



AGENDA

Wednesday, 17 June 2020

Ordinary Council Meeting

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

Date: Wednesday, 17 June 2020

Time: 10:00am

Location: Council Chambers

Peter Franks
Chief Executive Officer

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

Ordinary Council Meeting - 20 May 2020
- 6 BUSINESS ARISING OUT OF MINUTES OF PREVIOUS MEETING**
- 7 DEPUTATIONS AND DELEGATIONS**

8 CORPORATE AND COMMUNITY SERVICES

8.1 GREEK ORTHODOX ARCHDIOCESE OF AUSTRALIA CONSOLIDATED TRUST - MATERIAL CHANGE OF USE - MULTIPLE DWELLING - LOT 3 ON RP865105 - 41-43 BYRNES STREET, MAREEBA - MCU/20/0005

Date Prepared: 12 May 2020

Author: Senior Planner

Attachments:

1. Proposal Plans [↓](#)
2. Department of State Development, Manufacturing, Infrastructure and Planning referral agency response dated 1 May 2020 [↓](#)
3. Request to waive application fee dated 23 March 2020 [↓](#)

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	Greek Orthodox Archdiocese of Australia Consolidated Trust	ADDRESS	41-43 Byrnes Street, Mareeba
DATE LODGED	1 April 2020	RPD	Lot 3 on RP865105
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Multiple Dwelling		
FILE NO	MCU/20/0005	AREA	2,023m ²
LODGED BY	Victor G Feros Town Planning Consultants	OWNER	Greek Orthodox Archdiocese of Australia Consolidated Trust
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Medium Density Residential zone		
LEVEL OF ASSESSMENT	Code Assessment		
SUBMISSIONS	n/a		

EXECUTIVE SUMMARY

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

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

The 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.

A separate request has been made for Council to waive the \$1,570.00 application fee paid for this application. The application fee is commensurate to the amount of Council resources that have been expended in assessing the development application. It is recommended that the request to waive the application fee be denied.

OFFICER’S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	Greek Orthodox Archdiocese of Australia Consolidated Trust	ADDRESS	41-43 Byrnes Street, Mareeba
DATE LODGED	1 April 2020	RPD	Lot 3 on RP865105
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Multiple Dwelling		

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.

(A) APPROVED DEVELOPMENT: Development Permit for Material Change of Use - Multiple Dwelling

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
2400 Sheet S1	Ground Floor & Site Plan	PD Designs	December 2019
2400 Sheet S2	First Floor Plan	PD Designs	December 2019
2400 Sheet S3	Elevations	PD Designs	December 2019
-	Fence Details	-	-

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

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

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

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

external unscreened air conditioning units attached to the exterior building facade.

3.7 Waste Management

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

3.8 Letterbox

Each unit is to be provided with an individual letter box.

3.9 Clothes Drying Facilities

Clothes drying facilities are to be provided in accordance with Drawing No 2400 Sheet S1 of 3.

4. Infrastructure Services and Standards

4.1 Access

The proposed access crossover must be upgraded/constructed to a commercial access crossover standard (from the edge of Byrnes/Herberton Street pavement to the property boundary of the subject land) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

Any redundant vehicle crossovers must be removed and kerb and channel and any footpaths reinstated, to the satisfaction of Council's delegated officer.

4.2 Stormwater Drainage/Water Quality

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

4.2.2 Prior to building works commencing the applicant must submit a Stormwater Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual to the satisfaction of Council's delegated officer.

4.2.3 The Stormwater Management Plan and Report must include provisions to intercept and control stormwater flows along driveways.

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

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

4.2.6 In addition to the Stormwater Management Plan, and prior to building works commencing, the applicant/developer must submit an Oily Water Management Plan, prepared and certified by a suitably

qualified design engineer (RPEQ). The Plan must demonstrate how contaminants such as oil and/or fuel will be removed and stored prior to stormwater being discharged from the site.

4.3 Car Parking/Internal Driveways

The applicant/developer must ensure the development is provided with on-site car parking spaces in accordance with Drawing No. 2400 Sheet S1 of 3 (excluding the community residence car parking spaces), which are available solely for the parking of vehicles associated with the use of the premises. All car parking spaces and internal driveways must be concrete, bitumen or asphalt sealed and appropriately drained prior to the commencement of the use and to the satisfaction of Council's delegated officer.

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

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

4.4 Landscaping & Fencing

4.4.1 Prior to the commencement of the use, a landscape plan must be prepared for the site and submitted to Council's delegated officer for consideration and approval. The extent of landscaping on site should be generally consistent with that shown on the submitted plan/s.

4.4.2 All plant varieties must be generally in accordance with Schedule A of Planning Scheme Policy No. 9 (Landscaping Policy).

4.4.3 The landscaping of the site must be carried out in accordance with the endorsed landscaping plan, and irrigated, mulched and maintained for the life of the development to the satisfaction of Council's delegated officer.

4.4.4 Prior to the commencement of the use, the applicant/developer must erect a 1.8 metre high solid screen fence constructed of colorbond (of neutral colour) or other suitable material approved by Council, along the entire length of the side and rear boundaries of Lot 3 on RP865105.

Where a building wall with a height of 1.8 metres or above is already established on part of the side or rear boundary, a screen fence will not be required for that same part of the side or rear boundary.

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

4.5 Lighting

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

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

4.6 Water Supply

Where the existing reticulated water supply does not currently service the site or is not at an adequate capacity, the developer is required to extend or upgrade the reticulated water supply infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).

If a new or upgraded water service connection is required to service the development, it must be provided in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

4.7 Sewerage Connection

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

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

(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) Water Meters/Water Service Connection

Prior to the water service connection works commencing and the installation of the meters by Council, an application for a Plumbing Compliance Permit is required to be submitted with detailed hydraulic drawings. The cost of the required water connection

and meter (capping of any existing meter may be required) will be determined based upon the approved hydraulic drawings at the time of lodgement of a Water Quotation Request.

(c) Compliance with applicable codes/policies

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

(d) Compliance with Acts and Regulations

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

(e) Environmental Protection and Biodiversity Conservation Act 1999

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

(f) Cultural Heritage

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

(E) REFERRAL AGENCY CONDITIONS

Department of State Development, Manufacturing, Infrastructure and Planning conditions dated 1 May 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

2. That Council deny the request to waive the \$1,570.00 application fee for development application MCU/20/0005.

THE SITE

The subject site is described as Lot 3 on RP865105 and is situated at 41-43 Byrnes Street, Mareeba. The site is located on the eastern (south bound) side of Byrnes Street, approximately 40 metres north of Lloyd Street.

The site is rectangular in shape with an area of 2,023m², having a frontage of approximately 40 metres to Byrnes Street. Byrnes Street is formed to a dual lane sealed standard with upright kerbing for the entire frontage of Lot 3.

The site presently has two (2) accesses to Byrnes Street with the northernmost of these accesses being closed off as part of this development.

The subject site includes the following existing features:

- a) a single storey dwelling located in the north western corner of the site;
- b) a centrally located driveway and a second driveway servicing a garage as part of the dwelling connected with Byrnes Street;
- c) storage sheds located adjoining the rear boundary; and
- d) a large tree located adjoining the rear boundary;
- e) a large tree located in the southern part of the site; and
- f) existing sewer main located within the rear section of the site extending in a north-south direction.

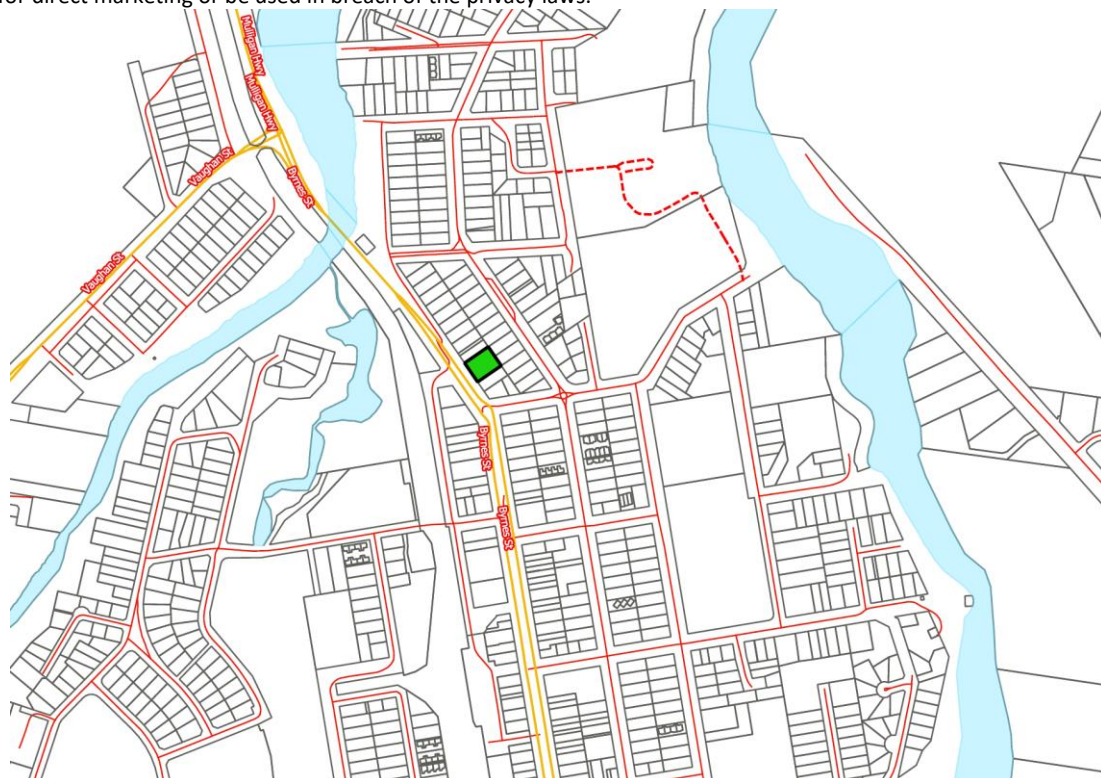
To the north, the site is adjoined by a vacant commercial building constructed to the common boundary with the subject site. To the east and south, the site is adjoined by detached dwellings. To the west across Byrnes Street, the site is adjacent to a public park and industrial uses.

The subject land has access to all urban services.



Map Disclaimer:

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



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BACKGROUND AND CONTEXT

Nil

PREVIOUS APPLICATIONS & APPROVALS

Nil

DESCRIPTION OF PROPOSED DEVELOPMENT

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

The single storey community residence building adjacent to the multiple dwelling building is accepted development under the *Planning Act 2016* and is not part of this application.

The application includes the following comprehensive description of the proposed development:

"6.01 General

The proposed accommodation is to be operated by St John's Community Care as an activity of the Greek Orthodox Archdiocese of Australia.

St John's currently provides disability and aged care services in Mareeba at the facility located at 1-5 Quill Street, Mareeba.

These services in Mareeba have been provided since 2000.

The proposal to provide independent and shared supportive living is based on similar facilities currently provided by St. John's in Gordonvale and at Taigum (northern suburbs of Brisbane).

The proposal will assist with meeting an identified need for independent and shared supportive accommodation within Mareeba and the surrounding area.

6.02 General Design and Siting Principles

The following design principles have been identified:

- a) the development will be purpose-built to provide accommodation for the needs of residents. This includes the provision of on-site recreation areas;*
- b) the proposal will remain domestic in scale and appearance;*
- c) the activity areas and living areas are to be orientated to the centre or rear of the site and with minimise exposure to the Byrnes Street frontage;*
- d) suitable buffers and setbacks are to be provided to all boundaries;*
- e) the building and outdoor living areas will include design and siting features to mitigate existing and future road noise from the adjoining Byrnes Street road corridor;*
- f) the positioning of the buildings on the site retains access for maintenance purposes to the sewer main located in the rear part of the site; and*
- g) a single entry and exit point will be provided to Byrnes Street.*

6.03 Development Details

The following development is proposed for the subject site:

- a) the existing structures including the dwelling house and sheds will be demolished and existing vegetation will be removed from the site;*

- b) *a single storey building is to be constructed in the northern section of the site and a two (2) storey building will be constructed in the southern section of the site;*
- c) *the single storey building is to contain four (4) bedrooms and central lounge and dining area;*
A kitchen, laundry and office will adjoin the dining area.
Each bedroom will include a patio and connecting enclosed courtyard.
- d) *the two (2) storey building will include six (6) self contained, two (2) bedroom units.*
The ground floor units include a patio and connecting enclosed courtyard.
The first floor units include a balcony.
- e) *a central driveway with a six (6) metre wide entrance to Byrnes Street providing access to the car parking area to the rear will also include provisions for an emergency vehicle set down area. This setdown area can also be used for mini bus parking as required;*
- f) *provision for eight (8) covered car parking spaces including one (1) disabled space;*
- g) *enclosed refuse bin storage area;*
- h) *shared BBQ area and swimming pool;*
- i) *intensive landscaping adjacent to the Byrnes Street frontage and parts of the rear and side boundaries; and*
- j) *a 1.8m high screen fence will be provided along all site boundaries. The fence to the Byrnes Street frontage will include an automatic opening / closing gate.*

Plans and elevations showing the proposed development are attached as Appendix D.

The following operational and use arrangements are noted:

- a) *residents within the single storey building are to live on an independent basis with the assistance of a carer or specialist staff member.*
The carer or specialist staff member will attend to the requirements of residents on an intermittent and individual needs basis.
The carers and specialist staff members will not be required to reside on-site or provide care on a 24 hours basis.
- b) *the residents in the two-storey building will also live on an independent basis.*
The second bedroom within each unit will accommodate a carer when required or a visiting family member;
- c) *emphasis will be given to providing accommodation for young people with a disability or with a special care need;*
- d) *the accommodation will be managed and supervised by trained and experienced St John's Community Care staff; and*
- e) *none of the residents will require a car. The proposed on-site car parking spaces will be provided for use by St John's Community Care staff and visiting family members or carers."*

REGIONAL PLAN DESIGNATION

The subject site is included within the Urban Footprint land use category in the Far North Queensland Regional Plan 2009-2031. Mareeba is identified as a Major Regional Activity Centre in the Regional Plan. The Regional Plan Map 3- ‘Areas of Ecological Significance’ does not identify the site as being of any significance.

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	Land Use Categories <ul style="list-style-type: none"> Residential Area Transport Elements <ul style="list-style-type: none"> State Controlled Road B-double Route Principal Cycle Route
Zone:	Medium Density Residential zone
Overlays:	<ul style="list-style-type: none"> Airport Environs Overlay Residential Dwelling House and Outbuilding Overlay Code Transport Infrastructure Overlay

Planning Scheme Definitions

The proposed use is defined as:

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
<i>Multiple dwelling</i>	<i>Premises containing three or more dwellings for separate households.</i>	<i>Apartments, flats, units, townhouses, row housing, triplex</i>	<i>Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility</i>

RELEVANT PLANNING INSTRUMENTS

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

(A) Far North Queensland Regional Plan 2009-2031

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

(B) State Planning Policy

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

(C) Mareeba Shire Council Planning Scheme 2016

Relevant Developments Codes

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

- 6.2.7 Medium density residential zone code
- 8.2.2 Airport environs overlay code
- 9.3.1 Accommodation activities code
- 9.3.3 Community 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
Medium density residential zone code	The application can be conditioned to comply with the code's relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Airport environs overlay code	The application can be conditioned to comply with the code's relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Accommodation activities code	The application can be conditioned to comply with the code's relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Community activities code	The application can be conditioned to comply with the code's relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Landscaping code	The application can be conditioned to comply with the code's relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Parking and access code	The application complies with applicable acceptable/probable solutions/performance criteria apart from the following: <ul style="list-style-type: none"> • PO1/AO1 Refer to planning discussion section of report.

Works, services and infrastructure code	The application can be conditioned to comply with the code's relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
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(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 relevant development works be designed and constructed in accordance with FNQROC Development Manual Standards.

(E) Adopted Infrastructure Charges Notice

The Mareeba Shire Council Adopted Infrastructure Charges Resolution (No. 2) 2019 - Table 1 - Adopted Charge Rates stipulates the following charge rate for multiple dwelling:

- Multiple Dwelling (per 1 or 2 bedroom dwelling) - \$13,430.00 per dwelling.

The \$13,430.00 rate is the base charge for the four infrastructure networks (water, sewer, parks and roads). As the subject land is accessed directly off State controlled road, the road infrastructure component of the base charge should be removed, leaving a base charge of \$10,072.50 per multiple dwelling unit.

The development proposes six (6) x two (2) bedroom multiple dwelling units.

The subject site was originally Lots 23 and 24 on M3565 before being amalgamated to create Lot 3 on RP865105 in 1994. The level of infrastructure servicing the land has not significantly changed since 1994.

Accordingly, it is appropriate to apply two (2) lot credits in recognition of the pre-amalgamation lots.

Based on the above charge rates, the adopted infrastructure charges would be as follows:

Development Type	Charge Rate	Measure	Charge	Credit	Balance
		Unit	\$	2 lots x \$18,800	\$
Residential (1-2 bedroom multiple dwelling)	\$10,072.50	6	\$60,435.00	\$37,600.00	\$22,835.00
TOTAL CURRENT AMOUNT OF CHARGE					\$22,835.00

Discussion

Multiple dwellings are generally *Accepted development, subject to requirements* within the Medium Density Residential zone.

The proposed development meets all of the requirements for accepted development with the exception of a shortfall of four (4) onsite car parking spaces. Notwithstanding, the development does provide sufficient onsite car parking to meet the actual needs of the assisted living residents and to satisfy the related performance outcome.

The development complies with all applicable density and landscaping requirements for the Medium Density Residential zone. A similar development could be built on adjoining property as accepted development without requiring the payment of infrastructure charges.

On the basis that the scale and form of the proposed development is substantially compliant with all of the requirements for accepted development, it is not proposed to levy infrastructure charges solely due to the minor shortfall in onsite car parking.

REFERRAL AGENCY

The application triggered referral to the Department of State Development, Manufacturing, Infrastructure and Planning as a Concurrence Agency (State controlled road).

That Department advised in a letter dated 1 May 2020 that they require the conditions to be attached to any approval (**Attachment 2**).

Internal Consultation

Technical Services

PLANNING DISCUSSION

Noncompliance with acceptable outcome AO1 of the Parking and Access code is discussed below. Where the development cannot comply with an acceptable outcome, it is considered compliance with the higher order Performance Outcome can be achieved.

9.4.3 Parking and access code

PO1

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

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

AO1

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

Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.

Comment

Table 9.4.3.3B specifies the following on-site car parking rates for multiple dwelling:

- (i) One (1) covered space per dwelling
- (ii) One (1) dedicated vehicle wash-down bay for premises containing 5 or more dwellings.
- (iii) A minimum of 0.25 spaces per dwelling is to remain in common property for visitor use.

Using the above rates, the proposed development would require nine (9) spaces.

Eight (8) on-site car parking spaces and one (1) emergency services vehicle space are provided.

Three (3) of the on-site spaces are for the associated community residence, leaving five (5) spaces and the emergency services vehicle space for the multiple dwelling.

The applicant advises that none of the residents will require a car and all demand for on-site car parking will be generated by St John's Community Care Staff and visiting family members or carers.

Given the nature of the proposed use and likely limited demand from residents, the five (5) spaces and the emergency services vehicle space will be sufficient to meet the on-site car parking demands.

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

Request to waive application fee

Victor G Feros Town Planning Consultants, on behalf of the applicant, have written to Council requesting that Council waive the application fee of \$1,570.00. The applicant's rationale for this request is outlined in **Attachment 3**.

Comment

The \$1,570.00 fee is a cost recovery fee charged for most base level code assessable material change of use applications.

In late 2019, the applicant applied for pre-lodgement advice for this development at a fee of \$560.00. Written pre-lodgement advice was issued to the applicant on 13 December 2019.

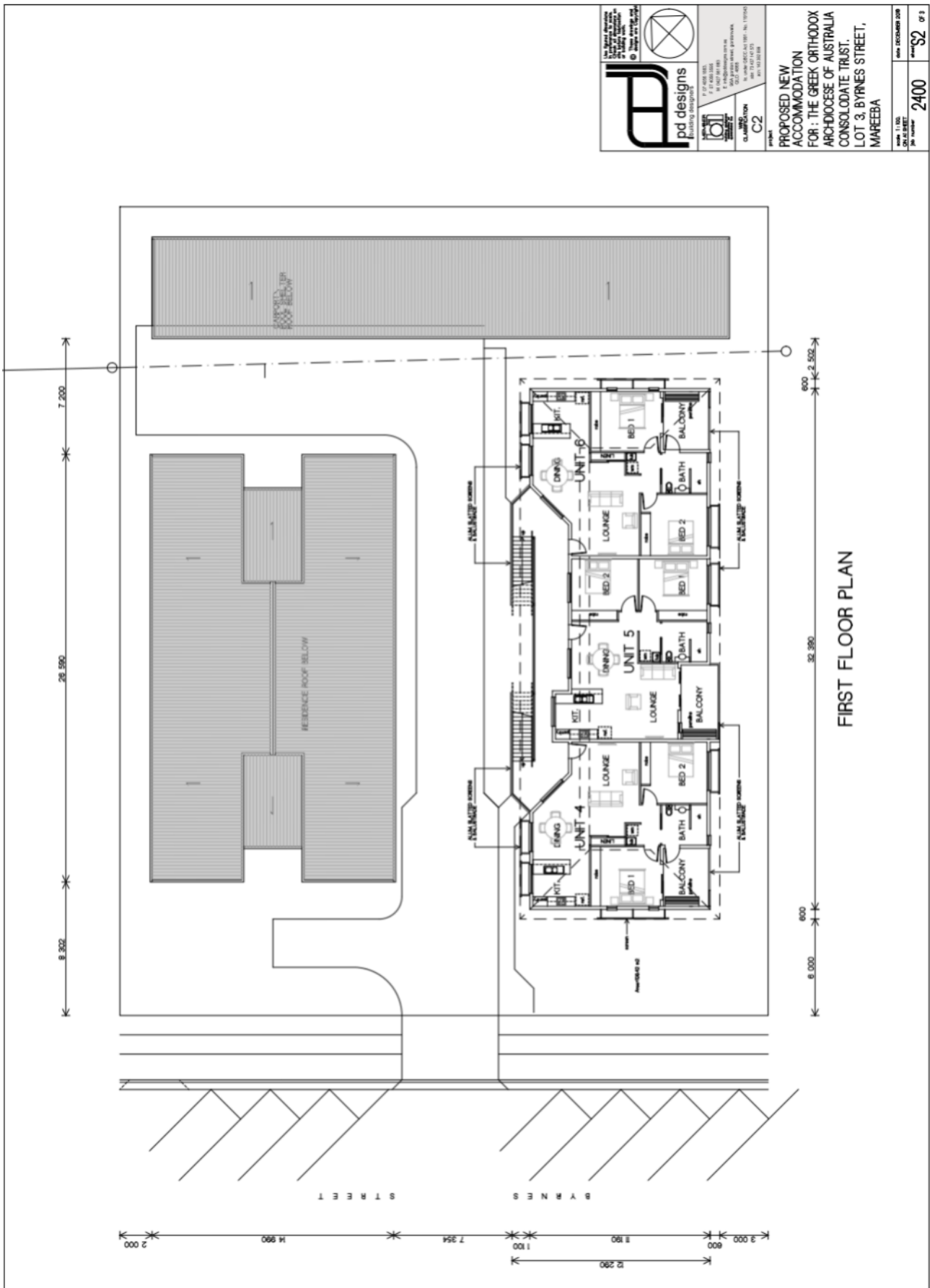
Under the 2019/20 Fees and Charges, the \$560.00 pre-lodgement advice fee is credited towards the subsequent development application, where the development application is lodged within six (6) months.

As the current application was lodged within six (6) months, the credit of \$560.00 was applied and the applicant was required to pay the balance fee of \$1,010.00 at lodgement.

