



AGENDA

Wednesday, 15 July 2020

Ordinary Council Meeting

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

Date: Wednesday, 15 July 2020

Time: 09:00am

Location: Council Chambers

Peter Franks
Chief Executive Officer

Order Of Business

1	Members in Attendance	5
2	Apologies/Leave of Absence/Absence on Council Business	5
3	Bereavements/Condolences	5
4	Declaration of any Material Personal Interests/Conflicts of Interest.....	5
5	Confirmation of Minutes	5
6	Business Arising out of Minutes of Previous Meeting	5
7	Deputations and Delegations.....	5
8	Corporate and Community Services	7
8.1	Ngoonbi Community Services Indigenous Corporation - Material Change of Use - Warehouse - Lot 707 on NR7409 - 39 Barang Street, Kuranda - MCU/20/0008	7
8.2	Negotiated Decision Notice - GAG Crystalbrook Station Pty Ltd - Material Change of Use - Short-term Accommodation - Lot 738 on CP892331 & Lot 2 on LD157 - Crystalbrook Road, Crystalbrook - MCU/20/0004	27
8.3	Proposed Major Amendment No.1 of 2020 to the Mareeba Shire Council Planning Scheme 2016	103
8.4	Proposed Planning Scheme Policy 10 - Advertising Devices with an Electronic Display Component	155
8.5	Croft Developments Pty Ltd - Material Change of Use - Residential Care Facility (120 beds) - Lot 1 on SP298397 - 2-18 Haren Street, Mareeba - MCU/19/0019	163
8.6	Application for renewal of Term Lease 234597 over Lot 153 on HG529, Locality of Dimbulah	199
8.7	Kingsborough Land Purchase Request	209
8.8	Development and Governance Quarterly Report - April to June 2020.....	211
8.9	Traffic Advisory Committee Terms of Reference	219
8.10	CEO Delegations - Annual Review	225
8.11	Financial Statements for period ending 30 June 2020	227
8.12	COVID-19 Response Package Update.....	231
8.13	Fees and Charges 2020/21	233
8.14	Q-MSC2020-14 - Marketing the Kuranda Destination 2020/21.....	295
9	Infrastructure Services.....	299
9.1	Infrastructure Services, Capital Works Monthly Report - June 2020.....	299
9.2	Traffic Advisory Committee - Minutes of Meeting held 30 June 2020	315
9.3	T-MSC2020-03 Register of Prequalified Suppliers - Occasional Plant Hire 2020/21	327
9.4	Kuranda Cemetery.....	333
9.5	Infrastructure Services, Technical Services Operations Report - June 2020.....	355

9.6	Infrastructure Services, Works Section Activity Report - June 2020.....	361
9.7	Infrastructure Services, Water and Waste Operations Report - June 2020.....	365
9.8	T-MS2020-12 Regional Sewer Relining Program 2020/21.....	371
10	Confidential Reports.....	375
10.1	Planning & Environment Court Appeal No. 184 of 2019 - Horner v Mareeba Shire Council	375
11	Business without Notice	377
12	Next Meeting of Council	377
13	For Information	379
13.1	Summary of New Planning Applications & Delegated Decisions For The Month of June 2020	379

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

Special Council Meeting - 17 June 2020

Ordinary Council Meeting - 17 June 2020

6 BUSINESS ARISING OUT OF MINUTES OF PREVIOUS MEETING

7 DEPUTATIONS AND DELEGATIONS

8 CORPORATE AND COMMUNITY SERVICES

8.1 NGOONBI COMMUNITY SERVICES INDIGENOUS CORPORATION - MATERIAL CHANGE OF USE - WAREHOUSE - LOT 707 ON NR7409 - 39 BARANG STREET, KURANDA - MCU/20/0008

Date Prepared: 22 May 2020

Author: Senior Planner

Attachments: 1. Proposal Plans

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	Ngoonbi Community Services Indigenous Corporation	ADDRESS	39 Barang Street, Kuranda
DATE LODGED	7 May 2020	RPD	Lot 707 on NR7409
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Warehouse		
FILE NO	MCU/20/0008	AREA	1012m ²
LODGED BY	Gilvear Planning Pty Ltd	OWNER	Ngoonbi Community Services Indigenous Corporation
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Medium Density Residential		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	No Submissions Received		

EXECUTIVE SUMMARY

Council is in receipt of an impact assessable development application described in the above application details. During the mandatory public notification period, no submissions were received.

The applicants propose the construction of a 305m² storage shed at the rear of the site behind the existing dwelling. The proposed use is considered a "warehouse" under the Planning Scheme instead of a normal domestic storage shed as its used to store equipment associated with a commercial operation, namely the Ngoonbi Community Services Indigenous Corporation.

The application and supporting material have been assessed against the Mareeba Shire Council Planning Scheme 2016 and is not considered to conflict with any relevant aspect of the Planning Scheme. Although the proposed use is somewhat inconsistent with the intent of the Medium density residential zone, the lack of more suitably zoned and unconstrained land in the Kuranda CBD means that non-residential development may at times need to encroach into residential areas. This is not uncommon along Barang Street which currently includes a mix of residential and non-residential development (medical/respite centres, church, CWA Hall).

Where non-residential development is proposed, it should be of a nature and scale that will have minimal impact on adjoining residential uses. The proposed warehouse is considered such a use as it will only be accessed by the corporation periodically and will not include the use of noise generating mechanical plant such as forklifts, refrigeration/air-conditioning units or power tools. Additional conditions have been recommended to help further minimise any impact on adjoining residential uses. These draft conditions were provided to the Applicant care of their consultant and have been agreed to.

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

OFFICER’S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	Ngoonbi Community Services Indigenous Corporation	ADDRESS	39 Barang Street, Kuranda
DATE LODGED	7 May 2020	RPD	Lot 707 on NR7409
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Warehouse		

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

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

And

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

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

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
-	Site Plan - Proposed Warehouse	Applicant	1 June 2020
19195WJ S01	Slab and Footing Plan and Footing Details	Steve McKenzie Consulting Engineers	6/04/2020
19195WJ S03	Elevation (Sheet 1 of 2)	Steve McKenzie Consulting Engineers	6/04/2020
19195WJ S04	Elevation (Sheet 2 of 2)	Steve McKenzie Consulting Engineers	6/04/2020

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

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

Any on-site refuse storage associated with the warehouse use must be limited to a residential scale and not exceed two standard sized wheelie bins. Commercial scale refuse storage (skip bins and the like) are not permitted to service the warehouse use.
 - 3.5 Mechanical plant such as forklifts are not permitted to be used in association with the warehouse use. Any mechanical plant and equipment stored in the warehouse must not be run/operated or serviced on-site.

Refrigeration equipment, filter systems, compressors, mechanical ventilation systems, power tools or any other noise emitting devices must not be used in association with the warehouse use.

3.6 Hours of operation

The approved warehouse use is only permitted to be accessed between the hours of 7am to 6pm, Monday to Friday and 8am to 12pm Saturdays, no access is permitted outside these hours or on Sundays or public holidays.

3.7 The warehouse sheds external colour must be a neutral green colour in order to minimise visual impact.

4. Infrastructure Services and Standards

4.1 Access

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

4.2 Stormwater Management

4.2.1 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.

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

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

4.2.4 All stormwater drainage associated with the development must be collected from site and discharged to an approved legal point of discharge on Barang Street.

4.3 Car Parking/Internal Driveways

The internal driveway shown on the approved site plan and any vehicle manoeuvring areas servicing the warehouse (up to the shed roller door openings) must be concrete or asphalt sealed (no bitumen) and provided with one-way crossfall so that stormwater runoff is contained within the site.

Grass pavers may be used as an alternative to a concrete or asphalt seal and must be maintained in good order with a well-maintained grass infill for the life of the development, to the satisfaction of Council's delegated officer.

4.4 Landscaping & Fencing

4.4.1 A 1 metre wide landscape strip must be provided along the full length of the Barang Street frontage (excluding access driveways and paths).

The landscape strip must include plantings no greater than 1 metre apart and must be mulched, irrigated and maintained for the life of the development, to the satisfaction of Council's delegated officer.

4.4.2 A 1.8 metre high solid screen (no gaps) timber or Colorbond fence of neutral colour is to be erected along the entire length of the common boundaries between the site and Lot 706 on NR7409 and Lot 708 on NR7409. The 1.8m high fence height must be measured from the top of the bank between the site and Lot 706 on NR7409.

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

4.5 Lighting

Where lighting is installed, lighting used must be motion activated only and must be designed and located in order to prevent 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.

(D) ASSESSMENT MANAGER'S ADVICE

(a) Compliance with applicable codes/policies

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

(b) Compliance with Acts and Regulations

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

(c) Environmental Protection and Biodiversity Conservation Act 1999

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

(d) Cultural Heritage

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

(e) Transportation of Soil

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

(E) RELEVANT PERIOD

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

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

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

- Development Permit for Building Work

(G) OTHER APPROVALS REQUIRED FROM COUNCIL

- Compliance Permit for Plumbing and Drainage Work
- Access approval arising from condition number 4.1 (Please contact Planning Section to obtain application form and applicable fee).

THE SITE

The subject site is situated at 39 Barang Street, Kuranda, and is described as Lot 707 on NR7409. The site is regular in shape with an area of 1012m² and is zoned *Medium Density Residential* under the Mareeba Shire Council Planning Scheme 2016. The site contains 20 metres of frontage to Barang Street which is constructed to a bitumen/asphalt standard including kerb and channel on both sides. This section of Barang Street also includes on-street parking on both sides.

The site is improved by a single dwelling house only, situated at the front of the property with the rear half of the site being vacant. The site is relatively flat and level and is connected to all urban services. Immediate adjoining lots to the north-east and south-west are also zoned Medium Density Residential with the lot to the north-east being vacant and the lot to the south-west containing a dual occupancy (duplex) use. Lots adjoining to the north are zoned Centre, and contain various commercial uses including the Ngonbi Community Services Indigenous Corporation office.

BACKGROUND AND CONTEXT

Nil

PREVIOUS APPLICATIONS & APPROVALS

Nil

DESCRIPTION OF PROPOSED DEVELOPMENT

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

Ngonbi Community Services Indigenous Corporation (the applicants) propose the construction of a 23.5m x 13m x 4.2m (high) 305m² storage shed for the purposes of securely storing plant and equipment used by the corporation. Stored plant and equipment will include trailers, diggers, hand-tools, power-tools, and various construction consumable (timber, screws nails, etc.).

The proposed storage shed will be located at the rear of the site behind the existing dwelling and will be accessed from Barang Street via a new driveway along the south-west boundary of the site.

REGIONAL PLAN DESIGNATION

The subject site is included within the Urban Footprint land use category in the Far North Queensland Regional Plan 2009-2031. Kuranda is identified as a village activity centre in the Regional Plan.

The Regional Plan Map 3- 'Areas of Ecological Significance' also identifies the site as being situated within the *Strategic Rehabilitation Area*.

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	Land Use Categories
	<ul style="list-style-type: none"> Residential Area
Zone:	Transport Elements
	<ul style="list-style-type: none"> Principal Cycle Route
Overlays:	Medium Density Residential Zone
	<ul style="list-style-type: none"> Scenic amenity overlay code

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
Warehouse	<p><i>Premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards.</i></p> <p><i>The use may include sale of goods by wholesale where ancillary to storage.</i></p> <p><i>The use does not include retail sales from the premises or industrial uses.</i></p>	Self storage sheds	Hardware and trade supplies, outdoor sales, showroom, shop

RELEVANT PLANNING INSTRUMENTS

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

(A) Far North Queensland Regional Plan 2009-2031

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

(B) State Planning Policy

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

(C) Mareeba Shire Council Planning Scheme 2016

Strategic Framework

3.3 Settlement Pattern and Built Environment

3.3.4 Element - Village activity centre

3.3.4.1 Specific Outcomes

- (1) *Kuranda, as the village activity centre for Mareeba Shire, accommodates services, arts and cultural facilities, sports and recreation facilities, business and employment uses to support the village and its constituent surrounding rural and rural residential communities.*
- (2) *The rural activity centres of Mareeba Shire maintain their relaxed, low density, small town character and lifestyle. Infill development will maintain larger lot sizes than other activity*

centres in the shire in order to retain the rural character and expected levels of amenity. Lower residential densities are also enforced due to a lack of sewerage infrastructure.

- (3) *Kuranda's centre area retains and enhances its village character and rainforested entrance and surrounds which make it an attractive place to live and visit.*

Comment

The proposed warehouse storage shed will be used by the Ngoonbi Community Services Indigenous Corporation to provide secure storage for plant and equipment owned by the corporation. The development will aid in the continued operation of the corporation which directly benefits indigenous peoples in the Kuranda locality.

The proposed warehouse use is of a nature and scale that is not likely to impact on adjoining residential uses, both visually and operationally. Notwithstanding this, additional conditions of approval have been recommended to help further minimise any impacts that may be felt by neighbouring uses. The scale of development proposed will not be inconsistent with existing built form in the area.

The development complies with Specific Outcomes 1, 2 and 3.

3.4 Natural resources and environment

3.4.8 Element - Air and noise quality

3.4.8.1 Specific Outcomes

- (1) *The health, well-being, amenity and safety of the community and the environment is protected from the impacts of air emissions, noise and odour through appropriate management and adequate separation distances.*

Comment

The subject site and adjoining lots to the south-west and north-east are zoned Medium density residential. The adjoining lot the south-west contains an established dual occupancy (duplex) development. The proposed warehouse use, which is essentially a light industrial use is somewhat inconsistent with the intent of the Medium density residential zone. However, the lack of more suitably zoned and unconstrained land in the Kuranda CBD means that non-residential development may at times need to encroach into residential areas. This is not uncommon along Barang Street in particular which includes a mix of established residential and non-residential development (medical/respite centres, church, CWA Hall).

Where non-residential development is proposed, it should be of a nature and scale that will have minimal impact on adjoining residential uses. The proposed warehouse is considered such a use as it will only be accessed by the corporation periodically and will not include the use of noise generating mechanical plant such as forklifts, refrigeration/air-conditioning units or power tools. Additional conditions have been recommended to place controls on elements such as landscaping, boundary screen fencing, hours of operation, driveway construction/sealing, security lighting in order to help further minimise any impacts.

The development will be conditioned to comply with Specific Outcome 1.

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*
- 8.2.11 *Scenic amenity overlay code*
- 9.3.5 *Industrial 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 solutions (or probable solutions/performance criteria where no acceptable solution 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 relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code. Refer to planning discussion section of report for commentary on PO8 and PO9 which relate to non-residential development and the protection of residential amenity.
Scenic amenity overlay code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Industrial activities overlay code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code. Refer to planning discussion section of report for commentary on PO2 which relates to amenity.
Landscaping code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Parking and access code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code apart from the following: <ul style="list-style-type: none"> • Acceptable Outcome AO1 - Car parking numbers Refer to planning discussion section of report for further commentary.
Works, services and infrastructure code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code

(D) Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

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

(E) Adopted Infrastructure Charges Notice

The Mareeba Shire Council Adopted Infrastructure Charges Resolution (No. 2) 2019 - Table 1 sets a charge rate of \$33.50 per square metre for a "Warehouse" use. Given the proposed warehouse has a gross floor area (GFA) of 305m², the applicable charge in this instance would be \$10,217.50.

Given the Medium density residential zoning of the site, multiple dwellings (units) could be built on-site as accepted development subject to requirements, meaning no planning approvals from Council would be required, and therefore no infrastructure charges would be payable. As outlined in the application, the proposed warehouse use will not be an intensive industrial activity and will only be accessed by the Corporation periodically. The development is therefore not likely to result in a noticeable increase in demand on Council's roads network, no demand on Council's sewer network (not connected to sewer), no demand on Council's parks and open space network, and will generate very little demand on Council's water supply network, utilising the site's existing domestic water connection.

The alternate use of the site for unit development, consistent with the zone intent, would generate a far greater demand on all four infrastructure networks mentioned above. This unit development would not be charged at this time. For this reason, no infrastructure charge is considered to be payable for the proposed low intensity warehouse use.

REFERRAL AGENCY

This application did not trigger referral to any Referral Agency.

PUBLIC NOTIFICATION

The development proposal was placed on public notification from 19 May 2020 to 10 June 2020. The applicant submitted the notice of compliance on 11 June 2020 advising that the public notification requirements were carried out in accordance with the requirements of the Act.

No submissions were received.

PLANNING DISCUSSION

The development's compliance with the relevant Performance Outcomes contained within the Medium density residential zone code, Industrial activities code and Parking and access code are summarised as follows:

6.2.7 Medium density residential zone code

Non-residential development

PO8

Non-residential development:

- (a) is consistent with the scale of existing development;*
- (b) does not detract from the amenity of nearby residential uses;*

- (c) *directly supports the day to day needs of the immediate residential community; and*
- (d) *does not impact on the orderly provision of non-residential development in other locations in the shire.*

AO8

No acceptable outcome is provided.

Comment

The application proposes a non-residential development (warehouse storage) within the Medium density residential zone. The proposed 305m² shed will be sited to the rear of the property behind the sites existing dwelling and will have a maximum height of 4.2 metres. At present, Barang Street contains a mix of residential and non-residential land uses and the scale of development proposed will not be inconsistent with existing developments in the area, particularly when considering the large commercial developments on the lots behind the site that front Coondoo Street.

Given the nature and scale of the use proposed, as well as conditions recommended for inclusion in any approval, the development is not likely to have a detrimentally impact on the amenity of adjacent residential uses (see comments below on amenity).

The development will directly support the ongoing operation of the Ngoonbi Community Services Indigenous Corporation providing various services to the Indigenous people living in the Kuranda area.

The proposed development will be conditioned to comply with PO8.

Amenity**PO9**

Development must not detract from the amenity of the local area, having regard to:

- (a) *noise;*
- (b) *hours of operation;*
- (c) *traffic;*
- (d) *advertising devices;*
- (e) *visual amenity;*
- (f) *privacy;*
- (g) *lighting;*
- (h) *odour; and*
- (i) *emissions.*

AO9

No acceptable outcome is provided.

Comment

The subject site and adjoining lots to the south-west and north-east are zoned Medium density residential. The adjoining lot the south-west contains an established dual occupancy (duplex) development. The proposed warehouse use, which is essentially a light industrial use is somewhat inconsistent with the intent of the Medium density residential zone. However, the lack of more suitably zoned and unconstrained land in the Kuranda CBD means that non-residential development

may at times need to encroach into residential areas. This is not uncommon along Barang Street in particular which includes a mix of established residential and non-residential development (medical/respite centres, church, CWA Hall).

Where non-residential development is proposed, it should be of a nature and scale that will have minimal impact on adjoining residential uses. The proposed warehouse is considered such a use as it will only be accessed by the corporation periodically and will not include the use of noise generating mechanical plant such as forklifts, refrigeration/air-conditioning units or power tools. Additional conditions have been recommended to place controls on elements such as landscaping, boundary screen fencing, hours of operation, driveway construction/sealing, security lighting in order to help further minimise any impacts.

The development will be conditioned to comply with PO9.

9.3.5 Industrial activities code

Amenity

PO2

Industrial activities protect and enhance the character and amenity of the locality and streetscape through the appropriate location and screening of:

- (a) air conditioning;*
- (b) refrigeration plant;*
- (c) mechanical plant; and*
- (d) refuse bin storage areas.*

AO2

No acceptable outcome is provided.

Comment

Conditions of approval have been recommended that prohibit the installation of nuisance noise generating mechanical plant and equipment such as air conditioning and refrigeration units, as well as the operation and use of mechanical plant such as motors and forklifts as well as power tools. Commercial refuse storage (skip bins and the like) are not required for the type and scale of development proposed which has also been secured through condition of approval.

The proposed development will be conditioned to comply with PO2.

9.4.3 Parking and access code

Car parking spaces

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

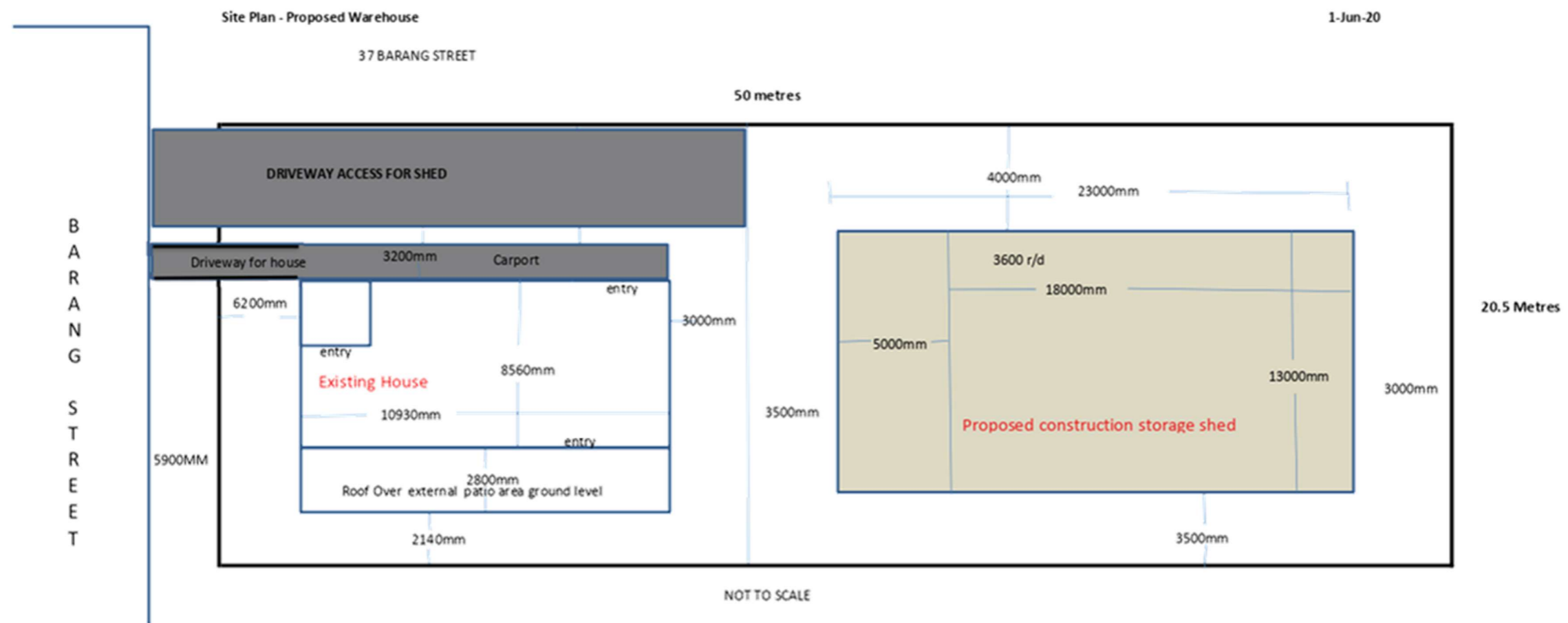
The number of car parking spaces provided for the use is in accordance with Table 9.4.3.3B.

