (SUEZ). The WDA terminated in 2017 and a Council resolved to enter into a Second WDA at the Ordinary Meeting of 17 May 2017.

Under the Second WDA, Council negotiated with SUEZ to continue to receive waste at Mareeba Landfill at a reduced tonnage rate and additional amendments were made, including changes to tonnage charges, an increase in the security for capping, inclusion of an appropriate Contractor's Guarantor, tightening of SUEZ's environmental compliance obligations, and ownership of all infrastructure including the weighbridge being retained by Council after the expiration of the Second WDA. The Second WDA is due to expire on 30 November 2020 and represents the cessation of disposal of SUEZ waste at Mareeba Landfill and commencement of capping and closure of the facility.

There are provisions within the Second WDA for the parties to negotiate and mutually agree to renew the agreement for a further one (1) year term (Renewal Term) at least nine (9) months prior to 30 November 2020.

Council received correspondence from Suez Recycling & Recovery (Regional Australia Pty Ltd) on 6 February 2020 requesting to extend the term of the Second WDA for a further 12 months. In this correspondence, SUEZ advised that the void space at the landfill is approximately 70,000 cubic metres and have provided survey evidence to support this. Based on the current rate of landfilling, this represents over two (2) years of remaining capacity.

To allow for sufficient time for Council officers to consider the request and enter into negotiations in relation to possible further amendments to the WDA, and then make a recommendation to Council, it was proposed to seek agreement from SUEZ to reduce the negotiation timeframe (Right of Renewal Term) from nine (9) months to six (6) months. This extended the deadline for a decision on the extension request from 28 February 2020 to 31 May 2020 and allowed for a Council decision outside the Caretaker Period.

This process allowed for adequate time to seek clarification from SUEZ around the requested extension and adequate assessment of associated costs, waste needed to fill the remaining air space at the landfill and compliance with the Environmental Authority and other operational and legislative requirements. The outcome of these negotiations would be provided to Council for approval prior to formal agreement with SUEZ.

Further to SUEZ's correspondence dated 6 February 2020 and recent discussion, and the request from SUEZ to extend the Contract, in accordance with clause 3.3; to renew the Contract for a further one (1) year term (Renewal Term). Council officers sought to negotiate new terms and conditions which Council seeks to include in the Contract subject to Council's usual decision-making process.

The negotiated contractual conditions are set out in the attachment and the recommendation is to approve the negotiated conditions.

RISK IMPLICATIONS

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Nil

Operating

No impact on current budget. May impact future operational budgets.

Is the expenditure noted above included in the current budget?

Yes

LINK TO CORPORATE PLAN

Financial Sustainability: A council that continuously looks for savings and opportunities while managing council's assets and reserves to ensure a sustainable future in a cost-effective manner.

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

SUEZ will be advised of Council's decision.

9.11 WATER WASTEWATER WASTE FEES AND CHARGES 2020/21

Date Prepared: 5 May 2020

Author: Manager Water and Waste

Attachments: 1. [Water Wastewater Waste Fees and Charges 2020/21](#) ↓

EXECUTIVE SUMMARY

This report details the proposed Water, Wastewater and Waste Fees and Charges for 2020/21.

RECOMMENDATION

1. That Council adopt the attached Waste Fees and Charges for 2020/21 in two (2) parts:
 - a) Waste Fees and Charges 2020/21 (effective 01 July 2020 – 30 September 2020); and
 - b) Waste Fees and Charges 2020/21 (effective 01 October 2020 – 30 July 2021) to reflect the deferment of the \$5 Queensland State Waste Levy for three (3) months as required by the Qld State Government due to Covid-19.

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.

The Queensland Government has introduced 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 levy charged at \$75 per tonne is set to increase as at 1 July 2020 to \$80 per tonne, however because of Covid-19 the Queensland State Government have sought to provide small business with financial relief by deferring the \$5 scheduled increase for three months. The \$5 increase would commence 01 October 2020.

As such Council are asked to approve two (2) sets of fees and charges for Waste to take in consideration the deferment of the \$5 Queensland State waste levy increase.