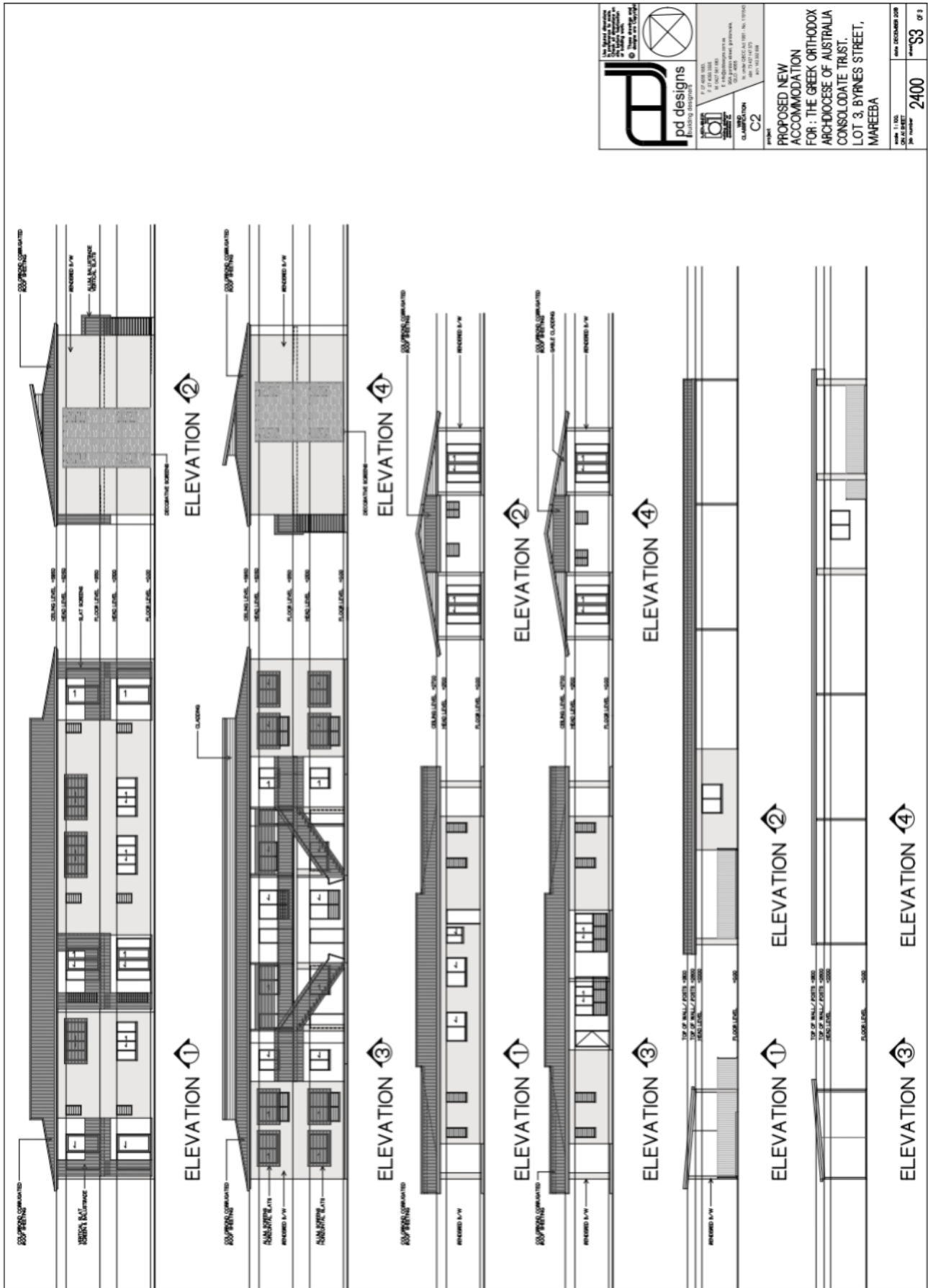
The fee charged for this development application is appropriate considering the amount of Council resources that have been expended in preparing the initial pre-lodgement advice and then assessing this material change of use application.

It is recommended that the \$1,570.00 fee not be waived.



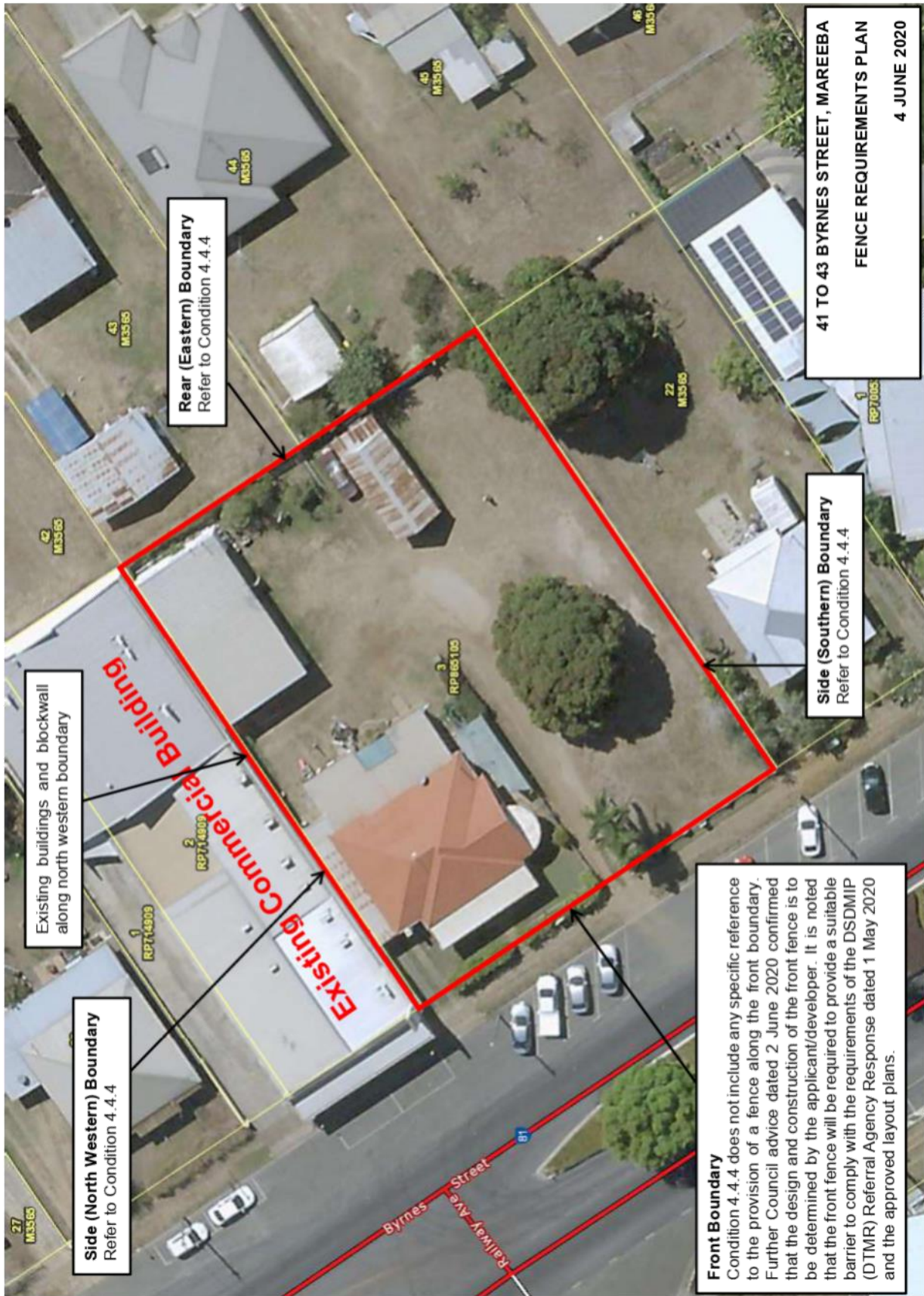


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	114 BROADWAY SYDNEY NSW 2009 PH: (02) 9550 9999 WWW.PDDESIGNS.COM.AU
PROJECT PROPOSED NEW ACCOMMODATION FOR THE GREEK ORTHODOX ARCHDIOCESE OF AUSTRALIA CONSOLIDATE TRUST LOT 3, BYRNES STREET, MAREEBA	CLASSIFICATION C2
SHEET NO. 2400	SHEET TOTAL S3 OF 3

Document Set ID: 3696720
 Version: 1 Version Date: 31/03/2020



RA6-N



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

SARA reference: 2004-16252 SRA
Council reference: MCU/20/0005
Applicant reference: C1128

1 May 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—41-43 Byrnes Street, Mareeba –
Material Change of Use – Multiple Dwelling**

(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 9 April 2020.

Response

Outcome:	Referral agency response – with conditions.
Date of response:	1 May 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 - Multiple Dwelling
SARA role:	Referral Agency.
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (Planning Regulation 2017) - Material change of use within 25m of a state-controlled road

2004-16252 SRA

SARA reference: 2004-16252 SRA
Assessment Manager: Mareeba Shire Council
Street address: 41-43 Bymes Street, Mareeba
Real property description: Lot 3 on RP865105
Applicant name: Greek Orthodox Archdiocese of Australia Consolidated Trust
Applicant contact details: C/- Victor G Feros Town Planning Consultants
PO Box 1256
CAIRNS QLD 4870
cairns@ferosplanning.com.au

State-controlled road access permit: This referral included an application for a road access location, under section 62A(2) of *Transport Infrastructure Act 1994*. Below are the details of the decision:

- Approved
- Reference: TMR20-029817 (500-1460)
- Date: 23 April 2020

If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at ron.p.kaden@tmr.qld.gov.au or on (07) 4045 7151.

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 Greek Orthodox Archdiocese of Australia Consolidated Trust, cairns@ferosplanning.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 9, Division 4, Subdivision 2, Table 4, Item 1 – Material change of use of premises near a State transport corridor—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	<ul style="list-style-type: none"> (a) The road access location is to be located generally in accordance with TMR Layout Plan (664 – 2.84km), prepared by Queensland Government Transport and Main Roads, dated 22/04/2020, Reference TMR20-29817 (500-1460), Issue A. (b) Road access works comprising of a sealed Commercial & Industrial vehicle crossover must be provided at the road access location. (c) The road access works must be designed and constructed in accordance with Far North Queensland Regional Organisation of Councils (FNQROC) Standard Drawing S1015 - Access Crossovers, dated 23/10/17, Revision D. 	<ul style="list-style-type: none"> (a) At all times. (b) and (c): Prior to the commencement of use.
2.	<ul style="list-style-type: none"> (a) The existing northern vehicular property access located between Lot 3 on RP865105 and Mareeba-Dimbulah Road (Byrnes Street) must be permanently closed and removed The road works must be designed and constructed in accordance with the Department of Transport and Main Roads' <i>Traffic and Road Use Management Manual, Volume 3 – Signing and Pavement Marking, July 2019</i>. (b) The kerb and channelling between the pavement edge and the property boundary must be reinstated in accordance with Far North Queensland Regional Council Organisation (FNQROC) Concrete Kerb and Channel, Standard Drawing S1000, dated 23/10/17, Issue F. 	Prior to the commencement of use.
3.	<ul style="list-style-type: none"> (a) Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road. (b) Any works on the land must not: <ul style="list-style-type: none"> (i) Create any new discharge points for stormwater runoff onto the state-controlled road. (ii) Interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road. (iii) Reduce the quality of stormwater discharge onto the state-controlled road. 	(a) & (b) At all times.

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.	<p>Transport Noise Corridor</p> <p>Mandatory Part (MP) 4.4 of the Queensland Development Code (QDC) commenced on 1 September 2010 and applies to building work for the construction or renovation of a residential building in a designated <i>transport noise corridor</i>. MP4.4 seeks to ensure that the habitable rooms of Class 1, 2, 3 and 4 buildings located in a <i>transport noise corridor</i> are designed and constructed to reduce transport noise. <i>Transport noise corridor</i> means land designated under Chapter 8B of the <i>Building Act 1975</i> as a <i>transport noise corridor</i>. Information about <i>transport noise corridors</i> is available at state and local government offices.</p> <p>A free online search tool can be used to find out whether a property is located in a designated <i>transport noise corridor</i>. This tool is available at the State Planning Policy Interactive Mapping System website: https://spp.dsdip.esriaustraliaonline.com.au/geoviewer/map/planmaking and allows searches on a registered lot number and/or property address to determine whether and how the QDC applies to the land. Transport Noise Corridors are located under Information Purposes within Transport Infrastructure of the State Planning Policy (SPP) mapping system.</p>
3.	<p>Roads Works Approval</p> <p>In accordance with section 33 of the Transport Infrastructure Act 1994 (TIA), an applicant must obtain written approval from Department of Transport and Main Roads (DTMR) to carry out road works, including road access works on a state-controlled road. Please contact DTMR on 4045 7144 to make an application under section 33 of the <i>Transport Infrastructure Act 1994</i> to carry out road works. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ).</p> <p>The road works approval process takes time – please contact Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.</p>

2004-16252 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:

- The proposed development will be setback approximately 6 metres from the property boundary and approximately 17 metres from the carriageway of Byrnes Street (Mareeba-Dimbulah Road).
- The existing access located in the north of the lot will be removed and the existing access located centrally will be upgraded, to maintain the safety and operating conditions on the state-controlled road.
- Traffic generation from the proposed development will be minimal, and the access is located in an urban environment within a 50km/h speed zone.
- The internal driveway, including the access, will provide additional space if vehicle queuing occurs for vehicles entering and exiting the site.
- Stormwater and drainage flows will not impact the state-controlled road.
- The proposed development complies with the relevant provisions of State code 1: Development in a state-controlled road environment.

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

2004-16252 SRA

Attachment 4—Change representation provisions

(page left intentionally blank – attached separately)

2004-16252 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.



Permitted Road Access Location
 Approx 20m from the southern boundary of Lot 3RP865105,
 and approx 70m north of Lloyd Street (2.84km RHS)
 x 145.421474, y -16.988546

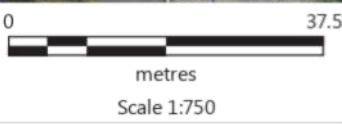
Access Restrictions
 a) Left-In, Left-Out vehicle movements only
 b) Design vehicles up to a maximum size Four Axle Truck
 - Class 5 Medium Length Heavy Vehicle**

Note: ** as described in Austroads Vehicle Classification System

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2004-1652 SDA

Date: 1 May 2020



Branch/Unit:
Corridor Management / Far North Region

Projection/Datum: Geocentric Datum of Australia (GDA) 1994

**TMR Layout Plan
 (664 - 2.84km)**

Queensland Government
 Transport and Main Roads

Plan: 1 / 1	Issue: A	Date: 22/04/2020
Drawn by: RPK	File ref: TMR20-29817 (600-1480)	

- Land Parcels
- Subject Land
- State-controlled road

© The State of Queensland, 2010. © Pitney Bowes Software Pty Ltd, 2010. © QRL Limited, 2010. Queensland Government - State Digital Road Network (SDRN) provided with the permission of Pitney Bowes Software Pty Ltd (Current as at 04/11/20). Queensland Government - State Digital Road Network (SDRN) provided with the permission of QRL Limited and other state government datasets. Disclaimer: While every care is taken to ensure the accuracy of this data, Pitney Bowes Software Pty Ltd and/or the State of Queensland and/or QRL Limited makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.

Victor G Feros Town Planning Consultants

195 Dornoch Terrace
corner Gladstone Road
Highgate Hill Brisbane 4101
Queensland Australia
Telephone 07 3844 2862
Facsimile 07 3848 1840
brfbene@ferosplanning.com.au

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

23 March 2020

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

Our Reference VGF – C1128

Attention: Brian Millard

Dear Sir

RE: DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE – CODE ASSESSMENT FOR MULTIPLE DWELLING FOR LAND DESCRIBED AS LOT 3 ON RP865105 AND LOCATED AT 41 TO 43 BYRNES STREET, MAREEBA – APPLICATION FEE AND INFRASTRUCTURE CHARGES REDUCTION

We act on instructions from the Greek Orthodox Archdiocese of Australia Consolidated Trust, the applicant and land owners in relation to the above matter.

This submission is lodged with Council to respectfully request a reduction or exemption for the payment of Infrastructure Charges and Council application fees for the proposal. It is also noted that this submission is made on the basis that the Multiple Dwelling component of the proposal is Code Assessable development and the Community Residence component of the development is not assessable development.

In this regard, guidance is provided by the following response included in Council's Pre-lodgement Advice dated 13 December 2019:-

"Mareeba Shire Council does not have a policy in place for providing concessions to applicants/developers (including not-for-profit organisations) for application fees and developer contributions / infrastructures charges.

Concessions are looked at on a case by case basis and should be requested as part of the application."

Having regard to the Pre-lodgement Advice provided by Council and further discussions with Council Officers the following matters are noted in relation to the Council application fee and infrastructure charges:-

- a) The application fee for Multiple Dwelling (3 to 10 units) is \$1,570.00.

It is noted that the pre-lodgement application fee of \$560.00 can be deducted from the application fee and accordingly, the relevant fee is \$1,010.00; and

- b) The applicable Infrastructure Charge for the Multiple Dwelling (\$60,435.00) less the nominated credit (\$37,600.00) is calculated at \$22,835.00.

No Infrastructure Charges would be applicable to the Community Residence component of the development.

IN CONTINUOUS PRACTICE SINCE 1976

Principal
Victor G Feros
GCSJ BA MUS FPA CMILT 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 (Hon) MPFA LGTP(Q)
Senior Consultant Planner
Ken Todd
DQI(T&CP) Dip.Soc.Pl. LFPIA LGTP(Q)

Victor G Feros
Town Planning
Consultant Pty Ltd
ABN 51 010 417 302
www.ferosplanning.com.au

As background and support for this request the following matters are submitted for Council's consideration:-

- a) the Archdiocese is a non-profit organisation, as determined by the Australia Taxation Office (ATO) and is a religious institution as determined by the ATO;
- b) the organisation is incorporated under the Greek Orthodox Archdiocese of Australia Consolidated Trust Act (1994) enacted by the New South Wales Parliament;
- c) there is no profit or gain by individual members of the group;
- d) the constitution or governing documents prevent it from distributing profits or assets for the benefit of particular persons, both while it is operating and or winding up;
- e) whilst a surplus can be made, it must be used to carry out the purpose and functions of the organisation;
- f) the Archdiocese does not undertake the sale of liquor or gaming activities or similar activities to obtain commercial gain.

The Archdiocese provides an extensive range of services within Mareeba, the Tablelands, Cairns and throughout Queensland.

These services and community support are delivered by St John's Community Care as an activity of the Diocese. These services include:-

- i) aged care (community aged care and home care packages, social support and allied health assistance);
- ii) disability services (young lifestyle care, in-home lifestyle support, community access, social respite and host provider);
- iii) respite services (centre based car services, centre based overnight care and in-home respite)
- iv) housing services (including assistance with home maintenance and repairs and minor and major modifications services);
- v) multicultural services (Information Referral and Advocacy and social support); and
- vi) transport services (including Community Transport Bus and Community Access Assistance).

It is noted that St John's Community Care provides the following specific services to the Mareeba community from the existing facility at 5 Quill Street:-

- a) day and overnight respite and social support;
- b) disability services;
- c) aged care support;
- d) aged care packages;
- e) allied health; and
- f) home modifications.

These services have been provided since 2000.

The proposal to be developed at 41 to 43 Byrnes Street will provide independent and shared supportive accommodation for persons with a disability. This accommodation will be purpose built for this use and complement the services currently provided at Quill Street.

The activities and services of the Archdiocese provided by St John's Community Care make a significant contribution to meeting the needs and wellbeing of the Mareeba community.

It is respectfully submitted that on the basis of the above grounds of support, that it is appropriate in this instance for Council to apply a 100% reduction to Council's Infrastructure Charges and Council's application fee.

Council's favourable consideration of this submission will ensure the best deployment of limited Archdiocese resources without eroding the Archdiocese's absolute continuing commitment to assisting the needy within the Mareeba community.

Yours faithfully
VICTOR G FEROS TOWN PLANNING CONSULTANTS



Nick Hardy
Associate and Office Manager

cc: Greek Orthodox Archdiocese of Australia Consolidated Trust
Attention: Theo Bacalakis

cc: PD Design
Attention: Peter Dall'Alba

cc: CMG Consulting Engineers
Attention: Chas Gianarakis

8.2 APPLICATION FOR LEASE OVER PART OF LOT 619 ON OL72, SHOWN AS LOT A ON DRAWING TSV20003, LOCALITY OF WATSONVILLE

Date Prepared: 1 June 2020

Author: Senior Planner

Attachments: 1. DNRME letter of 19 May 2020 [↓](#)

EXECUTIVE SUMMARY

An application has been made to the Department of Natural Resources, Mines and Energy (DNRME) for the issue of a lease over land shown as Lot A on Drawing TSV20003. The land is part of Occupational Licence 619, described as Lot 619 on OL72, Locality of Watsonville.

The proposed lease covers approximately 1,410m² and its purpose will be to accommodate a communications facility/tower for the control and management of the electrical network.

DNRME seeks Council's views on the issue of the lease and whether Council has knowledge of any local non-indigenous cultural heritage values.

RECOMMENDATION

That Council offer no objection to the issue of a lease over land shown as Lot A on Drawing TSV20003, being part of Lot 619 on OL72, for the purpose of an electrical network communications facility/tower and advise the Department of Natural Resources, Mines and Energy that Council does not have knowledge of any local non-indigenous cultural heritage values associated with the land.

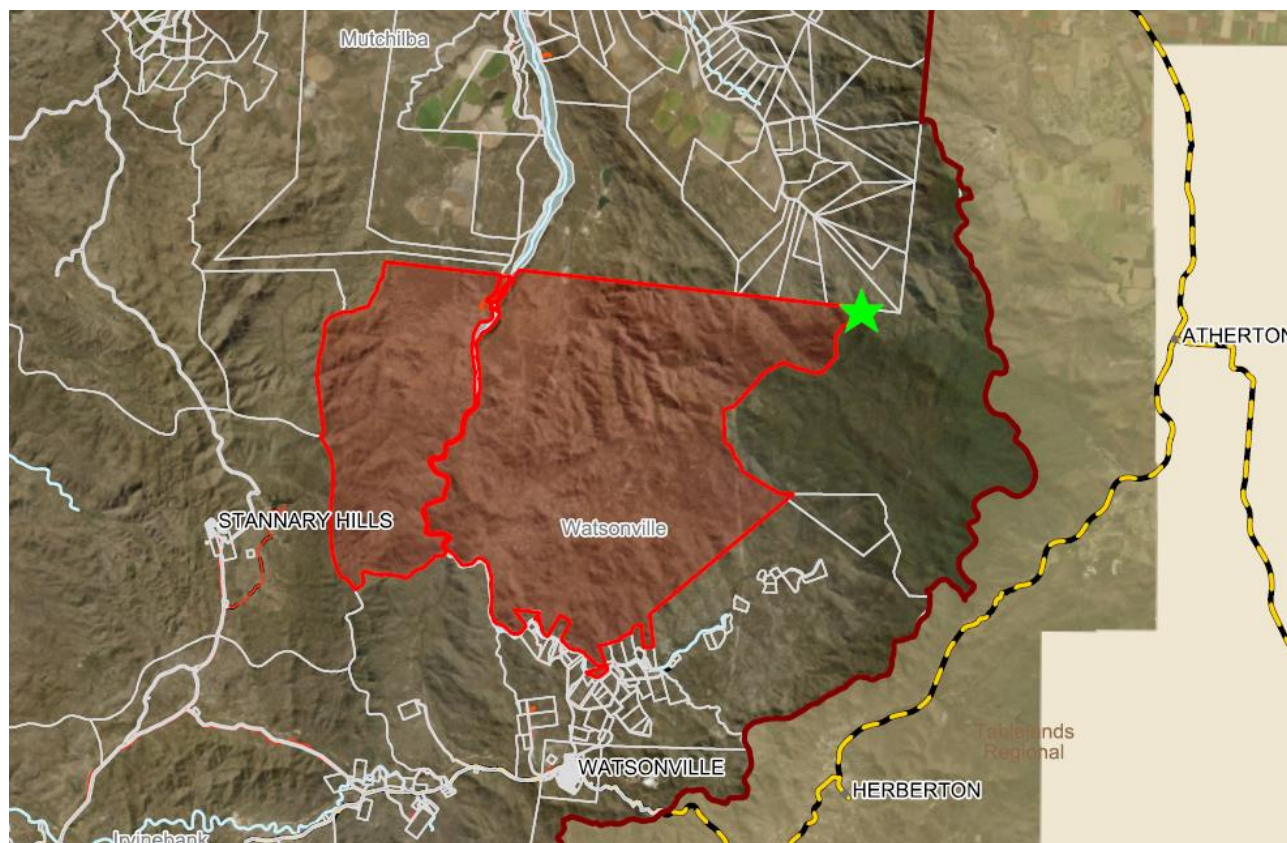
BACKGROUND

DNRME is currently considering an application for the issue of a lease over land shown as Lot A on Drawing TSV20003, having an area of approximately 1,410m².