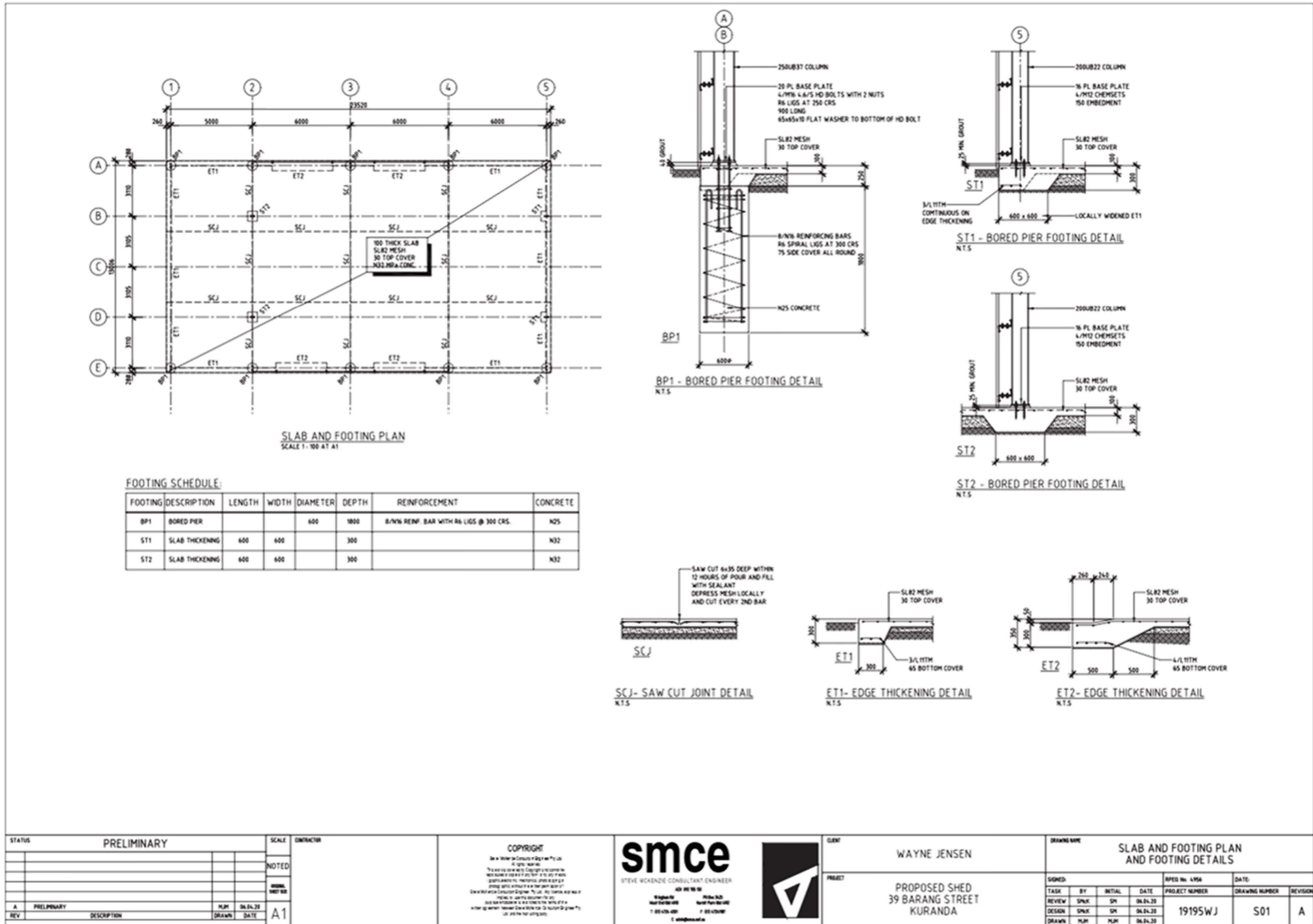
Comment

No formal parking spaces are proposed to service the storage shed. The development is therefore non-compliant with AO1 which requires that the development be provided with 4 parking spaces and 1 heavy rigid vehicle space.

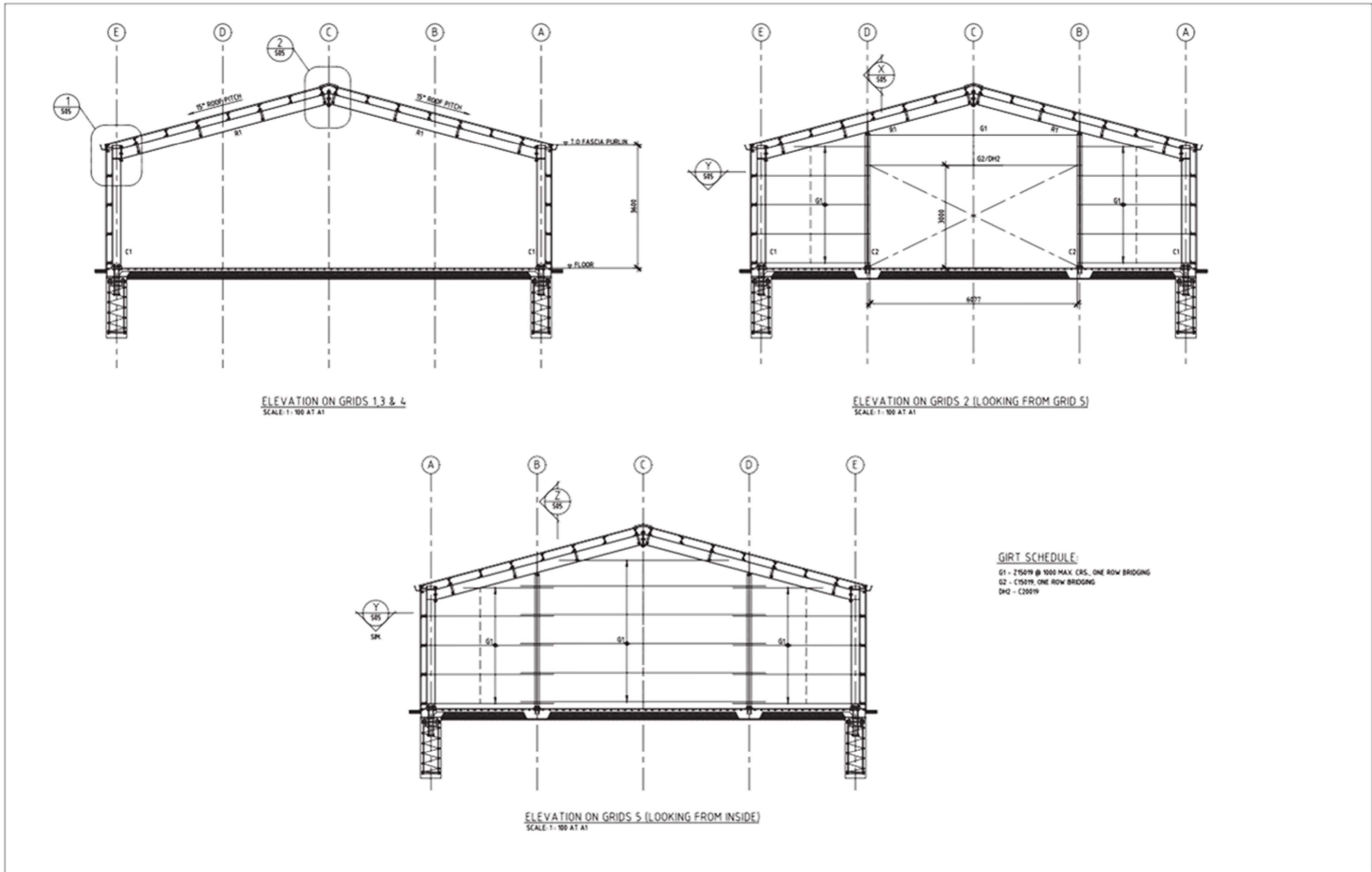
The proposed warehouse will be used to store plant and equipment associated with the Ngoonbi Community Services Indigenous Corporation. The warehouse will only be accessed periodically by Ngoonbi staff and will not be accessed by the general public. Vehicle parking will be available in a tandem arrangement on the driveway adjacent the storage shed which is considered adequate for the development proposed.

The development complies with PO1.





STATUS: PRELIMINARY		SCALE: A1	CONTRACTOR:	COPYRIGHT:	smce	CLIENT: WAYNE JENSEN	DRAWING NAME: SLAB AND FOOTING PLAN AND FOOTING DETAILS		
NOTED:		DATE: 06.04.20	PROJECT: PROPOSED SHED 39 BARANG STREET KURANDA	STEVE WICKENZIE CONSULTANT ENGINEER	PROJECT LOGO	PROJECT NUMBER: 19195WJ	DATE: 06.04.20	DRAWING NUMBER: S01	REVISION: A
REV	DESCRIPTION	DATE							
A	PRELIMINARY	06.04.20							



STATUS: PRELIMINARY		SCALE: A1	CONTRACTOR:	smce STEVE WICKENZIE CONSULTANT ENGINEER 10/10/15/16/17/18/19/20 10/10/15/16/17/18/19/20 10/10/15/16/17/18/19/20		CLIENT: WAYNE JENSEN	DRAWING NAME: ELEVATIONS (SHEET 1 OF 2)			
NOTED:		ORIGIN:	COPYRIGHT Steve Wickenzie Consultant Engineer Pty Ltd. This drawing is the property of Steve Wickenzie Consultant Engineer Pty Ltd. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Steve Wickenzie Consultant Engineer Pty Ltd.		PROJECT: PROPOSED SHED 39 BARANG STREET KURANDA	SIGNED: [Signature] DATE: 06.04.20		PROJECT NUMBER: 19195WJ	DRAWING NUMBER: S03	REVISION: A
REV	DESCRIPTION	DATE	SCALE: A1			PROJECT NUMBER: 19195WJ DRAWING NUMBER: S03 REVISION: A				

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

Date Prepared: 15 June 2020

Author: Senior Planner

- Attachments:**
1. Decision Notice dated 21 May 2020
 2. Negotiated Decision Notice Request dated 15 June 2020

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	GAG Crystalbrook Station Pty Ltd	ADDRESS	Crystalbrook Road, Crystalbrook
DATE REQUEST FOR NDN LODGED	15 June 2020	RPD	Lot 738 on CP892331 & Lot 2 on LD157
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Short-term Accommodation		
FILE NO	MCU/20/0004	AREA	Lot 738 - 2.023 ha Lot 2 - 336.45km2
LODGED BY	Urban Sync	OWNER	Lot 738 - GAG Crystalbrook Station Pty Ltd Lot 2 - State of Qld (lease)
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Rural zone		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	One (1)		

EXECUTIVE SUMMARY

Council approved a development application described in the above application details at its meeting held on 20 May 2020, subject to conditions.

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

Urban Sync on behalf of the applicant has subsequently made written representations about Condition 4.2 - Car Parking/Internal Driveways. Specifically, the applicant requests that internal driveways remain dirt in keeping with the outback character sought for the development.

It is recommended that the application be approved in full.

OFFICER’S RECOMMENDATION

It is recommended that:

1. “In relation to the written representations made by Urban Sync on behalf of GAG Crystalbrook Station Pty Ltd regarding conditions of the following development approval:

APPLICATION		PREMISES	
APPLICANT	GAG Crystalbrook Station Pty Ltd	ADDRESS	Crystalbrook Road, Crystalbrook
DATE REQUEST FOR NDN LODGED	15 June 2020	RPD	Lot 738 on CP892331 & Lot 2 on LD157
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Short-term Accommodation		

and in accordance with the Planning Act 2016,

- (a) Condition 4.2 of Council’s Decision Notice issued on 21 May 2020 be amended as follows:

4.2 Car Parking/Internal Driveways

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

2. A Negotiated Decision Notice be issued to the applicant, referral agency and submitter advising of Council’s decision.”

THE SITE

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

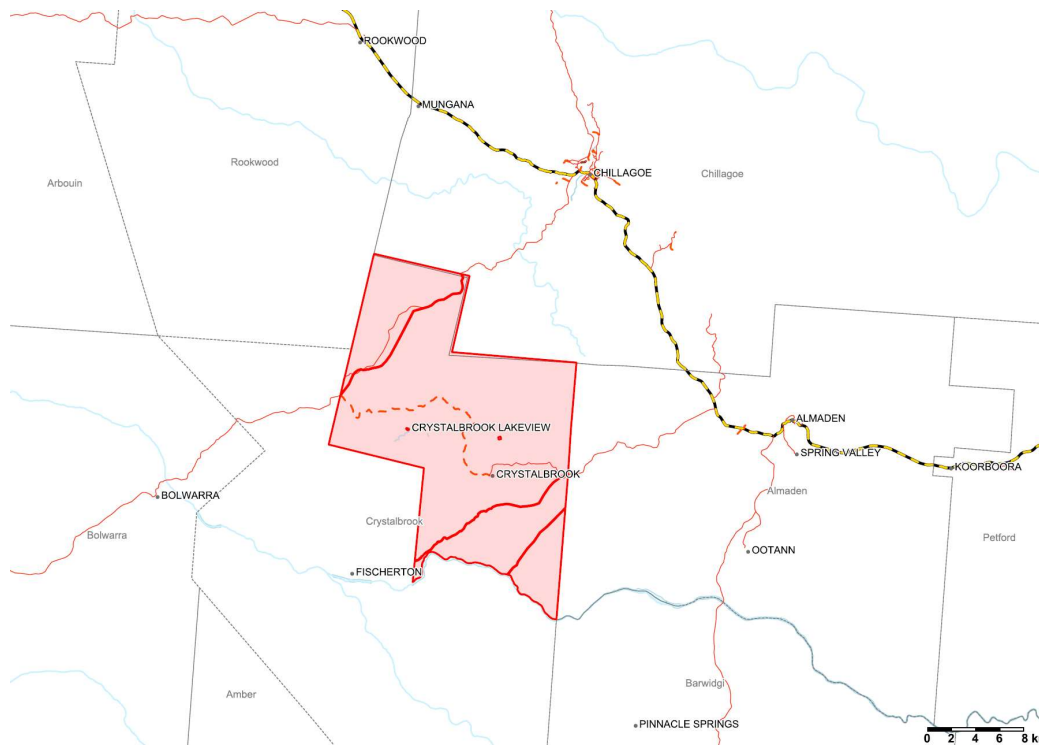
The site is accessed via Crystalbrook Road which is formed to a rural gravel standard from its intersection with the Burke Development Road at Almaden.

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

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

Both lots retain an extensive coverage of remnant vegetation.

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



Map Disclaimer:

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



Map Disclaimer:

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BACKGROUND AND CONTEXT

Council at its Ordinary Meeting on 20 May 2020 approved the application made by Urban Sync on behalf of GAG Crystalbrook Station Pty Ltd for the issue of a development permit for Material Change of Use - Short-term Accommodation over land described as Lot 738 on CP892331 and Lot 2 on LD157, situated at Crystalbrook Road, Crystalbrook.

The approval was granted subject to conditions and the Decision Notice was issued on 21 May 2020 and is included as **Attachment 1**.

Urban Sync, on behalf of the applicant has written to Council making representations (**Attachment 2**) in relation to Condition 4.2 and requests the issue of a negotiated decision notice.

APPLICANT'S REPRESENTATIONS

Condition 4.2

4.2 Car Parking/Internal Driveways

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

Representation by Applicant

"We note the requirement of Table 9.4.3.3C of the Mareeba Shire Council Planning Scheme 2016 (Planning Scheme) which requires a gravel standard for all internal car parking, access and manoeuvring areas, although it is important to note that this is only a deemed to comply, acceptable outcome, with the corresponding Performance Outcome allowing, other, alternative standards of seal.

The proposed development seeks to provide a high-end accommodation option that highlights the Australian wilderness. For this reason, all internal car parking, access and manoeuvring areas are proposed to be constructed to a dirt standard, akin to the standard of all adjacent, existing roads and access driveways/roads.

Improving the internal car parking, access and manoeuvring areas adjacent to the accommodation options to a gravel standard would not only detract from the outback/wilderness experiences sought to be highlighted by Crystalbrook Lodge, but it would also be out of character with the surrounding locality, as all roads used to access the proposed development (both Bolwara and Crystalbrook Roads, as well as all internal 'roads') are of a dirt standard. The proposed development will also not trigger a sufficient number of vehicles to justify a higher level of seal, in particular given the low number of visitors, combined with the evident separation between adjacent land uses that is achieved. With this in mind, allowing the proposed development to construct all internal car parking, access and manoeuvring areas will still ensure compliance with PO3 of the Parking and Access Code is achieved.

The proposed new wording is as follows:

- 4.2 *The designated car parking area and internal driveways servicing the development (to the extent shown on Drawing DD-1004 Issue L) must be constructed to a dirt standard, be appropriately drained prior to the commencement of the use and maintained to a*

reasonable standard for the life of the development, to the satisfaction of Council's delegated officer."

Response

Due to the large size of the subject land and the remoteness of the proposed development, the applicant's request to allow dirt driveways will have no off-site impacts. Any potential impacts are only likely to cause a nuisance to the applicant's own guests. Should this occur, the applicant can take appropriate remedial action.

It is recommended that Condition 4.2 be amended as follows:

4.2 Car Parking/Internal Driveways

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

65 Rankin Street
 PO Box 154 MAREEBA QLD 4880
P: 1300 308 461
F: 07 4092 3323
W: www.msc.qld.gov.au
E: info@msc.qld.gov.au

21 May 2020

Planning Officer: Brian Millard
 Direct Phone: 4086 4657
 Our Reference: MCU/20/0004
 Your Reference: 19-484

GAG Crystalbrook Station Pty Limited
 C/- Urban Sync
 PO Box 2970
 CAIRNS QLD 4870

Dear Applicant/s

Decision Notice

Planning Act 2016

I refer to your application and advise that on 20 May 2020, Council decided to approve the application in full subject to conditions.

Details of the decision are as follows:

APPLICATION DETAILS

Application No:	MCU/20/0004
Street Address:	Crystalbrook Road, Crystalbrook
Real Property Description:	Lot 738 on CP892331
	Lot 2 on LD157
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

DECISION DETAILS

Type of Decision:	Approval
Type of Approval:	Development Permit for Material Change of Use - Short-term Accommodation
Date of Decision:	20 May 2020

CURRENCY PERIOD OF APPROVAL

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

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

Document Set ID: 3722893
 Version: 1 Version Date: 21/05/2020

INFRASTRUCTURE

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

ASSESSMENT MANAGER CONDITIONS

(A) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
 - found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.
2. Timing of Effect
 - 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.
 - 2.2 Prior to the commencement of use, the applicant must demonstrate to Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.
3. General
 - 3.1 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
 - 3.2 All external works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.
 - 3.3 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to commencement of the use and at the rate applicable at the time of payment.

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

3.5 Waste Management

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

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

3.6 Bushfire Management

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

3.7 Length of Stay

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

3.8 Notification of Potential Rural Zone Impacts

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

"Guest should take note:

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

4. Infrastructure Services and Standards

4.1 Stormwater Drainage/Water Quality

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

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

4.2 Car Parking/Internal Driveways

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

4.3 Landscaping

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

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

4.4 Water Supply

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

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

4.5 On-Site Wastewater Management

All on site effluent disposal associated with the approved use must be in compliance with the latest version of On-Site Domestic Wastewater Management Standard (AS/NZS1547) to the satisfaction of the Council's delegated officer.

Note: Any on-site wastewater treatment system with a total daily peak design capacity of at least 21 equivalent persons (EP) is an Environmentally

Relevant Activity (ERA 63 - Sewerage Treatment) and an Environmental Authority is required.

REFERRAL AGENCIES

The referral agencies applicable to this application are:

Material change of use that is assessable development under a local categorising instrument		
<p>Development application for a material change of use that is assessable development under a local categorising instrument and relates to a lot that is 5ha or larger, if –</p> <p>(a) the application –</p> <p>(i) is for a preliminary approval that includes a variation request; and</p> <p>(ii) relates to a lot that contains native vegetation shown on the regulated vegetation management map as a category A area or category B area; and</p> <p>(iii) is for a material change of use, other than a non-referable material change of use; or</p> <p>(b) the application is not stated in paragraph (a) and all of the following apply –</p> <p>(i) the material change of use does not involve prescribed clearing;</p> <p>(ii) accepted operational work may be carried out because of the material change of use, or the material change of use involves operational work that is assessable development under section 5;</p> <p>(iii) the accepted operational work or assessable operational work includes development other than the clearing of regulated regrowth vegetation on freehold land, indigenous land, or land the subject of a lease given under the Land Act for agriculture or grazing purposes.</p>	<p>Schedule 10, Part 3, Division 4, Table 3</p>	<p>State Assessment & Referral Agency (SARA) Department of State Development, Manufacturing, Infrastructure and Planning PO Box 2358 Cairns Qld 4870</p> <p>CairnsSARA@dsmip.qld.gov.au</p>

A copy of any referral agency conditions are attached.