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

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

Nil

Category	Sub-Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
Waste	Non-Charged Waste Disposal	Car bodies - must have fluids and tyres removed	each	No charge	NO	No		Up to 100kg (trailer or utility load) 1 per month. 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.
Waste	Non-Charged Waste Disposal	Motor bikes - must have fluids and tyres removed	each	No charge	NO	No		Up to 100kg (trailer or utility load) 1 per month. 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.
Waste	Non-Charged Waste Disposal	Air conditioners and fridges - must be degassed	each	No charge	NO	No		Up to 100kg (trailer or utility load) 1 per month. 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.
Waste	Non-Charged Waste Disposal	E-Waste	Each	No Charge	NO	No		Up to 100kg (trailer or utility load) 1 per month. 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.
Waste	Non-Charged Waste Disposal	Domestic Green Waste	trailer or utility load	No charge	NO	No		Up to 100kg (trailer or utility load) 1 per month. 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.
Waste	Non-Charged Waste Disposal	Scrap Metal	Each	No Charge	NO	No		Up to 100kg (trailer or utility load) 1 per month. 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.
Waste	Non-Charged Waste Disposal	Domestic Recyclables	trailer or utility load	No Charge	NO	No		Up to 100kg (trailer or utility load) 1 per month. 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.
Waste	Non-Charged Waste Disposal	Car Batteries	each	No Charge	NO	No		Up to 100kg (trailer or utility load) 1 per month. 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.
Waste	Charged Waste Disposal	MSW - Municipal Solid Waste	tonne	\$90.00	YES	No		
Waste	Charged Waste Disposal	C&I - Commercial and Industrial	tonne	\$163.00	YES	No		Fee includes \$88.00 QLD levy
Waste	Charged Waste Disposal	C&D - Construction and Demolition	tonne	\$163.00	YES	No		Fee includes \$88.00 QLD levy
Waste	Charged Waste Disposal	Mattresses	each	\$28.00	YES	No		Fee includes \$3.00 QLD levy
Waste	Charged Waste Disposal	Concrete	tonne	\$20.00	YES	No		
Waste	Charged Waste Disposal	Green waste (Commercial)	tonne	\$35.00	NO	No		
Waste	Charged Waste Disposal	Pallets	Each	\$3.00	NO	No		
Waste	Recyclables (Commercial)	Includes HDPE, PET, Aluminum and steel cans, glass, other packaging items labelled as recyclable.	tonne	\$180.00	YES	No		
Waste	Scrap Metal	Car Bodies with fluids and or tyres	each	\$50.00	YES	No		
Waste	Scrap Metal	Motor bikes - with fluids and or tyres	each	\$15.00	YES	No		
Waste	Scrap Metal	White goods - fridges/freezers must be degassed (sorting fee will apply if goods are in fridges or freezers)	each	\$115.00	YES	No		
Waste	Scrap Metal	White goods, air conditioners not de-gassed	each	\$25.00	YES	No		
Waste	Scrap Metal	Gas bottles - must be degassed	each	\$5.00	YES	No		
Waste	Dead Animals	Small animal - each - (cat, small dog, possum - disposed as wet waste)	each	\$5.00	YES	No		Fee includes \$0.40 QLD levy
Waste	Dead Animals	Medium animal - each (wallaby, large dog, calf, goat, pig - disposed as wet waste)	each	\$20.00	YES	No		Fee includes \$2.25 QLD levy

Category	Sub-Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
Waste	Regulated Waste - Oil	Oil (excludes cooking oils)	litre	\$0c per litre	NO	No		
Waste	Regulated Waste - Tyres	Passenger	each	\$10.00	YES	No		
Waste	Regulated Waste - Tyres	Light truck	each	\$12.00	YES	No		
Waste	Regulated Waste - Tyres	Truck	each	\$25.00	YES	No		
Waste	Regulated Waste - Tyres	Super Single	each	\$50.00	YES	No		
Waste	Regulated Waste - Tyres	Solid Small - Up to 0.3m high	each	\$20.00	YES	No		
Waste	Regulated Waste - Tyres	Solid Medium - 0.3m - 0.45m	each	\$35.00	YES	No		
Waste	Regulated Waste - Tyres	Solid Large - 0.45 - 0.6m	each	\$50.00	YES	No		
Waste	Regulated Waste - Tyres	Solid XL - Greater than 0.6m	each	\$70.00	YES	No		
Waste	Regulated Waste - Tyres	Tractor Small - Up to 1m high	each	\$115.00	YES	No		
Waste	Regulated Waste - Tyres	Tractor large - 1m - 2m	each	\$200.00	YES	No		
Waste	Regulated Waste - Tyres	Fork Lift small - Up to 0.3m high	each	\$15.00	YES	No		
Waste	Regulated Waste - Tyres	Fork Lift Medium - 0.3m - 0.45m	each	\$20.00	YES	No		
Waste	Regulated Waste - Tyres	Fork Lift Large - 0.45m - 0.6m	each	\$30.00	YES	No		
Waste	Regulated Waste - Tyres	Grader	each	\$125.00	YES	No		
Waste	Regulated Waste - Tyres	Motor Cycle	each	\$8.00	YES	No		
Waste	Regulated Waste - Tyres	Earth Mover Small - Up to 1m high	each	\$155.00	YES	No		
Waste	Regulated Waste - Tyres	Earth Mover Medium - 1m - 1.5m	each	\$345.00	YES	No		
Waste	Regulated Waste - Tyres	Earth mover large - 1.5m - 2m	each	\$685.00	YES	No		
Waste	Regulated Waste - Tyres	Passenger with rim	each	\$15.00	YES	No		
Waste	Regulated Waste - Tyres	Light Truck with rim	each	\$25.00	YES	No		
Waste	Regulated Waste - Tyres	Truck with rim	each	\$55.00	YES	No		
Waste	Regulated Waste - Tyres	Bobcat	each	\$155.00	YES	No		
Waste	Miscellaneous Charges	Minimum fee commercial waste - weigh bridge charge	Each	\$20.00	NO	No		
Waste	Miscellaneous Charges	Sorting fee - Required if mixed load requires sorting by Council staff.	cubic metre	\$115.00	YES	No		
Waste	Mulch Purchase	Box trailer or utility load - self load	cubic metre	\$12.00	YES	No		
Waste	Mulch Purchase	Box trailer or utility load - machine to load	cubic metre	\$16.00	YES	No		
Waste	Mulch Purchase	Purchases greater than 500m3 (in one instance)	cubic metre	\$10.00	YES	No		
Waste	Mulch Purchase	Minimum fee commercial waste - weigh bridge charge	each	\$20.00	YES	No		