The land is part of Occupational Licence 619, described as Lot 619 on OL72, Locality of Watsonville. Lot 619 on OL72 has a total area of 11,200 hectares and is positioned between Watsonville to the south and Oaky Valley Farms, Mutchilba to the north.

The proposed purpose of the lease is to accommodate a communications facility/tower for the control and management of the electrical network. The lease will also provide for access via the un gazetted Mount Wallum Road and ultimately back to Atherton township.

DNRME seeks Council's views on the issue of the lease and whether Council has knowledge of any local non-indigenous cultural heritage values.



Map Disclaimer:

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

RISK IMPLICATIONS

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

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

The land is vacant and its use for a communications facility/tower for the control and management of the electrical network is accepted development.

Council officers have no known local non-indigenous cultural heritage values associated with the land.

FINANCIAL AND RESOURCE IMPLICATIONS

Nil

LINK TO CORPORATE PLAN

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

IMPLEMENTATION/COMMUNICATION

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

File/Ref number: 2019/002297

19 May 2020

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



Dear Sir

Application to lease over part of Occupational Licence 619, described as Lot 619 on OL72, shown as Lot A on Drawing TSV20003

The department has received the above application to lease over part of Occupational Licence 619, described as Lot 169 on OL72. The proposed use of the land is for a communications facility/tower to control and manage the electrical network and associated access track.

The enclosed Smartmap shows the subject land and the surrounding locality.

Access to the site is proposed to be via Atherton off Rifle Range Road through part of Herberton Range State Forest, described as Lot 194 on FTY1870, and Baldy Mountain Forest Reserve, described as Lot 1 on AP19246, on the Mount Wallum scenic tourist drive.

From aerial photography it appears that the proposed tower site (22 x 14m) and the associated access track is at the top of Mount Wallum and may be proposed to be located on or in the near vicinity of the well used Mount Wallum scenic tourist drive within Occupational Licence 619.

Some options that may be considered suitable for the proposal are:

- i) the issue of a term lease over the proposed tower site and access track within Occupational Licence 619 (as shown on Drawing TSV20003) and an easement for access purposes within the Herberton Range State Forest and Baldy Mountain Forest Reserve;
- ii) the issue of a term lease over the proposed tower site only (22 x 14m) and an easement for access purposes over the access track within Occupational Licence 619 and an easement for access purposes within the Herberton Range State Forest and Baldy Mountain Forest Reserve.

In addition, if in the event the proposed term lease is granted over the current Mount Wallum scenic tourist drive, the applicant has advised that it is prepared to either construct alternative tracks outside the proposed lease area as noted on Drawing TSV20003, or to continue to provide public access along the current Mount Wallum scenic tourist drive, to allow continued public access along the tourist drive.

Postal :
DNRME Atherton
PO Box 5318
Townsville Qld 4810

Telephone : (07)4028 5624

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

Objections to the application, and any views or requirements that may affect the future use of the land should be received **by close of business on 30 June 2020**. If you offer an objection to the application, a full explanation stating the reason for the objection should be forwarded to this Office.

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

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

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

If you wish to discuss this matter please contact Janelle Shore, Land Administration Officer, State Land Asset Management on (07)40285624.

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

Please quote reference number 2019/002297 in any future correspondence.

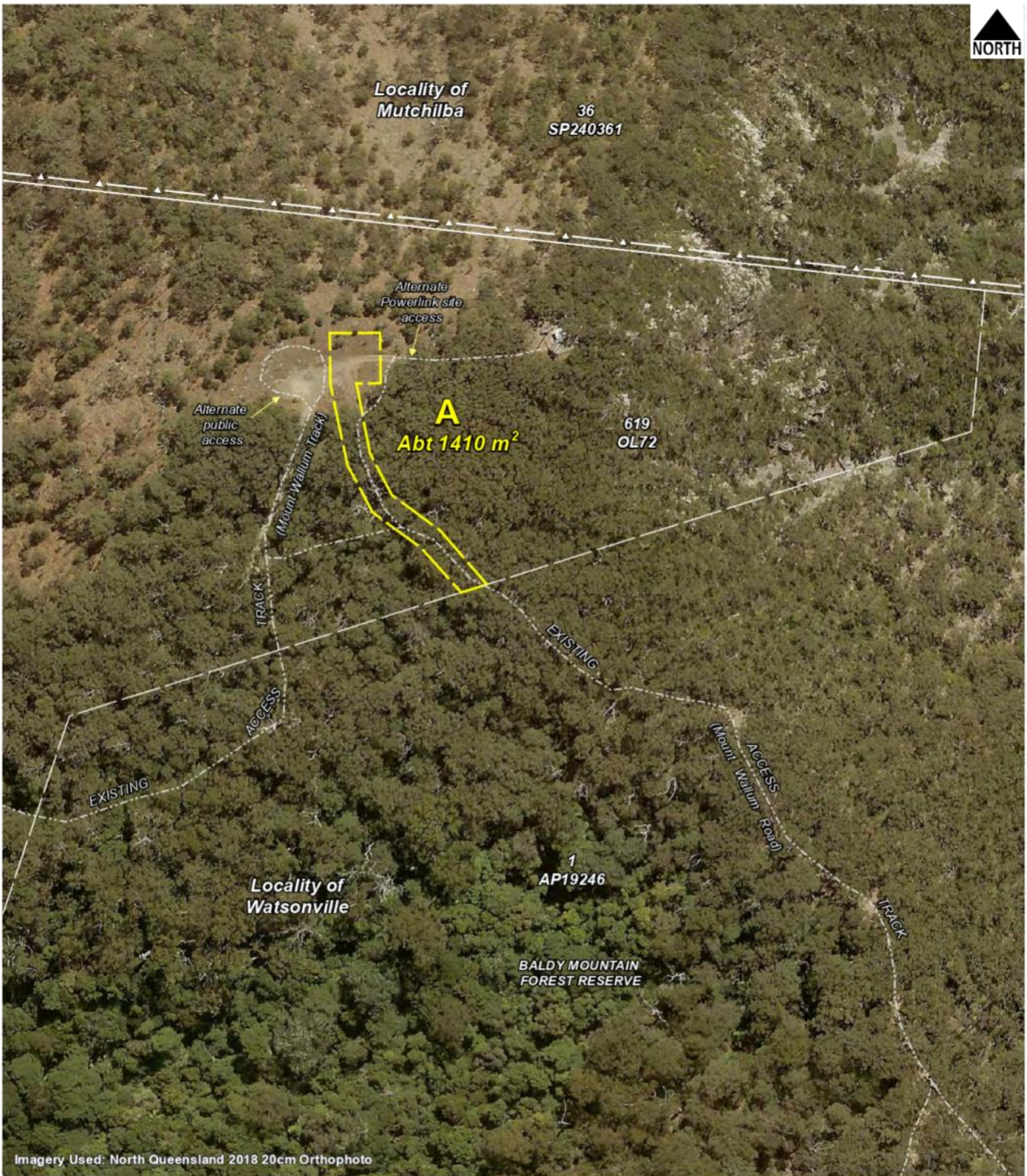
Yours sincerely



Janelle Shore
Land Administration Officer

encl - Drawing TSV20003
- Smartmap

Sheet 1 of 1




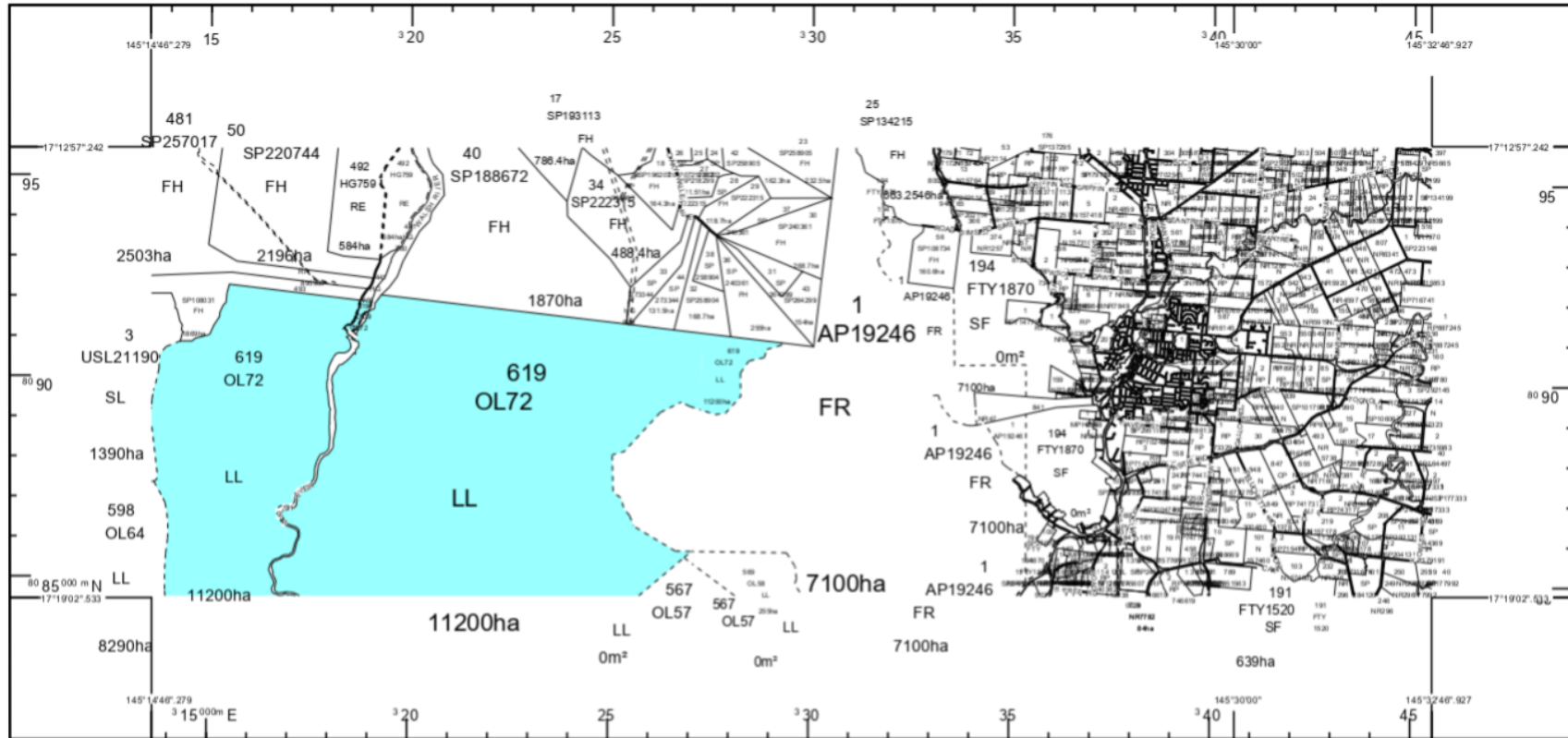
Imagery Used: North Queensland 2018 20cm Orthophoto

Note:
Boundaries for Lot A on this plan are derived from sketch of proposed Ergon Mt Wallum Communications site produced by Ergon ref: 12d Model dated: 15/05/2019

Realigned Baseline roads & tracks based on BUILT.QLD_BASELINE_ROADS_AND_TRACKS spatial layer digitized to 2018 Orthophoto and Earth-i-2017 satellite imagery



 <p>Prepared by: SPATIAL INFORMATION SERVICES NORTH Office: Townsville Level 9, Verde Building 445 Flinders Street Townsville QLD 4810 REGION: NORTH</p> <p>© The State of Queensland (Dept of Natural Resources, Mines & Energy) 2020</p>	<h2>Plan of Lot A</h2> <h3>Proposed Lease over part of Lot 619 on OL72</h3>		<p>Scale: 1:1500 Original size A3</p>
	<p>LOCALITY OF: WATSONVILLE</p>		<p>LOCAL AUTH: MAREEBA SC</p>
	<p>eLVAS Ref: 2019/002297</p>	<p>Prepared by: Elizabeth Russell</p>	<p>Date: 6 May 2020</p>
	<p>Compiled from: DCDB extracted January 2020 & sketch in eLVAS</p>		<p>Notings Ref: 20N21</p>
			<p>DRAWING</p> <p>TSV20003</p> <p>Version 2 Orthophoto</p>



STANDARD MAP NUMBER
7963-21442



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

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

CLIENT SERVICE STANDARDS

PRINTED (d/m/yyyy) 28/01/2020
For additional information regarding this SmartMap see page 2.
Shading Rules have been applied.

DCDB 27/01/2020 (Lots with an area less than 5.000ha are not shown)

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SmartMap

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Additional Information Page

Shading Rules

Lot Number = 619 and Plan Number = OL72

8.3 ADOPTED INFRASTRUCTURE CHARGES RESOLUTION (NO.1) 2020

Date Prepared: 18 May 2020

Author: Senior Planner

Attachments:

1. [Adopted Infrastructure Charges Resolution \(No.1\) 2020](#) ↓
2. [Adopted Infrastructure Charges Resolution \(No.1\) 2020 Table 1](#) ↓

EXECUTIVE SUMMARY

This report presents *Adopted Infrastructure Charges Resolution (No.1) 2020* for Council's consideration and endorsement. It reflects the the new infrastructure charge rates from the 2020/2021 Planning - Urban and Regional fees which were adopted by Council on 20 May 2020.

Adopted Infrastructure Charges Resolution (No.1) 2020 forms Attachments 1 and 2 of this report.

RECOMMENDATION

That Council, under section 113 of the *Planning Act 2016*, adopt *Adopted Infrastructure Charges Resolution (No.1) 2020* effective 1 July 2020.

BACKGROUND

Local governments may, by resolution, adopt charges for providing trunk infrastructure for development. They can also levy different infrastructure charge amounts for local government areas and provide for the indexation of a levied charge. In order to do this, a local government needs to pass an adopted infrastructure charges resolution (AICR) as set out in Section 113 of the *Planning Act 2016 (PA)*.

Mareeba Shire Council passed *Adopted Infrastructure Charges Resolution (No.2) 2019* on 19 June 2019, and this resolution remains in effect.

Adopted Infrastructure Charges Resolution (No.1) 2020 will replace *Adopted Infrastructure Charges Resolution (No.2) 2019*. The only difference between these resolutions is that *Adopted Infrastructure Charges Resolution (No.1) 2020* will reflect the new infrastructure charge rates from the 2020/2021 Planning - Urban and Regional fees, which were adopted by Council on 20 May 2020.

RISK IMPLICATIONS**Financial**

Adoption of the *Adopted Infrastructure Charges Resolution (No.1) 2020* will allow Council to levy infrastructure charges to fund trunk infrastructure planned under the Mareeba Shire Council Local Government Infrastructure Plan.

Infrastructure and Assets

Adoption of the *Adopted Infrastructure Charges Resolution (No.1) 2020* will allow Council to levy infrastructure charges to fund trunk infrastructure planned under the Mareeba Shire Council Local Government Infrastructure Plan.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Adoption of the *Adopted Infrastructure Charges Resolution (No.1) 2020* will allow Mareeba Shire Council to continue to levy infrastructure charges for assessable development within the Local Government area.

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.

IMPLEMENTATION/COMMUNICATION

Adopted Infrastructure Charges Resolution (No.1) 2020 will be uploaded to Council's website on the 17 June 2020 and will have effect on and from the 1 July 2020.

Adopted Infrastructure Charges Resolution (No. 1) 2020

Mareeba Shire Council

Dated 17 June 2020

Disclaimer

Information contained in this document is based on available information at the time of writing. All figures and diagrams are indicative only and should be referred to as such. While the Mareeba Shire Council has exercised reasonable care in preparing this document it does not warrant or represent that it is accurate or complete. Council or its officers accept no responsibility for any loss occasioned to any person acting or refraining from acting in reliance upon any material contained in this document

Mareeba Shire Council Adopted Infrastructure Charges Resolution (No. 1) 2020**PART 1 PRELIMINARY****1.1 Title**

This resolution may be cited as the *Mareeba Shire Council Adopted Infrastructure Charges Resolution (No.1) 2020*.

1.2 Planning Act 2016

This resolution is made under Section 113 of the *Planning Act 2016*.

Any reference to *the Act* in this resolution means the *Planning Act 2016*.

1.3 Effect

This resolution and an adopted charge under this resolution takes effect on and from 1 July 2020.

1.4 Purpose of the resolution

The purpose of the resolution is to:

- a) Adopt charges (each an **adopted charge**) for the purpose of determining a levied charge for development for funding the cost of the trunk infrastructure networks identified in the Mareeba Shire Council Local Government Infrastructure Plan (LGIP), namely:
 - i. water supply;
 - ii. wastewater;
 - iii. stormwater;
 - iv. transport;
 - v. public parks and land for community facilities.
- b) State other matters relevant to the adopted charge and infrastructure charges;
- c) Include a method for working out the cost of infrastructure the subject of an offset or refund; and
- d) Include criteria for deciding a conversion application.

1.5 Application to the local government area

This resolution applies to the entire Mareeba Shire Council Local Government Area.

PART 2 RELATIONSHIP WITH THE PLANNING REGULATION

2.1 Relationship to the prescribed amount

In accordance with Section 114 of *the Act*, this resolution adopts a charge rate for particular development that is not more than the maximum adopted charge for providing trunk infrastructure for the development as prescribed by the *Planning Regulation 2017* and adopts different charges for particular development in different parts of the local government area (as detailed in Clause 3.2).

Schedule 16 of the *Planning Regulation 2017* states the prescribed amount for each adopted charge for providing trunk infrastructure for the development.

PART 3 ADOPTED INFRASTRUCTURE CHARGE

3.1 Development subject to infrastructure charges

Subject to Clause 3.2 and the provisions of *the Act*, this resolution applies if a development approval has been given and an adopted charge applies to providing trunk infrastructure for the development.

3.2 Applicable infrastructure charges rates

- a) It is resolved to adopt the infrastructure charges rates (the Charge Rates contained in Table 1, each an **adopted charge**) for particular development located within and outside of the Priority Infrastructure Area.
- b) Where development is located outside of the Priority Infrastructure Area, and is contiguous to the Priority Infrastructure Area, the adopted charge for development is the Charge Rate contained in Table 1.
- c) For all other development located outside of the Priority Infrastructure Area, the adopted charge for development is the Charge Rate contained in Table 1.
- d) The adopted charge rates for development contained in Table 1 includes a stormwater network charge and a charge rate for other networks (detailed in Clause 1.4 a).

PART 4 LEVIED CHARGE

4.1 Calculation of the levied charge

- a) Subject to Clause 4.1.d, a levied charge for development is calculated as follows:

$$\mathbf{LC = AC - C}$$

Where:

LC is the total infrastructure charge that may be levied by Council (the **Levied Charge**).

AC is the charge for the proposed development calculated as follows:

- unit of measure multiplied by the adopted charge rate (stormwater and other networks) for the respective development identified in Table 1.

C (credit) is calculated as follows:

- unit of measure multiplied by the adopted charge rate (stormwater and other networks) for development (as determined in accordance with Clause 4.1) identified in Table 1.

Clause 4.2 provides guidance on determining extra demand placed upon trunk infrastructure and the calculation of the levied charge.

- b) Where the adopted charges associated with the credit (C) exceed the adopted charge for the proposed development (AC), then:
 - i. no infrastructure charges will be required; and
 - ii. no refund will be given.
- c) For the purposes of calculating AC or C in accordance with Clause 4.1, where development involves:
 - i. the reconfiguration of a lot that will create additional vacant allotments, or where vacant allotments exist, the '3 or more bedroom dwelling house' adopted charge rate contained in Table 1 is the rate to be used for the development in the calculation;
 - ii. dual land uses, the highest adopted charge rate associated with the land uses involved in the development contained in Table 1 is the adopted charge rate to be used in the calculation.
- d) The following proportional deductions to the levied charge for development that is located outside of the Priority Infrastructure Area apply:
 - i. 20% for all development where there is no waste water connection to the subject premises;
 - ii. 20% for all development where there is no water supply to the subject premises.

4.2 Extra demand

- a) Section 120 of *the Act* provides that a levied charge may be only for extra demand placed upon trunk infrastructure.
- b) In accordance with Section 120 of *the Act*, when working out extra demand, the demand on trunk infrastructure generated by the following must not be included:
 - i. an existing use on the premises if the use is lawful and already taking place on the premises;
 - ii. a previous use that is no longer taking place on the premises if the use was lawful at the time the use was carried out;

- iii. other development on the premises if the development may be lawfully carried out without the need for a further development permit.
- c) The demand generated by a use or development stated in 4.2 b. may be included if:
 - i. an infrastructure requirement that applies, or applied to the use or development, has not been complied with; and
 - ii. the demand generated by development stated in 4.2 b.
 - iii. May be included if:
 - an infrastructure requirement applies to the premises on which the development will be carried out; and
 - the infrastructure requirement was imposed on the basis of development of a lower scale or intensity being carried out on the premises.

4.3 Indexing of infrastructure charges

- a) It is resolved to provide for automatic increases in the levied charges from when they are levied to when they are paid (an **automatic increase provision**).

The increases will be calculated in accordance with the Consumer Price Index: All Groups, Brisbane.
- b) The increases calculated in accordance with Clause 4.3.a uses the applicable quarterly index value at the date the charge was levied to the applicable quarterly index value at the date the charge is to be paid.
- c) Under Section 114 of *the Act*, an automatic increase must not be more than the lesser of the following:
 - i. the difference between the levied charge, and the maximum adopted charge that the local government could have levied for the development when the charge is paid.
 - ii. the increase worked out using the PPI, adjusted according to the 3-yearly PPI average, for the period, starting on the day the levied charge is levied; and ending on the day the charge is paid.

PART 5 LOCAL GOVERNMENT INFRASTRUCTURE PLAN

5.1 Planning assumptions

The planning assumptions about future growth and urban development are identified in the LGIP.

5.2 Priority infrastructure area

The priority infrastructure area is identified in the LGIP.

5.3 Trunk infrastructure networks

The trunk infrastructure networks to which an adopted charge applies are identified in the LGIP.

5.4 Desired standard of service

The desired standards of service for each network are detailed in the LGIP.

5.5 Plans for trunk infrastructure

The existing and future plans for trunk infrastructure for the local government area are contained in the LGIP.

5.6 Infrastructure Work Schedule

The infrastructure works schedules, including the establishment cost of trunk infrastructure items, are contained in the LGIP.

PART 6 COST OF INFRASTRUCTURE OFFSETS OR REFUNDS

6.1 Establishment cost for works

The cost of the infrastructure for determining offsets and refunds for trunk infrastructure identified in a necessary infrastructure condition is the establishment cost identified in the LGIP.