APPROVED PLANS

The following plans are Approved plans for the development:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
DD0001 Issue B	Crystalbrook Station Lodges - Title Sheet	CotteeParker	24/02/2020
DD-1001 Issue E	Macro Plan	CotteeParker	24/02/2020
DD-1002 Issue E	Location Plan	CotteeParker	24/02/2020

DECISION NOTICE

MCU/20/0004

Page 6

DD-1003 Issue I	Location Plan	CotteeParker	24/02/2020
DD-1004 Issue L	Site Plan - Overall	CotteeParker	24/02/2020
DD-1005 Issue B	Development Summary	CotteeParker	24/02/2020
DD-F-1000 Issue B	Staff Lodge - Site Plan	CotteeParker	24/02/2020
DD-F-2000 Issue F	Floor Plan Staff Accommodation	CotteeParker	24/02/2020
DD-L-1000 Issue B	Lodge - Site Plan	CotteeParker	24/02/2020
DD-L-2000 Issue H	Lodge - Plans - Existing	CotteeParker	24/02/2020
DD-L-2001 Issue G	Lodge - Plans - Proposed	CotteeParker	24/02/2020
DD-L-2002 Issue E	Lodge - Plans - Proposed with Demolition	CotteeParker	24/02/2020
DD-L-3100 Issue C	Lodge - Section	CotteeParker	24/02/2020
DD-R-1000 Issue E	Recreation Centre - Site Plan	CotteeParker	24/02/2020
DD-R-2000 Issue L	Recreation Centre - Plans	CotteeParker	24/02/2020
DD-R-3000 Issue B	Recreation Centre - Elevations	CotteeParker	24/02/2020
DD-R-3100 Issue C	Recreation Centre - Sections	CotteeParker	24/02/2020
DD-S-0200 Issue E	Eco-suites - Renders	CotteeParker	24/02/2020
DD-S-0202 Issue C	Eco-suites - Renders	CotteeParker	24/02/2020
DD-S-1000 Issue G	Eco-suites - Site Plan	CotteeParker	24/02/2020
DD-S-2000 Issue I	Eco-suites - Plans - Ground	CotteeParker	24/02/2020
DD-S-2001 Issue I	Eco-suites - Plans - Level 1	CotteeParker	24/02/2020
DD-S-3000 Issue E	Eco-suites - Elevations	CotteeParker	24/02/2020
DD-S-3100 Issue G	Eco-suites - Sections	CotteeParker	24/02/2020
DD-V-0200 Issue D	Eco-villa - Renders	CotteeParker	24/02/2020
DD-V-0202 Issue C	Eco-villa - Renders	CotteeParker	24/02/2020
DD-V-1000 Issue E	Eco-villa - Site Plan	CotteeParker	24/02/2020
DD-V-2000 Issue M	Eco-villa - Ground	CotteeParker	24/02/2020
DD-V-2001 Issue M	Eco-villa - Level 1	CotteeParker	24/02/2020
DD-V-3000 Issue D	Eco-villa - Elevation	CotteeParker	24/02/2020
DD-V-3001 Issue D	Eco-villa - Elevation	CotteeParker	24/02/2020
DD-V-3100 Issue F	Eco-villa - Sections	CotteeParker	24/02/2020
1626-L-SD01 Issue 01	Landscape Concept - Site Plan	ASdesign	03/03/2020
1626-L-SD02 Issue 01	Recreation Centre and Pool Plan	ASdesign	03/03/2020
1626-L-SD03 Issue 01	Eco-Suites Detailed Plan	ASdesign	03/03/2020
1626-L-SD04 Issue 01	Eco-Villages Detailed Plan	ASdesign	03/03/2020
1626-L-SD05 Issue 01	Proposes Plan Palette	ASdesign	03/03/2020

Mareeba Shire Council

Document Set ID: 3722893
Version: 1 Version Date: 21/05/2020

ADVISORY NOTES

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

(A) ASSESSMENT MANAGER'S ADVICE

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

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

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

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

- (d) Compliance with applicable codes/policies

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

- (e) Compliance with Acts and Regulations

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

- (f) Environmental Protection and Biodiversity Conservation Act 1999

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

- (g) Cultural Heritage

In carrying out the activity the applicant must take all reasonable and practicable measures to ensure that no harm is done to Aboriginal cultural heritage (the "cultural heritage duty of care").

The applicant will comply with the cultural heritage duty of care if the applicant acts in accordance with gazetted cultural heritage duty of care guidelines. An assessment of the proposed activity against the duty of care guidelines will determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from www.datsip.qld.gov.au.

(B) REFERRAL AGENCY CONDITIONS

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

FURTHER DEVELOPMENT PERMITS REQUIRED

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

SUBMISSIONS

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

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

RIGHTS OF APPEAL

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

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

DECISION NOTICE

MCU/20/0004
Page 9**OTHER DETAILS**

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

Yours faithfully

BRIAN MILLARD
SENIOR PLANNER

Enc: Approved Plans/Documents
Referral Agency Response
Appeal Rights

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

Mareeba Shire Council

Document Set ID: 3722893
Version: 1 Version Date: 21/05/2020

DECISION NOTICE

MCU/20/0004
Page 10

Approved Plans/Documents

CRYSTALBROOK STATION LODGES
CRYSTALBROOK STATION, MAREEBA, 4880, QLD, AUSTRALIA,



CRYSTALBROOK STATION LODGES
CRYSTALBROOK STATION, MAREEBA, QLD, AUSTRALIA

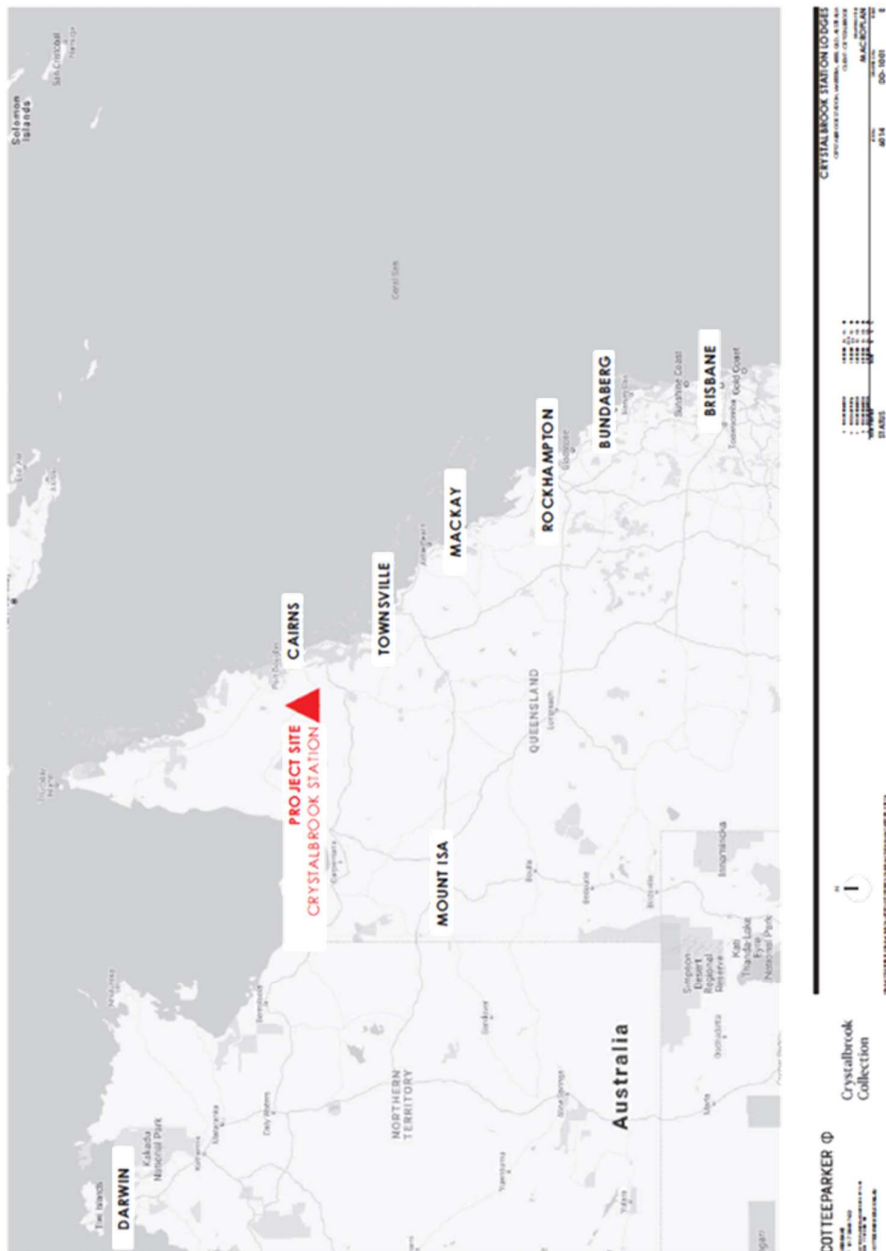
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CRYSTALBROOK STATION LODGES
2. PROJECT NUMBER
3. PROJECT LOCATION
4. PROJECT STATUS

Crystalbrook
Collection

COTTEPARKER
1. PROJECT NAME
2. PROJECT NUMBER
3. PROJECT LOCATION
4. PROJECT STATUS

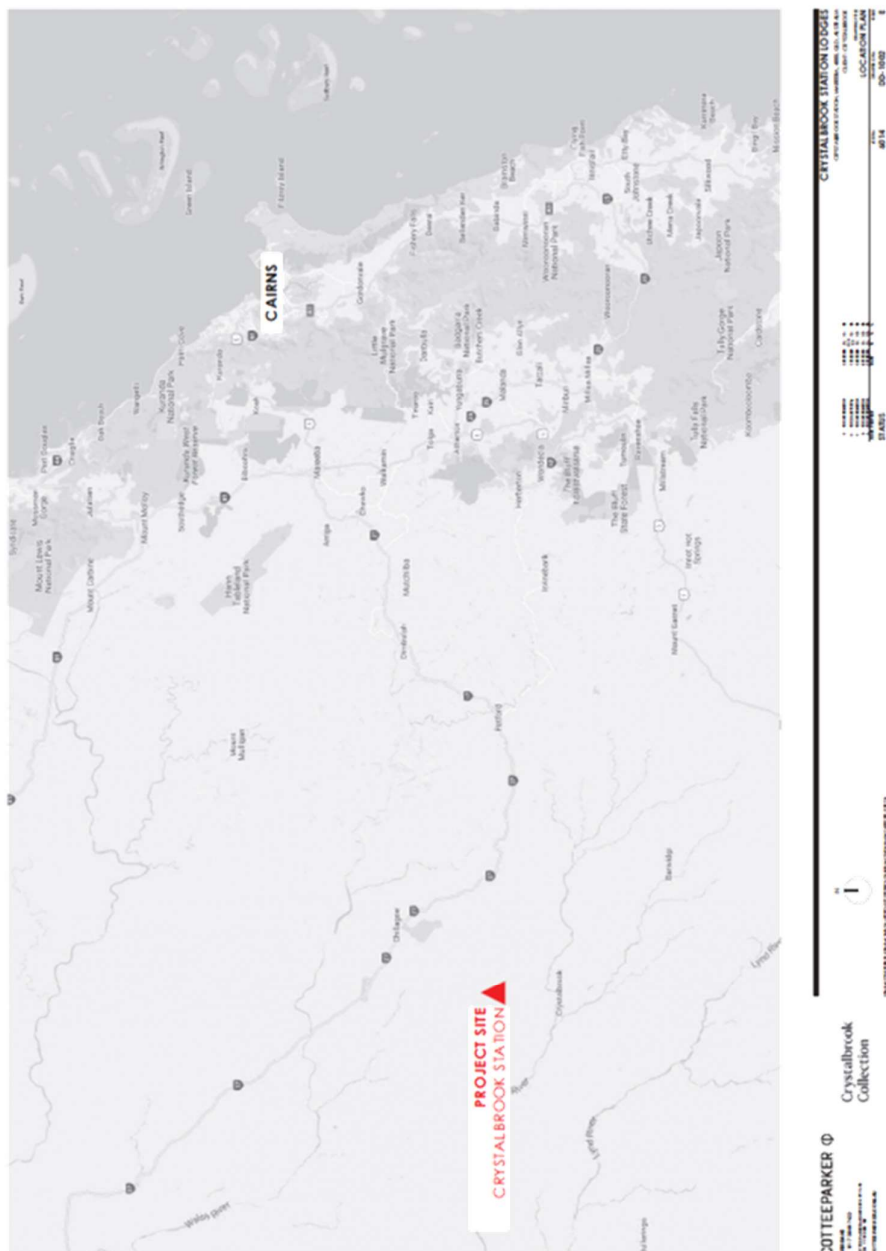
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Document Set ID: 3722893
Version: 1 Version Date: 21/05/2020



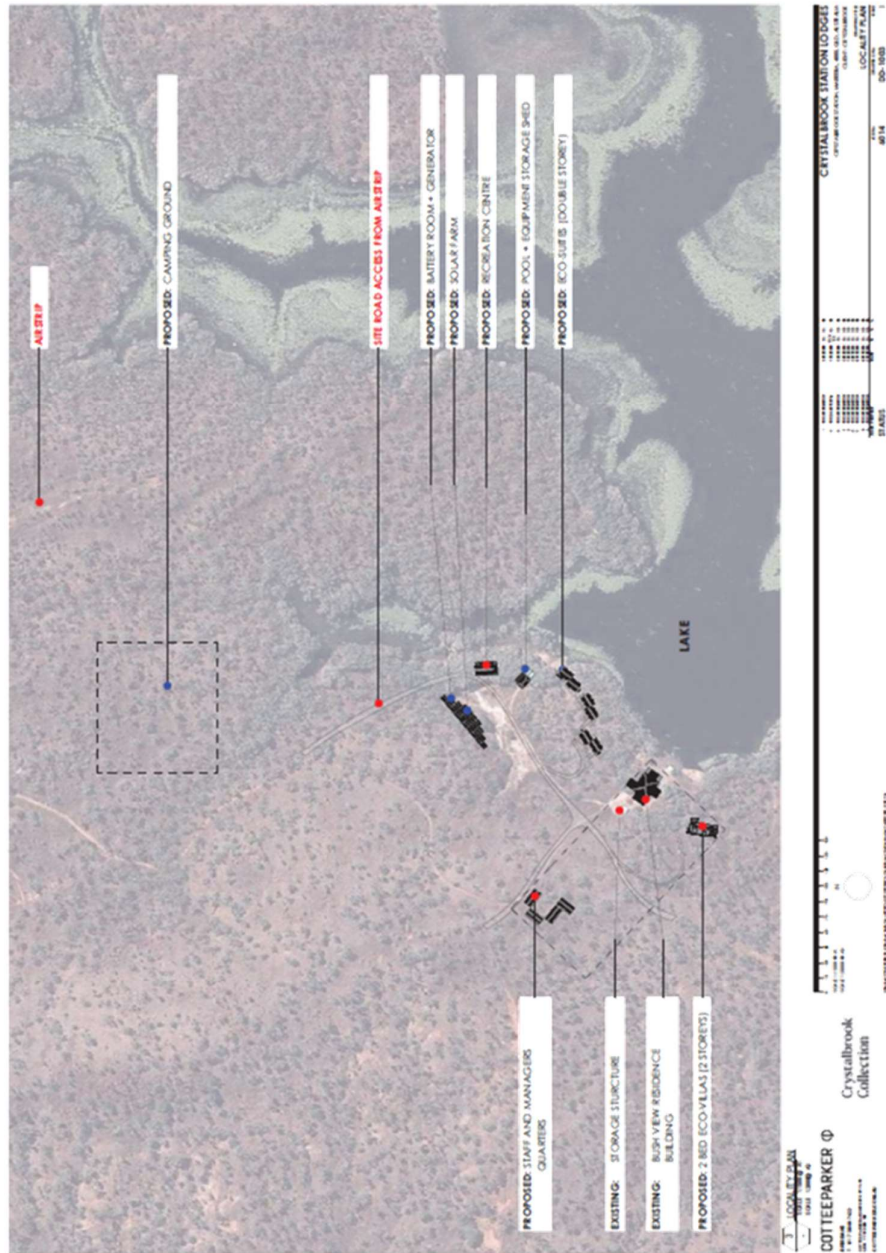
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Version: 1 Version Date: 21/05/2020



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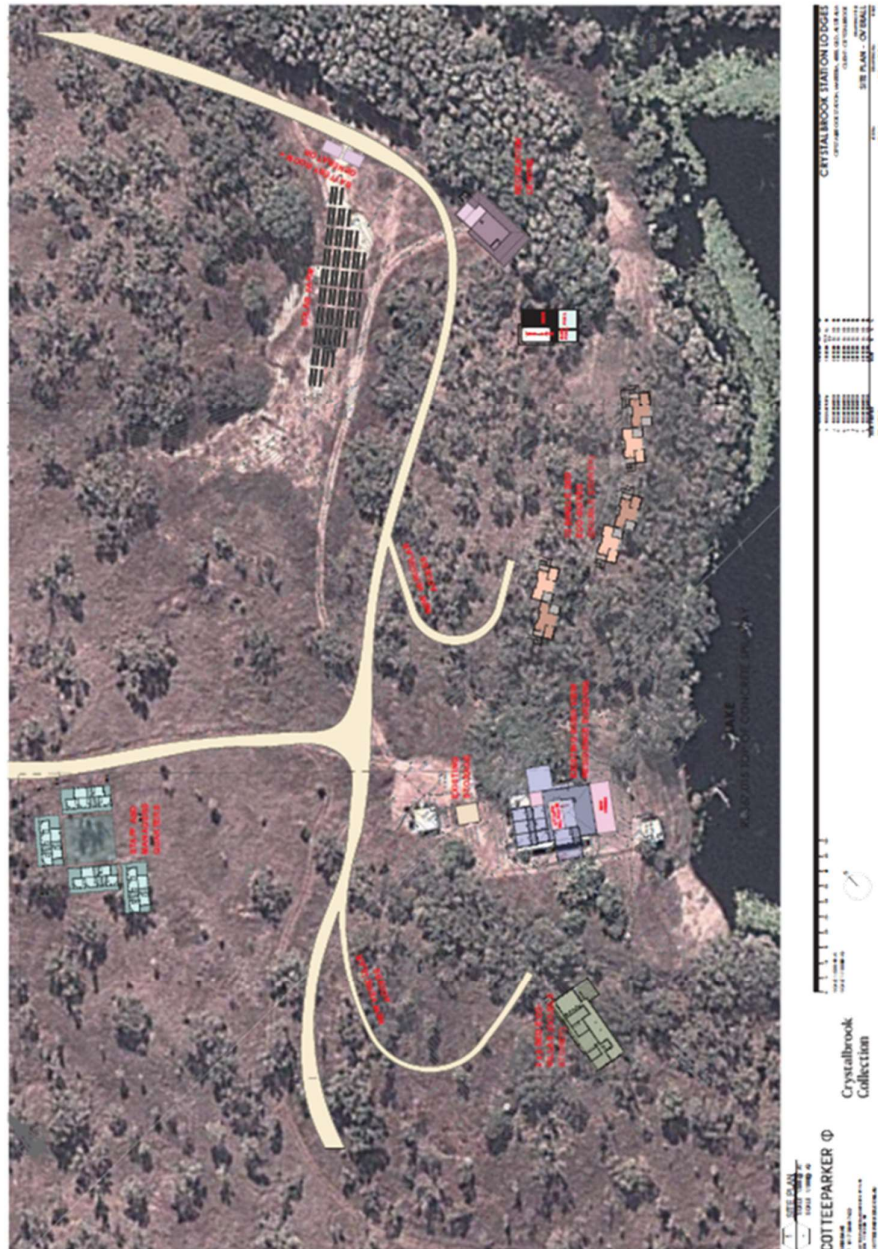


Mareeba Shire Council

Document Set ID: 3722893
Version: 1 Version Date: 21/05/2020

DECISION NOTICE

MCU/20/0004
Page 14



Mareeba Shire Council

Document Set ID: 3722893
Version: 1 Version Date: 21/05/2020

DECISION NOTICE

MCU/20/0004
Page 15

DEVELOPMENT SUMMARY			
	INTERNAL GFA	EXTERNAL GFA	TOTAL
ECO-SUITE 1			
GROUND	128 m ²	32m ²	158m ²
LEVEL 1	128 m ²	32m ²	158m ²
ECO-SUITE 2			
GROUND	128 m ²	32m ²	158m ²
LEVEL 1	128 m ²	32m ²	158m ²
ECO-SUITE 3			
GROUND	128 m ²	32m ²	158m ²
LEVEL 1	128 m ²	32m ²	158m ²
ECO-VILLA			
GROUND	135 m ²	194m ²	329m ²
LEVEL 1	131 m ²	148m ²	279m ²
RECREATION CENTRE			
GROUND	140 m ²	146m ²	286m ²
POOL STORAGE	51m ²	14.7m ²	65.7m ²
STAFF ACCOMMODATION			
GROUND	336 m ²	204m ²	540m ²
TOTAL GFA			2445m²

COTTEEPARKER
177000-000
177000-000
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Crystalbrook
Collection

CRYSTALBROOK STATION LODGES
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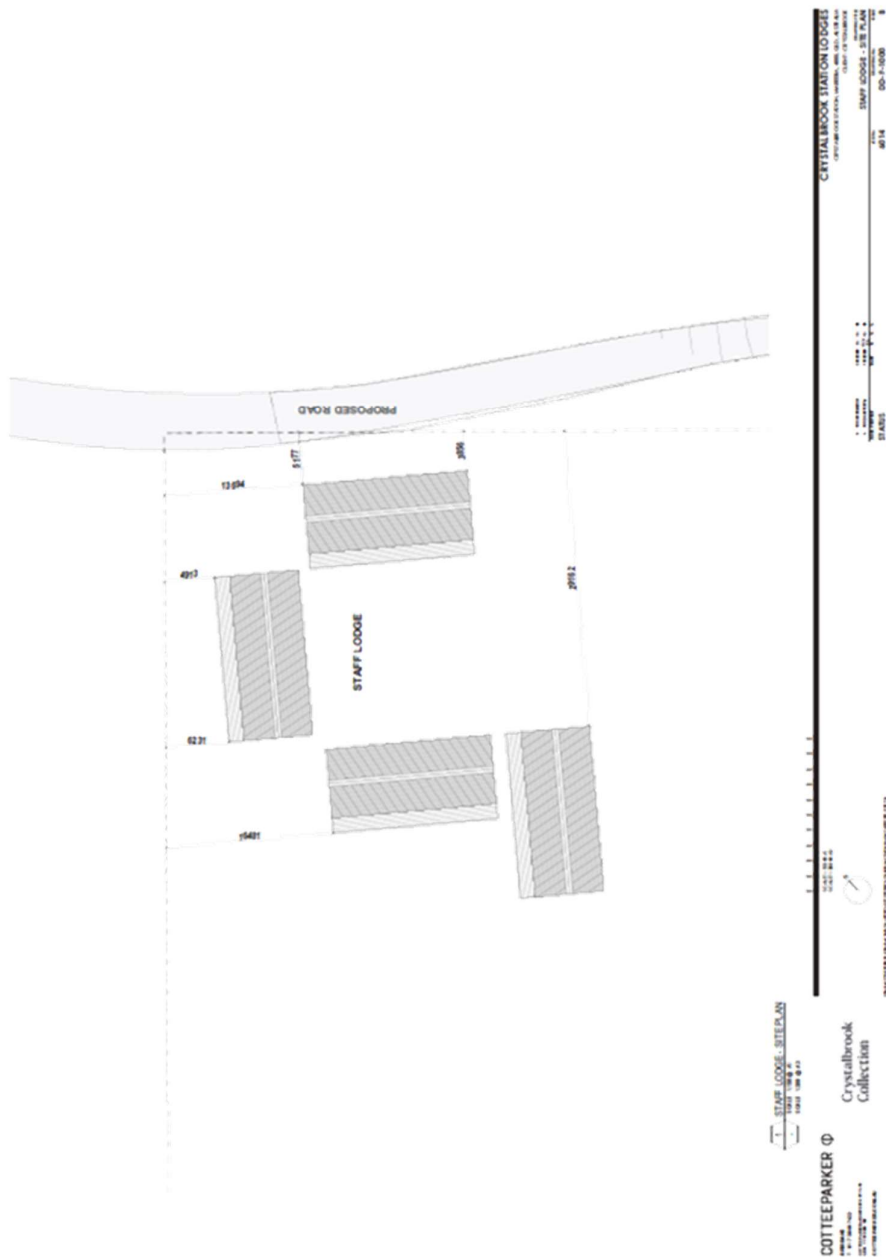
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Mareeba Shire Council