Category	Sub-Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
Wastewater	Charges	Connection to Council's Sewerage System	connection	Quoted service	NO	No		Based on 1.5m tapping and standard 1.5m from property boundary and 150mm join
Wastewater	Charges	Build over Council sewerage System	application	\$554.00	NO	No		
Wastewater	Charges	Hire of Fogging Crew (day hire)	labour hour + materials max 4 hours	Quoted service	YES	No		
Wastewater	Charges	Hire of Sewer Trailer	labour hour + materials max 4 hours	Quoted service	YES	No		
Wastewater	Waste Discharge	Grease trap waste Mareeba	litre	\$0.20	NO	No		
Wastewater	Waste Discharge	Septic effluent waste Mareeba	kilolitre	\$53.00	NO	No		
Wastewater	Waste Discharge	Liquid Waste - Anything other than grease trap or septic - Mareeba	kilolitre	\$53.00	NO	No		
Wastewater	Charges	Inspection of Build Over Sewer as Constructed Works	each	\$150.00	NO			
Wastewater	Charges	Blocked Sewer Inspection		400.00	NO			
Wastewater	Charges	Blocked Sewer Inspection		\$400.00	NO			

Category	Sub-Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
Water	Charges	Water Service Connection Including Meter - 20mm ø per m	meter	\$1255.00	NO	No		
Water	Charges	Meter Size - 25mm	meter	\$1835.00	NO	No		
Water	Charges	Meter Size - 32mm - Short Meter	quote	Quoted Service	NO	No		
Water	Charges	Meter Size - 40mm - Short Meter	quote	Quoted Service	NO	No		
Water	Charges	Meter Size - 50mm - Short Meter	quote	Quoted Service	NO	No		
Water	Charges	New Meter Installation Only - 20mm ø per m	meter	\$595.00	NO	No		
Water	Charges	New Meter Installation Only - 25mm ø per m	meter	\$775.00	NO	No		
Water	Charges	New Meter Installation Only - 32mm ø per m	quote	Quoted Service	NO	No		
Water	Charges	New Meter Installation Only - 40mm ø per m	quote	Quoted Service	NO	No		
Water	Charges	New Meter Installation Only - 50mm ø per m	quote	Quoted Service	NO	No		
Water	Charges	Disconnection of Water Service at Owners Request	application	\$190.00	NO	No		
Water	Charges	Reconnection after Requested Disconnection 20mm	application	\$580.00	NO	No		
Water	Charges	Reconnection after Requested Disconnection 25mm	application	\$775.00	NO	No		
Water	Charges	Reconnection after Requested Disconnection 32mm	application	Quoted Service	NO	No		
Water	Charges	Reconnection after Requested Disconnection 40mm	application	Quoted Service	NO	No		
Water	Charges	Reconnection after Requested Disconnection 50mm	application	Quoted Service	NO	No		
Water	Charges	Reconnection (after breach of water regulations or non payment) - 20mm	application	\$595.00	NO	No		
Water	Charges	Reconnection (after breach of water regulations or non payment) - 25mm	application	\$610.00	NO	No		
Water	Charges	Reconnection (after breach of water regulations or non payment) - 32mm	application	\$900.00	NO	No		
Water	Charges	Reconnection (after breach of water regulations or non payment) - 40mm	application	\$1035.00	NO	No		
Water	Charges	Reconnection (after breach of water regulations or non payment) - 50mm	application	\$1130.00	NO	No		
Water	Charges	Water Testing	test	Not Available	NO	No		
Water	Charges	Meter/Service Testing (to be refunded if meter/service found to be faulty)	test	350.00	NO	No		
Water	Charges	Final Water Meter Reading request	reading	\$53.30	NO	No		
Water	Charges	Hydrant flow & pressure test	test	\$260.00	NO	No		
Water	Charges	Install Lockable Stop Valve with padlock		\$215.00	NO	No		
Water	Charges	Locations - Mareeba	location	\$185.00	YES	No		
Water	Charges	Locations - Dimbulah/Kuranda	location	\$535.00	YES	No		
Water	Charges	Locations - Mount Molloy	location	\$535.00	YES	No		
Water	Charges	Locations - Chillagoe	location	\$865.00	YES	No		
Water	Standpipes	Hire of Standpipe - Short Term (less than two (2) weeks) \$250 Deposit. Maximum 7 day hire period (minimum charge of \$50.00)	day	\$10.00	NO	No		
Water	Standpipes	Hire of Standpipe - Long Term (greater than two (2) weeks up to six (6) months) \$750 Deposit	day	\$5.00	NO	No		
Water	Standpipes	Standpipe Management System - Electronic Key	hire	\$50.00	NO	No		
Water	Standpipes	Water Supply from Fire Hydrants (other than for fire-fighting purposes)						
Water	Standpipes	Processing Fee \$17.50 per load.	kilolitre	\$1.54	NO	No		
Water	Charges	Water and Wastewater Infrastructure Inspection	each	\$195.00	NO	No		