6.2 Method for calculating infrastructure costs subject of the offset or refund

- a) Where a notice is given by an applicant under Section 137 of *the Act* for the recalculation of the establishment cost for trunk infrastructure, the applicant must, at their own cost, provide Council with the following:

For trunk infrastructure that is works:

- i. a bill of quantities for the design, construction and commissioning of the trunk infrastructure in accordance with a scope of works that is provided by Council; and
- ii. a first principles estimate for the cost of designing, constructing and commissioning the trunk infrastructure specified in the bill of quantities.

For trunk infrastructure that is land:

- i. a valuation of the specified land undertaken by a certified practicing valuer.

- b) Council must give a notice to the applicant which states whether the bill of quantities and the cost estimate or the valuation are accepted.
- c) If Council accepts the bill of quantities and the cost estimate or the valuation, the cost estimate or valuation is the establishment cost of the infrastructure.

- d) If Council does not accept the bill of quantities and the cost estimate or the valuation, Council must, at its own cost:
- i. for the bill of quantities and the cost estimate, have an assessment undertaken by an appropriately qualified person to:
 - determine whether the bill of quantities is in accordance with the scope of works provided by Council;
 - determine whether the cost estimate is consistent with current market costs calculated by applying a first principles estimating approach to the bill of quantities; and
 - provide a new cost estimate using a first principles approach.
 - ii. for the valuation, have a valuation undertaken by a certified practicing valuer.
- e) If Council rejected the bill of quantities and the cost estimate or the valuation in accordance with Clause 6.2.d, it must provide the applicant with the following in writing:
- i. reasons why it rejected the bill of quantities and cost estimate or the valuation; and
 - ii. the proposed new bill of quantities and cost estimate or the valuation as determined in accordance with Clause 6.2.d.
- f) Where written notice has been given by Council in accordance with Clause 6.2.2:
- i. the applicant may negotiate and agree with Council regarding the cost estimate or valuation; and
 - ii. the cost estimate or valuation agreed in accordance with Clause 6.2.f.i. is the establishment cost of the infrastructure.
- g) If agreement in accordance with Clause 6.2.f.i. cannot be reached, Council must:
- i. for the bill of quantities and the cost estimate, refer the bill of quantities and the cost estimate to a suitably qualified expert agreed to by both the applicant and Council to:
 - assess whether the bill of quantities is in accordance with the scope of works;

- assess whether the cost estimate is consistent with current market costs calculated by applying a first principles estimating approach to the bill of quantities; and
 - provide an amended cost estimate using a first principles estimating approach.
- ii. for the valuation, have a valuation undertaken by a certified practicing valuer agreed to by both the applicant and Council to assess the market value.
- h) The cost of the independent assessment carried out in accordance with Clause 6.2.g must be shared equally between the applicant and Council.
 - i) The amended cost estimate or valuation determined in accordance with Clause 6.2.g is the establishment cost of the infrastructure.
 - j) If the applicant and Council cannot agree on the appointment of a suitably qualified expert or certified practicing valuer for the purposes of Clause 6.2.g, the establishment cost of the infrastructure is determined by calculating the average of the cost estimates or valuations prepared in accordance with Clause 6.2.a and 6.2.d.
 - k) Where Council accepts the amended cost in accordance with Clause 6.2.c. or 6.2.j, Council will update the following to include the infrastructure item;
 - i. The infrastructure charges notice associated with the applicant's Development Approval; and
 - ii. the LGIP.

PART 7 CONVERSION APPLICATIONS

- a) Where an applicant makes an application under Section 139 of *the Act* to convert non-infrastructure to trunk infrastructure, all of the following criteria must be met:
 - i. The infrastructure required to service the development is consistent with the assumptions about growth, type, scale, location and timing of development and infrastructure network planning methodologies contained in the LGIP, including extrinsic material;
 - ii. The infrastructure required to service the development is consistent with the desired standards of service detailed in the LGIP;
 - iii. The infrastructure required to service the development is consistent other trunk infrastructure identified in the LGIP;
 - iv. The infrastructure is not consistent with non-trunk infrastructure for which conditions may be imposed in accordance with the Section 145 of *the Act*;

- v. The type, size and location of the infrastructure is the most cost effective option for servicing multiple users in the area.

PART 8 DICTIONARY

1. Dictionary

Words and terms used in this resolution have the meaning given in the *Planning Act 2016*, *Planning Regulation 2017* and Council's Planning Scheme – Mareeba Shire Council Planning Scheme 2016.

If a word or term used in this resolution is not defined in the *Planning Act 2016*, *Planning Regulation 2017* or the Mareeba Shire Council Planning Scheme 2016, it has the meaning given in this Part.

Other terms used within this resolution:

Local Government Infrastructure Plan (LGIP) means the Mareeba Shire Council Local Government Infrastructure Plan, adopted by Mareeba Shire Council on 5 November 2018 and commenced on 9 November 2018.

Most cost effective option – means the least cost option based upon the life cycle cost of the infrastructure required to service future urban development in the area at the desired standard of service.

Planning Scheme means the Mareeba Shire Council Planning Scheme 2016.

Table 1 – Adopted Charge Rates

Mareeba Shire Council Adopted Infrastructure Charges Resolution (No.1) 2020 - Table 1					
Development		ADOPTED CHARGE RATES			
		Other networks		Stormwater network	
USE CATEGORY	USE	Charge Rate	Unit of Measure	Charge Rate	Unit of Measure
Residential	Dwelling house	\$ 13,765.00	per 1 or 2 bedroom dwelling	\$ Non-worsening	No stormwater charge
		\$ 19,280.00	per 3 or more bedroom dwelling	\$ Non-worsening	No stormwater charge
	Dwelling unit	\$ 13,765.00	per 1 or 2 bedroom dwelling	\$ Non-worsening	No stormwater charge
		\$ 19,280.00	per 3 or more bedroom dwelling	\$ Non-worsening	No stormwater charge
	Caretaker's accommodation	\$ 13,765.00	per 1 or 2 bedroom dwelling	\$ Non-worsening	No stormwater charge
		\$ 19,280.00	per 3 or more bedroom dwelling	\$ Non-worsening	No stormwater charge
	Multiple dwelling	\$ 13,765.00	per 1 or 2 bedroom dwelling	\$ Non-worsening	No stormwater charge
		\$ 19,280.00	per 3 or more bedroom dwelling	\$ Non-worsening	No stormwater charge
	Dual occupancy	\$ 13,765.00	per 1 or 2 bedroom dwelling	\$ Non-worsening	No stormwater charge
		\$ 19,280.00	per 3 or more bedroom dwelling	\$ Non-worsening	No stormwater charge
Accommodation (short term)	Hotel	\$ 6,885.00	per suite (with 1 or 2 bedrooms)	\$ Non-worsening	No stormwater charge
		\$ 9,635.00	per suite (with 3 or more bedrooms)	\$ Non-worsening	No stormwater charge
		\$ 6,885.00	per bedroom with 1 or 2 beds (that is not within a suite)	\$ Non-worsening	No stormwater charge
		\$ 9,635.00	per bedroom with 3 or more beds (that is not within a suite)	\$ Non-worsening	No stormwater charge
	Short-term accommodation	\$ 6,885.00	per suite (with 1 or 2 bedrooms)	\$ Non-worsening	No stormwater charge
		\$ 9,635.00	per suite (with 3 or more bedrooms)	\$ Non-worsening	No stormwater charge
		\$ 6,885.00	per bedroom with 1 or 2 beds (that is not within a suite)	\$ Non-worsening	No stormwater charge
		\$ 9,635.00	per bedroom with 3 or more beds (that is not within a suite)	\$ Non-worsening	No stormwater charge
	Tourist park	\$ 6,885.00	per caravan or tent site	\$ Non-worsening	No stormwater charge
		\$ 6,885.00	per cabin (with 1 or 2 bedrooms)	\$ Non-worsening	No stormwater charge
		\$ 9,635.00	per cabin (with 3 or more bedrooms)	\$ Non-worsening	No stormwater charge
Accommodation (long term)	Community residence	\$ 13,765.00	per bedroom with 1 or 2 beds	\$ Non-worsening	No stormwater charge
		\$ 19,280.00	per bedroom with 3 or more beds	\$ Non-worsening	No stormwater charge
	Rooming accommodation	\$ 6,885.00	per suite (with 1 or 2 bedrooms)	\$ Non-worsening	No stormwater charge
		\$ 9,635.00	per suite (with 3 or more bedrooms)	\$ Non-worsening	No stormwater charge
		\$ 6,885.00	per bedroom with 1 or 2 beds (that is not within a suite)	\$ Non-worsening	No stormwater charge
		\$ 9,635.00	per bedroom with 3 or more beds (that is not within a suite)	\$ Non-worsening	No stormwater charge
	Relocatable home park	\$ 13,765.00	per 1 or 2 bedroom dwelling	\$ Non-worsening	No stormwater charge
		\$ 19,280.00	per 3 or more bedroom dwelling	\$ Non-worsening	No stormwater charge
	Retirement facility	\$ 13,765.00	per 1 or 2 bedroom dwelling	\$ Non-worsening	No stormwater charge
		\$ 19,280.00	per 3 or more bedroom dwelling	\$ Non-worsening	No stormwater charge
Rural workers' accommodation	\$ 13,765.00	per 1 or 2 bedroom dwelling	\$ Non-worsening	No stormwater charge	
	\$ 19,280.00	per 3 or more bedroom dwelling	\$ Non-worsening	No stormwater charge	

Places of assembly	Club	\$	48.20	per m ² GFA	\$	Non-worsening	No stormwater charge
	Community use	\$	48.20	per m ² GFA	\$	Non-worsening	No stormwater charge
	Function facility	\$	48.20	per m ² GFA	\$	Non-worsening	No stormwater charge
	Funeral parlour	\$	48.20	per m ² GFA	\$	Non-worsening	No stormwater charge
	Place of worship	\$	48.20	per m ² GFA	\$	Non-worsening	No stormwater charge
Commercial (bulk goods)	Agricultural supplies store	\$	96.35	per m ² GFA	\$	Non-worsening	No stormwater charge
	Bulk landscape supplies	\$	96.35	per m ² GFA	\$	Non-worsening	No stormwater charge
	Garden centre	\$	96.35	per m ² GFA	\$	Non-worsening	No stormwater charge
	Hardware and trade supplies	\$	96.35	per m ² GFA	\$	Non-worsening	No stormwater charge
	Outdoor sales	\$	96.35	per m ² GFA	\$	Non-worsening	No stormwater charge
	Showroom	\$	96.35	per m ² GFA	\$	Non-worsening	No stormwater charge
Commercial (retail)	Adult store	\$	124.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Car Wash	\$	124.00	per m ² of wash bay area	\$	Non-worsening	No stormwater charge
	Food and drink outlet	\$	124.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Service industry	\$	124.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Service station	\$	124.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Shop	\$	124.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Shopping centre	\$	124.00	per m ² GFA	\$	Non-worsening	No stormwater charge
Commercial (office)	Office	\$	96.35	per m ² GFA	\$	Non-worsening	No stormwater charge
	Sales office	\$	96.35	per m ² GFA	\$	Non-worsening	No stormwater charge
Education facility	Child care centre	\$	96.35	per m ² GFA	\$	Non-worsening	No stormwater charge
	Community care centre	\$	96.35	per m ² GFA	\$	Non-worsening	No stormwater charge
	Educational establishment	\$	96.35	per m ² GFA	\$	Non-worsening	No stormwater charge
	Educational establishment for the Flying Start for Qld Children	\$	-	Nil charge	\$	Non-worsening	No stormwater charge
	Environmental facility	\$	96.35	per m ² GFA	\$	Non-worsening	No stormwater charge
Entertainment	Bar	\$	137.35	per m ² GFA	\$	Non-worsening	No stormwater charge
	Hotel (non-residential component)	\$	137.35	per m ² GFA	\$	Non-worsening	No stormwater charge
	Nightclub entertainment facility	\$	137.35	per m ² GFA	\$	Non-worsening	No stormwater charge
	Theatre	\$	137.35	per m ² GFA	\$	Non-worsening	No stormwater charge
Indoor sport and recreation	Indoor sport and recreation -	\$	137.35 non court area & 13.75 court area	per m ² GFA	\$	Non-worsening	No stormwater charge
Industry	Low impact industry	\$	34.30	per m ² GFA	\$	Non-worsening	No stormwater charge
	Marine industry	\$	34.30	per m ² GFA	\$	Non-worsening	No stormwater charge
	Medium impact industry	\$	34.30	per m ² GFA	\$	Non-worsening	No stormwater charge
	Research and technology industry	\$	34.30	per m ² GFA	\$	Non-worsening	No stormwater charge
	Rural industry	\$	34.30	per m ² GFA	\$	Non-worsening	No stormwater charge
	Transport Depot	\$	34.30	per m ² GFA	\$	Non-worsening	No stormwater charge
	Warehouse	\$	34.30	per m ² GFA	\$	Non-worsening	No stormwater charge
High impact industry	High impact industry	\$	48.20	per m ² GFA	\$	Non-worsening	No stormwater charge
	Special industry	\$	48.20	per m ² GFA	\$	Non-worsening	No stormwater charge
Low impact rural	Animal husbandry	\$	-	Nil Charge	\$	Non-worsening	No stormwater charge
	Cropping	\$	-	Nil Charge	\$	Non-worsening	No stormwater charge
	Permanent plantations	\$	-	Nil Charge	\$	Non-worsening	No stormwater charge
	Renewable energy facility	\$	-	Nil Charge	\$	Non-worsening	No stormwater charge
High impact rural	Aquaculture	\$	13.75	per m ² GFA	\$	Non-worsening	No stormwater charge

	Intensive animal industries	\$ 13.75	per m ² GFA	\$ Non-worsening	No stormwater charge
	Intensive horticulture	\$ 13.75	per m ² GFA	\$ Non-worsening	No stormwater charge
	Wholesale nursery	\$ 13.75	per m ² GFA	\$ Non-worsening	No stormwater charge
	Winery	\$ 13.75	per m ² GFA	\$ Non-worsening	No stormwater charge
Essential services	Detention facility	\$ 96.35	per m ² GFA	\$ Non-worsening	No stormwater charge
	Emergency services	\$ 96.35	per m ² GFA	\$ Non-worsening	No stormwater charge
	Health care services	\$ 96.35	per m ² GFA	\$ Non-worsening	No stormwater charge
	Hospital	\$ 96.35	per m ² GFA	\$ Non-worsening	No stormwater charge
	Residential care facility	\$ 96.35	per m ² GFA	\$ Non-worsening	No stormwater charge
	Veterinary services	\$ 96.35	per m ² GFA	\$ Non-worsening	No stormwater charge
Specialised uses	Air services	Council will calculate an infrastructure charge on the approved uses at the time the decision is made, the charge will be recalculated at the time of payment.		\$ Non-worsening	No stormwater charge
	Animal keeping				
	Brothel				
	Crematorium				
	Extractive industry				
	Major electricity infrastructure				
	Major sport, recreation and entertainment facility				
	Motor sport facility				
	Nature-based tourism				
	Non-resident workforce accommodation				
	Outdoor sport and recreation				
	Outstation				
	Parking station				
	Port services				
	Resort complex				
	Substation				
	Tourist attraction				
	Utility installation				
	Cemetery	\$ -	Nil charge	\$ Non-worsening	No stormwater charge
	Home based business	\$ -	Nil charge	\$ Non-worsening	No stormwater charge
	Landing	\$ -	Nil charge	\$ Non-worsening	No stormwater charge
	Market	\$ -	Nil charge	\$ Non-worsening	No stormwater charge
	Park	\$ -	Nil charge	\$ Non-worsening	No stormwater charge
	Roadside stalls	\$ -	Nil charge	\$ Non-worsening	No stormwater charge
	Telecommunications facility	\$ -	Nil charge	\$ Non-worsening	No stormwater charge
	Temporary uses	\$ -	Nil charge	\$ Non-worsening	No stormwater charge
Other uses	A use not otherwise listed in this table	The maximum adopted charge contained in this table is the charge that appropriately reflects the use at the time of assessment			

8.4 MAREEBA INDUSTRIAL PARK ENTRANCE SIGN FEES AND CHARGES 2020/21

Date Prepared: 28 May 2020

Author: Manager Development and Governance

Attachments: Nil

EXECUTIVE SUMMARY

This report details the proposed cost recovery fees for business advertising signage contained within the Mareeba Industrial Park Entrance Sign. These fees are the same as the current year.

RECOMMENDATION

That Council adopt the following fees relevant to advertising signage contained within the Mareeba Industrial Park Entrance Sign located at Bowers Street, Mareeba for the period 1 July 2020 to 30 June 2021:

- \$60.00 (incl GST) - supply of blank sign panel (one-off fee);
- \$60.00 (incl GST) - one (1) year rental on signage space;
- \$220.00 (incl GST) - charge for removal of a sign panel by a Council-authorized contractor;
- \$300.00 (incl GST) - bond payable for new applications for a sign panel.

BACKGROUND

The entrance sign for the Mareeba Industrial Park (MIP) is located near the intersection of Barrett Street and Mulligan Highway, Mareeba. It was originally erected for the purpose of allowing businesses to advertise their presence within the MIP. The entrance sign currently consists of two (2) sets of 10 panels positioned side-by-side. There is scope to expand the structure with the addition of more panels when the demand arises. The current status of the entrance sign is that it is at 50% capacity.

The initial one-off fee for the supply of the blank sign and the annual rental charge has been kept to a minimum to encourage the occupants of the MIP to make use of the structure to advertise their business.

The bond is to cover potential future costs for removal of abandoned signs or removal of signs for which the condition is deemed by Council to have deteriorated to an unacceptable standard.

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.

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

8.5 FINANCIAL STATEMENTS PERIOD ENDING 31 MAY 2020

Date Prepared: 2 June 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 31 May 2020.

RECOMMENDATION

That Council note the financial report for the period ending 31 May 2020.

BACKGROUND

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

For the period ending 31 May 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.

May 2020 - Snapshot

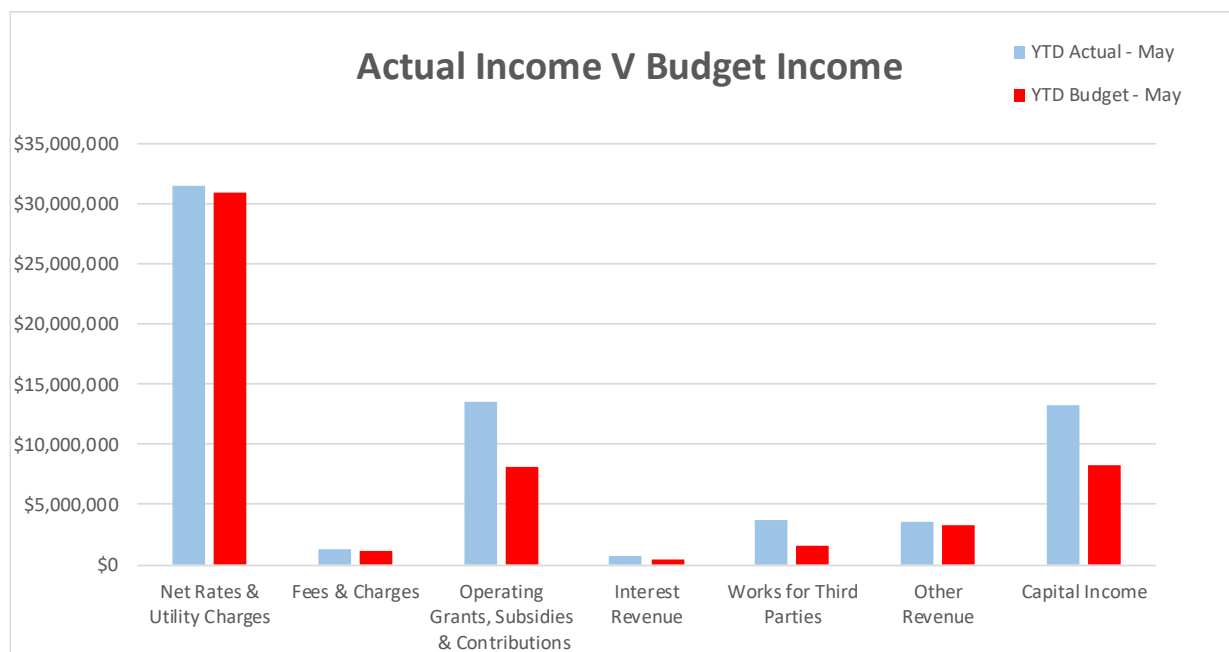
Total Operating Income	\$	54,414,343
Total Operating Expenditure	\$	44,056,240
Operating Surplus/(Deficit)	\$	10,358,103
Total Capital Income (grants, developer contributions)	\$	13,230,398
Net Result - Surplus/(Deficit)	\$	23,588,501

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 \$13,230,398) for the period ending 31 May 2020 is \$67,644,741 compared to the YTD budget of \$53,962,818.

The graph below shows actual income against budget for the period ending 31 May 2020.



	Actual YTD	Budget YTD	Note
Net Rates & Utility Charges	31,495,517	30,934,314	
Fees & Charges	1,308,183	1,202,641	1
Operating Grants, Subsidies & Contributions	13,588,824	8,121,474	2
Interest Received	739,773	458,800	
Works for Third Parties	3,656,591	1,641,750	3
Other Revenue	3,625,455	3,258,192	4
Capital Income	13,230,398	8,345,048	5

Notes:

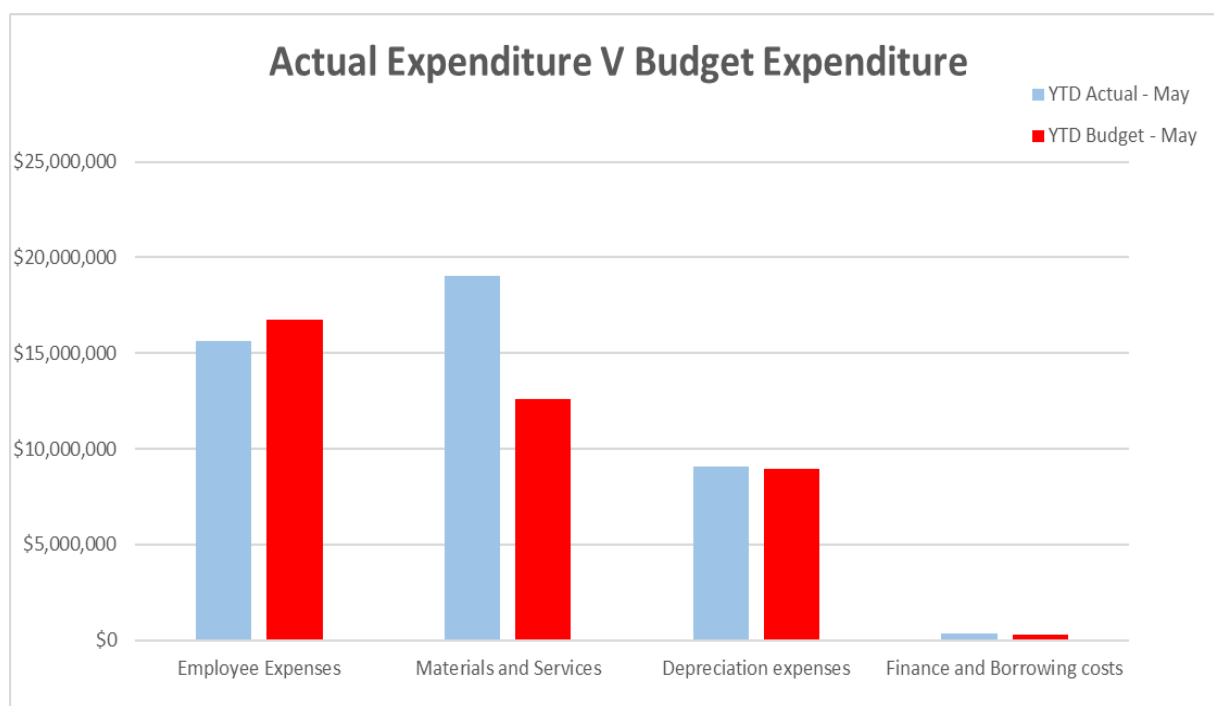
- Overall fees and charges actuals are higher than budget mainly due to the State Waste Levy income received which was not included in the original budget, however there is also the corresponding payment of the levy under materials and services. Fees and charges for building, plumbing and planning are below anticipated budget by \$155k.
- Favourable variance is in relation to NDRRA income received for the 2018 event. This is not budgeted but will be completely offset with expenditure.
- 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.