Document Set ID: 3722893
Version: 1 Version Date: 21/05/2020

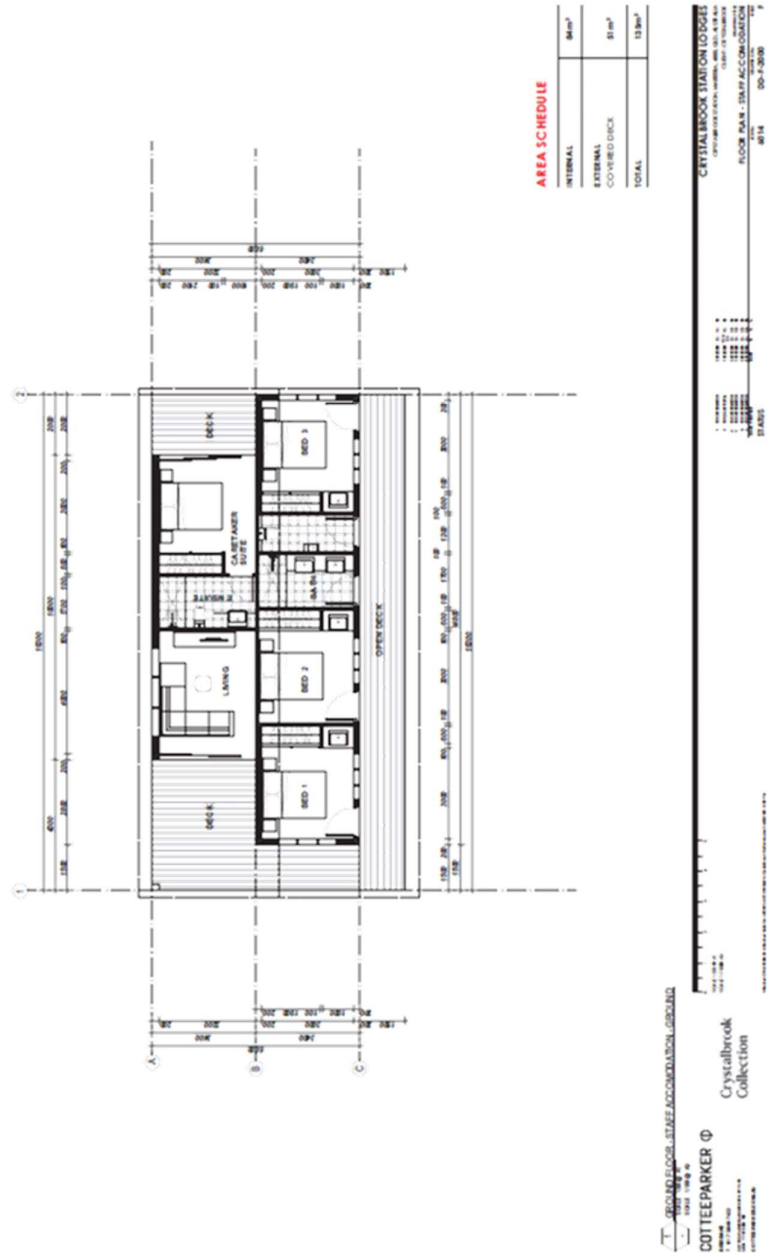
DECISION NOTICE

MCU/20/0004
Page 16



Mareeba Shire Council

Document Set ID: 3722893
Version: 1 Version Date: 21/05/2020



Mareeba Shire Council

Document Set ID: 3722893
Version: 1 Version Date: 21/05/2020

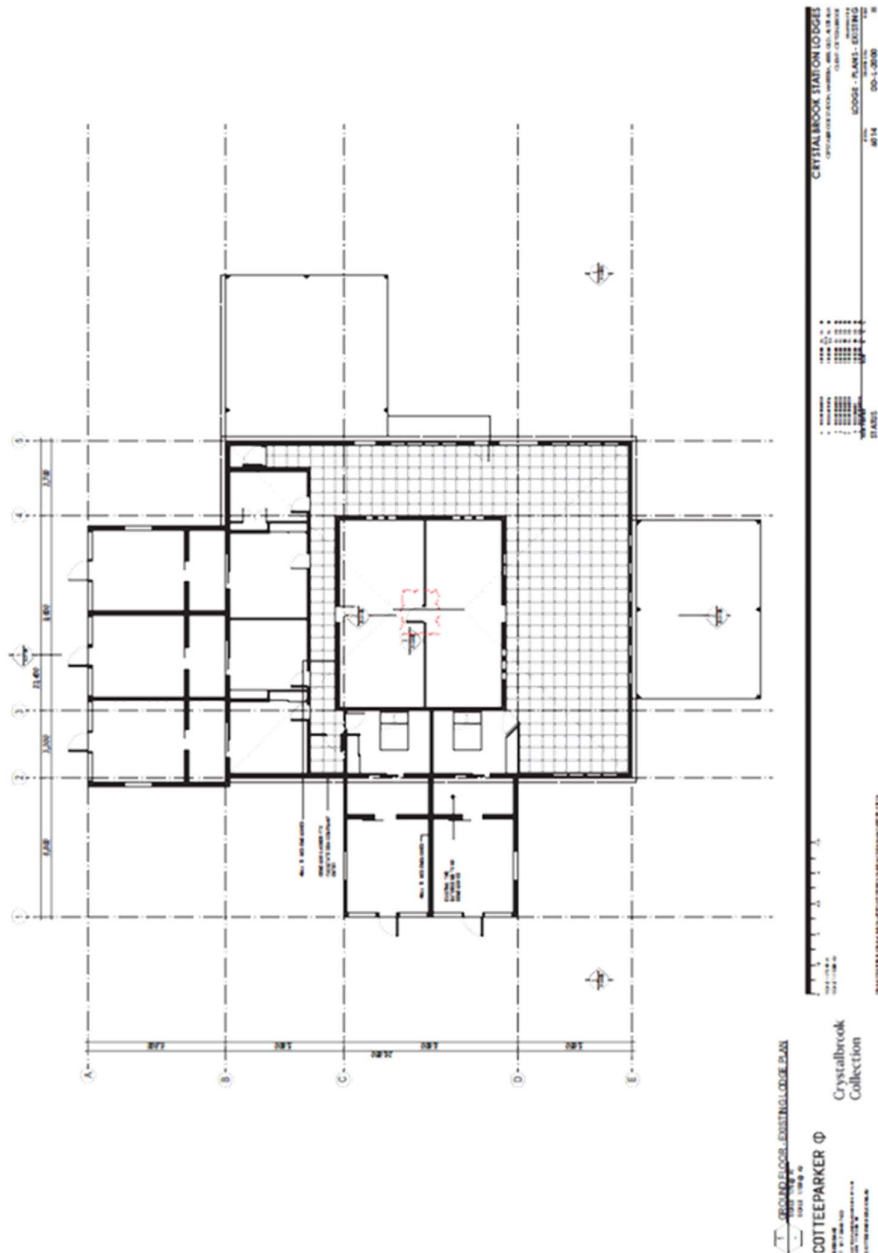


Mareeba Shire Council

Document Set ID: 3722893
Version: 1 Version Date: 21/05/2020

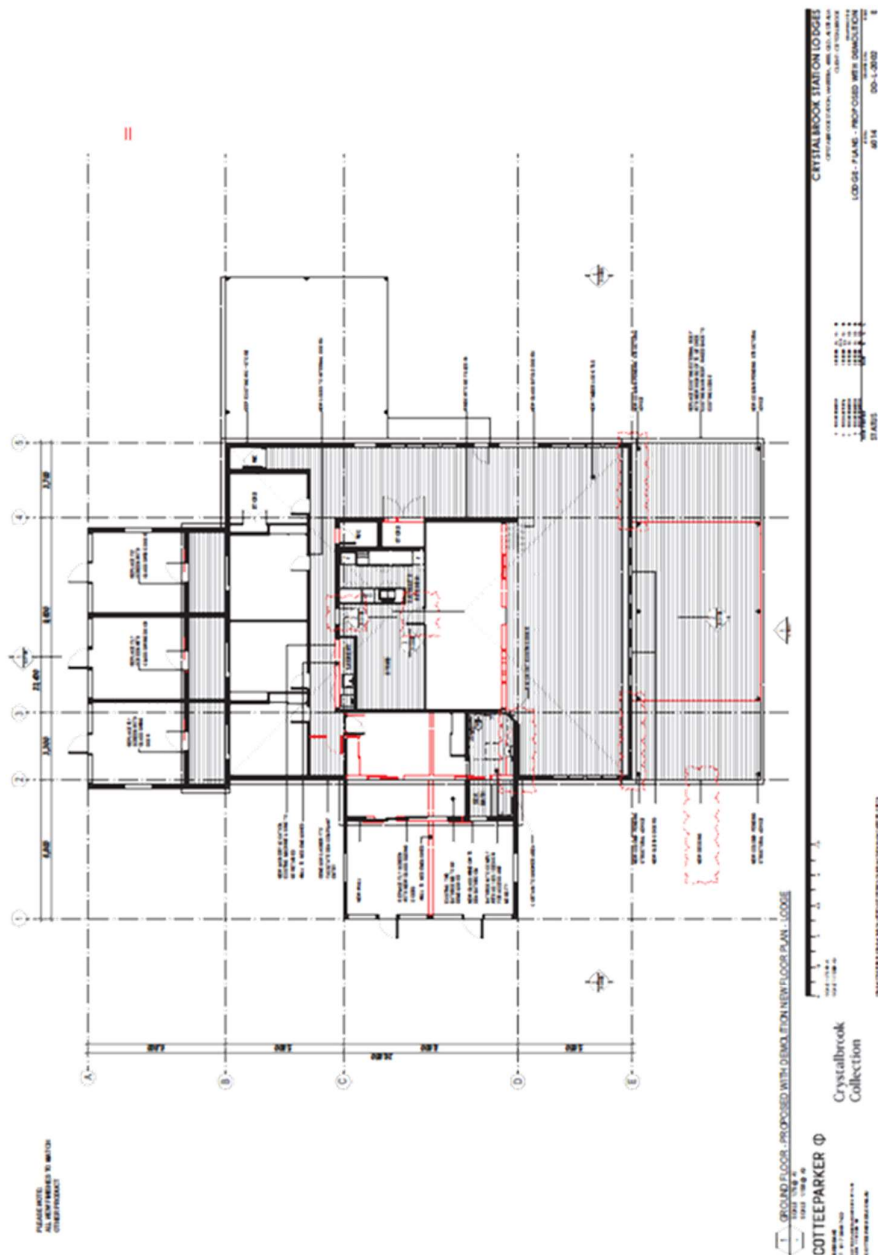
DECISION NOTICE

MCU/20/0004
Page 19



Mareeba Shire Council

Document Set ID: 3722893
Version: 1 Version Date: 21/05/2020



Mareeba Shire Council

Document Set ID: 3722893
Version: 1 Version Date: 21/05/2020

DECISION NOTICE

MCU/20/0004
Page 22



CRYSTAL BROOK STATION LODGER
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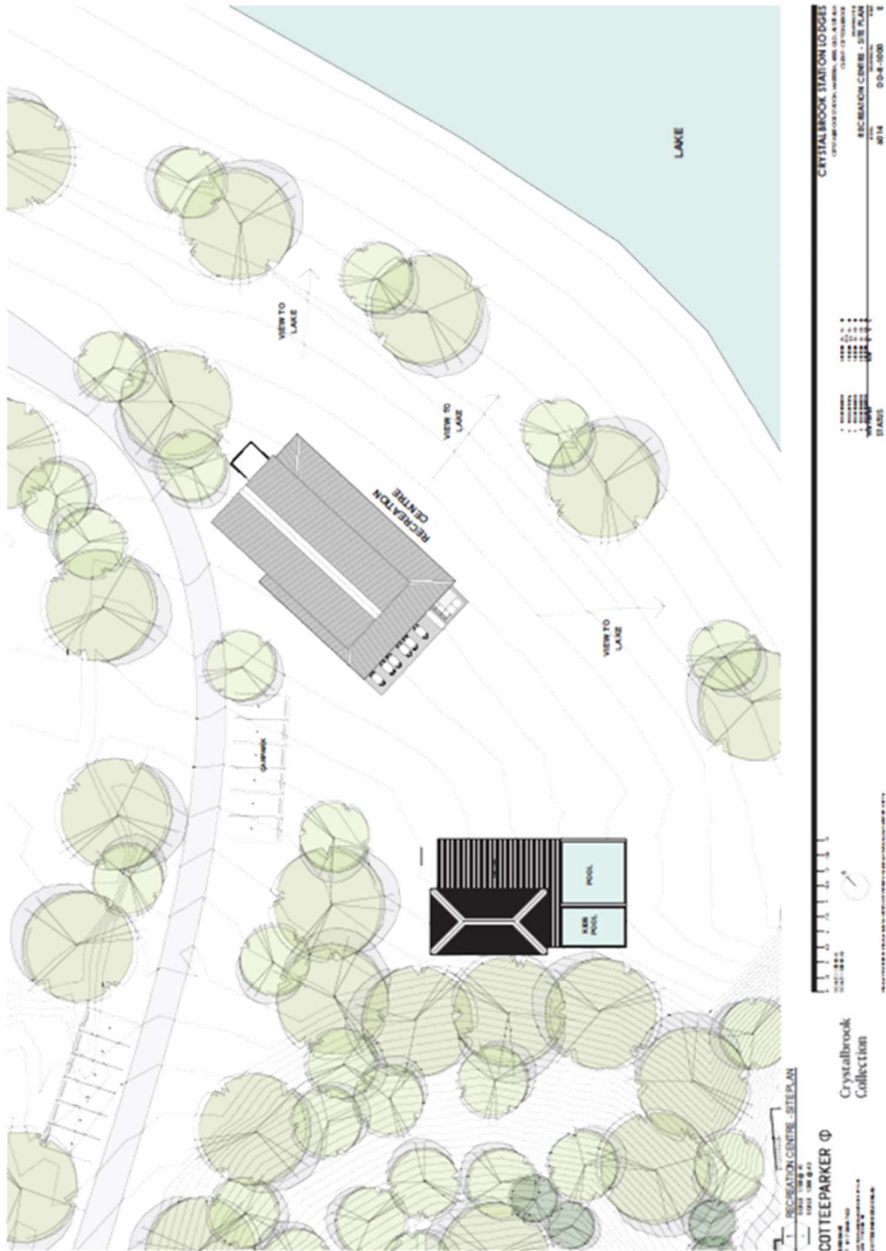
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Mareeba Shire Council

Document Set ID: 3722893
Version: 1 Version Date: 21/05/2020

DECISION NOTICE

MCU/20/0004
Page 23

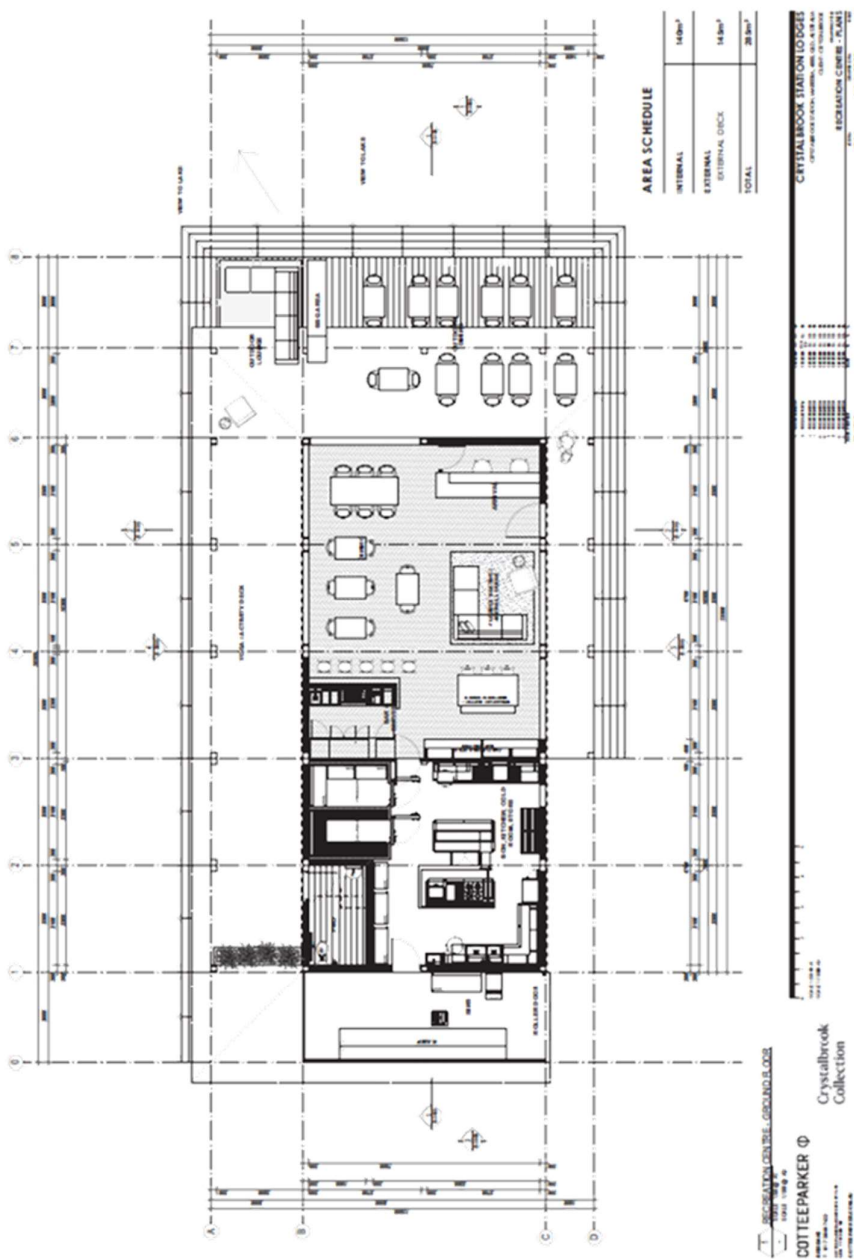


Mareeba Shire Council

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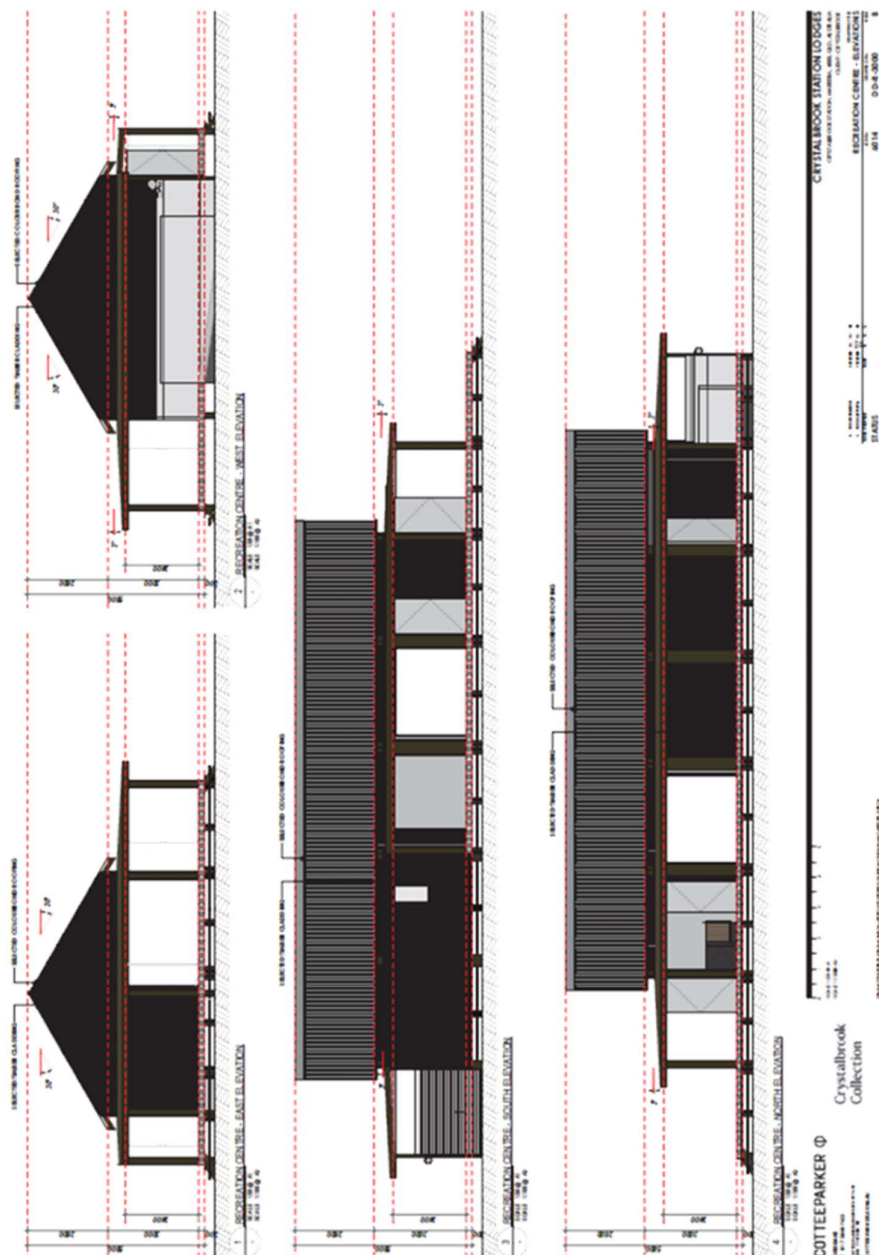
DECISION NOTICE