9.12 INFRASTRUCTURE SERVICES, WATER AND WASTE OPERATIONS REPORT - APRIL 2020

Date Prepared: 5 May 2020
Author: Manager Water and Waste
Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to summarise Council’s Water and Waste activities undertaken by the Infrastructure Services Department during the month of April 2020.

RECOMMENDATION

That Council receives the Infrastructure Services, Water and Waste Operations Report for April 2020.

BACKGROUND

Water and Wastewater Treatment:

All treatment plants performing satisfactorily and water consumption by residents remains steady, however consumption has increased slightly Shire wide. Routine environmental monitoring did not detect any exceedances of environmental discharge limits. No anomalies or reportable notifications were reported in relation to routine water quality testing conducted during April.

Water Treatment	Mareeba	Kuranda	Chillagoe	Dimbulah	Mt Molloy*
Water Plant average daily production (kL)	6,838	1,086	256	323	99
Number of Connections	3,922	1,010	123	247	123
Average daily water consumption per connection (L)	1,743	1,075	2,081	1,308	805

* Mt Molloy is an untreated, non-potable water supply

Wastewater Treatment	Mareeba	Kuranda
Wastewater Plant average daily treatment (kL)	2,396	195
Number of Connections	3,507	348
Average daily inflow per connection (L)	683	560

Water and Wastewater Reticulation:

Council's water reticulation crew attended to several small water leaks and average response times were within targets set out in Council's customer service standard for water services.

Monthly statistics are tabled on the reticulation main breaks, unplanned interruptions and sewerage main breaks and chokes.

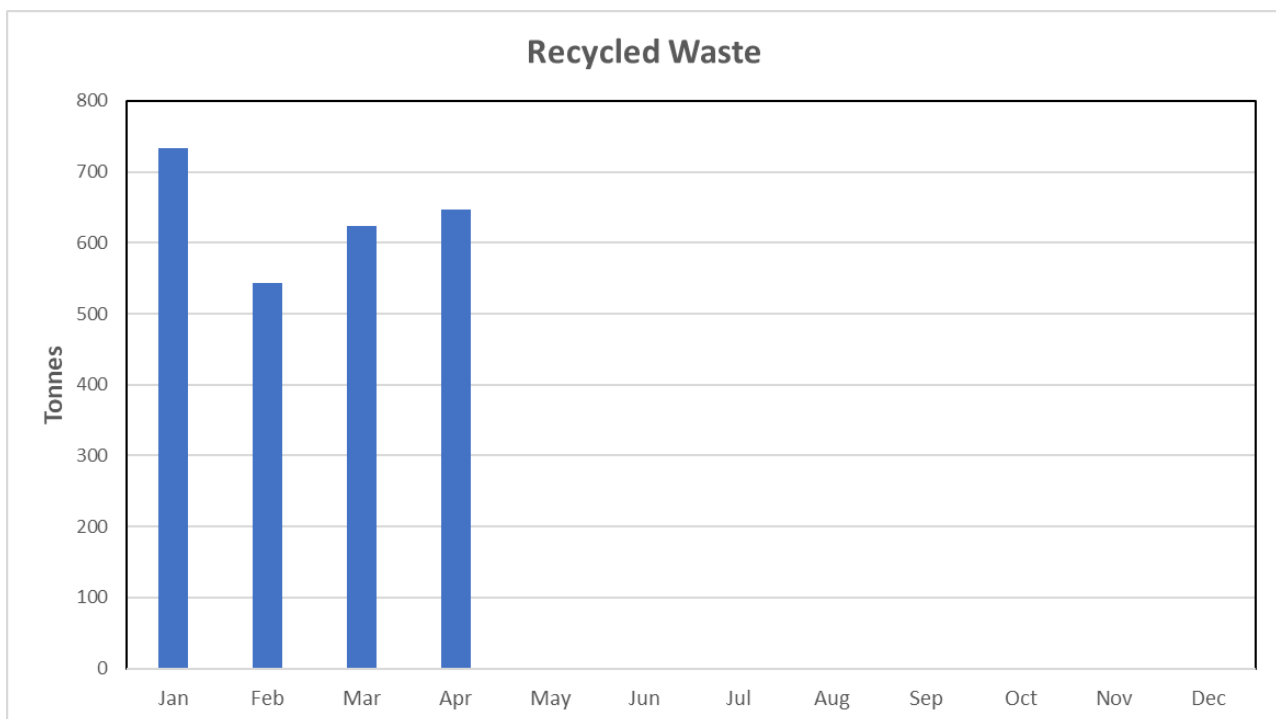
Water Treatment	Jan 2020	Feb 2020	Mar 2020	April 2020
Water main breaks	4	9	11	10
Unplanned water interruptions	4	9	11	10
Sewerage main breaks and chokes	3	3	5	4