4. Favourable variance due to the balance of payments through settlement of land sales at the Mareeba Industrial and Chillagoe Industrial Estate.
5. Council has received \$10.8M 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). \$305k 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 31 May 2020 is \$44,056,240 compared to the YTD budget of \$38,273,456.

The graph below shows actual expenditure against budget for the period ending 31 May 2020.



	Actual YTD	Budget YTD	Note
Employee expenses	15,633,825	16,744,817	1
Materials & Services	19,049,569	12,356,713	2
Depreciation expenses	9,042,798	8,919,054	
Finance & Borrowing costs	330,048	252,872	

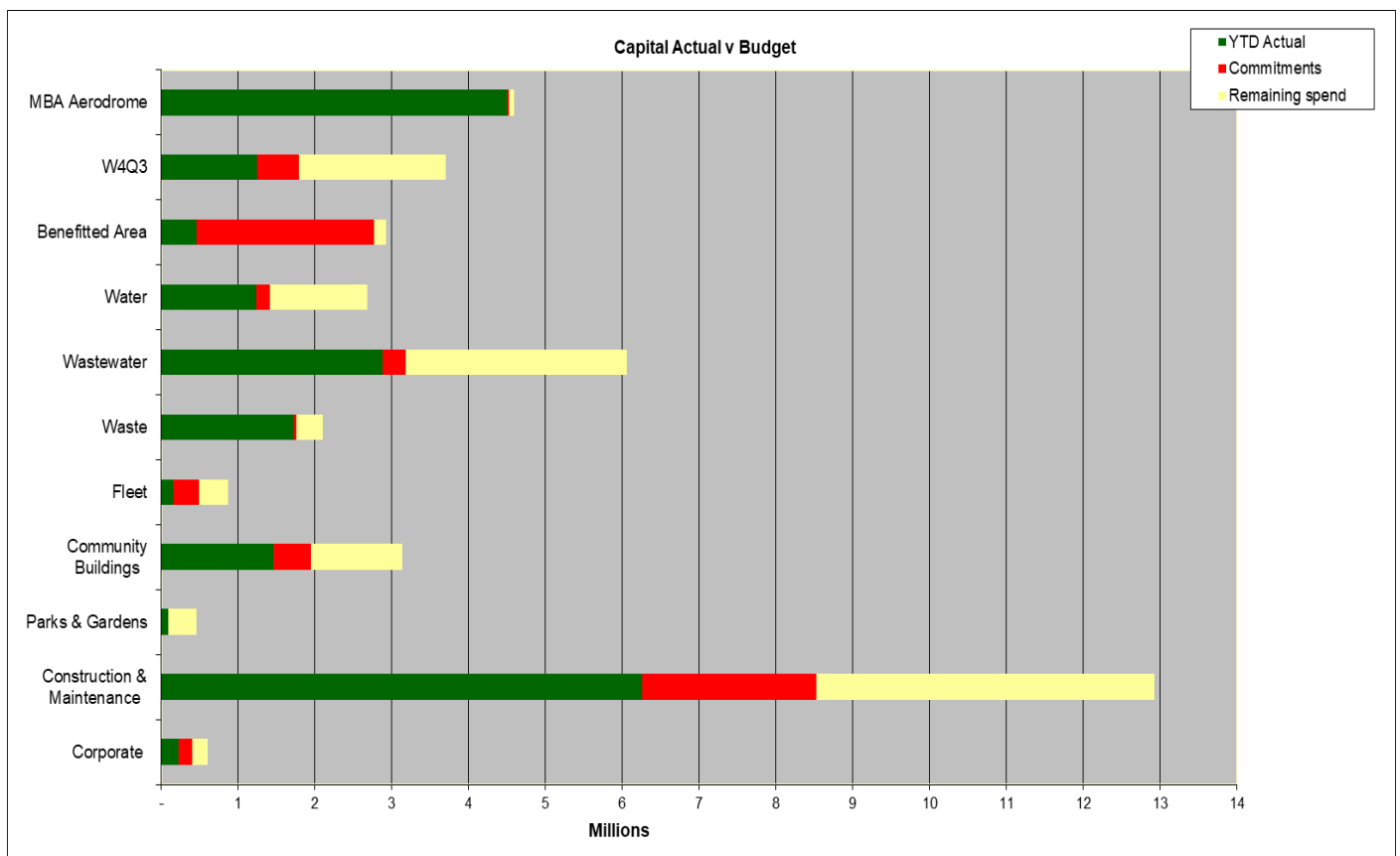
Notes:

1. Employee expenses are tracking lower than budget due to the amount of leave taken in May.

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 \$26,928,882 (including commitments) has been spent for the period ending 31 May 2020 against the 2019/20 adjusted annual capital budget of \$41,655,186. 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 \$4,304,606

Council has been successful in the loan application of \$3,750,000 to contribute towards the Mareeba Industrial Park and Airport capital works. This will be drawn down on 29 June 2020.

Rates and Sundry Debtors Analysis

Rates and Charges

The total rates and charges payable as at 31 May 2020 are \$2,239,783 which is broken down as follows:

Status	31 May 2020		31 May 2019	
	No. of properties	Amount	No. of properties	Amount
Valueless land	17	693,190	17	662,158
Payment Arrangement	237	249,428	250	161,823
Collection House	403	1,064,634	405	946,648
Exhausted – awaiting sale of land	9	141,606	10	111,814
Sale of Land	-	-	1	14,937
Other (includes current rates) *	276	90,925	288	173,882
TOTAL	942	2,239,783	971	2,071,262

* Of this total, there are 161 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.

Files with an outstanding balance of over \$200 were sent to Collection House on 22 May 2020 under the new COVID-19 arrangement with calls to customers focussing on how they may be impacted and working with ratepayers 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.

Collection House collected \$76,882 for the month of May 2020.

Sundry Debtors

The total outstanding for Sundry Debtors as at 31 May 2020 is \$618,497 which is made up of the following:

Current	30 days	60 days	90 + days
\$222,008	\$285,709	\$22,093	\$88,687
36%	46%	4%	14%

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	33,419,848	32,928,414	32,928,414
Less Discounts and Pensioner Remissions	(1,924,331)	(1,993,500)	(1,993,500)
Net Rates and Utility Charges	31,495,517	30,934,914	30,934,914
Fees and Charges	1,308,183	1,202,641	1,245,717
Operating Grants and Subsidies	12,554,013	7,430,977	7,215,763
Operating Contributions	1,034,811	690,497	920,662
Interest Revenue	739,773	458,800	500,509
Works for Third Parties	3,656,591	1,641,750	1,791,000
Other Revenue	3,625,455	3,299,442	3,633,870
Total Operating Revenue	54,414,343	45,617,770	46,242,435
Expenditure			
Employee Expenses	15,633,825	16,744,817	18,329,611
Materials and Services	19,049,569	12,356,713	13,393,002
Depreciation expense	9,042,798	8,919,054	9,729,880
Finance and Borrowing costs	330,048	252,872	317,163
Total Operating Expenses	44,056,240	38,273,456	41,769,656
Operating Surplus/(Deficit)	10,358,103	7,344,314	4,472,779
Capital Income			
Capital Contributions	305,237	-	-
Capital Grants and Subsidies	10,806,853	8,345,048	10,428,798
Donated Assets	2,118,308	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	13,230,398	8,345,048	10,428,798
Net Result	23,588,501	15,689,362	14,901,577

Budgeted Income Statement by Fund 2019/20 Budget
<u>General</u>

	Actual YTD	Budget YTD	2019/20 Budget
Revenue			
Rates and utility charges	18,147,879	17,944,951	17,944,951
Less Discounts and Pensioner Remissions	(1,924,331)	(1,993,500)	(1,993,500)
Net Rates and Utility Charges	16,223,548	15,951,451	15,951,451
Fees and Charges	984,657	1,161,391	1,245,717
Operating Grants and Subsidies	12,533,549	7,430,977	7,215,763
Operating Contributions	3,931	-	-
Interest Revenue	380,060	265,833	290,000
Works for Third Parties	3,589,599	1,597,750	1,743,000
Other Revenue	2,226,318	1,676,392	1,865,270
Total Operating Revenue	35,941,661	28,083,793	28,311,201
Expenditure			
Employee Expenses	14,277,821	15,062,033	16,494,992
Materials and Services	10,852,873	4,103,309	4,407,198
Depreciation expense	6,094,467	5,944,602	6,485,022
Finance and Borrowing costs	230,185	153,750	185,000
Total Operating Expenses	31,455,346	25,263,694	27,572,212
Operating Surplus/(Deficit)	4,486,315	2,820,099	738,989
Capital Income			
Capital Contributions	188,617	-	-
Capital Grants and Subsidies	10,465,226	6,542,548	8,626,298
Donated Assets	2,118,308	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	12,772,152	6,542,548	8,626,298
Net Result	17,258,467	9,362,647	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	3,836,954	3,806,598	3,806,598
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	3,836,954	3,806,598	3,806,598
Fees and Charges	267,161	-	-
Operating Grants and Subsidies	15,464	-	-
Operating Contributions	-	-	-
Interest Revenue	77,111	45,833	50,000
Works for Third Parties		-	-
Other Revenue	1,322,894	1,530,467	1,669,600
Total Operating Revenue	5,519,585	5,382,898	5,526,198
Expenditure			
Employee Expenses	405,119	362,630	393,821
Materials and Services	4,018,597	4,002,198	4,365,426
Depreciation expense	315,541	188,178	205,285
Finance and Borrowing costs	-	-	-
Total Operating Expenses	4,739,257	4,553,006	4,964,532
Operating Surplus/(Deficit)	780,328	829,892	561,666
Capital Income			
Capital Contributions	28,152	-	-
Capital Grants and Subsidies	54,314	190,000	190,000
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	82,467	190,000	190,000
Net Result	862,795	1,019,892	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	4,999,178	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	56,365	41,250	45,000
Operating Grants and Subsidies	-	-	-
Operating Contributions	-	-	-
Interest Revenue	119,198	77,917	85,000
Works for Third Parties	681	2,750	3,000
Other Revenue	320	-	-
Total Operating Revenue	5,175,741	5,076,291	5,087,374
Expenditure			
Employee Expenses	360,555	491,335	536,235
Materials and Services	1,502,311	1,505,294	1,635,815
Depreciation expense	1,367,534	1,358,232	1,481,708
Finance and Borrowing costs	99,863	99,122	132,163
Total Operating Expenses	3,330,263	3,453,983	3,785,921
Operating Surplus/(Deficit)	1,845,478	1,622,307	1,301,453
Capital Income			
Capital Contributions	36,767	-	-
Capital Grants and Subsidies	235,561	462,500	462,500
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	272,328	462,500	462,500
Net Result	2,117,806	2,084,807	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	6,094,663	5,887,316	5,887,316
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	6,094,663	5,887,316	5,887,316
Fees and Charges	-	-	-
Operating Grants and Subsidies	5,000	-	-
Operating Contributions	-	-	-
Interest Revenue	83,448	22,917	25,000
Works for Third Parties	66,311	41,250	45,000
Other Revenue	45,416	29,333	32,000
Total Operating Revenue	6,294,838	5,980,816	5,989,316
Expenditure			
Employee Expenses	515,788	746,991	815,254
Materials and Services	2,491,149	2,493,036	2,712,759
Depreciation expense	1,198,986	1,349,235	1,471,893
Finance and Borrowing costs	-	-	-
Total Operating Expenses	4,205,923	4,589,262	4,999,906
Operating Surplus/(Deficit)	2,088,915	1,391,554	989,410
Capital Income			
Capital Contributions	51,700	-	-
Capital Grants and Subsidies	51,752	1,150,000	1,150,000
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	103,452	1,150,000	1,150,000
Net Result	2,192,367	2,541,554	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	79,956	46,300	50,509
Works for Third Parties	-	-	-
Other Revenue	30,506	22,000	22,000
Total Operating Revenue	1,482,515	1,093,972	1,328,346
Expenditure			
Employee Expenses	74,542	81,826	89,309
Materials and Services	184,639	252,877	271,804
Depreciation expense	66,270	78,808	85,972
Finance and Borrowing costs	-	-	-
Total Operating Expenses	325,451	413,510	447,085
Operating Surplus/(Deficit)	1,157,064	680,462	881,261
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	-	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	-	-	-
Net Result	1,157,064	680,462	881,261

8.6 COMMUNITY HOUSING RENT REVIEW

Date Prepared: 12 May 2020
Author: Senior Community Wellbeing Officer
Attachments: Nil

EXECUTIVE SUMMARY

As a provider of social housing in Queensland, Mareeba Shire Council is required by the Department of Housing and Public Works to conduct annual rent reviews in accordance with relevant legislation and government policies.

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

RECOMMENDATION

That Council adopts the revised rents, following the annual rent review, for eligible community housing tenants from 5 October 2020, in accordance with the Queensland Government's Community Housing Rent Policy.

BACKGROUND

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

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

Community Housing Service - Rents

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

Reviewing and Setting Rents

Community housing is subsidised social housing whereby the State government sets the standard for affordable rent for low income tenants at no more than 25% of assessable income plus Commonwealth Rent Assistance. The community housing provider is responsible to determine the market rent increase, which is used to calculate whether the tenant pays market rent or 25% of their assessable income plus Commonwealth Rent Assistance, whichever is the lesser amount.

In order to determine market rent, Council engages independent real estate agents to conduct a review of similar properties in the local market.

Rent Review Timelines

Council recognises the cost of living is increasing and conducts rent reviews on an annual basis, following the pension increase to reduce the impact on tenants, with tenants advised in writing of the upcoming rent review at the time of the pension increase.

Once the rent review process has been conducted all tenants are provided written notification of the change to their rent two (2) months' ahead of the first adjusted payment. This is in accordance with relevant government policies and legislation.

There are 13 tenancies which are not subject to this process because their tenancy commenced after January 2020, or a change in circumstances has resulted in a rent review in the preceding 6 months. For these tenancies, a rent review will be conducted following the pension increase in September 2020.

RISK IMPLICATIONS**Financial**

The rental receipts are used to fund the community housing service, including tenancy and asset management.

Infrastructure and Assets

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

Political and Reputational

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

Legal and Compliance

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

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

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

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

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

Operating

The implementation of the rent increase has been factored into the community housing budget for 2020/21.

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.

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

- Written advice will be issued to tenants from 18 June 2020.
- The rent increase will be implemented at the first rental cycle after Wednesday, 30 September 2020.
- A rent review for tenancies not subject to this review will be conducted after the pension increase in September 2020, to be implemented in accordance to the Community Housing Rent Policy.

9 INFRASTRUCTURE SERVICES

9.1 INFRASTRUCTURE SERVICES, CAPITAL WORKS MONTHLY REPORT - MAY 2020

Date Prepared: 4 June 2020

Author: Director Infrastructure Services

Attachments:

1. [Capital Works Highlights - May 2020](#) ↓
2. [Capital Works Summary - May 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 May 2020.

RECOMMENDATION

That Council receives the Infrastructure Services Capital Works Monthly Report for the month of May 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.

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.

Infrastructure Services Capital Works Report Project Highlights - May 2020



Project Name: Pickford Road Upgrade

Program: Rural Roads

Background

Pickford Road, Bibbohra is located in very flat, flood-prone terrain and is regularly inundated with water from Two Mile and Four Mile Creeks during the wet season, making the road being impassable for extended periods of time. The road supports high volumes of heavy vehicles which service the adjacent agricultural properties and extractive industries.

The upgrade projects is partially funded through the Queensland Government's Transport Infrastructure Development Scheme (TIDS).

Scope of Works

The scope of works includes drainage improvements, minor road realignment to cater for a wider and higher formation, installation of new culverts, extension of existing culverts, construction of a base pavement layer and the application of a two-coat bitumen seal for the first 2.20km, just to the west of the Two Mile Creek approaches.

Progress Update

Construction continued during May and at the time of reporting the clearing and grubbing, drainage clearing, culvert installations and treatment of unsuitable materials components of the project were complete and subgrade preparation had commenced. The presence of ground water and water from flood irrigation poses difficulties for construction, but the clearing and re-profiling of new and existing drainage paths has started to alleviate these concerns.



Section of road at subgrade level



New Culvert Installation

Infrastructure Services Capital Works Report Project Highlights - May 2020



Project Name: John Doyle Bridge Upgrade

Program: Bridges/Works for Queensland

Background

The John Doyle Bridge Upgrade project will return the bridge to its original design capacity and provide continuation of access for vehicles and pedestrians across the Barron River in Mareeba. The works will increase the lifespan of the bridge, provide a reliable transport route and cater for residential growth in the eastern area of Mareeba.

This project is jointly funded by the Australian Government's Bridges Renewal Program, the Queensland Government's Works for Queensland Program and Mareeba Shire Council.

Scope of Works

The project scope includes pier and abutment widening, demolition of the existing timber and steel superstructure and installing a new concrete and steel girder deck, asphalt deck wearing surface, bridge balustrading and guard railing.

To maintain safe access for pedestrians, cyclists and mobility scooters, a temporary footbridge has been installed downstream of the John Doyle Bridge for the duration of the works.

Progress Update

The temporary pedestrian bridge was commissioned in late May following a ten-day on-site fabrication and installation period. A temporary sewage bypass pump and temporary water main have been commissioned so the existing water and sewerage services could be removed from the bridge.

The bridge was closed to all traffic on Friday, 29 May 2020 and traffic management for the detour was implemented that afternoon. Initial problems with traffic light sequencing and other minor issues have been resolved and the traffic in Mareeba was flowing smoothly by Monday morning 1 June 2020 in readiness for the working week. Minor improvements continue to be made to traffic management plans and implementation.

In early June, scaffolding will be erected around the bridge in readiness for demolition works that will be carried out by a demolition contractor. The demolition work is estimated to take 7-8 working days. Following this, Council's bridge crew will commence extending the existing piers and abutments in preparation for girder installation.

The bridge is scheduled to be re-opened to traffic at the end of September 2020.

Infrastructure Services Capital Works Report Project Highlights - May 2020



Project Name: John Doyle Bridge Upgrade



Temporary Pedestrian Bridge Footings



Temporary Pedestrian Bridge Footings



Temporary Pedestrian Bridge Placement



Temporary Pedestrian Bridge Finishing



Temporary Pedestrian Bridge

Infrastructure Services Capital Works Report Project Highlights - May 2020



Project Name: Mareeba CBD Byrnes Street East Beautification

Program: Works for Queensland

Background

The Byrnes Street East Beautification is Stage 2 of the implementation of the Street Tree Master Plan, adopted by Council in 2018. This project includes replacement of existing and construction of new garden beds on the eastern side of Byrnes Street to match the western side of the street, which was completed in late 2018.

Funding for this project was allocated through the Queensland Government's Works for Queensland program Round 3 program.

The cancellation of the Rodeo Procession and Christmas in July prompted Council to bring forward commencement of this project by approximately six (6) weeks to minimise the impact on businesses as COVID restrictions ease in the coming months.

Scope of Works

The project scope includes the removal of the existing trees, hedges and gardens on the eastern side of Byrnes Street, repairing isolated pavement defects in the car parking areas, renewing the existing asphalt surfacing and constructing new garden islands which will be planted with trees to match the streetscape on the western side.

Progress Update

The trees on the eastern side were removed on 31 May and demolition of the existing garden islands commenced on 1 June. At the time of reporting the demolition works were progressing well and pavement repairs are scheduled to commence by mid June.



Tree Removal Adjacent to Priceline Pharmacy



Tiled Node Removal Adjacent to Graham Shoes

**Infrastructure Services Capital Works Report
Project Highlights - May 2020**



Project Name: Dimbulah Water Treatment Plant Replace Filter Media

Program: Water

Background

Funding was allocated from Council's water reserves for the replacement of the filter media and associated pipe and fittings at Dimbulah Water Treatment Plant.

This project will see the change out of the filter media to ensure quality of the treated water is maintained in accordance with Australian Drinking Water Guidelines.

Scope of Works

The scope of works includes the removal of the old filter media and refilling the filter cells with new filter media whilst replacing the deteriorated raw water feed line which is susceptible to fracture and ongoing maintenance.

Progress Update

The filter media has now been changed out with the raw water feed pipe work being replaced in mid June.



Filters at Dimbulah Water Treatment Plant



Aerial view of Dimbulah Water Treatment Plant



Infrastructure Services Capital Works Report Project Highlights - May 2020



Project Name: Irvinebank McDonald Bridge Flood Monitoring Project

Program: Water

Background

Funding was secured from the Queensland Government through the Far North and North Queensland Monsoon Trough Grant Funding for the McDonald Bridge Flood Monitoring station in Irvinebank.

This project will see the installation of flood monitoring equipment to be located at McDonald Creek, Irvinebank to monitor flood levels across Herberton-Petford Road at the bridge, which is impassable during large rainfall events. Monitoring the flood levels at this location was identified as a risk mitigation strategy to allow enough time to evacuate the residents should the level of Ibis Dam increase to the capacity where it could potentially overflow. There is a need to evacuate residents before the creek level rises to the point where it is impassable.

Scope of Works

The scope of works includes the installation of flood monitoring equipment including video surveillance camera and level sensors which will be connected via Council's telemetry network.

Progress Update

The major equipment components have been ordered and shipped by freight to Mareeba for delivery in mid June. The equipment will then be installed by a local electrical firm and set up on the telemetry system.



McDonald Creek Bridge, Irvinebank

**Infrastructure Services Capital Works Report
Project Highlights - May 2020**



Project Name: Barang Street Unit Refurbishments

Program: Community Housing

Background

Council is currently delivering necessary structural and aesthetic upgrades to a complex of three (3) Community Housing units located at 2 Barang Street, Kuranda. The works were identified as being of high priority, following a condition audit of Council's Community Housing portfolio.

Scope of Works

The scope of works involves the refurbishment of six (6) outdoor areas, which includes the partial replacement of rooves, decks, handrails and stairways. Additional works to correct roof and surface drainage, as well as reinforcement of earthen embankments beneath the units were identified subsequent to relocation of resident possessions.

Progress Update

Works are substantially complete, with remaining two (2) units expected to reach practical completion by the end of June 2020.



Unit 2D - Before - Deck Refurbishment



Unit 2D - In-process - Deck Refurbishment

Infrastructure Services Capital Works Report Project Highlights - May 2020



Project Name: Chapmans Road Bridge Replacement - Bushy Creek Crossing

Program: Bridges

Background

Bushy Creek Crossing, located on Chapmans Road, Julatten, was a single span timber bridge approximately 3.6m wide which provided access to agricultural properties. The existing timber deck was replaced approximately 20 years ago, with the substructure being of earlier construction. The timber elements of the structure were identified as reaching the end of their functional life and required replacement.

During the scope investigation phase of the project, it was identified that replacing the existing timber bridge with concrete box culverts would provide advantages in terms of both capital cost and ongoing maintenance compared with a bridge.

Scope of Works

The scope of work included demolition of the existing timber bridge and replacement with 3 x 2700 x 1800 link slab concrete box culverts.

Progress Update

Works were substantially complete by the end of May with practical completion scheduled to be achieved by mid June 2020.