MCU/20/0004
Page 24



Mareeba Shire Council

Document Set ID: 3722893
Version: 1 Version Date: 21/05/2020

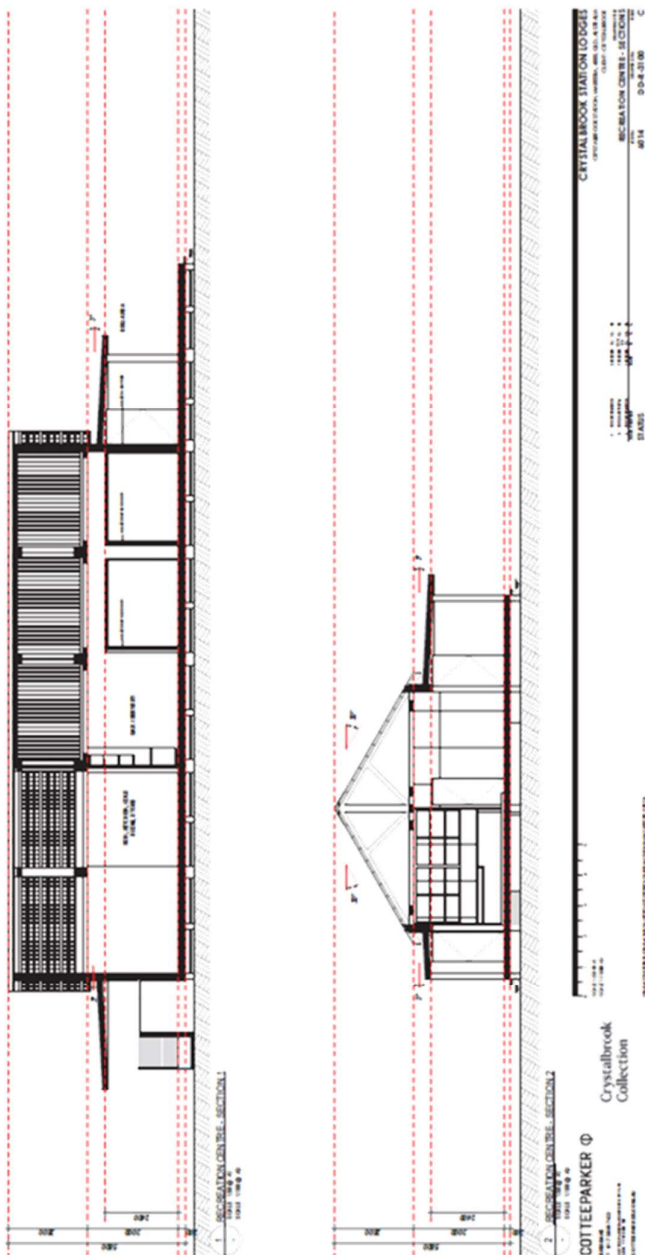


Mareeba Shire Council

Document Set ID: 3722893
Version: 1 Version Date: 21/05/2020

DECISION NOTICE

MCU/20/0004
Page 26



Mareeba Shire Council

Document Set ID: 3722893
Version: 1 Version Date: 21/05/2020

DECISION NOTICE

MCU/20/0004
Page 27



ARCHITECTURAL ILLUSTRATION EGS-50181

COTTEPARKER 

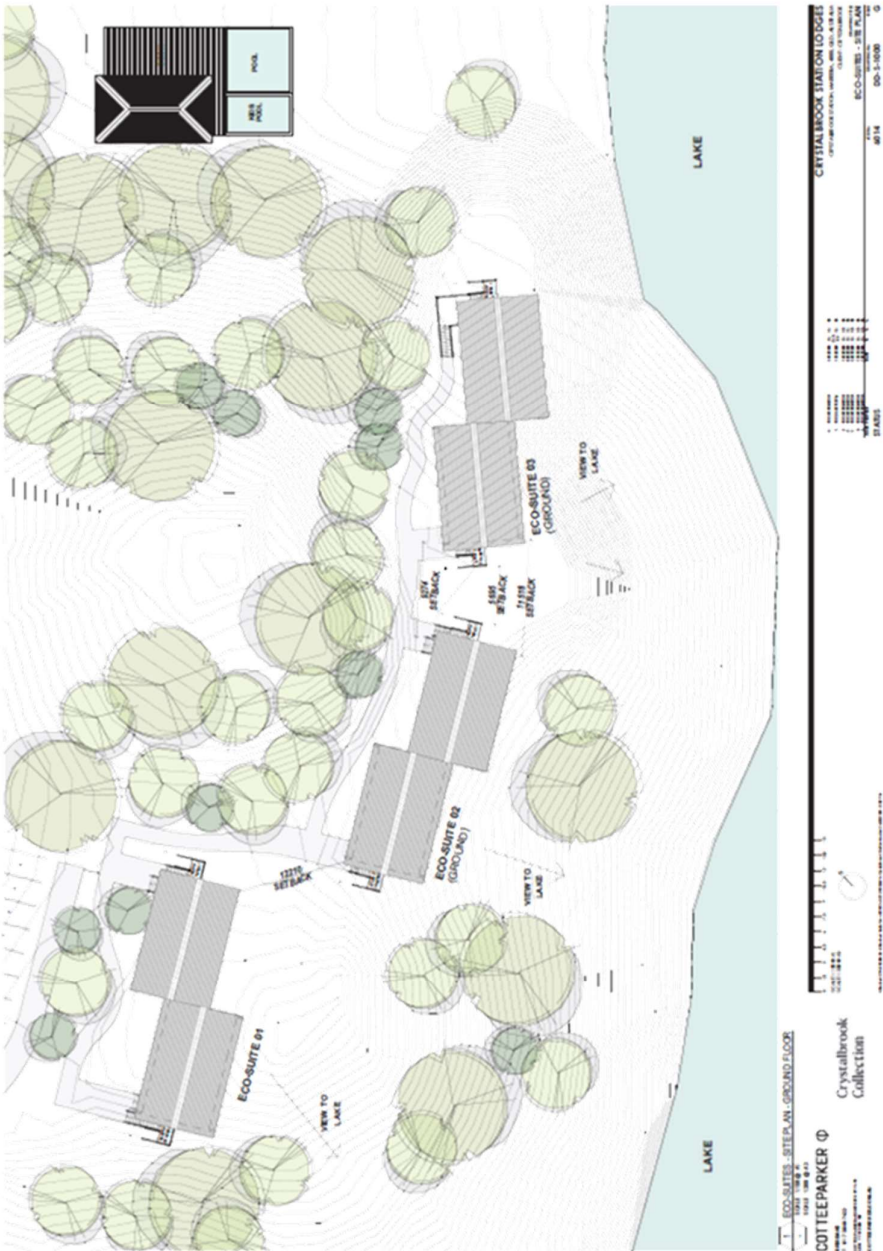
Crystalbrook
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CRYSTALBROOK STATION LODGES

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Mareeba Shire Council

Document Set ID: 3722893
Version: 1 Version Date: 21/05/2020

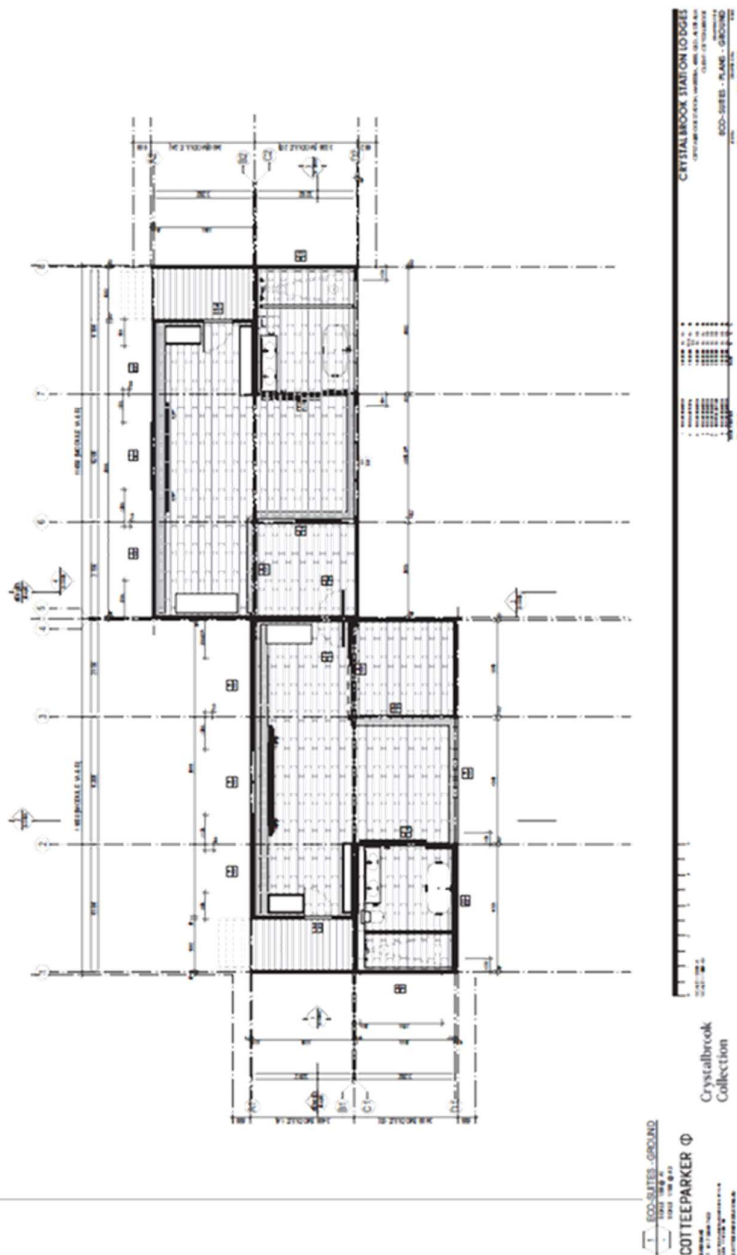


Mareeba Shire Council

Document Set ID: 3722893
Version: 1 Version Date: 21/05/2020

DECISION NOTICE

MCU/20/0004
Page 30



Mareeba Shire Council

Document Set ID: 3722893
Version: 1 Version Date: 21/05/2020

DECISION NOTICE

MCU/20/0004
Page 32

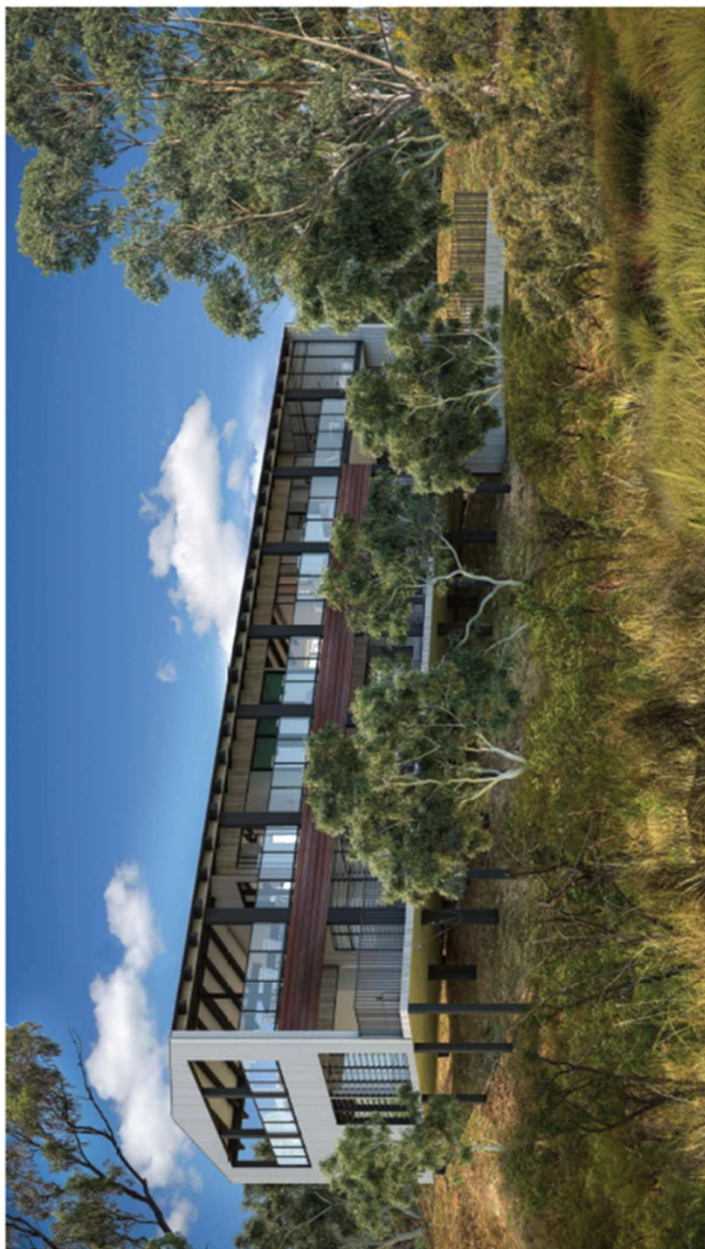


Mareeba Shire Council

Document Set ID: 3722893
Version: 1 Version Date: 21/05/2020

DECISION NOTICE

MCU/20/0004
Page 34



ARCHITECTURE: BUSHBROOK DESIGN

COTTEPARKER 
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CRYSTALBROOK COLLECTION
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1900-2000

CRYSTALBROOK STATION LODGES
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Mareeba Shire Council

Document Set ID: 3722893
Version: 1 Version Date: 21/05/2020



COTTENPARKER  **Crystalbrook Collection**

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CRYSTALBROOK STATION LODGES

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Mareeba Shire Council

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Version: 1 Version Date: 21/05/2020

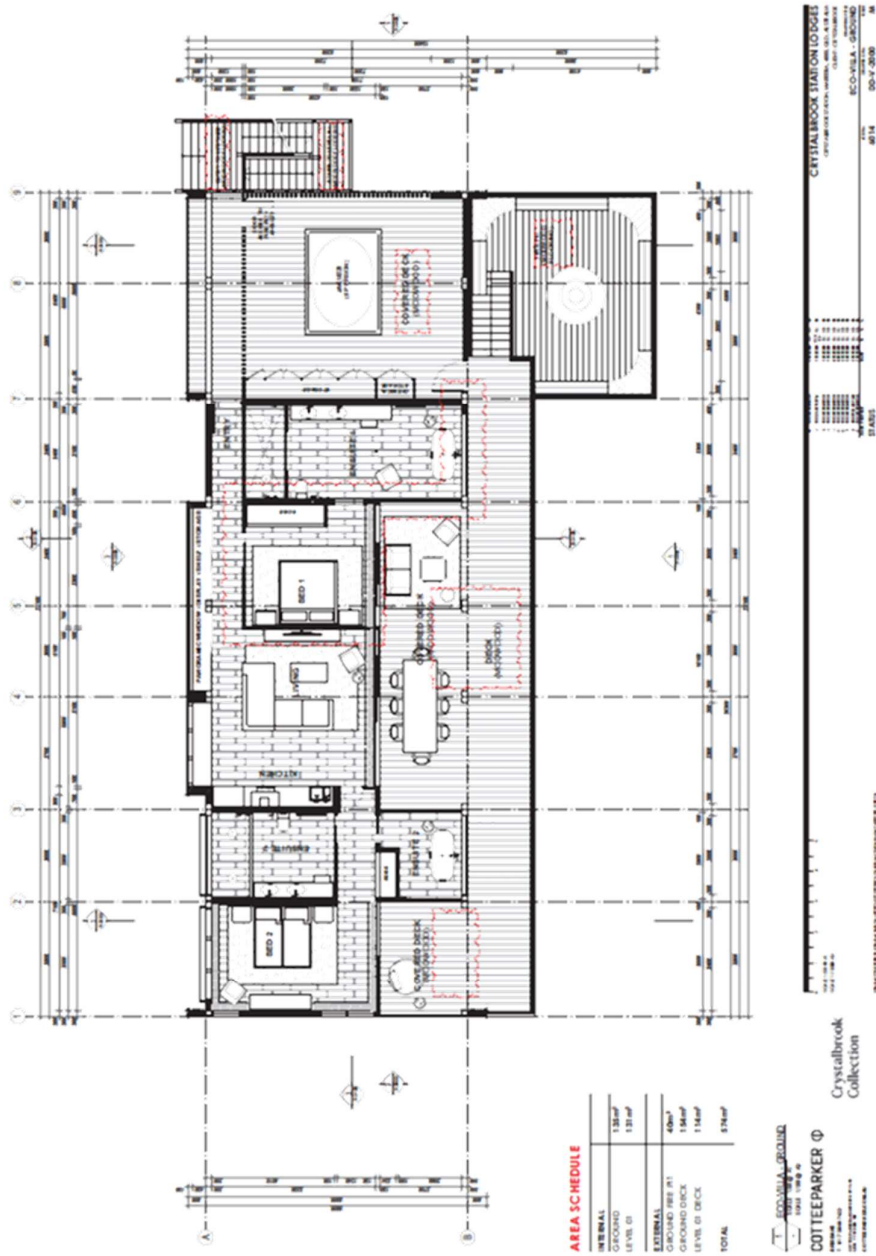
DECISION NOTICE

MCU/20/0004
Page 36



Mareeba Shire Council

Document Set ID: 3722893
Version: 1 Version Date: 21/05/2020



Mareeba Shire Council

Document Set ID: 3722893
Version: 1 Version Date: 21/05/2020

DECISION NOTICE

MCU/20/0004
Page 38

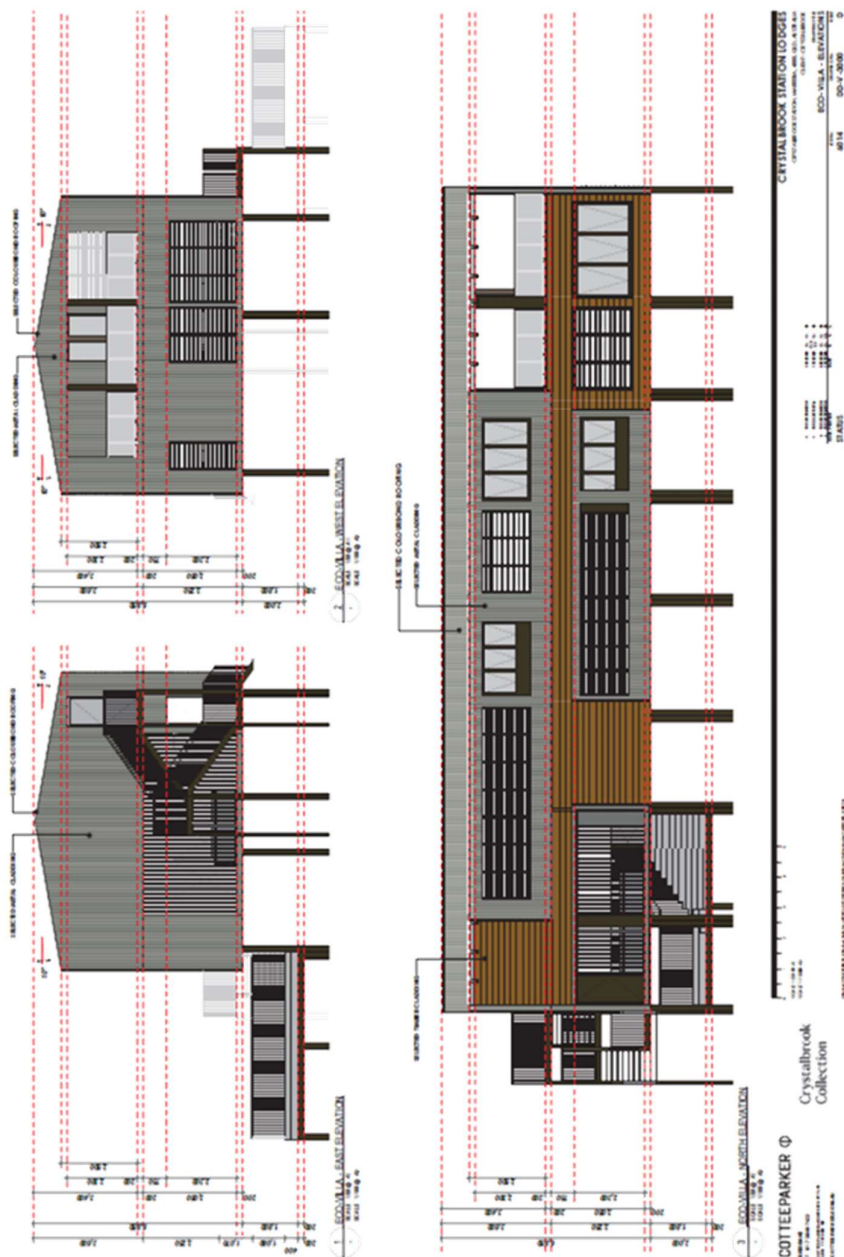


Mareeba Shire Council

Document Set ID: 3722893
Version: 1 Version Date: 21/05/2020

DECISION NOTICE

MCU/20/0004
Page 39



Mareeba Shire Council

Document Set ID: 3722893
Version: 1 Version Date: 21/05/2020



ASdesign
 CONSULTANTS IN ARCHITECTURE, CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE, ENVIRONMENTAL PLANNING, SURVEYING & PHOTOGRAMMETRY
 16/165-1671 (08) 9387 3433 | 16/165-1671 (08) 9387 3433

CRYSTAL BROOK STATION LODGE
 1626-L-SD01 - Landscape Concept - Site Plan | Rev 1
 Scale: 1:2000 @ A3