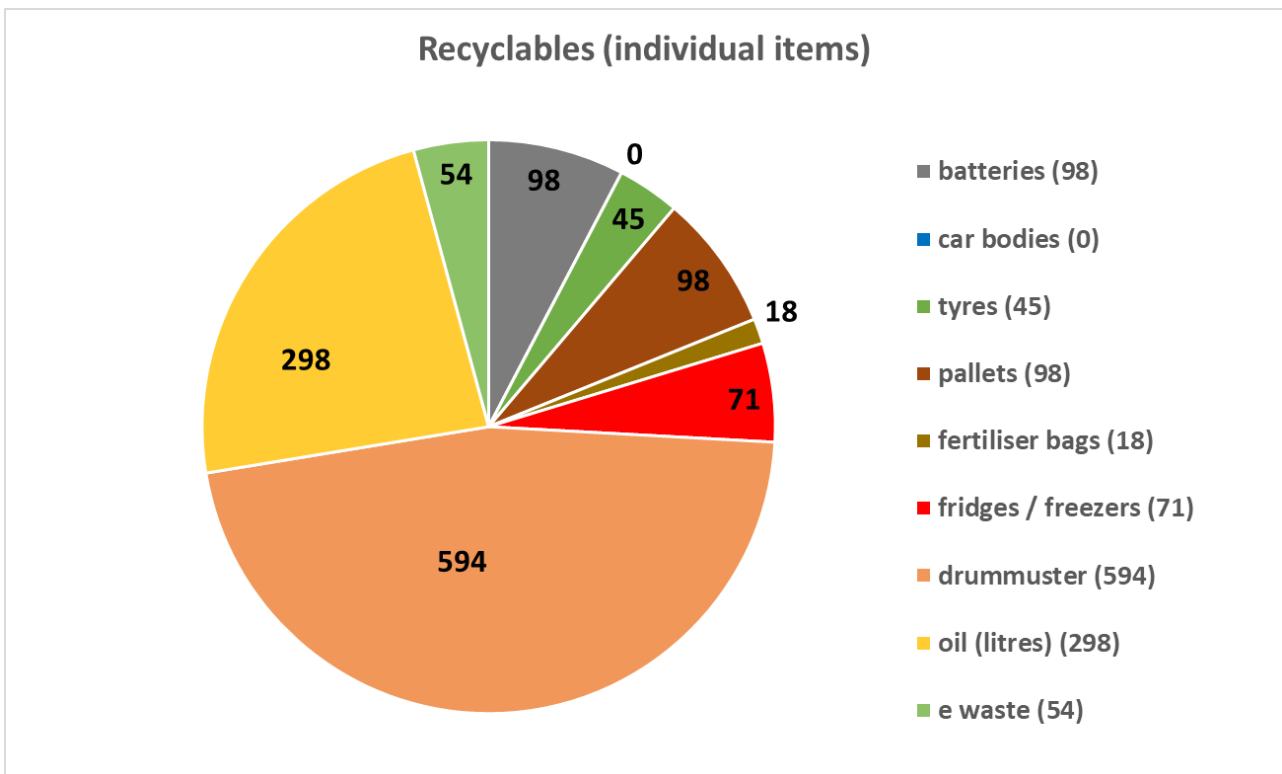
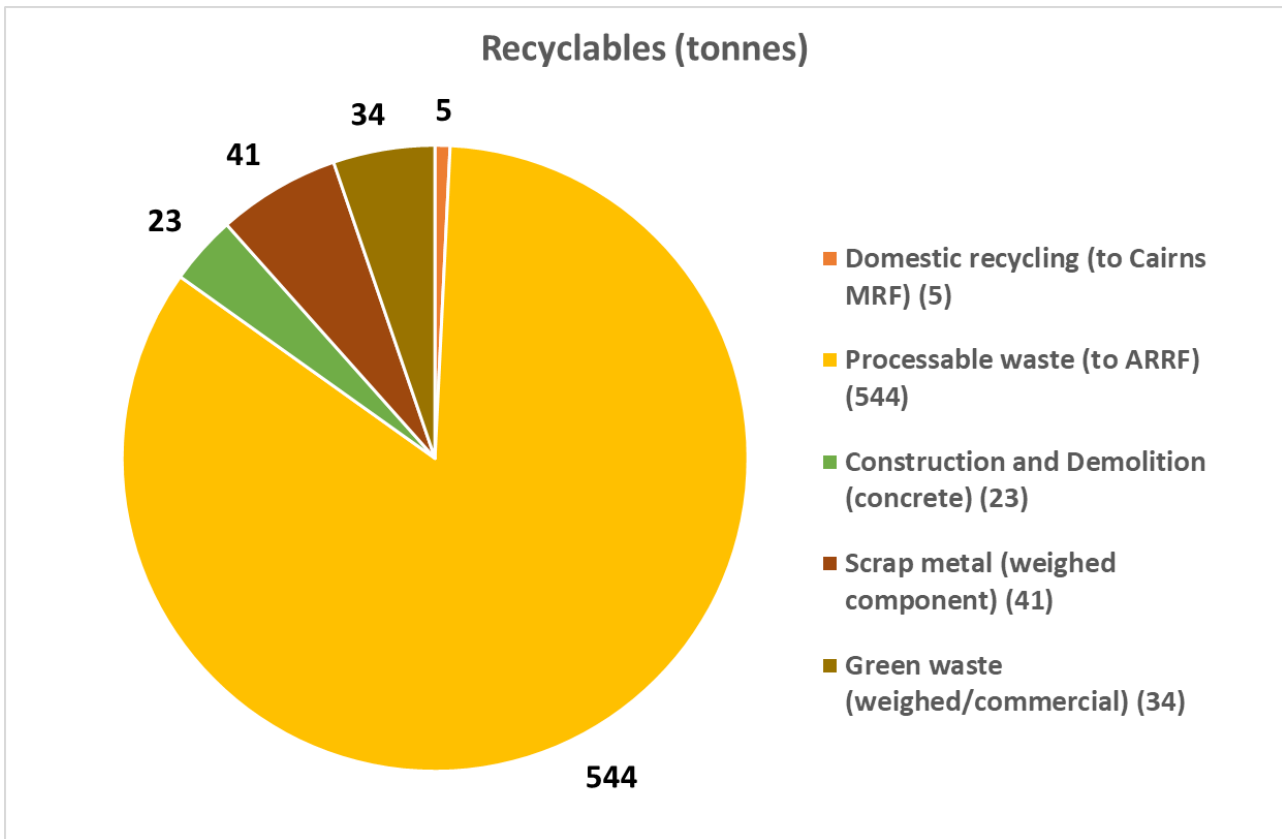
Waste Operations:

All transfer stations and Mareeba landfill are currently operational.

Recycling

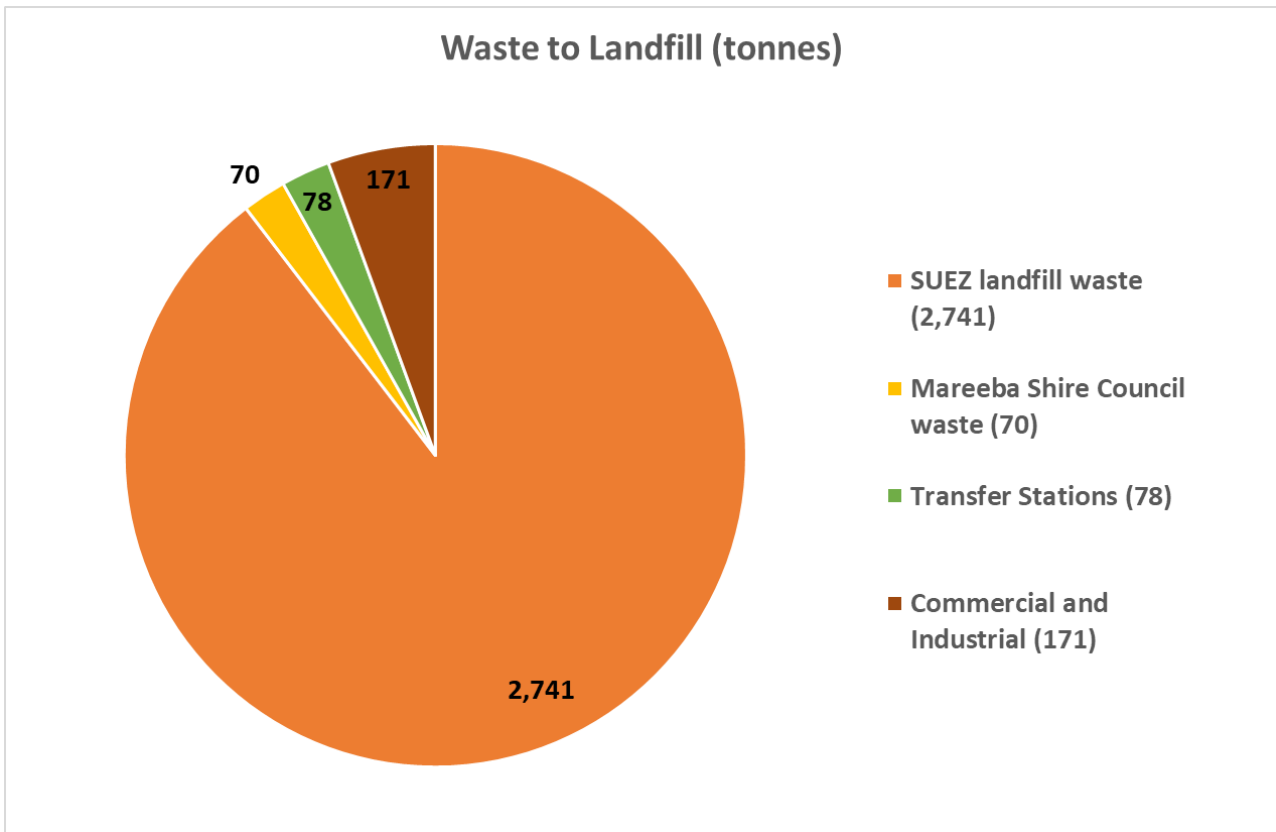
Waste material collected at each of the waste transfer stations are either deposited directly to the Mareeba landfill, recycled or transported to the SUEZ Advanced Resource Recovery Facility (ARRF) in Cairns for processing.