Chapmans Road Bridge prior to commencement



Replacement box culvert structure under construction

Infrastructure Services Capital Works Summary Report - May 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	Jessie Street, Irvinebank has been patched in readiness for a reseal in June. Quotes being called week of 1 June for additional line marking 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	Completed	Project complete 27 May 2020. Minor works required to finalise NBN connection.
Anzac Av/Ceola Drive channelised intersection	Completed	Roadworks completed April 2020. Minor landscaping footpath and drainage rectification to be undertaken.
Design Program - design forward works	Planning	Design & investigation on Forward Works program has commenced. Focus is on TIDS projects: Chewko Road & Euluma Creek Road.
Program: 04 Rural Roads		
Ootann Road Ch 78.2 -80.2 Package 2A	Completed	Completed September 2019.
Chettle Road Rehabilitation & Widen Ch 2.243-4.003	Construction	Works underway, shoulder widening substantially completed with base material planned for early June. Water ingress issues due to Sunwater Dam will result in need to undertake additional pavement strengthening. On track for completion June 2020, weather permitting.
TIDS 19/20 Chettle Road Rehabilitate Ch 5.5-7.21	Construction	Works underway, base material to in early June. Ontrack for completion June 2020, weather permitting.
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	Design	Girder fabrication programmed for late September 2020 with installation in April 2021.
Kanervo Road Replace Timber Bridge over Davies Creek	Design	Girder fabrication programmed for late October 2020 with installation in May 2021.
John Doyle Bridge Upgrade	Construction	Pedestrian bridge installed & operational 29 May 2020. Sewage bypass pump operating. Traffic detour in operation from 29 May 2020 with some issues. Traffic plans reassessed & amendments identified. Manual traffic control for peak morning & afternoon times at Anzac/Kennedy & Byrnes/connection road intersections whilst TMP is being adjusted & approved. Bridge demolition works to commence in early June.
R2R19/20 - Chapmans Road Replace Timber Bridge over Bushy Creek	Construction	Culverts installed, approaches under construction anticipate completion by mid June 2020.
Program: 06 Drainage		
Malone Road Drainage Stage 2	Completed	Completed November 2019.
Renew Minor Culverts - Various locations	Planning	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		
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.

Infrastructure Services Capital Works Summary Report - May 2020

Project Description	Project Stage	Progress comment
STIP - Kuranda State College Car Park Improvements	Completed	Project completed 24 April 2020.
Program: 09 Footpaths		
2018/19 Footpath Renewal Program	Construction	Work will re-commence on footpath replacement in Anzac Avenue from early June.
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.
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.
Sunbird Park Irrigation Upgrade Stage 2	Completed	High priority works completed, further works to be programmed.
Bicentennial Lakes - seed funding	Not commenced	No grants identified as yet.
Mareeba Irrigation Upgrades - Alex Lawson, Mary Andrews, Byrnes Street 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	Completed September 2019.
Antonio Drive Replace Irrigation & Vegetation	Completed	Completed January 2020.
Program: 11 Water		
Water Main Replacement Clacherty Street	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 July 2020.
Telemetry/SCADA Upgrades	Completed	Completed in April 2020.
Valve Replacement Program (Reticulation)	Construction	Works nearing completion, a few remaining valves to be installed in conjunction with Costin Street water main upgrade.
Investigative Work on Constructing Water Bore Site/s Chillagoe	Completed	Work on this stage of the investigations for alternative water supply completed August 2019.
Mareeba Water Treatment Plant Replace Filter Media	Construction	This project to be finalised by mid June 2020.
Install Flow Meters at Centenary Park, Wylandra and Mason Road Booster Pump Stations	Completed	Completed May 2020.
Replace Water Main on Leinster Drive	Construction	Project almost completed, just some tidy up works to be done once the Costin Street water main upgrade works are finished. Project to be completed by mid June 2020.
Replace Water Main on Vaughan Street	Completed	Completed December 2019.
Costin Street Main Replacement	Construction	Project to be completed by mid June 2020.
Dimbulah Water Treatment Plant Replace Filter Media	Construction	Materials for the replacement of the fractured raw water pipe work to the filters on order. Once fitted, the project will be completed.
Kuranda Water Treatment Plant Clear Water Pump Station Renewal	Construction	Some outstanding electrical and SCADA connections required to finish this project which will be completed by mid June 2020.
Kuranda Water Treatment Plant Filter Auto Valves	Construction	Practical completion in May 2020, costs to be finalised in June 2020.
Rankin Street West Water Main Replacement	Not Commenced	Subject to grant funding.

Infrastructure Services Capital Works Summary Report - May 2020

Project Description	Project Stage	Progress comment
Mareeba Water Treatment Plant - Replace generator	Not Commenced	Project was initially subject to co-funding from external sources. In lieu of one large generator, it is proposed a smaller generator will be purchased, and the existing generator retained, with both operated in parallel.
Replace existing Reservoirs - Chillagoe	Planning	Grant funding successful under Queensland Government's Building our Regions Program Round 5. Finalising details of the grant deed and propose to invite tenders from June/July 2020.
Irvinebank McDonald Bridge Flood Monitoring	Construction	Further equipment to be installed and expected to be commissioned in June.
Chillagoe Water Supply Investigation	Construction	Test bore drilled at 2km west of Chillagoe achieved insufficient flow to support the water treatment plant. Test bore drilled at 4kms west of Chillagoe achieved 40 L/S – this bore has been completed and fully developed. Test bore drilled a further site 3kms west of Chillagoewhich did not yield water. A 100-hour test on 4km bore is scheduled for mid to late June to confirm the reliability of the bore.
Program: 12 Wastewater		
Embankment Slip Kuranda Sewerage Treatment Plant	Completed	Completed September 2019.
Barang Street Kuranda Pump Station Capacity Upgrade	Completed	Completed December 2019.
Kuranda & Mareeba Sewer Treatment Plants Replace Grit Classifier	Completed	Completed December 2019.
Telemetry/SCADA upgrades 2019/20	Construction	Council's SCADA Officer working in conjunction with SCADA Engineering to have these works completed by end of June.
Barang Pump Station Kuranda Capacity Upgrade	Completed	Completed December 2019.
4 Standby Generators Sewerage Pump Stations	Completed	Practical completion reached in May 2020, costs to be finalised in June 2020.
Mareeba Sewer CCTV & Relining Program 2019/20	Construction	Programmed relining works and house connection branches in the Kenneally Estate area should be finalised by the end of July 2020.
Mareeba & Kuranda Relining Strategy 2019/20	Construction	Works currently underway on this and there will be some design works associated with this.
Manhole Rehabilitation & Replacement Program 2019/20	Construction	Works have commenced and will progressively be done until the project is completed which is expected approximately June weather permitting. The condition assessment for the second phase of this work has begun and will also be programmed for future works.
Manhole H2S Protection	Completed	This project will coincide with manhole rehabilitation project.
Granite Creek Pump 3 Replacement	Construction	Purchase order has been issued to pump supplier and now awaiting on delivery of the new pump.
Minor Sewerage Station H2S Protection	Construction	Tender awarded to FB Contracting in May. Finalising contract documentation and arranging pre-start meeting for commencement of the works.
Kuranda Pump Stations Wet Well Pipe Renewal - Kullaroo, Jum Rum & Palm close	Construction	Works almost completed and should be finalised by mid June 2020.
Program: 13 Waste		
Design and construction of Mareeba Transfer Station	Construction	Completed March 2020.
Relocate shed railway to Mareeba Transfer Station	Construction	Shed frames have been erected, the iron cladding will be fitted by mid June 2020 to complete the work.
Old Mareeba Landfill Leachate Extraction Well Extensions & 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.
Kuranda Transfer Station - Weighbridge and gatehouse	Not Commenced	Project subject to co-funding from external sources.
Program: 14 Aerodromes		

Infrastructure Services Capital Works Summary Report - May 2020

Project Description	Project Stage	Progress comment
Mareeba Aerodrome Upgrade	Completed	Completed December 2019. Final payments received from State and Federal Government in May 2020.
Program: 15 Fleet		
GPS Vehicle Management System	Not Commenced	On hold pending review of Fleet Program.
Replace Unit 625 Mitsubishi Truck	Procurement	Endorsement of quotation award to be sought from Council at its June 2020 meeting. Additional quotes sought via tenderlink for the fabrication of vehicle bodies. Intend to award mid June 2020.
Replace 210 Amman Multi Tyred Roller	Construction	Roller received at Kowa Street Depot in May 2020, commissioning underway mid June 2020.
Replace Unit 620 Mitsubishi D/ Cab Tipper	Procurement	Endorsement of quotation award to be sought from Council at its June 2020 meeting. Additional quotes sought via tenderlink for the fabrication of vehicle bodies. Intend to award mid June 2020.
Replace Unit 1280 Toyota Hilux S/Cab 4x2	Completed	Completed December 2019.
Replace Unit 306 Case Skid Steer Loader	Not Commenced	Project deferred indefinitely.
Repairs to Asset No 5420 3000L Fuel Trailer	Completed	Completed January 2020.
Repairs to Asset No 5421 3000L Fuel Trailer	Construction	Completed May 2020.
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	Booked into contractors for Monday 8 June 2020, to be completed June 2020.
Replace Unit 4052 Kubota 72 Out Front Mower Dimbulah	Completed	Replacement complete, recommendation to defer auction of 4052 Kubota in preference with change-over of Mt Molloy Mower instead. Operational efficiencies identified by P&G have resulted in change to disposal strategy. Outcome will not result in an increase to plant numbers.
Refurbishment of Transmission Grader 7	Completed	Completed April 2020.
Loadrite scales for Depot tractor to meet NHVR requirements	Completed	Completed March 2020.
Replace Plant Unit 1333	Procurement	Underway, sourcing via Vendor Panel.
Program: 16 Depots and Council Offices		
Kowa St 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	Works awarded, commencement in June 2020.
Chillagoe Depot Roof Extension	Completed	Completed February 2020.
PCYC Replace exterior and/or paint	Procurement	Works acceptance to occur June 2020, following which all works associated with original report addressed. Completed by end of June 2020.
Program: 17 Community Buildings		
Kuranda Recreation Centre - Refurbishments	Construction	External plumbing works identified a number of leaking irrigation connection and tapping lines. Landscaping disconnected and gate valves installed to previously unknown connections. Monitoring for leaks will occur in June prior to close out of current works.
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.

Infrastructure Services Capital Works Summary Report - May 2020

Project Description	Project Stage	Progress comment
Dimbulah Swimming Pool - Replace filtration system including pumps, tanks and pipework	Completed	Completed December 2019.
Cedric Davies Community Hub	Design	Design and costs for refurbishment of existing building being finalised in preparation to invite tenders.
Mareeba Leagues Club - Grandstand dressing rooms; replace the existing rubber tiles with continuous rubber matting	Planning	Quotes being sourced, works to be undertaken late June - early July 2020.
Dimbulah Caravan Park Refurbishment of the dongas and amenities facilities	Procurement	Contractor engaged, works able to be completed June 2020 dependant on access.
Dimbulah Memorial Park Replace Toilet Trench	Construction	Works complete June 2020.
Mareeba Swimming Pool Heater	Construction	Site inspection completed late May 2020. Works being quoted to finalise project and scheduled to be completed June/July 2020 prior to pool opening in August.
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 required to progress to next stage - detailed design and community consultation.
Mareeba Cemetery Mausoleum Wall	Construction	Granite facing and brick end walls under construction. Works to be completed June 2020.
GIS & Survey Hardware Upgrade	Completed	Completed September 2019.
Asset Inspection Hardware	Procurement	Cameras to be sourced in June 2020.
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	Construction commenced on first section: Council's link section from existing trails to National Park.
KIAC - Barron Falls Walk Track Phase 1	Completed	Completed February 2020.
KIAC - New Wayfinding Signage	Construction	Contract awarded, fabrication underway.
KIAC - Information Technology	Planning	Options under consideration, will not be completed in 19/20 fin year.
KIAC - Jum Rum Creek Walk Track Rehabilitation	Procurement	Construction quotations to be called late June 2020 for completion prior to end of 2020.
KIAC - Jungle Walk Track rehab	Procurement	Construction quotations to be called late June 2020 for completion prior to end of 2020.
Program: 23 W4Q3 - Works for Queensland 3		
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	Completed April 2020.
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 some footpath works will be delivered by third parties over the 20/21 financial year.
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	Construction	Byrnes Street letter drop & discussion with shop owners completed 26 May 2020. Trees removed 30 May 2020. Construction work commences from early June.

Infrastructure Services Capital Works Summary Report - May 2020

Project Description	Project Stage	Progress comment
W4Q3/TIDS Pickford Road Biboohra Upgrades	Construction	Project scope amended due to budget constraints. Sealing works will now finish at Ch 2.22km (approximately). Minor re-design required due to unsuitable subgrade.
W4Q3 Mareeba Swim Pool Replace Filtration	Completed	Completed December 2019.
W4Q3 Chillagoe Hall External Refurbishment	Construction	Underway, scheduled for completion in June 2020.
W4Q3 Repaint Chillagoe Hub	Construction	Painting completed in May, other works underway and scheduled for completion in June 2020.
W4Q3 Rankin Street Office Replace Air-conditioner	Construction	Underway, scheduled for completion in June/July 2020.

9.2 T-MSC2020-03 REGISTER OF PREQUALIFIED SUPPLIERS - OCCASIONAL PLANT HIRE 2020/21

Date Prepared: 11 May 2020
Author: Manager Technical Services
Attachments: 1. [Contractor List](#) ↓
2. [EOI Zone Map](#) ↓

EXECUTIVE SUMMARY

The purpose of this report is to recommend Council empanel contractors on to its Prequalified Suppliers register, for the Occasional Plant Hire T-MSC2020-03 for the 2020/21 financial year.

Council invited submissions from suitably qualified and experienced contractors for consideration of inclusions on the Pre-qualified Supplier Register for Occasional Plant Hire 2020/21. The submission period closed 11:00am Tuesday, 24 March 2020.

RECOMMENDATION

That Council empanels the contractors listed in the documentation attached to this report for the purpose of providing a Register of Pre-qualified Suppliers for Occasional Plant Hire during the 2020/21 financial year.

BACKGROUND

Council invited submissions from suitably qualified and experienced contractors for consideration of inclusions on the Register of Pre-qualified Suppliers for Occasional Plant Hire 2020/21, which closed at 11:00am Tuesday, 24 March 2020. Council received 96 submissions.

Included with the report is a list of contractor names that are recommended to be empanelled as suitable providers under the terms and conditions of the Register of Prequalified Suppliers documentation.

In accordance with Section 232 of the *Local Government Regulation 2012* titled "Exception for register of pre-qualified suppliers", Council is able to empanel the applicants that Council deems to assess be suitable providers for provision of occasional plant hire.

Only those contractors who are listed in the panel of suitable suppliers can be used for the purpose of providing occasional plant hire. This does not exclude other contractors from being engaged on a job-by-job basis should empanelled contractors not be available, provided they have been engaged under the conditions and provisions of Council's Procurement Policy.

Local Supplier

The definition of local suppliers must comply with the definition adopted by Council in Council's Procurement Policy and which:

- i. *is beneficially owned by persons who are residents or ratepayers in the Mareeba Shire Council;*
or
- ii. *has its principal place of business/registered office within the Mareeba Shire Council;*
or

- iii. *Otherwise has a place of business within the Mareeba Shire Council which solely or primarily employs persons who are residents or ratepayers of the Shire.*

Further to the definition in Council's Procurement Policy, a "local supplier" for the purpose of the assessment, is a supplier nearest to the township where the goods or services are required. Both local and non-local suppliers are included in the panel of suitable providers. However, when considering a non-local supplier, a 10% margin is proposed to be applied for the purpose of assessment in accordance with Council's Procurement Policy.

A detailed listing of names and addresses of contractors and zone map are attached.

RISK IMPLICATIONS

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Procurement Policy

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Nil

Operating

To ensure cost effective selection of contractors to undertake occasional work for Council

LINK TO CORPORATE PLAN

Financial Sustainability: A council that continuously looks for savings and opportunities while managing council's assets and reserves to ensure a sustainable future in a cost-effective manner.

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

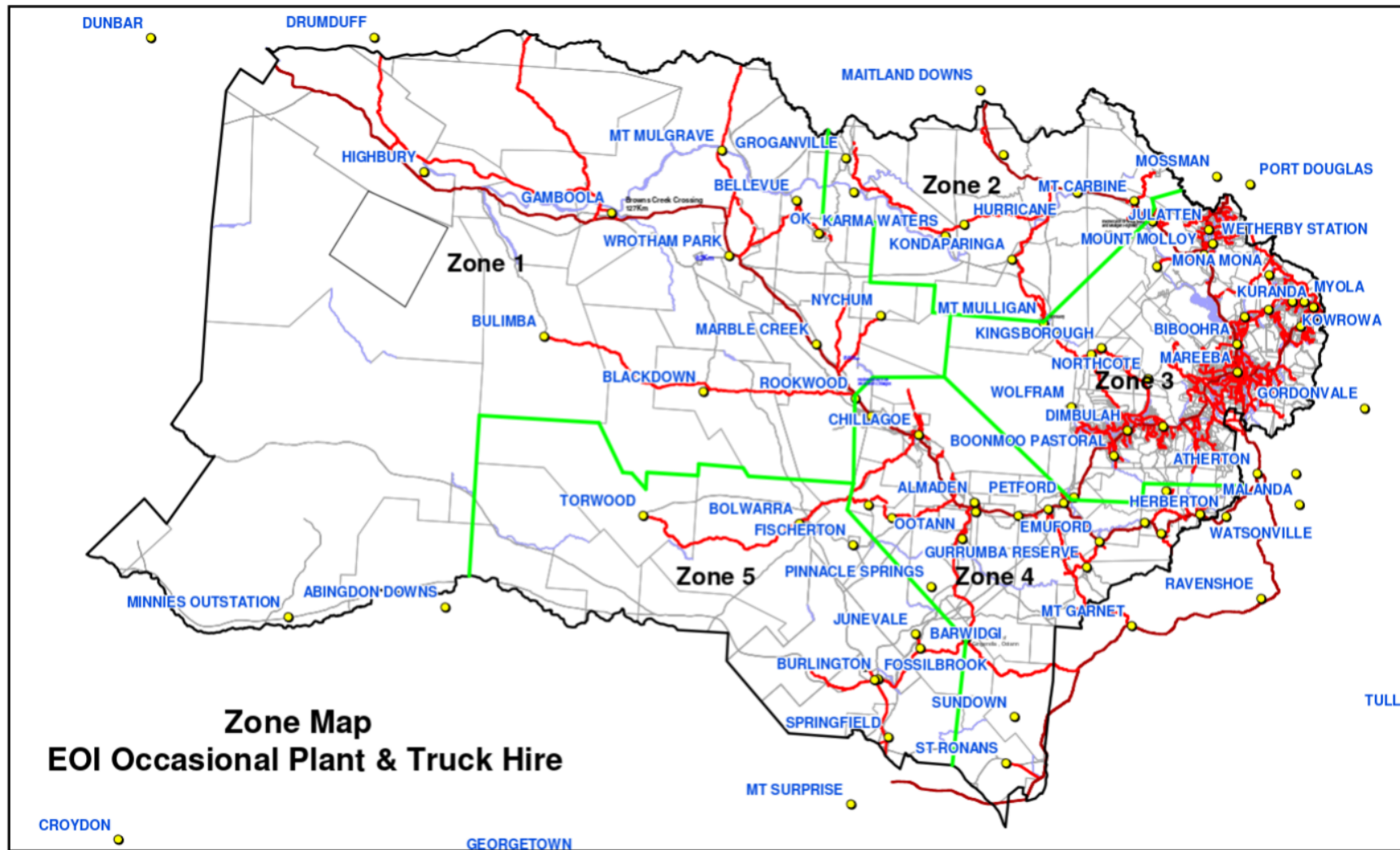
Governance: Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance and affordable levels of service delivered to the community.

IMPLEMENTATION/COMMUNICATION

The empanelled list of contractors will be notified in writing.

Business Name	Contact Person	Postal Address	Town
AA Taylors Treelopping	Luke Taylor	PO Box 375	TOLGA QLD 4882
AC & KL Pedersen	Alan Pedersen	PO Box 2	MT MOLLOY QLD 4871
ALJ & CA Evans	Allan (Tom) Evans	PO Box 101	MAREEBA QLD 4880
Arkey Haulage Pty Ltd	Steven Arkey	PO Box 2331	MAREEBA QLD 4880
Atherton Location Services	Bronson Jue Sue	PO Box 758	ATHERTON QLD 4883
Aussie Drill Kings Pty Ltd	Devan Russell	PO Box 232	NORTH CAIRNS QLD 4870
B & L Dozer Hire	Bryan & Lenore Rains	PO Box 1910	MAREEBA QLD 4880
B & S Wilson Earthmoving	Steven Wilson	PO Box 2449	MAREEBA QLD 4880
B and C Machinery	Brenton Apps	PO Box 1801	MAREEBA QLD 4880
Bend n Hire	Steve Meyer	PO Box 574	TOLGA QLD 4882
BJS Plumbing & Civil Contracting	Bronson Jue Sue	PO Box 758	ATHERTON QLD 4883
Bono's Excavations	Dennis Bonadio	PO Box 1390	ATHERTON QLD 4883
Bubu Excavations Pty Ltd	Raymond Baird (Boydie)	PO Box 767	MOSSMAN QLD 4873
Cairns Concrete Contractors Pty Ltd	Rick Gore	PO Box 2638	INNISFAIL QLD 4860
Cairns Mulch	Anthony Panebianco	PO Box 100	BABINDA QLD 4861
CCJ Developments Pty Ltd	Curtis Cavill-Jones	12 Feathertop Close	SMITHFIELD QLD 4878
Chris Dempsey Cranes	Dan Wall	PO Box 856	RAVENSHOE QLD 4888
Civil Teknix Pty Ltd	Brett Dempsey	PO Box 47	RAVENSHOE QLD 4888
Coates Hire Operations Pty Ltd	Brad Smith	100 Cook Street	PORTSMITH QLD 4870
D & D Backhoe Hire	Dale Peebles	PO Box 1341	MAREEBA QLD 4880
Dale Mattsson Backhoe Hire	Dale Mattsson	219 Palm Valley Road	KOAH QLD 4881
Darren Holloway	Darren Holloway	PO Box 170	MAREEBA QLD 4880
Davis Transport Pty Ltd	Geoff Davis	PO Box 39	MAREEBA QLD 4880
DJ & DS McLean	Des McLean	PO Box 701	GORDONVALE QLD 4865
Doug McCormack Pty Ltd	Doug McCormack	PO Box 179	MOSSMAN QLD 4873
Dun-Movin Earthworks	Kathy Campbell	PO Box 690	RAVENSHOE QLD 4888
Edmonds Transport	Anthony Edmonds	PO Box 104	MT MOLLOY QLD 4871
Elite Earthmoving Machinery Training Services NQ Pty Ltd	Brett Portelli	PO Box 72	DIMBULAH QLD 4872
Erroll Fitzgerald	Erroll & Renae Fitzgerald	PO Box 109	RAVENSHOE QLD 4888
Far North Towing Pty Ltd	Lenny Grasso	PO Box 589	MAREEBA QLD 4880
Far Northern Concrete Pumping	Luke Gray	PO Box 416	MAREEBA QLD 4880
FGF Bitumen Pty Ltd	Sonny Samuel	PO Box 6665	CAIRNS QLD 4870
FGF Developments Pty Ltd	Brendan Rogina	PO Box 6665	CAIRNS QLD 4870
Firecraft Environmental Pty Ltd	Jackie McLeod	39 Propeller Court	TRINITY BEACH QLD 4879
Flexihire Pty Ltd	Roman Lakomy	PO Box 267	CAIRNS QLD 4870
FNQ Cable Locators Pty Ltd	Ross Clarke	2 Currawong Avenue	YUNGABURRA QLD 4884
George Allan Fitzgerald	George Fitzgerald	Lot 1 Petersen Road	INNOT HOT SPRINGS QLD 4872
GGs Watercarts	Gavin Smith	PO Box 1282	MAREEBA QLD 4880
Gordon W Rasmussen	Gordon Rasmussen	PO Box 222	MT MOLLOY QLD 4871
Gosper Slashing & Mowing	Eric Gosper	PO Box 944	MAREEBA QLD 4880
Gregg Construction Pty Ltd	Ken Gregg	PO Box 186	MAREEBA QLD 4880
Gus Cerasani & Son Engineering	Gus Cerasani	60 Royes Street	MAREEBA QLD 4880
Harry's Backhoe Hire Pty Ltd	John Harron	15636 Kennedy Highway MS415	MT GARNET QLD 4872