Mareeba Shire Council

Document Set ID: 3722893
Version: 1 Version Date: 21/05/2020

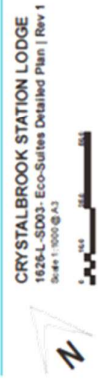
- LEGEND**
- 1 ALLOCATED BUDDY PARKING PICKUP ZONE
 - 2 PEDESTRIAN - COMPACTED SURFACE WITH AGRASS FINISH OR POLYURAC FINISH CONCRETE
 - 3 MASS OPEN COVERED LAKE/STOCKY PLANTING REF TO PROPOSED PLANT PALETTE FOR SPECIES
 - 4 EXISTING LARGE TREES TO BE RETAINED
 - 5 OPEN TURF AREA WITH FILTERED VIEW OF THE LAKE
 - 6 OPEN TURF AREA TO CREATE A SENSE OF OPENNESS
 - 7 ALLOCATED PARKING FOR VISITOR VEHICLES
 - 8 PEDESTRIAN NODE - COMPACTED SURFACE WITH DECO FINISH COLOURED TO DENOTE NODE
 - 9 BOLLARDS AND FEATURE PLANTING TO ZONAL ZONES
 - 10 PEDESTRIAN PAVEN - COMPACTED SURFACE WITH DECO FINISH
 - 11 EXISTING BEACH
 - 12 SOLAR PAVEN
 - 13 BATTERY ROOM/GENERATOR



CRYSTAL BROOK STATION LODGE
1626-L-SD02 - Recreation Centre and Pool Plan | Rev 1
Scale: 1:500 @ A3



- LEGEND**
- 1 BLODY PATH - COMPACTED SUBGRADE WITH ASPHALT FINISH OR PORCUB NO FINES CONCRETE
 - 2 MASS GRAIN COVER UNDERSTORY PLANTING. REFER PROPOSED PLANT PALETTE FOR SPECIES
 - 3 EXISTING LARGE TREE TO BE RETAINED
 - 4 OPEN TURF TO TOP OF STEEP BATTER WITH FILTERED VIEWS TO THE LAKE
 - 5 BLODY DROP-OFF ZONE
 - 6 SOLI BUSHES AND FEU PEP PLANTING TO LOCAL ZONES
 - 7 WESTERN MOSE - COMPACTED SUBGRADE WITH SOLI FINISH COLOURED TO SUIT LOCAL MOSE
 - 8 ROSEBANK PATH - COMPACTED SUBGRADE WITH SOLI FINISH
 - 9 OPEN TURF TO TOP OF STEEP BATTER



Mareeba Shire Council

Document Set ID: 3722893
Version: 1 Version Date: 21/05/2020



- LEGEND**
- 1. BUFFER PATH - COMPACTED SUBGRADE WITH GRAVEL FINISH OR POROUS NO FINES CONCRETE
 - 2. MASS GROUND COVER UNDERSTOREY PLANTING, REFER PROPOSED PLANT PALETTE FOR SPECIES
 - 3. PEDESTRIAN PATH - COMPACTED SUBGRADE WITH DECK FINISH
 - 4. WHEEL DRIVE DROP-OFF ZONE
 - 5. LOCALISED BOULDERS AND FEATURE PLANTING TO FOCAL ZONES

ASdesign
 landscape architecture
 1625-L-SD04 - Eco-Villas Detailed Plan | Rev 1
 04/05/2020 @ AJ

CRYSTAL BROOK STATION LODGE
 1625-L-SD04 - Eco-Villas Detailed Plan | Rev 1
 04/05/2020 @ AJ



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CRYSTAL BROOK STATION LODGE
1628-L-SD05 - Proposed Plant Palette | Rev 1
NTS @A3

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Referral Agency Response

RA6-N



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

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

6 April 2020

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

Attention: Carl Ewin

Dear Sir/Madam

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

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

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

Response

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

Development details

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

Page 1 of 7

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

Mareeba Shire Council

Document Set ID: 3722893
Version: 1 Version Date: 21/05/2020

DECISION NOTICE

MCU/20/0004
Page 48

2003-15753 SRA

Material change of use involving native vegetation clearing

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

Representations

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

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

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

Yours sincerely



Brett Nancarrow
Manager (Planning)

cc GAG Crystalbrook Station Pty Ltd, kate@urbansync.com.au
enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations provisions
Attachment 5 - Approved plans and specifications

Department of State Development, Manufacturing, Infrastructure and Planning

Page 2 of 7

Mareeba Shire Council

Document Set ID: 3722893
Version: 1 Version Date: 21/05/2020

2003-15753 SRA

Attachment 1—Referral agency conditions

(Under section 50(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the plans and specifications referenced below are found at Attachment 5)

No.	Conditions	Condition timing
Material change of use]		
Schedule 10, Part 3, Division 4, Table 3 – Material change of use involving native vegetation clearing — The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Natural Resources, Mining and Energy to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	The clearing of vegetation under this development approval is limited to the areas identified as Area A (A ¹ – A ¹²) and Area B (B ¹ – B ⁴) as shown on attached Technical Agency Response Plan (TARP) 2003-15753 SRA dated 1 April 2020.	At all times.
2.	No built structure, other than for fences, tracks/roads and underground services, is to be established, constructed or located within area identified as Area B (B ¹ – B ⁴) as shown on attached Technical Agency Response Plan (TARP) 2003-15753 SRA dated 1 April 2020.	At all times.
3.	Any person(s) engaged or employed to carry out the clearing of vegetation under this development approval must be provided with a full copy of this development approval, and must be made aware of the full extent of clearing authorised by this development approval.	Prior to clearing.

2003-15753 SRA

Attachment 2—Advice to the applicant

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

2003-15753 SRA

Attachment 3—Reasons for referral agency response

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

The reasons for the department's decision are:

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

Material used in the assessment of the application:

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

DECISION NOTICE

MCU/20/0004
Page 52

2003-15753 SRA

Attachment 4—Change representation provisions

(page left intentionally blank – attached separately)

Department of State Development, Manufacturing, Infrastructure and Planning

Page 6 of 7

Mareeba Shire Council

Document Set ID: 3722893
Version: 1 Version Date: 21/05/2020

DECISION NOTICE

MCU/20/0004
Page 53

2003-15753 SRA

Attachment 5—Approved plans and specifications

(page left intentionally blank – attached separately)

Department of State Development, Manufacturing, Infrastructure and Planning

Page 7 of 7

Mareeba Shire Council

Document Set ID: 3722893
Version: 1 Version Date: 21/05/2020

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.

DECISION NOTICE

MCU/20/0004
Page 55

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

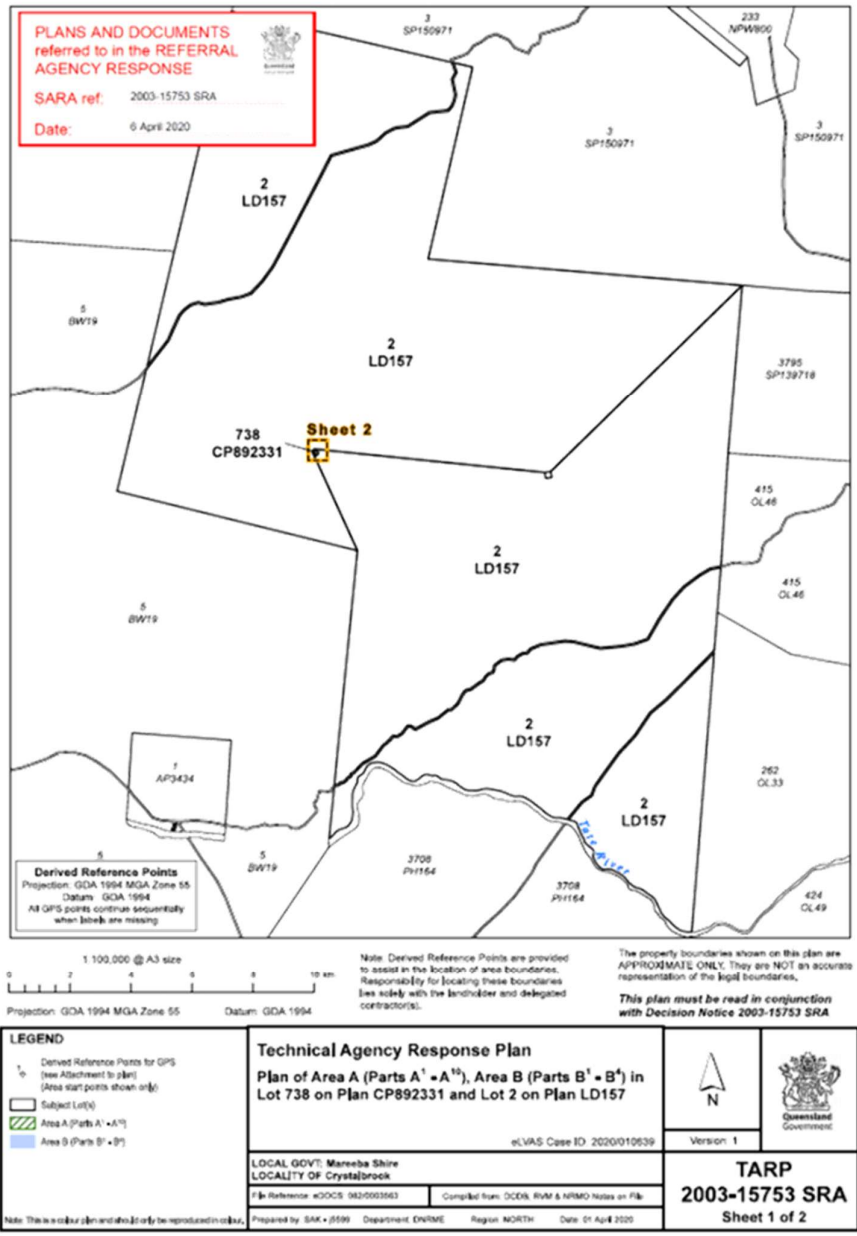
³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

Mareeba Shire Council

Document Set ID: 3722893
Version: 1 Version Date: 21/05/2020

DECISION NOTICE

MCU/20/0004
Page 56

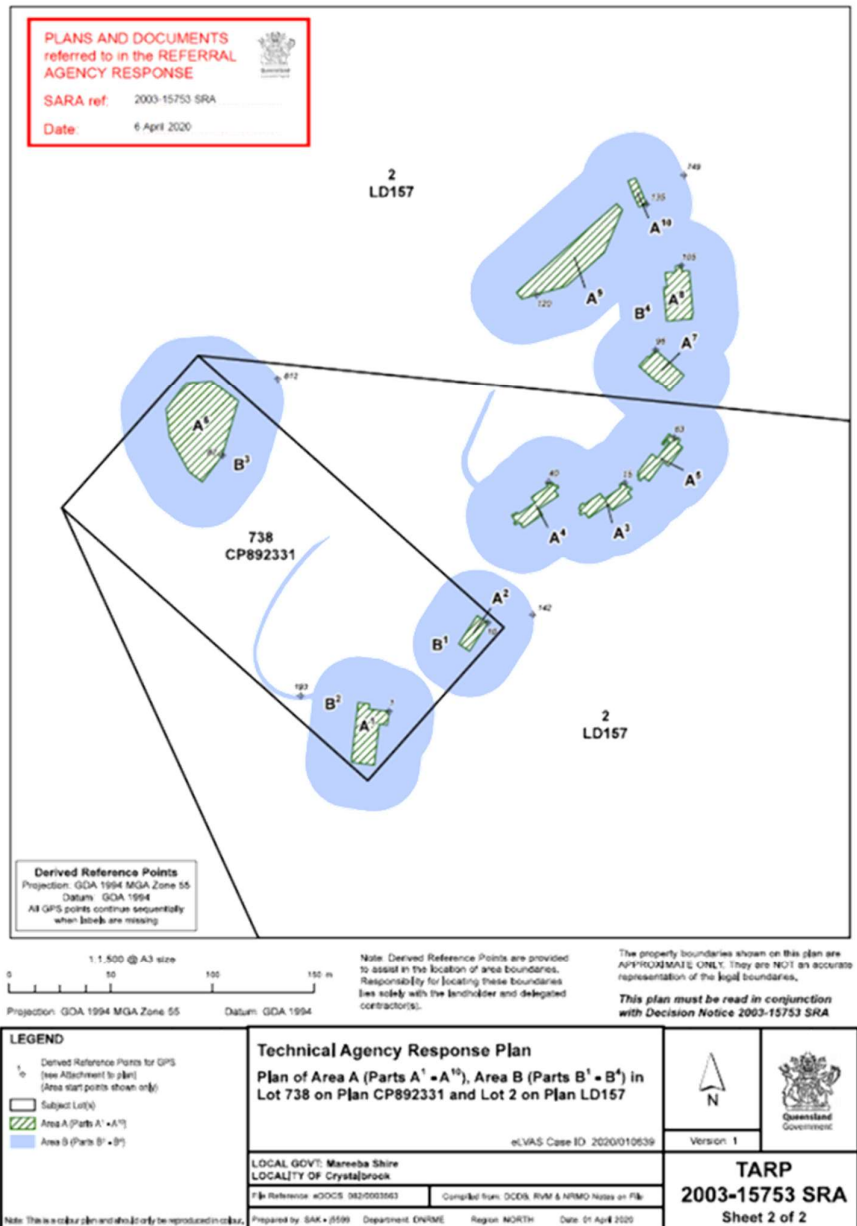


Mareeba Shire Council

Document Set ID: 3722893
 Version: 1 Version Date: 21/05/2020

DECISION NOTICE

MCU/20/0004
Page 57



Mareeba Shire Council

Document Set ID: 3722893
 Version: 1 Version Date: 21/05/2020

Page 1 of 9

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

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

Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
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A1	2	221403	808064	A4	62	221482	808077	A8	122	221468	808089
A1	3	221399	808064	A5	63	221544	808078	A8	123	221467	808089
A1	4	221397	808063	A5	64	221545	808078	A8	124	221466	808090
A1	5	221388	808063	A5	65	221546	808079	A8	125	221471	808084
A1	6	221389	808069	A5	66	221547	808078	A8	126	221505	808095
A1	7	221394	808068	A5	67	221545	808078	A8	127	221516	808094
A1	8	221394	808066	A5	68	221548	808078	A8	128	221516	808093
A1	9	221404	808064	A5	69	221541	808077	A8	129	221518	808091
A2	10	221452	808098	A5	70	221538	808077	A8	130	221516	808094
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A3	25	221498	808075	A5	85	221541	808079	B1	145	221474	808090
A3	26	221497	808072	A5	86	221544	808078	B1	146	221472	808087
A3	27	221498	808072	A5	87	221522	808078	B1	147	221470	808083
A3	28	221497	808074	A5	88	221512	808077	B1	148	221462	808072
A3	29	221498	808075	A5	89	221505	808077	B1	149	221461	808069
A3	30	221498	808075	A5	90	221296	808079	B1	150	221458	808067
A3	31	221499	808078	A5	91	221294	808083	B1	151	221455	808064
A3	32	221500	808078	A5	92	221304	808081	B1	152	221451	808063
A3	33	221508	808075	A5	93	221317	808081	B1	153	221447	808062
A3	34	221510	808079	A5	94	221330	808080	B1	154	221443	808061
A3	35	221518	808074	A5	95	221322	808078	B1	155	221439	808062
A3	36	221517	808076	A7	96	221535	808082	B1	156	221436	808063
A3	37	221518	808076	A7	97	221549	808082	B1	157	221432	808064
A3	38	221519	808076	A7	98	221542	808082	B1	158	221431	808065
A3	39	221520	808076	A7	99	221536	808081	B1	159	221426	808069
A4	40	221482	808077	A7	100	221535	808081	B1	160	221424	808070
A4	41	221483	808078	A7	101	221527	808082	B1	161	221421	808073
A4	42	221484	808077	A7	102	221531	808082	B1	162	221419	808076
A4	43	221486	808076	A7	103	221532	808082	B1	163	221417	808080
A4	44	221486	808076	A7	104	221535	808082	B1	164	221416	808084
A4	45	221487	808074	A8	105	221547	808084	B1	165	221416	808087
A4	46	221485	808073	A8	106	221548	808071	B1	166	221416	808091
A4	47	221487	808078	A8	107	221551	808071	B1	167	221417	808095
A4	48	221477	808074	A8	108	221553	808080	B1	168	221419	808099
A4	49	221479	808075	A8	109	221553	808080	B1	169	221419	808070
A4	50	221470	808078	A8	110	221553	808087	B1	170	221428	808074
A4	51	221468	808077	A8	111	221540	808086	B1	171	221430	808076
A4	52	221466	808076	A8	112	221539	808083	B1	172	221433	808079
A4	53	221465	808077	A8	113	221540	808083	B1	173	221438	808072
A4	54	221466	808074	A8	114	221540	808086	B1	174	221439	808072
A4	55	221464	808071	A8	115	221540	808086	B1	175	221443	808073
A4	56	221467	808072	A8	116	221540	808070	B1	176	221447	808074
A4	57	221467	808071	A8	117	221545	808070	B1	177	221451	808073
A4	58	221476	808077	A8	118	221544	808073	B1	178	221455	808072
A4	59	221474	808079	A8	119	221547	808074	B1	179	221458	808072
A4	60	221482	808076	A8	120	221476	808089	B1	180	221459	808070

**PLANS AND DOCUMENTS
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AGENCY RESPONSE**

SARA ref: 2003-15753 SRA

Date: 6 April 2020



Page 2 of 9

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


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

Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
B1	181	221464	8080717	B2	241	221415	8080674	B2	301	221366	8080661
B1	182	221465	8080717	B2	242	221416	8080672	B2	302	221365	8080661
B1	183	221467	8080718	B2	243	221421	8080669	B2	303	221364	8080660
B1	184	221470	8080712	B2	244	221423	8080666	B2	304	221364	8080660
B1	185	221472	8080709	B2	245	221425	8080662	B2	305	221363	8080660
B1	186	221474	8080706	B2	246	221425	8080662	B2	306	221363	8080660
B1	187	221475	8080702	B2	247	221425	8080661	B2	307	221363	8080660
B1	188	221438	8080687	B2	248	221425	8080661	B2	308	221362	8080660
B1	189	221443	8080684	B2	249	221425	8080660	B2	309	221362	8080660
B1	190	221452	8080696	B2	250	221426	8080660	B2	310	221361	8080660
B1	191	221447	8080701	B2	251	221426	8080660	B2	311	221361	8080660
B1	192	221438	8080687	B2	252	221426	8080669	B2	312	221360	8080660
B2	193	221360	8080662	B2	253	221426	8080669	B2	313	221360	8080660
B2	194	221362	8080662	B2	254	221426	8080668	B2	314	221360	8080660
B2	195	221364	8080663	B2	255	221426	8080668	B2	315	221359	8080660
B2	196	221364	8080663	B2	256	221426	8080668	B2	316	221359	8080660
B2	197	221364	8080663	B2	257	221426	8080667	B2	317	221359	8080660
B2	198	221365	8080663	B2	258	221426	8080667	B2	318	221359	8080660
B2	199	221365	8080663	B2	259	221426	8080666	B2	319	221358	8080660
B2	200	221366	8080663	B2	260	221426	8080666	B2	320	221358	8080660
B2	201	221366	8080663	B2	261	221426	8080666	B2	321	221357	8080660
B2	202	221367	8080663	B2	262	221426	8080666	B2	322	221357	8080660
B2	203	221368	8080666	B2	263	221426	8080666	B2	323	221356	8080660
B2	204	221369	8080670	B2	264	221426	8080664	B2	324	221356	8080660
B2	205	221371	8080673	B2	265	221426	8080664	B2	325	221356	8080660
B2	206	221374	8080676	B2	266	221426	8080664	B2	326	221356	8080661
B2	207	221377	8080679	B2	267	221426	8080663	B2	327	221355	8080661
B2	208	221381	8080680	B2	268	221426	8080663	B2	328	221354	8080661
B2	209	221385	8080681	B2	269	221426	8080662	B2	329	221354	8080661
B2	210	221389	8080681	B2	270	221426	8080662	B2	330	221353	8080661
B2	211	221392	8080681	B2	271	221426	8080662	B2	331	221353	8080661
B2	212	221397	8080680	B2	272	221426	8080660	B2	332	221353	8080661
B2	213	221398	8080680	B2	273	221426	8080646	B2	333	221352	8080661
B2	214	221398	8080680	B2	274	221426	8080644	B2	334	221352	8080661
B2	215	221398	8080680	B2	275	221424	8080640	B2	335	221351	8080662
B2	216	221399	8080680	B2	276	221422	8080636	B2	336	221351	8080662
B2	217	221399	8080680	B2	277	221420	8080633	B2	337	221351	8080662
B2	218	221399	8080680	B2	278	221420	8080633	B2	338	221350	8080662
B2	219	221400	8080680	B2	279	221419	8080625	B2	339	221350	8080662
B2	220	221400	8080680	B2	280	221419	8080624	B2	340	221350	8080663
B2	221	221401	8080680	B2	281	221418	8080620	B2	341	221349	8080663
B2	222	221401	8080679	B2	282	221416	8080617	B2	342	221349	8080663
B2	223	221401	8080679	B2	283	221414	8080614	B2	343	221348	8080663
B2	224	221402	8080679	B2	284	221411	8080611	B2	344	221348	8080663
B2	225	221402	8080679	B2	285	221408	8080609	B2	345	221348	8080664
B2	226	221402	8080679	B2	286	221404	8080607	B2	346	221347	8080664
B2	227	221403	8080679	B2	287	221400	8080606	B2	347	221347	8080664
B2	228	221403	8080679	B2	288	221397	8080606	B2	348	221347	8080664
B2	229	221404	8080678	B2	289	221394	8080606	B2	349	221346	8080665
B2	230	221404	8080678	B2	290	221382	8080607	B2	350	221346	8080665
B2	231	221404	8080678	B2	291	221381	8080607	B2	351	221346	8080665
B2	232	221405	8080678	B2	292	221378	8080608	B2	352	221346	8080665
B2	233	221405	8080678	B2	293	221374	8080610	B2	353	221346	8080666
B2	234	221405	8080677	B2	294	221371	8080612	B2	354	221346	8080666
B2	235	221406	8080677	B2	295	221368	8080615	B2	355	221344	8080666
B2	236	221406	8080677	B2	296	221366	8080618	B2	356	221344	8080666
B2	237	221406	8080677	B2	297	221364	8080622	B2	357	221344	8080667
B2	238	221407	8080677	B2	298	221363	8080626	B2	358	221343	8080667
B2	239	221408	8080677	B2	299	221363	8080630	B2	359	221343	8080667
B2	240	221411	8080675	B2	300	221363	8080632	B2	360	221343	8080668

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2003-15753 SRA

Date: 6 April 2020



Page 3 of 9

**Attachment to Plan: 2003-15753 SRA
Derived Reference Points for GPS
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Notes: Derived Reference Points are provided to assist in the location of area boundaries. Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s). Coordinates start at a point indicated on the accompanying plan and proceed in a clockwise direction.