Waste to Mareeba Landfill

Waste directed to Mareeba Landfill is primarily residual waste from the SUEZ Advanced Resource Recovery Facility (ARRF) plant in Cairns, with minor quantities received from the waste transfer stations (Mareeba included), commercial and industrial waste, and waste that Mareeba Shire Council produces from its own activities.



Illegally Dumped Waste

Council received 21 illegally dumped tyres (0.2 tonnes) and less than one (1) tonne of illegally dumped general waste through Mareeba Waste Transfer Station during the month of April. The latter being recovered from Roadtek maintenance activities.



RISK IMPLICATIONS**Environmental**

Council holds an Environmental Authority issued under the *Environmental Protection Act 1994* to operate landfill facilities.

The Environmental Authority amendment process is underway.

Routine monitoring identified non-compliances at the Mareeba Landfill with the Environmental Authority groundwater release limits. These are consistent with previous results and are the subject of the Environmental Authority amendment application.

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.

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.

9.13 INFRASTRUCTURE SERVICES, WORKS SECTION ACTIVITY REPORT - APRIL 2020**Date Prepared:** 7 May 2020**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 operational activities undertaken by Infrastructure Services during the month of April 2020.

RECOMMENDATION

That Council receives the Infrastructure Services, Works Progress Report for the month of April 2020.

BACKGROUND**Transport Infrastructure**Road Maintenance Activities

The major maintenance activities carried out in April were slashing, grading unsealed roads and culvert inlet and outlet clearing.

Council's Eastern Unsealed Road Maintenance Grading crew were relocated to Chillagoe during the month to undertake spot repairs following the wet season on western roads including Bolwarra, Torwood, Blackdown and Bulimba Roads. Ootann Road spot repairs are programmed to commence early May using a combination of Council and contract plant and labour. Once complete the crew will re-establish in the Mareeba area to continue the eastern unsealed road maintenance program.

Bridges and Major Culverts

Bridge inspection and maintenance activities were carried out in April as follows:

Bridge Activity	Bridges	Major Culverts	Causeways	Pedestrian Bridge
Maintenance	11	8	2	1

In May, the number of bridges, causeways and major culverts maintained and inspected during the working month will decrease when resources move to the Bridge Section Capital Works Program, commencing in early May, weather dependent.

TMR Routine Maintenance Performance Contract (RMPC)

During April preparations were undertaken in the north eastern part of the shire in readiness for reseals on state-controlled roads. Activities included pot hole patching, edge repair, minor dig outs, herbicide spraying and the treatment of high shoulders.

In the western areas medium formation grading continued on the Burke Developmental Road to rectify minor damage received over the wet season.

Parks and Gardens

Parks and Gardens Maintenance Activities

April is a very busy month for mowing and slashing within the shire and these activities will continue to form the majority of workload for the Parks and Gardens Section until late June.

Restrictions and low tourist numbers due to COVID-19 in Kuranda have presented the opportunity for Council's Street Cleaning crew to clean areas of footpaths not usually accessible in Kuranda CBD due to time constraints and commercial activity.

With the current suspension of organised sporting activities due to COVID-19, grass cover in some of Council's parks are responding well to the lack of foot traffic, in particular Davies Park. At this time of year Davies Park would normally host junior and senior rugby league training and competition, weekly touch football fixtures and ad-hoc high school use. Whilst the situation is difficult for all sporting bodies it is providing a well-earned rest for some of Council's outdoor facilities.