Business Name	Contact Person	Postal Address	Town
Hastings Deering (Australia) Ltd	Russell Hockings	PO Box 942	CAIRNS QLD 4870
HEH Civil Pty Ltd	Chris Bird	PO Box 407	BUNGALOW QLD 4870
HMBT Pty Ltd	Bruce Craven	PO Box 132	MAREEBA QLD 4880
Hockey Machinery Sales Pty Ltd	Lyndon Hockey	PO Box 906	CAIRNS QLD 4870
Hydro-Vac Excavations FNQ	Denise Day	PO Box 65	TRINITY BEACH QLD 4879
Ironbark Holdings Pty Ltd	Gavin Lynch	1832 Mossman-Mt Molloy Road	MT MOLLOY QLD 4871
J A Slashing	Joseph Agius	PO Box 43	REDLYNCH QLD 4870
J Miles Earthmoving	Jim & Susan Miles	PO Box 5	EINASLEIGH QLD 4871
JC & DK Simpson	John & Kay Simpson	PO Box 53	CHILLAGOE QLD 4871
KBN Holdings	Vincent Bowyer & Wendy Kozicka	PMB 6	CAIRNS MC QLD 4871
King Hire & Trailers	Jason King	160 Hillview Crescent	WHITFIELD QLD 4870
KSTAT Earthmoving	Karyl Struber	PO Box 49	CHILLAGOE QLD 4871
Kuranda Landscape Supplies & Raw Materials	Warren Green	PO Box 177	KURANDA QLD 4881
L & C Bensted Slashing	Locky Bensted	PO Box 573	MAREEBA QLD 4880
M & C Zillfleisch	Michael Zillfleisch	R/N 9 Sides Road	JULATTEN QLD 4871
Mareeba Concrete Company	Steve Weir	PO Box 890	MAREEBA QLD 4880
Mareeba Crane Hire	Dale Peebles	PO Box 1341	MAREEBA QLD 4880
Mareeba Mowing & Slashing	Janelle Smithwick	PO Box 2339	MAREEBA QLD 4880
Mareeba Truck & Backhoe Hire	Timothy Perkins	PO Box 345	MAREEBA QLD 4880
Marrin Pty Ltd	Ron Jack	PO Box 760	MOSSMAN QLD 4873
MDB Excavations	Michael Brook	1985 Kennedy Highway	SPEEWAH QLD 4881
MDG Earthmoving Pty Ltd	Maurice Giddings	PO Box 90	RAVENSHOE QLD 4888
Mt Mulgrave Pastoral Co.	Luke Kingsley	PMB 59	CAIRNS QLD 4870
Nastana Pty Ltd	Troy Battle	521 Merragallan Road	MALANDA QLD 4885
North Oz Construction Pty Ltd	Taison Brind-House	PO Box 132	YUNGABURRA QLD 4884
North West Services Pty Ltd	Luke Purvis	PO Box 838	PROSERPINE QLD 4800
NQ Earthworks	Mark Bishop	PO Box 1147	MAREEBA QLD 4880
Oakdare Holdings Pty Ltd	Jake Loveday	PO Box 1120	MOSSMAN QLD 4873
Oz Earthmoving Pty Ltd	Leigh & Michelle Vohland	PO Box 1344	WALKAMIN QLD 4872
Paul Jennings	Paul Jennings	PO Box 600	MAREEBA QLD 4880
PF & PL Arkey	Paul Arkey	PO Box 1854	MAREEBA QLD 4880
PJ Porter & S De Vecchi	Phillip Porter & Shirley De Vecchi	PO Box 317	ALMADEN QLD 4871
Puma Earthmoving Plant Hire Pty Ltd	Luke Purvis	PO Box 838	PROSERPINE QLD 4800
RAKS Earthmoving	Ron Petersen	PO Box 1001	WALKAMIN QLD 4872
RC & KR Mahoney	Russell & Karen Mahoney	PO Box 229	MALANDA QLD 4885
Redline Earthmovers	Joshua Armstrong	PO Box 1776	MAREEBA QLD 4880
Richwater Holdings Pty Ltd	Steve & Blake Daniel	PO Box 542	RAVENSHOE QLD 4888
Robinson Civil Constructions FNQ Pty Ltd	Caytlyn Mead	PO Box 271	HERBERTON QLD 4887
S & K Civil Contracting	Sam & Karen Trimble	PO Box 624	ATHERTON QLD 4883
SG & S Ahlers	Stephen Ahlers	PMB Lakeland	CAIRNS MC QLD 4871
Shane Simpson	Shane Simpson	PO Box 14	CHILLAGOE QLD 4871
SO & KG Chatfield	Scott Chatfield	5 Norman Street	RAVENSHOE QLD 4888
Sparky's Mini Excavator Truck & Bobcat Hire	Alan Gane (Sparky)	1990 Mossman Mount Molloy Road	JULATTEN QLD 4871



**Zone Map
EOI Occasional Plant & Truck Hire**



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Scale 1cm = (???? m or km) at A4

Map Grid of Australia Zone 55 (GDA94)



9.3 QUOTATION AWARD - VP183001 REPLACEMENT OF PLANT - MAINTENANCE TRUCK

Date Prepared: 4 June 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 VP183001 Procurement of Workshop Maintenance Truck and seek endorsement on award of the quotation.

Council invited quotations through Vendor Panel for the procurement of one (1) two-wheel drive single cab-chassis 10,000kg Gross Vehicle Mass Truck and four (4) submissions were received from three (3) suppliers.

RECOMMENDATION

That Council:

1. endorses the purchase of one (1) new Hino FC1124 through Pacific Hino (Cairns) under VP183001 at a value of \$68,824.05 (excluding GST); and
2. authorises the disposal by auction of Asset 625 Mitsubishi FK Series 4x2 single cab truck.

BACKGROUND

Procurement of the workshop maintenance truck is part of Council's annual plant replacement program under the 2019/20 Capital Works Budget.

Purchased in 1996, the current Mitsubishi FK Series 4x2 single cab truck (Asset 625) is utilised as the workshops refuelling, service and repair vehicle. Having travelled over 380,000km in its working time, the vehicle has reached the end of its functional life.

A replacement service vehicle is required to ensure the ongoing efficiency of Councils construction and maintenance teams.

Council invited quotations through Vendor Panel for the procurement of one (1) two-wheel drive single cab-chassis 10,000kg Gross Vehicle Mass Truck. Four (4) quotations were received from three (3) respondents, with a summary of the quoted prices is provided below;

Supplier	Vehicle	Price (excl GST)	Price (incl GST)	Ranking
Pacific Hino (Cairns)	Hino FC1124	\$68,824.05	\$75,706.46	1
Ireland Isuzu (Cairns)	Isuzu FRR 240	\$71,014.70	\$78,116.17	3
Ireland Isuzu (Cairns)	Isuzu FRR 260	\$74,842.95	\$82,327.25	4
RGM Maintenance (Cairns)	Fuso Fighter 1124	\$64,289.66	\$70,718.63	2

Registration and CTP insurance are excluded from the quoted price, as this is calculated at delivery to Council's common registration renewal date in March each year and is common for all quotes.

After-market equipment will be installed by Council's workshop staff at the time of vehicle change over and prior to delivery to the end user of the vehicle. The estimated cost of this equipment is \$1,700 and is generally common for all quotes.

Based on both quantitative and qualitative criteria assessment, Pacific Hino (Cairns) was assessed as the successful supplier for Quotation VP183001 supply and delivery of one (1) two-wheel drive single cab-chassis vehicle.

The vehicle will be fitted with a custom-built service body and tool cupboards, with quotations for fabrication sought under separate process.

RISK IMPLICATIONS

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Local Government Regulation 2012 and Council's Procurement Policy.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Procurement of identified plant is included in the 2019/20 Capital Budget of Council and remains within the approved budget.

Is the expenditure noted above included in the current budget?

Yes

Operating

Procurement relates to the replacement of existing fleet, no additional operational plant anticipated.

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.

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 and unsuccessful tenderers will be notified.

9.4 QUOTATION AWARD - VP178912 REPLACEMENT OF PLANT - TIPPING TRUCK

Date Prepared: 9 June 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 VP183001 Procurement of Tipping Truck and seek endorsement on award of the quotation.

Council invited quotations through Vendor Panel for the procurement of one (1) two-wheel drive crew cab chassis 7,500 kg gross vehicle mass truck and three (3) submissions were received from three (3) suppliers.

RECOMMENDATION

That Council:

1. endorses the purchase of one (1) new Hino 921, 300 Series through Pacific Hino (Cairns) under VP178912 at a value of \$64,693.73 (excluding GST); and
2. authorises the disposal by auction of Asset 620 Mitsubishi Canter Crew Cab 4x2 Tip Truck.

BACKGROUND

Procurement of the Tipping Truck is part of Council's annual plant replacement program under the 2019/20 Capital Works Budget.

Purchased in 2006, the current Mitsubishi Canter Crew Cab 4x2 tip truck (Asset 620) is utilised within the Civil Works group for the transport of staff and materials to and from civil works projects within the shire. The vehicle has an average utilisation of approximately 1,600km per month and has accrued approximately 270,000kms to date; the vehicle has reached the end of its functional life.

A replacement vehicle is required to ensure the ongoing efficiency of Councils construction and maintenance teams.

Council invited quotations through Vendor Panel for the procurement of one (1) two-wheel drive crew cab chassis 7,500 kg gross vehicle mass truck. Three (3) quotations were received from three (3) respondents, with a summary of the quoted prices provided below;

Supplier	Vehicle	Price (excl GST)	Price (incl GST)	Ranking
Pacific Hino (Cairns)	Hino 921, 300 Series	\$64,693.73	\$71,163.10	1
Ireland Isuzu (Cairns)	Isuzu NPR 190	\$65,308.04	\$71,838.84	3
RGM Maintenance (Cairns)	Fuso Canter 815	\$55,028.13	\$60,530.94	2

Registration and CTP insurance are excluded from the quoted price, as this is calculated at delivery to Council's common registration renewal date in March each year and is common for all quotes.

After-market equipment will be installed by Council's workshop staff at the time of vehicle change over and prior to delivery to the end user of the vehicle. The estimated cost of this equipment is \$1,700 and is generally common for all quotes.

Based on both quantitative and qualitative criteria assessment, Pacific Hino (Cairns) was assessed as the successful supplier for Quotation VP178912, supply and delivery of one Hino 921, 300 series truck.

The vehicle will be fitted with a custom-built tipping body, tool cupboards, signage racks and retractable load cover, with quotations for fabrication sought under separate process.

RISK IMPLICATIONS

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Local Government Regulation 2012 and Council Procurement Policy.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Procurement of identified plant is included in the 2019/20 Capital Budget of Council and remains within the approved budget.

Is the expenditure noted above included in the current budget?

Yes

Operating

Procurement relates to the replacement of existing fleet, no additional operational plant anticipated.

Is the expenditure noted above included in the current budget?

Yes

LINK TO CORPORATE PLAN

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

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

IMPLEMENTATION/COMMUNICATION

Successful and unsuccessful tenderers will be notified.

9.5 INFRASTRUCTURE SERVICES, TECHNICAL SERVICES OPERATIONS REPORT - MAY 2020

Date Prepared: 4 June 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 May 2020.

RECOMMENDATION

That Council receives the Infrastructure Services, Technical Services Operations Report for May 2020.

BACKGROUND

Technical Services

Design, quality and investigations:

Investigation activities undertaken in May included:

Activity	Current Requests	Closed Requests
Road Infrastructure Review	48	19
Drainage Investigations	5	0
Park Investigations	1	1
NHVR Permit Applications	5	0
Aerodrome Investigations	0	1
Rural Address Requests	1	1
Dial Before You Dig Requests	0	37

Survey:

The Survey team was tasked with working on Capital Projects during the month of May, 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 May period:

Supplier	Tests Completed
Internal	16
External	98

Asset Inspections:

Scheduled inspections of Council's transport infrastructure assets have focused primarily on footpath assets during the month of May:

Locality	Footpath Condition Audit (m)
Biboohra Area	40
Dimbulah	456
Kuranda Area	4,196
Mareeba Area	1,950
Mutchilba Area	14
Subtotal	6,656

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, the footpath inspection backlog has now been completed.

Inspections planned for June will include footpath, road and drainage inspections in line with normalised inspection regime.

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	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)

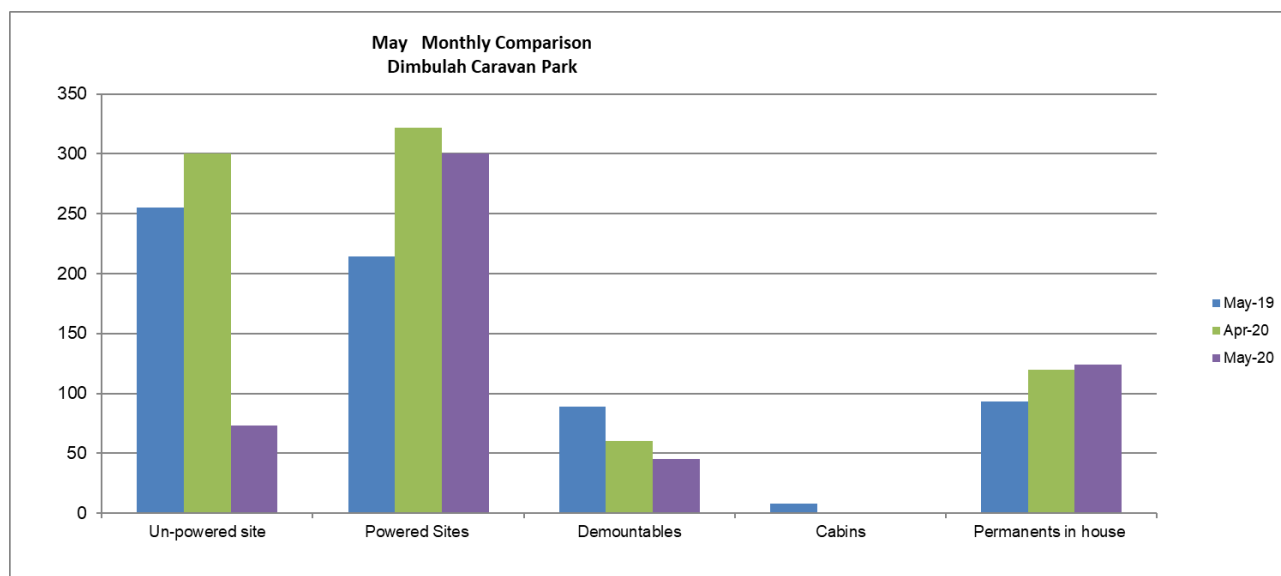
The DRFA is jointly funded by the Commonwealth and Queensland governments to help alleviate the costs of relief and recovery activities undertaken in disaster-affected communities by delivering recovery activities to return affected eligible assets back to pre-event condition. The status of declared 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	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. Roads Contracts: <ul style="list-style-type: none"> • Eastern Area Package contract awarded with works underway. • Western Area Package contract awarded with works underway. • Mid-Western Package contract awarded with works underway. Bowers Street: ongoing discussions with contractor regarding surface defects. Gamboola Crossing: submission with QRA for consideration.
2019 Betterment	Various submissions prepared and lodged with QRA, awaiting outcome of QRA assessments.

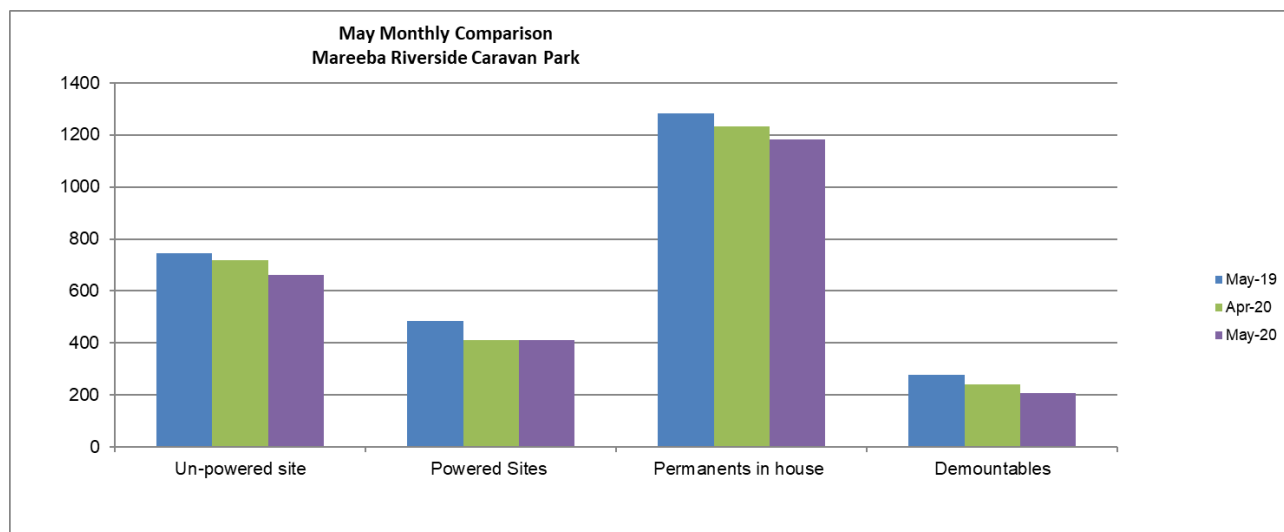
Facilities

Caravan Parks:

Dimbulah Caravan Park recorded a decrease in visitors to the facility, when compared to the April 2020 period, with significant decreases to the unpowered sites providing the larger component, as shown below. The decrease is assumed to be a result of the COVID-19 pandemic.



Mareeba Riverside Caravan Park site bookings are decreasing across the various accommodation choices although powered sites remain constant as shown below. The decrease is assumed to be the result of the COVID-19 pandemic, with backpackers working in the farming industry returning home.



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 the time of preparing this report, the reopening of the halls is expected to be mid-June.

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. They have continued to remain closed as we now have entered into the annual scheduled winter period.

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 May, three (3) reports of vandalism was recorded, with annual costs provided below;

Financial Year	Actuals	May Comments
2015/16	\$ 2,134.00	<ul style="list-style-type: none"> • Mareeba CWA Toilets • Mareeba Cenotaph • Dimbulah Hall/Library
2016/17	\$ 16,546.00	
2017/18	\$ 23,948.00	
2018/19	\$ 14,851.00	
2019/20	\$ 13 719.77	

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

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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.

9.6 INFRASTRUCTURE SERVICES, WATER AND WASTE OPERATIONS REPORT - MAY 2020

Date Prepared: 2 June 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 May 2020.

RECOMMENDATION

That Council receives the Infrastructure Services, Water and Waste Operations Report for May 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 May.

Water Treatment	Mareeba	Kuranda	Chillagoe	Dimbulah	Mt Molloy*
Water Plant average daily production (kL)	6,994	731	246	313	104
Number of Connections	3,922	1,010	123	247	123
Average daily water consumption per connection (L)	1,783	724	2,000	1,267	846

* Mt Molloy is an untreated, non-potable water supply

Wastewater Treatment	Mareeba	Kuranda
Wastewater Plant average daily treatment (kL)	2,297	200
Number of Connections	3,507	348
Average daily inflow per connection (L)	655	575

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	May 2020
Water main breaks	4	9	11	10	8
Unplanned water interruptions	4	9	11	10	8
Sewerage main breaks and chokes	3	3	5	4	4

Waste Operations:

All transfer stations and Mareeba landfill are currently operational.

Mareeba Waste Transfer Station Upgrade

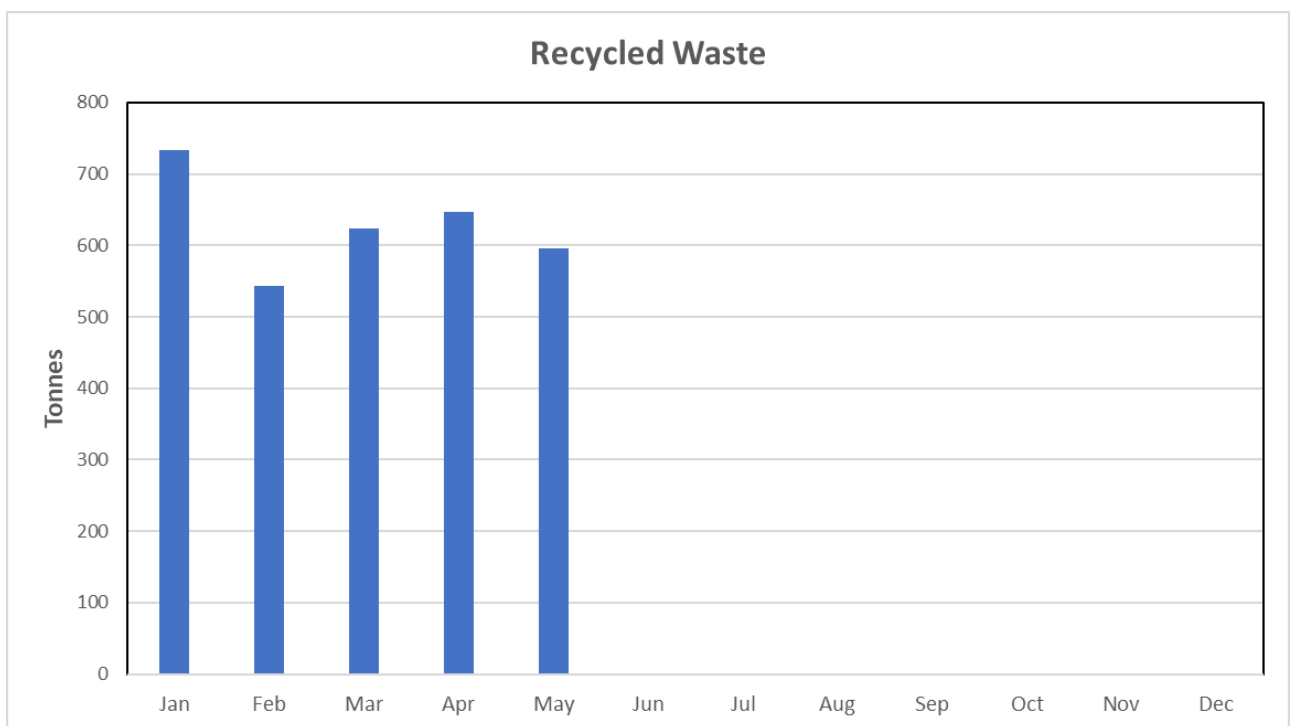
Sheds have now been erected for the receipt of waste oils, tyres and batteries within the upgraded transfer station area. These sheds have been upcycled from the Queensland Rail Depot site.