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

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SARA ref: 2003-15753 SRA

Date: 6 April 2020



Page 4 of 9

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Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
B2	541	221340	8080675	B2	601	221360	8080662	B3	661	221289	8080756
B2	542	221341	8080674	B2	602	221360	8080662	B3	662	221289	8080757
B2	543	221341	8080674	B2	603	221365	8080630	B3	663	221289	8080757
B2	544	221341	8080674	B2	604	221397	8080628	B3	664	221289	8080757
B2	545	221341	8080673	B2	605	221399	8080648	B3	665	221288	8080757
B2	546	221341	8080673	B2	606	221403	8080648	B3	666	221288	8080758
B2	547	221341	8080673	B2	607	221404	8080664	B3	667	221288	8080758
B2	548	221342	8080672	B2	608	221394	8080666	B3	668	221287	8080758
B2	549	221342	8080672	B2	609	221394	8080668	B3	669	221287	8080759
B2	550	221342	8080672	B2	610	221389	8080669	B3	670	221287	8080759
B2	551	221342	8080671	B2	611	221385	8080630	B3	671	221287	8080759
B2	552	221342	8080671	B3	612	221349	8080818	B3	672	221287	8080760
B2	553	221343	8080671	B3	613	221361	8080814	B3	673	221286	8080760
B2	554	221343	8080670	B3	614	221362	8080811	B3	674	221286	8080761
B2	555	221343	8080670	B3	615	221362	8080807	B3	675	221286	8080761
B2	556	221344	8080670	B3	616	221362	8080803	B3	676	221276	8080778
B2	557	221344	8080669	B3	617	221361	8080800	B3	677	221276	8080779
B2	558	221344	8080669	B3	618	221344	8080776	B3	678	221276	8080779
B2	559	221344	8080669	B3	619	221343	8080774	B3	679	221276	8080779
B2	560	221345	8080668	B3	620	221343	8080773	B3	680	221276	8080780
B2	561	221345	8080668	B3	621	221343	8080773	B3	681	221276	8080780
B2	562	221345	8080668	B3	622	221343	8080772	B3	682	221276	8080780
B2	563	221346	8080667	B3	623	221343	8080772	B3	683	221276	8080781
B2	564	221346	8080667	B3	624	221343	8080772	B3	684	221276	8080781
B2	565	221346	8080667	B3	625	221343	8080771	B3	685	221276	8080782
B2	566	221347	8080667	B3	626	221343	8080771	B3	686	221276	8080782
B2	567	221347	8080666	B3	627	221342	8080771	B3	687	221276	8080782
B2	568	221347	8080666	B3	628	221342	8080770	B3	688	221274	8080783
B2	569	221348	8080666	B3	629	221342	8080770	B3	689	221274	8080783
B2	570	221348	8080666	B3	630	221342	8080770	B3	690	221274	8080784
B2	571	221348	8080666	B3	631	221342	8080769	B3	691	221274	8080784
B2	572	221348	8080666	B3	632	221342	8080769	B3	692	221274	8080784
B2	573	221348	8080666	B3	633	221341	8080769	B3	693	221274	8080785
B2	574	221348	8080666	B3	634	221341	8080768	B3	694	221274	8080785
B2	575	221350	8080666	B3	635	221341	8080768	B3	695	221274	8080786
B2	576	221350	8080664	B3	636	221341	8080768	B3	696	221274	8080786
B2	577	221350	8080664	B3	637	221341	8080767	B3	697	221274	8080786
B2	578	221351	8080664	B3	638	221340	8080767	B3	698	221272	8080800
B2	579	221351	8080664	B3	639	221340	8080767	B3	699	221272	8080803
B2	580	221352	8080664	B3	640	221340	8080766	B3	700	221272	8080806
B2	581	221352	8080664	B3	641	221339	8080765	B3	701	221273	8080810
B2	582	221352	8080663	B3	642	221330	8080763	B3	702	221276	8080814
B2	583	221353	8080663	B3	643	221329	8080762	B3	703	221276	8080816
B2	584	221353	8080663	B3	644	221327	8080760	B3	704	221286	8080829
B2	585	221353	8080663	B3	645	221323	8080747	B3	705	221287	8080830
B2	586	221354	8080663	B3	646	221320	8080746	B3	706	221290	8080833
B2	587	221354	8080663	B3	647	221316	8080745	B3	707	221293	8080835
B2	588	221355	8080663	B3	648	221312	8080744	B3	708	221297	8080837
B2	589	221355	8080663	B3	649	221308	8080745	B3	709	221300	8080838
B2	590	221355	8080663	B3	650	221304	8080746	B3	710	221303	8080838
B2	591	221356	8080662	B3	651	221301	8080747	B3	711	221315	8080839
B2	592	221356	8080662	B3	652	221298	8080748	B3	712	221317	8080839
B2	593	221357	8080662	B3	653	221292	8080754	B3	713	221321	8080839
B2	594	221357	8080662	B3	654	221292	8080754	B3	714	221324	8080839
B2	595	221358	8080662	B3	655	221291	8080755	B3	715	221328	8080836
B2	596	221358	8080662	B3	656	221291	8080755	B3	716	221330	8080834
B2	597	221358	8080662	B3	657	221291	8080755	B3	717	221343	8080825
B2	598	221359	8080662	B3	658	221290	8080755	B3	718	221344	8080824
B2	599	221359	8080662	B3	659	221290	8080756	B3	719	221344	8080824
B2	600	221360	8080662	B3	660	221290	8080756	B3	720	221344	8080824

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

SARA ref: 2003-15753 SRA

Date: 6 April 2020



Page 5 of 9

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


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

Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
B3	721	221345	8080824	B4	781	221562	8080891	B4	841	221571	8080820
B3	722	221345	8080823	B4	782	221562	8080891	B4	842	221571	8080816
B3	723	221345	8080823	B4	783	221563	8080891	B4	843	221570	8080812
B3	724	221345	8080823	B4	784	221564	8080898	B4	844	221568	8080808
B3	725	221346	8080822	B4	785	221569	8080886	B4	845	221566	8080805
B3	726	221346	8080822	B4	786	221571	8080882	B4	846	221565	8080805
B3	727	221346	8080822	B4	787	221572	8080879	B4	847	221564	8080803
B3	728	221347	8080822	B4	788	221574	8080875	B4	848	221564	8080802
B3	729	221347	8080821	B4	789	221574	8080873	B4	849	221564	8080802
B3	730	221347	8080821	B4	790	221576	8080862	B4	850	221564	8080802
B3	731	221347	8080821	B4	791	221576	8080850	B4	851	221565	8080801
B3	732	221348	8080820	B4	792	221575	8080847	B4	852	221565	8080801
B3	733	221348	8080820	B4	793	221575	8080847	B4	853	221565	8080801
B3	734	221348	8080820	B4	794	221575	8080847	B4	854	221565	8080800
B3	735	221348	8080819	B4	795	221575	8080846	B4	855	221566	8080800
B3	736	221349	8080819	B4	796	221575	8080846	B4	856	221566	8080800
B3	737	221349	8080819	B4	797	221575	8080845	B4	857	221566	8080799
B3	738	221349	8080818	B4	798	221575	8080845	B4	858	221566	8080799
B3	739	221349	8080818	B4	799	221575	8080845	B4	859	221567	8080799
B3	740	221305	8080772	B4	800	221575	8080844	B4	860	221567	8080798
B3	741	221312	8080767	B4	801	221575	8080844	B4	861	221567	8080798
B3	742	221322	8080760	B4	802	221575	8080843	B4	862	221567	8080797
B3	743	221330	8080807	B4	803	221575	8080843	B4	863	221567	8080797
B3	744	221317	8080816	B4	804	221575	8080843	B4	864	221568	8080797
B3	745	221304	8080816	B4	805	221574	8080842	B4	865	221568	8080796
B3	746	221294	8080803	B4	806	221574	8080842	B4	866	221568	8080796
B3	747	221296	8080789	B4	807	221574	8080841	B4	867	221568	8080796
B3	748	221305	8080772	B4	808	221574	8080841	B4	868	221568	8080795
B4	749	221549	8080918	B4	809	221574	8080841	B4	869	221568	8080795
B4	750	221580	8080915	B4	810	221574	8080840	B4	870	221568	8080794
B4	751	221551	8080912	B4	811	221574	8080840	B4	871	221569	8080794
B4	752	221551	8080911	B4	812	221574	8080839	B4	872	221569	8080794
B4	753	221552	8080908	B4	813	221574	8080839	B4	873	221569	8080793
B4	754	221553	8080904	B4	814	221573	8080839	B4	874	221569	8080793
B4	755	221552	8080900	B4	815	221573	8080838	B4	875	221569	8080792
B4	756	221551	8080896	B4	816	221573	8080838	B4	876	221569	8080792
B4	757	221552	8080896	B4	817	221573	8080838	B4	877	221569	8080792
B4	758	221552	8080896	B4	818	221573	8080837	B4	878	221570	8080788
B4	759	221553	8080896	B4	819	221573	8080837	B4	879	221571	8080784
B4	760	221553	8080895	B4	820	221572	8080837	B4	880	221570	8080780
B4	761	221554	8080895	B4	821	221572	8080836	B4	881	221569	8080776
B4	762	221554	8080895	B4	822	221572	8080836	B4	882	221568	8080773
B4	763	221554	8080895	B4	823	221572	8080836	B4	883	221568	8080770
B4	764	221555	8080895	B4	824	221572	8080835	B4	884	221569	8080761
B4	765	221555	8080895	B4	825	221571	8080835	B4	885	221569	8080761
B4	766	221556	8080894	B4	826	221571	8080835	B4	886	221568	8080760
B4	767	221556	8080894	B4	827	221571	8080834	B4	887	221568	8080760
B4	768	221556	8080894	B4	828	221571	8080834	B4	888	221558	8080760
B4	769	221557	8080894	B4	829	221571	8080834	B4	889	221558	8080759
B4	770	221557	8080894	B4	830	221570	8080833	B4	890	221557	8080759
B4	771	221558	8080894	B4	831	221570	8080833	B4	891	221557	8080759
B4	772	221558	8080893	B4	832	221570	8080833	B4	892	221557	8080758
B4	773	221558	8080893	B4	833	221569	8080832	B4	893	221556	8080758
B4	774	221559	8080893	B4	834	221569	8080832	B4	894	221556	8080758
B4	775	221559	8080893	B4	835	221569	8080832	B4	895	221556	8080758
B4	776	221560	8080892	B4	836	221569	8080832	B4	896	221555	8080757
B4	777	221560	8080892	B4	837	221568	8080831	B4	897	221555	8080757
B4	778	221560	8080892	B4	838	221568	8080831	B4	898	221555	8080757
B4	779	221561	8080892	B4	839	221570	8080827	B4	899	221554	8080757
B4	780	221561	8080891	B4	840	221571	8080824	B4	900	221554	8080756

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2003-15753 SRA

Date: 6 April 2020



Page 6 of 9

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

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

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

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SARA ref: 2003-15753 SRA

Date: 6 April 2020

Page 7 of 9

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Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
B4	1081	221444	8080766	B4	1141	221442	8080779	B4	1201	221457	8080775
B4	1082	221444	8080766	B4	1142	221442	8080779	B4	1202	221458	8080775
B4	1083	221443	8080766	B4	1143	221442	8080778	B4	1203	221458	8080775
B4	1084	221443	8080767	B4	1144	221442	8080778	B4	1204	221458	8080776
B4	1085	221443	8080767	B4	1145	221442	8080778	B4	1205	221459	8080776
B4	1086	221443	8080767	B4	1146	221442	8080777	B4	1206	221459	8080776
B4	1087	221443	8080767	B4	1147	221442	8080777	B4	1207	221459	8080777
B4	1088	221442	8080767	B4	1148	221442	8080777	B4	1208	221460	8080777
B4	1089	221442	8080768	B4	1149	221442	8080776	B4	1209	221460	8080777
B4	1090	221442	8080768	B4	1150	221442	8080776	B4	1210	221460	8080777
B4	1091	221442	8080768	B4	1151	221442	8080776	B4	1211	221461	8080778
B4	1092	221442	8080769	B4	1152	221442	8080775	B4	1212	221461	8080778
B4	1093	221441	8080769	B4	1153	221443	8080776	B4	1213	221463	8080779
B4	1094	221441	8080769	B4	1154	221443	8080776	B4	1214	221464	8080780
B4	1095	221441	8080770	B4	1155	221443	8080774	B4	1215	221465	8080781
B4	1096	221441	8080770	B4	1156	221443	8080774	B4	1216	221467	8080783
B4	1097	221441	8080770	B4	1157	221443	8080774	B4	1217	221468	8080784
B4	1098	221441	8080771	B4	1158	221443	8080774	B4	1218	221469	8080785
B4	1099	221440	8080771	B4	1159	221443	8080773	B4	1219	221471	8080786
B4	1100	221440	8080771	B4	1160	221443	8080773	B4	1220	221475	8080788
B4	1101	221440	8080772	B4	1161	221443	8080773	B4	1221	221478	8080789
B4	1102	221440	8080772	B4	1162	221443	8080772	B4	1222	221482	8080789
B4	1103	221440	8080772	B4	1163	221443	8080772	B4	1223	221484	8080789
B4	1104	221440	8080773	B4	1164	221444	8080772	B4	1224	221485	8080789
B4	1105	221440	8080773	B4	1165	221444	8080771	B4	1225	221485	8080789
B4	1106	221440	8080773	B4	1166	221444	8080771	B4	1226	221485	8080789
B4	1107	221440	8080774	B4	1167	221444	8080771	B4	1227	221486	8080789
B4	1108	221440	8080774	B4	1168	221444	8080771	B4	1228	221486	8080789
B4	1109	221440	8080774	B4	1169	221444	8080770	B4	1229	221486	8080789
B4	1110	221440	8080775	B4	1170	221444	8080770	B4	1230	221487	8080789
B4	1111	221439	8080775	B4	1171	221445	8080770	B4	1231	221487	8080789
B4	1112	221439	8080776	B4	1172	221445	8080769	B4	1232	221487	8080789
B4	1113	221439	8080776	B4	1173	221445	8080769	B4	1233	221488	8080789
B4	1114	221439	8080776	B4	1174	221445	8080769	B4	1234	221488	8080789
B4	1115	221439	8080776	B4	1175	221445	8080769	B4	1235	221488	8080788
B4	1116	221439	8080777	B4	1176	221446	8080768	B4	1236	221489	8080788
B4	1117	221439	8080777	B4	1177	221446	8080768	B4	1237	221489	8080788
B4	1118	221439	8080777	B4	1178	221446	8080768	B4	1238	221490	8080788
B4	1119	221439	8080778	B4	1179	221446	8080768	B4	1239	221490	8080788
B4	1120	221439	8080778	B4	1180	221446	8080767	B4	1240	221490	8080788
B4	1121	221439	8080779	B4	1181	221447	8080767	B4	1241	221492	8080788
B4	1122	221439	8080779	B4	1182	221447	8080767	B4	1242	221494	8080787
B4	1123	221440	8080779	B4	1183	221447	8080767	B4	1243	221496	8080786
B4	1124	221440	8080780	B4	1184	221447	8080767	B4	1244	221498	8080785
B4	1125	221440	8080780	B4	1185	221448	8080766	B4	1245	221501	8080783
B4	1126	221440	8080780	B4	1186	221448	8080766	B4	1246	221503	8080783
B4	1127	221440	8080781	B4	1187	221450	8080768	B4	1247	221504	8080783
B4	1128	221440	8080781	B4	1188	221453	8080770	B4	1248	221504	8080784
B4	1129	221441	8080783	B4	1189	221454	8080771	B4	1249	221505	8080785
B4	1130	221448	8080791	B4	1190	221454	8080771	B4	1250	221507	8080786
B4	1131	221447	8080797	B4	1191	221455	8080771	B4	1251	221510	8080787
B4	1132	221453	8080810	B4	1192	221455	8080772	B4	1252	221515	8080794
B4	1133	221456	8080813	B4	1193	221455	8080772	B4	1253	221518	8080795
B4	1134	221464	8080796	B4	1194	221455	8080772	B4	1254	221516	8080795
B4	1135	221443	8080782	B4	1195	221456	8080773	B4	1255	221516	8080795
B4	1136	221443	8080781	B4	1196	221456	8080773	B4	1256	221516	8080795
B4	1137	221443	8080780	B4	1197	221456	8080774	B4	1257	221516	8080796
B4	1138	221443	8080780	B4	1198	221457	8080774	B4	1258	221517	8080796
B4	1139	221443	8080780	B4	1199	221457	8080774	B4	1259	221517	8080796
B4	1140	221442	8080779	B4	1200	221457	8080775	B4	1260	221517	8080797

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

SARA ref: 2003-15753 SRA

Date: 6 April 2020



Page 8 of 9

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


Notes:
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Coordinates start at a point indicated on the accompanying plan and proceed in a clockwise direction.

Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
B4	1261	221517	8080797	B4	1321	221451	8080844	B4	1381	221539	8080863
B4	1262	221518	8080797	B4	1322	221450	8080844	B4	1382	221540	8080864
B4	1263	221518	8080797	B4	1323	221450	8080845	B4	1383	221553	8080847
B4	1264	221518	8080798	B4	1324	221449	8080846	B4	1384	221553	8080850
B4	1265	221519	8080798	B4	1325	221447	8080849	B4	1385	221553	8080860
B4	1266	221519	8080798	B4	1326	221448	8080853	B4	1386	221551	8080871
B4	1267	221519	8080798	B4	1327	221444	8080856	B4	1387	221548	8080871
B4	1268	221520	8080799	B4	1328	221444	8080860	B4	1388	221547	8080874
B4	1269	221520	8080800	B4	1329	221444	8080864	B4	1389	221544	8080873
B4	1270	221512	8080807	B4	1330	221445	8080868	B4	1390	221545	8080870
B4	1271	221509	8080810	B4	1331	221447	8080872	B4	1391	221540	8080870
B4	1272	221507	8080813	B4	1332	221449	8080875	B4	1392	221535	8080832
B4	1273	221506	8080817	B4	1333	221461	8080877	B4	1393	221532	8080829
B4	1274	221504	8080820	B4	1334	221456	8080881	B4	1394	221531	8080825
B4	1275	221504	8080824	B4	1335	221491	8080912	B4	1395	221527	8080824
B4	1276	221504	8080828	B4	1336	221499	8080920	B4	1396	221535	8080816
B4	1277	221505	8080832	B4	1337	221500	8080923	B4	1397	221536	8080817
B4	1278	221507	8080835	B4	1338	221502	8080926	B4	1398	221542	8080812
B4	1279	221509	8080839	B4	1339	221504	8080930	B4	1399	221549	8080820
B4	1280	221510	8080839	B4	1340	221507	8080932	B4	1400	221535	8080832
B4	1281	221514	8080844	B4	1341	221510	8080935	B4	1401	221538	8080796
B4	1282	221517	8080846	B4	1342	221513	8080936	B4	1402	221535	8080795
B4	1283	221518	8080847	B4	1343	221517	8080938	B4	1403	221541	8080787
B4	1284	221517	8080846	B4	1344	221521	8080939	B4	1404	221542	8080796
B4	1285	221506	8080847	B4	1345	221525	8080939	B4	1405	221536	8080779
B4	1286	221505	8080846	B4	1346	221529	8080939	B4	1406	221533	8080781
B4	1287	221505	8080846	B4	1347	221533	8080938	B4	1407	221526	8080772
B4	1288	221505	8080846	B4	1348	221536	8080936	B4	1408	221527	8080771
B4	1289	221504	8080846	B4	1349	221539	8080934	B4	1409	221526	8080770
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B4	1291	221504	8080845	B4	1351	221544	8080929	B4	1411	221526	8080768
B4	1292	221503	8080845	B4	1352	221545	8080926	B4	1412	221527	8080767
B4	1293	221503	8080845	B4	1353	221548	8080919	B4	1413	221529	8080769
B4	1294	221503	8080844	B4	1354	221549	8080918	B4	1414	221531	8080767
B4	1295	221502	8080844	B4	1355	221524	8080909	B4	1415	221538	8080777
B4	1296	221502	8080844	B4	1356	221527	8080902	B4	1416	221541	8080775
B4	1297	221502	8080844	B4	1357	221530	8080904	B4	1417	221548	8080784
B4	1298	221501	8080844	B4	1358	221528	8080910	B4	1418	221545	8080786
B4	1299	221501	8080843	B4	1359	221525	8080916	B4	1419	221547	8080788
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B4	1301	221500	8080843	B4	1361	221524	8080909	B4	1421	221545	8080788
B4	1302	221500	8080843	B4	1362	221516	8080903	B4	1422	221544	8080788
B4	1303	221499	8080843	B4	1363	221516	8080904	B4	1423	221541	8080790
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B4	1306	221498	8080842	B4	1366	221466	8080860	B4	1426	221481	8080766
B4	1307	221498	8080842	B4	1367	221467	8080869	B4	1427	221482	8080765
B4	1308	221497	8080842	B4	1368	221468	8080869	B4	1428	221474	8080759
B4	1309	221497	8080842	B4	1369	221469	8080867	B4	1429	221476	8080757
B4	1310	221494	8080838	B4	1370	221476	8080869	B4	1430	221487	8080751
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B4	1313	221475	8080836	B4	1373	221510	8080880	B4	1433	221468	8080748
B4	1314	221473	8080836	B4	1374	221515	8080884	B4	1434	221466	8080747
B4	1315	221469	8080835	B4	1375	221518	8080901	B4	1435	221466	8080746
B4	1316	221466	8080835	B4	1376	221516	8080903	B4	1436	221468	8080747
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B4	1318	221458	8080838	B4	1378	221540	8080866	B4	1438	221479	8080751
B4	1319	221455	8080840	B4	1379	221540	8080866	B4	1439	221477	8080754
B4	1320	221452	8080842	B4	1380	221540	8080863	B4	1440	221487	8080760

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SARA ref: 2003-15753 SRA

Date: 6 April 2020




Page 9 of 9

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

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Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
B4	1441	221485	8080763								
B4	1442	221487	8080764								
B4	1443	221486	8080765								
B4	1444	221488	8080766								
B4	1445	221484	8080767								
B4	1446	221483	8080766								
B4	1447	221482	8080767								
B4	1448	221520	8080766								
B4	1449	221519	8080766								
B4	1450	221518	8080766								
B4	1451	221517	8080765								
B4	1452	221518	8080764								
B4	1453	221510	8080759								
B4	1454	221508	8080751								
B4	1455	221500	8080756								
B4	1456	221499	8080756								
B4	1457	221498	8080755								
B4	1458	221498	8080755								
B4	1459	221497	8080754								
B4	1460	221498	8080752								
B4	1461	221497	8080752								
B4	1462	221498	8080751								
B4	1463	221500	8080752								
B4	1464	221502	8080749								
B4	1465	221512	8080756								
B4	1466	221513	8080753								
B4	1467	221523	8080759								
B4	1468	221521	8080762								
B4	1469	221523	8080763								
B4	1470	221522	8080765								
B4	1471	221522	8080764								
B4	1472	221520	8080766								

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



SARA ref: 2003-15753 SRA

Date: 6 April 2020

Appeal Rights

PLANNING ACT 2016 & THE PLANNING REGULATION 2017

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

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

(Refer to Schedule 1 of the Planning Act 2016)

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

Note –

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

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

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

230 Notice of appeal

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

231 Other appeals

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

DECISION NOTICE

MCU/20/0004
Page 69

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

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

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

232 Rules of the P&E Court

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

Mareeba Shire Council

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 E admin@urbansync.com.au
 O Level 1, 17 Aplin Street, Cairns
 M PO Box 2970, Cairns Q 4870
 ABN 83 169 940 649

15 June 2020

Our Ref: 19-484
Your Ref: MCU/20/004

Chief Executive Officer
 Mareeba Shire Council
 PO Box 154
 Mareeba QLD 4870

Attention: Mr Brian Millard – Senior Planner (BrianM@msc.qld.gov.au)

Dear Brian,

RE: REQUEST FOR A NEGOTIATED DECISION NOTICE FOR AN APPROVED DEVELOPMENT OVER PART OF LAND LOCATED AT CRYSTALBROOK ROAD, CRYSTALBROOK, MORE FORMALLY DESCRIBED AS LOT 738 ON CP892331 AND LOT 2 ON LD157.