Staged re-opening of some facilities in Parks and Gardens will occur in May in line with the State Government's advice.

Land Protection

Parthenium Weed: Officers have re-visited the affected Landowners in the Shire and all are seen to be complying with their obligations and are making an impact on the area and density of the weed on their land. It is anticipated that this effort will prevent the weed affecting neighbouring blocks in that area.

More properties were inspected in the Bilwon and Hodzic Road areas with no new infestations located.

Rats Tail Grass and Gamba Grass: The whole of Shire annual roadside spray program is continuing. Council are supported in this by TMR who provide funds for the treatment of these grasses on the state-controlled network.

Siam Weed: Officers have worked collaboratively with property owners who have outbreaks of Siam Weed on their land. The entire length of Sandy Creek, a tributary of Rifle Creek, and further reaches of the Mitchell River has been treated. This infestation has been greatly reduced in density since Council's early intervention last year. The landowner has been proactively treating all seedlings found since the outbreak.

Back Creek, in the Petford/Lappa area, is a creek system that is showing a marked reduction in frequency and density of Siam Weed. Where once staff would have found hundreds of plants, the latest survey identified only 14 plants. The Senior Land Protection Officer advises that the system is well on the way to recovery with eradication of Siam Weed in this area an achievable goal.

Lions Tail: Assistance was provided for the management of Lions Tail on Wrotham Park Station with the station providing tractors, quad bikes and trucks with spraying equipment and labour to search

the property for Lions Tail. This weed is on the decrease with substantially less plants destroyed than what has been the norm over the past few years. TMR also assisted the program by providing a budget to Council to survey and treat the roadsides in the control area.

Rabbits: Properties on Tinaroo Ck Road and Chewko Road have entered into a free-feeding program for rabbits. Land Protection staff will follow this up with the introduction of the K5 Callisivirus which has been highly effective over the past several years.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

COVID-19 impacts in relation to closure of facilities will be managed in line with Queensland Government restrictions.

FINANCIAL AND RESOURCE IMPLICATIONS

Operating

All operational works are funded by the Section specific 2019/20 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

10 CONFIDENTIAL REPORTS

Nil

11 BUSINESS WITHOUT NOTICE

12 NEXT MEETING OF COUNCIL

13 FOR INFORMATION

13.1 SUMMARY OF NEW PLANNING APPLICATIONS & DELEGATED DECISIONS FOR THE MONTH OF APRIL 2020

Date Prepared: 6 May 2020

Author: Senior Planner

Attachments: Nil

Please see below information.

Summary of new Planning Development Applications and Delegated Decisions for April 2020

New Development Applications					
Application #	Lodgement Date	Applicant/ Address	Property Description	Application Type	Status
MCU/20/0006	15/04/2020	George & Alexandra Hensley 146 Austin Road, Kuranda	Lot 2 on RP728465	MCU - Caretaker's Accommodation	In decision making stage
MCU/20/0007	20/04/2020	The Product Makers (Australia) Pty Ltd C/- Urban Sync 3276 & 3278 Mulligan Highway, Mount Molloy	Lots 2 & 3 on SP298325	MCU - Special Industry & ERA	In referral stage
MCU/20/0008	21/04/2020	Ngoonbi Community Services Indigenous Corporation C/- Gilvear Planning Pty Ltd 39 Barang Street, Kuranda	Lot 707 on NR7409	MCU - Warehouse	In Confirmation stage
RAL/20/0002	14/04/2020	Queensland Government, Department of Housing and Public Works C/- GHD Pty Ltd 154 Oak Forest Road, Kuranda	Lot 279 on NR7210	ROL - Division by Lease Exceeding 10 Years (Leases 1 to P)	In referral stage

Decision Notices issued under Delegated Authority					
Application #	Date of Decision Notice	Applicant	Address	Property Description	Application Type
Nil					

April 2020 (Regional Land Use Planning)

Negotiated Decision Notices issued under Delegated Authority					
Application #	Date of Decision Notice	Applicant	Address	Property Description	Application Type
Nil					

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/20/0002	20/04/2020	P & H Joubert C/- Emergent Building Approvals	4173 Mareeba - Dimbulah Road, Mutchilba	Lot 244 on HG295	Referral agency response for building work assessable against the Planning Scheme - Flood Hazard Overlay Code

Extensions to Relevant Period issued					
Application #	Date of Decision	Applicant	Address	Property Description	Application Type
Nil					

Survey Plans endorsed					
Application #	Date	Applicant	Address	Property Description	No of Lots
REC/07/0043)	01/04/2020	Sibi Girenti Holdings Pty Ltd	Antonio Drive, Mareeba	LOTS 204 - 206 & 300 ON SP311032 AND EASEMENT'S H - K IN LOTS 204 - 206 & 300 RESPECTIVELY (CANCELLING LOT 300 ON SP193170)	3 Lots

April 2020 (Regional Land Use Planning)