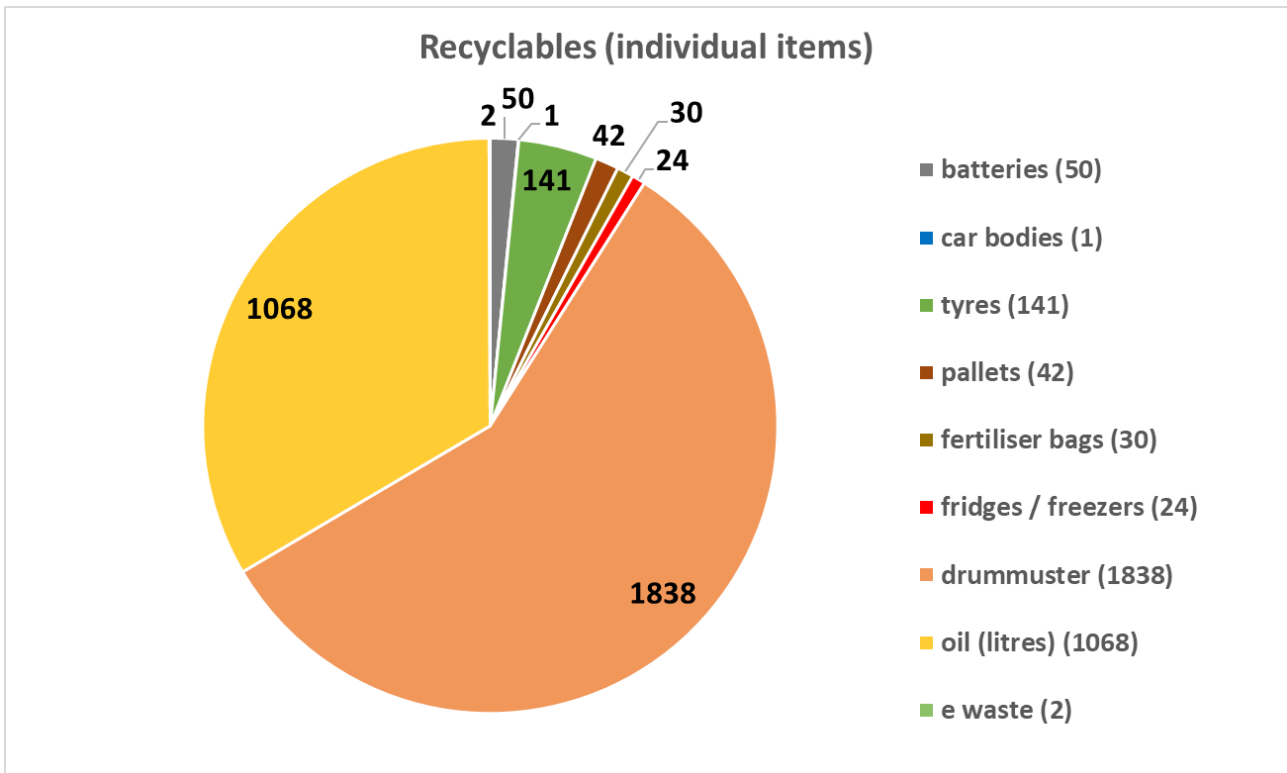
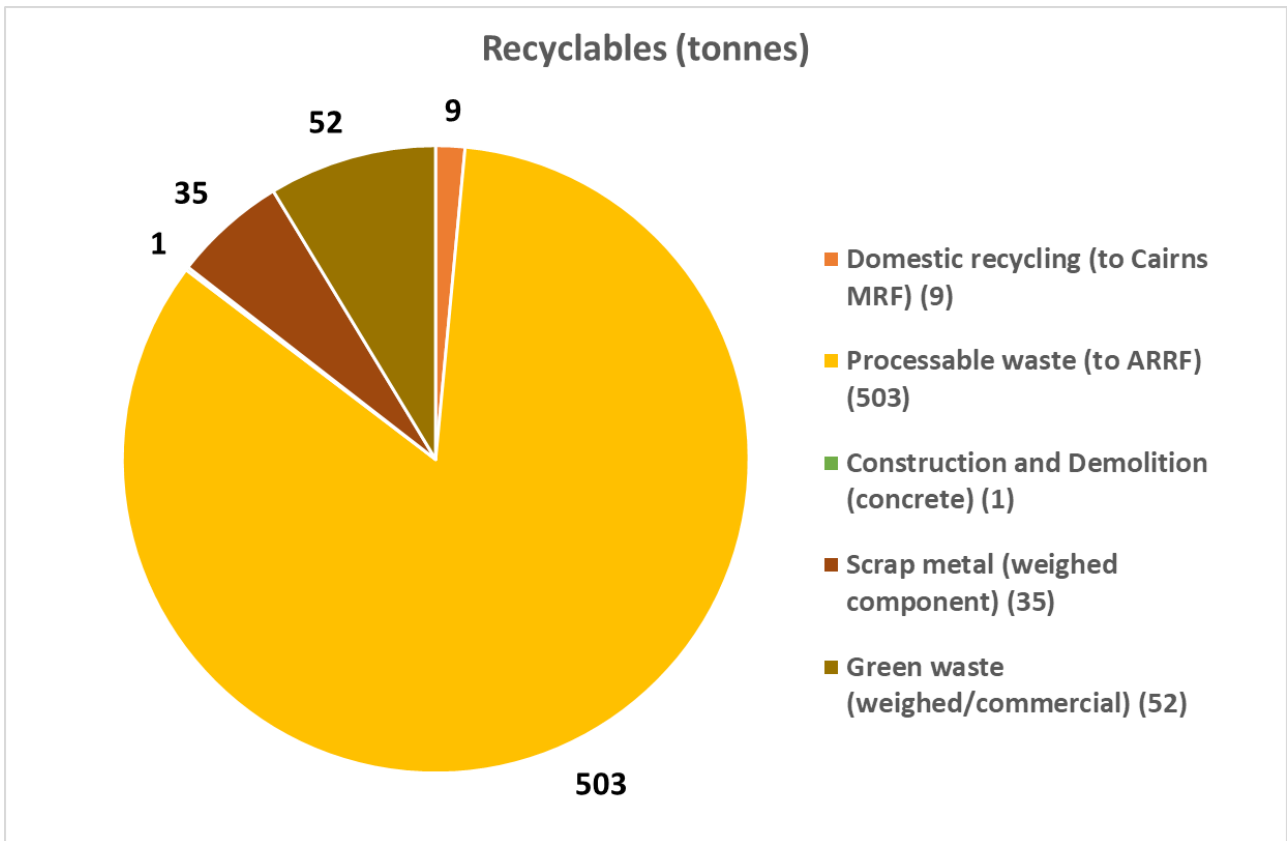
Recycling

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.

Council has received its first payment from Cairns Regional Council under the Container Deposit Scheme. Council will continue to receive payment for the portion of eligible containers in the recycling sent to the Material Recovery facility in Portsmith.

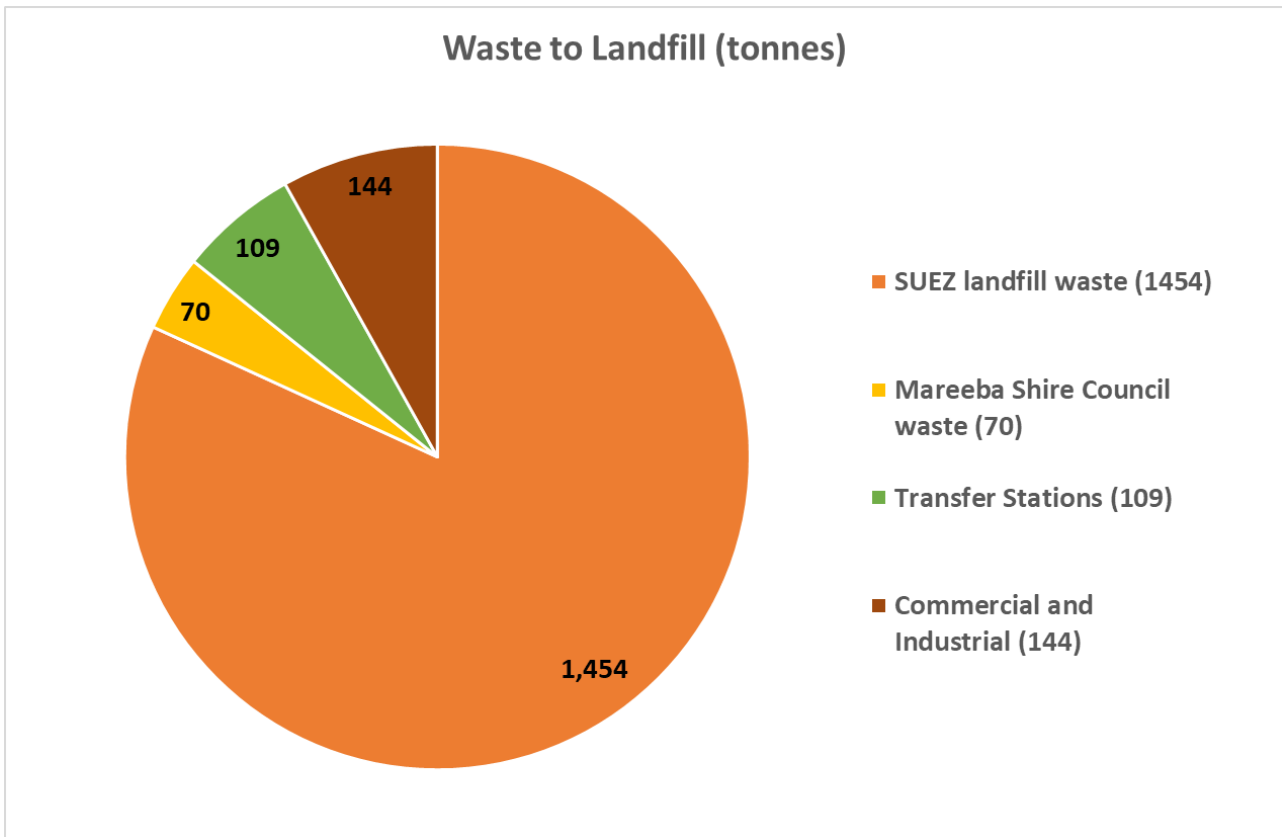
Council sites have received a dramatic increase in Drummuster containers and waste oil in the month of May.





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 19 illegally dumped tyres (0.2 tonnes), seven (7) tonnes of illegally dumped general waste and 200L of illegally dumped oil through Mareeba Waste Transfer Station during the month of May. The increase this month is due to illegally dumped waste recovered from the Chewko Road reserve undertaken by Department Natural Resources, Mines and Energy.



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.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil

Operating

Nil

LINK TO CORPORATE PLAN

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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.

9.7 WATER WASTEWATER WASTE FEES AND CHARGES 2020/21

Date Prepared: 2 June 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 – 31 December 2020); and
 - b) Waste Fees and Charges 2020/21 (effective 1 January 2021 – 30 July 2021) to reflect the deferment of the \$5 Queensland State Waste Levy for six (6) 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.

Because of Covid-19 the Queensland State Government have deferred the annual waste levy increase from 1 July 2020 until 1 January 2021.

This means the levy will stay at \$75 per tonne for general waste, and \$105 and \$155 per tonne for hazardous (regulated) wastes until 31 December 2020.

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

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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			

9.8 T-MSC2020-09 SUPPLY & DELIVERY OF TYPE 2.4 ROAD BASE - PICKFORD ROAD BIBOOHRA**Date Prepared:** 4 June 2020**Author:** Manager Works**Attachments:** Nil**EXECUTIVE SUMMARY**

The purpose of this report is to inform Council of the assessment of quote submissions for Tender T-MSC2020-09 Supply and Delivery of Type 2.4 Road Base for the Pickford Road Upgrade and seek endorsement on award of the tender.

Tenders closed on 15 May 2020 and three (3) submissions were received from three (3) suppliers.

RECOMMENDATION

That Council endorses the award of Tender T-MSC2020-09 for the supply and delivery of approximately 10,400 tonnes of Type 2.4 Road Base for the Pickford Road Upgrade to Conmat Pty Ltd for \$11.00 per tonne (including GST) amounting to a total value of \$114,400.00 (including GST).

BACKGROUND

Tenders for T-MSC2020-09 Supply and Delivery of Type 2.4 Road Base for the Pickford Road Upgrade closed on 15 May 2020 and three (3) submissions were received from three (3) suppliers.

A summary of the tenders received is as set out below.

Submission From	Amount (Approx. 10,400 tonnes)	Additional Information
Conmat Pty Ltd	Rate: \$11.00 per tonne Total: \$114,400	Including GST
CQB Services	Rate: \$15.95 per tonne Total: \$165,880	Including GST
Mt Carbine Quarrying Operations P/L	Rate: \$26.40 per tonne Total: \$274,560	Including GST

Conmat Pty Ltd has provided test results that indicate the ability to meet specification requirements with respect to gravel quality. The tender from Conmat Pty Ltd is the most advantageous supply arrangement for Council.

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

Monthly project highlights are to be posted on the website and shared on social media.

KEY COMMUNICATION MESSAGES – INTERNAL USE ONLY

Monthly project highlights are to be posted on the website and shared on social media.

9.9 T-MSC2020-08 SUPPLY & DELIVERY OF TYPE 2.1 ROAD BASE - PICKFORD ROAD BIBOOHRA**Date Prepared:** 8 June 2020**Author:** Manager Works**Attachments:** Nil**EXECUTIVE SUMMARY**

The purpose of this report is to inform Council of the assessment of quote submissions for Tender T-MSC2020-08 Supply and Delivery of Type 2.1 Road Base for the Pickford Road Upgrade and seek endorsement on award of the tender.

Tenders closed on 15 May 2020 and three (3) submissions were received from three (3) suppliers.

RECOMMENDATION

That Council endorses the award of Tender T-MSC2020-08 for the supply and delivery of approximately 6,700 tonnes of Type 2.1 Road Base for the Pickford Road Upgrade to Conmat Pty Ltd for \$16.50 per tonne (including GST) amounting to a total value of \$110,550 (including GST).

BACKGROUND

Tenders for T-MSC2020-08 Supply and Delivery of Type 2.1 Road Base for the Pickford Road Upgrade closed on 15 May 2020 and three (3) submissions were received from three (3) suppliers.

A summary of the tenders received is as set out below.

Submission From	Amount (Approx. 11,400 tonnes)	Additional Information
Conmat Pty Ltd	Rate: \$16.50 per tonne Total: \$188,100	Including GST
CQB Services	Rate: \$19.40 per tonne Total: \$221,160	Including GST
Mt Carbine Quarrying Operations P/L	Rate: \$26.40 per tonne Total: \$300,960	Including GST

After calling tenders a reduction in project scope due to budget constraints meant a reduction in quantity of type 2.1 road base to be supplied for the Pickford Road Upgrade works. All three tenderers who supplied Council with submissions were notified by email of the scope reduction and invited to submit new unit rates (if applicable) due to the reduced quantity.

The request for revised tenders closed on 5 June 2020.

A summary of the revised unit rates is as set out below.

Submission From	Amount (Approx. 6,700 tonnes)	Additional Information
Conmat Pty Ltd	Rate: \$16.50 per tonne	Including GST No change from original tender
CQB Services	Rate: \$19.40 per tonne	Including GST No change from original tender
Mt Carbine Quarrying Operations P/L	Rate: \$26.40 per tonne	Including GST No change from original tender

Conmat Pty Ltd has provided test results that indicate the ability to meet specification requirements with respect to gravel quality. The tender from Conmat Pty Ltd is the most advantageous supply arrangement for Council.

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

Monthly project highlights are to be posted on the website and shared on social media.

KEY COMMUNICATION MESSAGES – INTERNAL USE ONLY

Monthly project highlights are to be posted on the website and shared on social media.

9.10 T-MSC2020-10 SUPPLY & DELIVERY OF TYPE 4.3 ROAD BASE - BURKE DEVELOPMENTAL ROAD RE-SHEETING

Date Prepared: 9 June 2020

Author: Manager Works

Attachments: Nil

EXECUTIVE SUMMARY

Tenders have recently been invited for the Supply and Delivery of 49,000 tonnes of Type 4.3 Road Base for proposed re-sheeting works on the Burke Developmental Road west of Chillagoe.

Tenders close 16 June 2020 with tender reports ordinarily being considered at the next available Council meeting i.e. 15 July 2020.

To allow the successful tenderer sufficient time to produce and stockpile the material, officers propose Council delegate authority to the Mayor and Chief Executive Officer to consider and approve the supplier selection.

RECOMMENDATION

That Council delegate authority to the Mayor and Chief Executive Officer to award the contract for tender T-MSC2020-10, Supply and Delivery of Type 4.3 Road Base, after consultation with the Councillors.

BACKGROUND

On 8 May 2020 the Department of Transport and Main Roads (TMR) invited Mareeba Shire Council (MSC) to provide an estimate to undertake 22.5km of gravel re-sheeting works on two sections of the Burke Developmental Road (BDR).

The two (2) sections are between Ch 440.42 to Ch 443 and Ch 448.99 to Ch 468.94 and it is estimated that 49,000 tonnes of type 4.3 road base will be required.

Prior to providing the estimate to TMR Council will need to ascertain the cost of the supply and delivery of the road base.

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.

9.11 INFRASTRUCTURE SERVICES, WORKS SECTION ACTIVITY REPORT - MAY 2020

Date Prepared: 4 June 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 May 2020.

RECOMMENDATION

That Council receives the Infrastructure Services, Works Progress Report for the month of May 2020.

BACKGROUND**Transport Infrastructure**Road Maintenance Activities

The major maintenance activities carried out in May were slashing, grading unsealed roads and culvert inlet and outlet clearing.

Unsealed road spot repairs were undertaken in the western areas of the shire, in particular at Ootann Road. When completed the grading crew returned to the eastern part of the shire and continued with unsealed road grading on cane hauling roads starting at Collins Weir Road and will continue onto Healy, Adil, Peters, Cowan, Fisher and Shanty Creek Roads.

Substantial drainage and culvert inlet and outlet maintenance works were undertaken in the Highbury, Almaden, Crystalbrook, Mount Mulligan and Thornsbrough areas with slashing activities in the Mareeba, Kuranda and Julatten areas. The full second round of slashing for all eastern areas has been programmed and it is anticipated that these works will be complete in early July.

Bridges and Major Culverts

Limited maintenance on council owned bridges and major culverts was undertaken during May due to resource reallocations required for the John Doyle Bridge Upgrade project. During June there will be an opportunity to continue the maintenance project when demolition contractors take control of the John Doyle Bridge Upgrade site to demolish the existing bridge superstructure.

TMR Routine Maintenance Performance Contract (RMPC)

During May 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 was completed on the Burke Developmental Road in line with RMPC budget constraints and a sign replacement project across state-controlled roads within the shire was also carried out.

Parks and Gardens

Parks and Gardens Maintenance Activities

May 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, however wetter than normal winter conditions have been predicted and these activities may run well into the normal 'drier' months.

Staged re-opening of some facilities in Parks and Gardens occurred in May in line with State Government's COVID-19 advice.

Land Protection

Parthenium Weed: All known sites were re-inspected and land owners are complying with the procedures set down for eradicating this pest.

Additional property inspections were carried out in the Julatten and Mt Molloy areas and no new incursions were detected.

Amazon Frogbit: Council Land Protection officers are assisting the Muluridji Ranger Group with the removal and containment program on the Barron River Catchment. At present the work has isolated the top of the infestation on Atherton Creek and the group will then commence working downstream. The funding received by the Muluridji Ranger Group to commence this effort is limited but all efforts are greatly received by affected Mareeba Shire residents.



Hand removal of Amazon Frogbit (Limnobium laevigatum)

Siam Weed: Siam Weed on Emu Creek is the subject of a search and remove program. Council staff are assisted in this work by local Biosecurity Officers and affected landowners.

Funding has been received from the Federal Government's Communities Environment Program for the on-going Siam Weed removal from the Upper Mitchell River catchment site in Julatten. Work will commence in early June as the Siam Weed is starting to flower and removal must occur prior to the pest going to seed. Additional surveys for the weed have been completed in the Bakers Road area.

Feral Pigs: Traps have been set on the outskirts of Mt Molloy town in attempt to address complaints of feral pigs coming into residential areas and digging for worms. Officers are trialling a product called "Carasweet" which is a nontoxic powder developed for drought affected graziers to add to their old unpalatable grain and fodder in order to encourage stock to eat it. It has a strong odour that travels on the wind and attracts stock to the feed. It was found that at the same time, it attracted herds of feral pigs. The product has been added to attractant foods that officers use to lure pigs into the traps.

Toxic baits have been laid in some of the fruit blocks in Mutchilba/Dimbulah area and at the Lotus Glen Farm in the Springmount area.

Wild Dogs: Toxic baits have been laid at Chewko, Narcotic Creek, Lotus Glen prison farm and Atherton Creek areas. Ongoing issues with wild dogs in the Ray Road area are being addressed with traps.

While Council assists private property owners with the control of pests the obligation falls on the property owner and not Council.

Fire Management:

During May, fire break installation was completed using various methods across the shire. Fuel reduction burns have been undertaken in the Chillagoe and Dimbulah areas. In June, approximately 13 days of fuel reduction burning has been programmed for the Mareeba area, weather and vegetation condition dependent.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

COVID-19 impacts in relation to closure and re-opening 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**RECOMMENDATION**

That Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with Section 275 of the Local Government Act 2012:

10.1 Organisational Development Progress and Information Report

This matter is considered to be confidential under Section 275 - b of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with industrial matters affecting employees.

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 MAY 2020

Date Prepared: 1 June 2020

Author: Senior Planner

Attachments: Nil

Please see below information.

Summary of new Planning Development Applications and Delegated Decisions for May 2020

New Development Applications					
Application #	Lodgement Date	Applicant/ Address	Property Description	Application Type	Status
OPW/20/0001	28/05/2020	Navid Derakhshan C/- Trinity Engineering and consulting 2-6 Black Mountain Road, Kuranda	Lot 1 on RP743970	Operational Works for RAL/18/0025	In confirmation stage

Decision Notices issued under Delegated Authority					
Application #	Date of Decision Notice	Applicant	Address	Property Description	Application Type
MCU/20/0008	13/05/2020	G & A Hensley	146 Austin Road, Kuranda	Lot 2 on RP728465	MCU - Caretakers' Accommodation

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					

May 2020 (Regional Land Use Planning)

Referral Agency Response Decision Notices issued under Delegated Authority					
Application #	Date of Decision	Applicant	Address	Property Description	Application Type
CAR/20/0003	08/05/2020	S White, S Ould & C Douglas C/- GMA Certification	86 Windsor View Road, Julatten	Lot 7 on RP804039	Referral agency response for material change of use - dwelling house (secondary dwelling) assessable against the Residential dwelling house and outbuilding overlay code
CAR/20/0004	28/05/2020	S Morrison	293 Pinnacle Road, Julatten	Lot 1 on RP742897	Referral agency response for material change of use - dwelling house (secondary dwelling) assessable against the Residential dwelling house and outbuilding overlay code
CAR/20/0005	28/05/2020	H & D Hobson C/- Emergent Building Approvals	126 Nine Mile Road, Julatten	Lot 2 on SP188619	Referral agency response for material change of use - dwelling house (secondary dwelling) assessable against the Residential dwelling house and outbuilding overlay code
CAR/20/0006	27/05/2020	ER English	Sunrise Close, Mareeba	Lot 7 on SP183708	Referral agency response (response before application) for building works assessable against the Mareeba Shire Council Planning Scheme 2016 - Flood Hazard Overlay Code

May 2020 (Regional Land Use Planning)

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
RC2006/14 - RCL/06/0013	06/05/2020	A & M Developments Pty Ltd	Hoebet Court, Mareeba	LOTS 149 & 200 ON SP318297 (CANCELLING LOT 200 ON SP318290)	1 Lot
RAL/19/0018	26/05/2020	Geoff Dixon	3946 Kennedy Highway, Mareeba	LOTS 1 & 2 ON SP310235 AND EASEMENT B IN LOT 2 & EASEMENT C IN LOT 1 (CANCELLING LOT 28 ON SP160169)	1 Lot

May 2020 (Regional Land Use Planning)