We refer to the above-described matter and confirm that Urban Sync Pty Ltd (Urban Sync) continues to provide town planning and development advice to Crystalbrook Station Pty Ltd (the Applicant) in respect of the above-mentioned site.

We have been commissioned by the Applicant to coordinate and lodge this request for ‘change representations’ under s75 of the *Planning Act 2016* in respect to conditions imposed in the Decision Notice issued by Mareeba Shire Council (Council) on 21 May 2020.

I REQUESTED CHANGES TO THE CONDITIONS OF APPROVAL

Condition	Original Wording
4.2	<i>“The designated car parking area and internal driveways servicing the development (to the extent shown on Drawing DD-1004 Issue L) must be constructed with compacted gravel to a minimum depth of 100mm and be appropriately drained prior to the commencement of the use and maintained for the life of the development, to the satisfaction of Council’s delegated officer”</i>
Condition	Proposed Changes
4.2	The designated car parking area and internal driveways servicing the development (to the extent shown on Drawing DD-1004 Issue L) must be constructed to a dirt standard , with compacted gravel to a minimum depth of 100mm and be appropriately drained prior to the commencement of the use and maintained to a reasonable standard for the life of the development, to the satisfaction of Council’s delegated officer
Condition	New Wording
4.2	The designated car parking area and internal driveways servicing the development (to the extent shown on Drawing DD-1004 Issue L) must be constructed to a dirt standard, be



appropriately drained prior to the commencement of the use and maintained to a reasonable standard for the life of the development, to the satisfaction of Council's delegated officer
--

2 JUSTIFICATION

We note the requirement of Table 9.4.3.3C of the *Mareeba Shire Planning Scheme 2017* (Planning Scheme) which requires a gravel standard for all internal car parking, access and manoeuvring areas, although it is important to note that this is only a deemed to comply, acceptable outcome, with the corresponding Performance Outcome allowing, other, alternative standards of seal.

The proposed development seeks to provide a high-end accommodation option that highlights the Australian wilderness. For this reason, all internal car parking, access and manoeuvring areas are proposed to be constructed to a dirt standard, akin to the standard of all adjacent, existing roads and access driveways/roads.

Improving the internal car parking, access and manoeuvring areas adjacent to the accommodation options to a gravel standard would not only detract from the outback/wilderness experiences sought to be highlighted by Crystalbrook Lodge, but it would also be out of character with the surrounding locality, as all roads used to access the proposed development (both Bolwara and Crystalbrook Roads, as well as all internal 'roads') are of a dirt standard. The proposed development will also not trigger a sufficient number of vehicles to justify a higher level of seal, in particular given the low number of visitors, combined with the evident separation between adjacent land uses that is achieved. With this in mind, allowing the proposed development to construct all internal car parking, access and manoeuvring areas will still ensure compliance with PO3 of the Parking and Access Code is achieved.

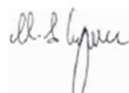
3 CONCLUSION

Urban Sync have been commissioned by Crystalbrook Station Pty Ltd to coordinate and lodge this request for 'change representations' under s75 of the *Planning Act 2016* in respect to conditions imposed in the Decision Notice issued by Mareeba Shire Council on 21 May 2020.

The development is not of a nature, nor will it trigger a sufficient number of vehicle movements that necessitates the need for all internal car parking, access and manoeuvring areas to be constructed to a gravel standard. Furthermore, such improvements would not only detract from the rural character of the Crystalbrook Lodge offering, but also the surrounding locality. Moreover, allowing the proposed development to construct all internal car parking, access and manoeuvring areas will still ensure compliance with PO3 of the Parking and Access Code is achieved which in turn, allows Council to look favourably upon the requested changes to condition 4.2.

We request preliminary feedback from Council on the identified matters prior to a formal Negotiated Decision Notice being issued. Should you require any additional information or wish to discuss this request in further detail, please contact me on 0488 200 229.

Yours faithfully,



Matt Ingram
Senior Planner

E matt@urbansync.com.au | T 07 4051 6946 | M 0488 200 229



8.3 PROPOSED MAJOR AMENDMENT NO.1 OF 2020 TO THE MAREEBA SHIRE COUNCIL PLANNING SCHEME 2016

Date Prepared: 29 June 2020

Author: Senior Planner

Attachments:

1. Major Amendment No.1 of 2020
2. Major Amendment No.1 of 2020 - Communications Strategy

EXECUTIVE SUMMARY

The purpose of this report is for Council to resolve to make an amendment to the Mareeba Shire Council Planning Scheme 2016 which will address the protection of the Nullinga Dam development area.

This issue has been identified by the Minister for Infrastructure and Planning (the Minister) and is subject to the following State action:

- (i) Direction under section 26 of the *Planning Act 2016* to require Council to amend the Mareeba Shire Council Planning Scheme 2016 to protect the proposed site of Nullinga dam.

Council officers, in consultation with the State, have prepared appropriate amendments and these amendments are detailed in Major Amendment No.1 of 2020.

RECOMMENDATION

That Council in accordance with section 20 of the *Planning Act 2016* and Chapter 2, Part 4 of the Minister's Guidelines and Rules make Major Amendment No.1 to the Mareeba Shire Council Planning Scheme 2016.

BACKGROUND

Major Amendment No.1 of 2020 (**Attachment 1**) specifically addresses:

- Nullinga Dam development area

Nullinga Dam development area

A detailed business case for the proposed Nullinga Dam was prepared by Building Queensland and completed in June 2019. The business case concluded that the dam was not currently financially or economically viable and consequently, construction should not progress at this time.

In August 2019, the State Government endorsed the findings of the detailed business case for the Nullinga Dam and decided that construction would not proceed at this time. The State Government recommended, however, the Coordinator-General, in conjunction with the Department of Natural Resources, Mines and Energy (DNRME) take immediate steps to protect the proposed Nullinga Dam site (dam site) as a strategic precautionary measure, including investigation and potential declaration of a State Development Area.

The Office of the Coordinator General (OCG) has completed an investigation and concluded that amendments to Council's planning scheme are the most appropriate the protection for dam site in the long term.

The OCG, in consultation with the Regional Water Supply Infrastructure team of DNRME, identified three distinct categories of activities which are potentially incompatible with a future dam:

- activities that physically impact the structure/geology of the land
- activities that may potentially increase the cost of land acquisition in the future
- activities that may affect water quality.

Major Amendment No.1 of 2020 would establish a new planning scheme overlay to control new development within the proposed dam site.

The overlay would make all development, except for a dwelling house and associated outbuilding/s, impact assessable development with the Nullinga Dam development area.

A key requirement of the planning scheme amendment would be to ensure any new development within the Nullinga Dam development area is limited in size and designed to be relocatable.

Subdivision to create any new lots within the Nullinga Dam development area would not be supported by the planning scheme amendment.

The amendment process will be in accordance with section 20 of the *Planning Act 2016* and Chapter 2, Part 4 of the Minister's Guidelines and Rules.

RISK IMPLICATIONS

Legal and Compliance

As Major Amendment No.1 of 2020 responds to an action taken by the Minister, the amendment process must be finalised within the timeframe given by the Minister.

The deadline for finalisation of the amendments is March 2021.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

In accordance with Chapter 2, Part 4 of the Minister's Guidelines and Rules, the following actions and indicative timeframe will apply to Major Amendment No.1:

1. 15 July 2020 - Council decides to make Major Amendment No.1 of 2020;
2. 16 July 2020 - Council gives notice and required materials to the Minister;
3. 27 July 2020 - State interest review commences;
4. 20 October 2020 - State interest review response and Ministers approval for Council to proceed with public consultation;
5. 2 November 2020 - 1 December 2020 - Council undertakes public consultation of Major Amendment No.1 of 2020;
6. December 2020 - Council reviews submissions and prepares public consultation report;
7. January 2021 - Council seeks Minister's approval to adopt Major Amendment No.1 of 2020;
8. February 2021 - Council adopts Major Amendment No.1 of 2020.

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil.

Operating

Some minor costs will be incurred as a result of the public notification of the proposed amendment.

Is the expenditure noted above included in the current budget?

Yes.

LINK TO CORPORATE PLAN

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

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

IMPLEMENTATION/COMMUNICATION

Schedule 3 - Required Material of the Minister's Guidelines and Rules, requires Council to have a Communications Strategy for the amendment process.

An appropriate Communications Strategy has been prepared and is provided as **Attachment 2**.

MAJOR AMENDMENT NO.1 OF 2020
MAREEBA SHIRE COUNCIL PLANNING
SCHEME 2016

Nullinga Dam development area



Explanatory Statement

This Explanatory Statement is produced as supporting material to Major Amendment No.1 of 2020 to the Mareeba Shire Council Planning Scheme 2016.

The amendment is proposed in accordance with section 20 of the *Planning Act 2016* (the Act) and the Minister's Guidelines and Rules which sets out the minimum requirements for a local government when amending a planning scheme for section 20 of the Act.

The purpose of this document is to provide context and background to Major Amendment No.1 of 2020 and will assist readers in understanding the nature of the changes.

Major Amendment No.1 of 2020 specifically addresses:

- Nullinga Dam development area

Nullinga Dam development area

A detailed business case for the proposed Nullinga Dam was prepared by Building Queensland and completed in June 2019. The business case concluded that the dam was not currently financially or economically viable and consequently construction should not progress at this time.

In August 2019, the State Government endorsed the findings of the detailed business case for the Nullinga Dam and decided that construction would not proceed at this time. The State Government recommended, however, the Coordinator-General, in conjunction with the Department of Natural Resources, Mines and Energy (DNRME) take immediate steps to protect the proposed Nullinga Dam site (dam site) as a strategic precautionary measure, including investigation and potential declaration of a State Development Area.

The Office of the Coordinator General (OCG) has completed an investigation and concluded that amendments to Council's planning scheme are the most appropriate the protection for dam site in the long term.

The OCG, in consultation with the Regional Water Supply Infrastructure team of DNRME, identified three distinct categories of activities which are potentially incompatible with a future dam:

- activities that physically impact the structure/geology of the land
- activities that may potentially increase the cost of land acquisition in the future
- activities that may affect water quality.

Major Amendment No.1 of 2020 would establish a new planning scheme overlay to control new development within the proposed dam site.

The overlay would make all development, except for a dwelling house and associated outbuilding/s, impact assessable development with the Nullinga Dam development area.

A key requirement of the planning scheme amendment would be to ensure any new development within the Nullinga Dam development area is limited in size and designed to be relocatable.

Subdivision to create any new lots within the Nullinga Dam development area would not be supported by the planning scheme amendment.

Contents

Explanatory Statement	1
Part 1 Preliminary	3
Clause 1 Short title	3
Clause 2 Adoption	3
Clause 3 Commencement	3
Part 2 Amendment of the Planning Scheme	3
Clause 4 Amendment of the Planning Scheme	3
Clause 5 Amendment of Preliminaries - Contents	3
Clause 6 Amendment of Preliminaries - Tables	3
Clause 7 Amendment of Part 1 – About the planning scheme	3
Clause 8 Amendment of Part 3 - Strategic framework	3
Clause 9 Amendment of Part 5 - Tables of assessment	4
Clause 10 Amendment of Part 8 - Overlays	4
Clause 11 Amendment to Schedule 2 - Mapping	4
Appendix A	5
Appendix B	17
Appendix C	22
Appendix D	33
Appendix E	36

Part 1 Preliminary

- Clause 1 Short title
This amendment may be cited as Major Amendment No.1 of 2020 – Nullinga Dam development area.
- Clause 2 Adoption
Mareeba Shire Council adopted this planning scheme amendment on **to be determined**.
- Clause 3 Commencement
This amendment took effect on **to be determined**.

Part 2 Amendment of the Planning Scheme

- Clause 4 Amendment of the Planning Scheme
Mareeba Shire Council Planning Scheme 2016 is amended in the manner set out in this part.
- Clause 5 Amendment of Preliminaries - Contents
(1) Contents
omit, insert – amended Contents, generally in accordance with attached Appendix A.
- Clause 6 Amendment of Preliminaries - Tables
(1) Tables
omit, insert – amended Tables, generally in accordance with attached Appendix B.
- Clause 7 Amendment of Part 1 – About the planning scheme
(1) Part 1, 1.2 – Planning scheme components
insert – (1)(h)(xiii) Nullinga dam overlay.
- Clause 8 Amendment of Part 3 - Strategic framework
(1) Part 3, 3.6 Transport and infrastructure, 3.6.1 Strategic outcomes
insert
(11) Regional water supply needs, including the Mareeba Shire's future agricultural water supply needs are secured through the identification of the Nullinga dam development area and its protection from incompatible and inappropriate development.

-
- (2) Part 3, 3.6.7 Element-Water supply and wastewater services,
3.6.7.1 Specific outcomes

insert

- (7) *Development within the Nullinga dam development area does not include:*
- (a) *activities that physically impact the structure/geology of the land, in particular excavation activities in areas where the dam wall and any spillways are proposed to be sited;*
 - (b) *activities and development that increase the number of buildings, lots; and*
 - (c) *activities that may affect surface water and groundwater quality.*

Clause 9 Amendment of Part 5 - Tables of assessment

- (1) Part 5, 5.10 Categories of development and assessment - Overlays

omit Table 5.10.1-Assessment benchmarks for overlays

insert - amended Table 5.10.1- Assessment benchmarks for overlays as attached in Appendix C.

Clause 10 Amendment of Part 8 - Overlays

- (1) Part 8, following 8.2.12 Transport infrastructure overlay code

insert new 8.2.13 Nullinga dam overlay code as attached in Appendix D.

Clause 11 Amendment to Schedule 2 - Mapping

- (1) Schedule 2, SC2.1 Map index

insert, in Overlay maps:

- *OM-013 Nullinga dam overlay map*

- (2) Schedule 2, SC2.5 Overlay maps

insert new OM-013 Nullinga dam overlay map, generally in accordance with plan attached in Appendix E.

(Note: the extent of the Nullinga dam development area is as per the predicted lake water level and buffer.

Appendix A

Contents

Note: For the purpose of ease of understanding by Council, the changes are indicated by "Strikeout" (denoting deletion) and "Underline" (denoting insertion).



Contents

Part 1 About the planning scheme	20
1.1 Introduction	20
1.2 Planning scheme components	22
1.3 Interpretation	24
1.3.1 Definitions	24
1.3.2 Standard drawings, maps, notes, editor's notes and footnotes	24
1.3.3 Punctuation	24
1.3.4 Zones for roads, closed roads, waterways and reclaimed land	25
1.4 Categories of development	25
1.5 Hierarchy of assessment benchmarks	25
1.6 Building work regulated under the planning scheme	26
1.7 Local government administrative matters	26
1.7.1 Temporary Uses	26
1.7.2 Commonwealth Government owned Land	28
1.7.3 Local Heritage Register	28
1.7.4 Dual occupancy	28
Part 2 State planning provisions	29
2.1 State planning policy	29
2.2 Regional plan	29
2.3 Referral agency delegations	29
2.4 Regulated requirements	30
Part 3 Strategic framework	31
3.1 Preliminary	31
3.2 Strategic intent	32
3.2.1 Setting the scene	32
3.2.2 The way forward: Mareeba Shire in 2031	35
3.3 Settlement pattern and built environment	37
3.3.1 Strategic outcomes	37
3.3.2 Element—Activity centres network	39
3.3.3 Element—Major regional activity centre	39
3.3.4 Element—Village activity centre	40
3.3.5 Element—Rural activity centres	40
3.3.6 Element—Rural villages	40
3.3.7 Element—Residential areas and development	41
3.3.8 Element—Urban expansion and investigation areas	41
3.3.9 Element—Aged care and retirement areas	42
3.3.10 Element—Rural residential areas	42
3.3.11 Element—Rural areas	43
3.3.12 Element—Industry areas	44
3.3.13 Element—Sustainable design	44
3.3.14 Element—Natural hazard mitigation	45
3.3.15 Element—Indigenous communities	45
3.4 Natural resources and environment	46
3.4.1 Strategic outcomes	46
3.4.2 Element—Conservation areas	47
3.4.3 Element—Pest and weed management	47
3.4.4 Element—Biodiversity areas	48
3.4.5 Element—Strategic rehabilitation and ecological corridors	48
3.4.6 Element—Watercourses and wetlands	49
3.4.7 Element—Water resources	49
3.4.8 Element—Air and noise quality	50
3.4.9 Element—Contaminated land	50
3.5 Community identity and diversity	51
3.5.1 Strategic outcomes	51
3.5.2 Element—Local character	52
3.5.3 Element—Cultural heritage	52





3.5.4	Element—Scenic amenity	53
3.5.5	Element—Open space and recreation	54
3.5.6	Element—Community facilities	54
3.5.7	Element—Health	55
3.5.8	Element—Safe and healthy communities	55
3.6	Transport and infrastructure	56
3.6.1	Strategic outcomes	56
3.6.2	Element—Road network	58
3.6.3	Element—Rail network	58
3.6.4	Element—Freight	58
3.6.5	Element—Public and active transport	58
3.6.6	Element—Air transport	59
3.6.7	Element—Water supply and wastewater services	60
3.6.8	Element—Stormwater management	60
3.6.9	Element—Waste management	60
3.6.10	Element—Energy supply	61
3.6.11	Element—Information and communication technology	61
3.7	Economic development	62
3.7.1	Strategic outcomes	62
3.7.2	Element—Rural and Agricultural land	64
3.7.3	Element—Rural enterprise	64
3.7.4	Element—Intensive animal industries	64
3.7.5	Element—Forestry and permanent plantations	65
3.7.6	Element—Retail and commercial development	65
3.7.7	Element—Tourism	66
3.7.8	Element—Industry	67
3.7.9	Element—Education, research, culture and the arts	67
3.7.10	Element—Mining	67
3.7.11	Element—Extractive resources	68
3.7.12	Element—Small scale and emerging industries	68
3.7.13	Element—Energy generation	69
3.7.14	Element—Major employment generators	69
Part 4	Priority Infrastructure plan	70
4.1	Preliminary	70
4.2	Planning assumptions	70
4.2.1	Dwellings, non-residential floor space and land area	71
4.2.2	Geographical areas	71
4.2.3	Time Periods	71
4.2.4	Existing level of development	71
4.2.5	Development potential of land	71
4.2.6	Assumed Scale of Development	72
4.2.7	Occupancy rates	73
4.2.8	Floor area and jobs	73
4.2.9	PIP Projection Categories	73
4.2.10	Population and employment	75
4.2.11	Demand generation	82
4.2.11.1	Demand rates	82
4.3	Priority infrastructure area	84
4.4	Desired Standards of Service (DSS)	84
4.4.1	Water supply network desired standards of service	84
4.4.2	Sewerage network desired standards of service	87
4.4.3	Stormwater network desired standards of service	89
4.4.4	Transport network desired standards of service	90
4.4.5	Public parks and land for community facilities network desired standards of service	91
4.5	Plans for trunk infrastructure	95
4.6	Definitions	101
4.7	Abbreviations	102
Part 5	Tables of assessment	103



5.1	Preliminary	103
5.2	Reading the tables	103
5.3	Categories of development and assessment	104
5.3.1	Process for determining the category of development and the category of assessment for assessable development	104
5.3.2	Determining the category of development and categories of assessment	105
5.3.3	Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development	106
5.4	Regulated categories of development and categories of assessment prescribed by the Regulation	107
5.5	Categories of development and assessment—Material change of use	108
5.6	Categories of development and assessment—Reconfiguring a lot	169
5.7	Categories of development and assessment—Building work	170
5.8	Categories of development and assessment—Operational work	171
5.9	Categories of development and assessment—Local plans	172
5.10	Categories of development and assessment—Overlays	177
Part 6	Zones	187
6.1	Preliminary	187
6.2	Zone codes	188
6.2.1	Centre zone code	188
6.2.2	Community facilities zone code	193
6.2.3	Conservation zone code	196
6.2.4	Emerging community zone code	199
6.2.5	Industry zone code	204
6.2.6	Low density residential zone code	208
6.2.7	Medium density residential zone code	212
6.2.8	Recreation and open space zone code	216
6.2.9	Rural zone code	219
6.2.10	Rural residential zone code	223
Part 7	Local plans	227
7.1	Preliminary	227
7.2	Local plan codes	228
7.2.1	Kuranda local plan code	228
7.2.2	Mareeba local plan code	234
Part 8	Overlays	242
8.1	Preliminary	242
8.2	Overlay codes	243
8.2.1	Agricultural land overlay code	243
8.2.2	Airport environs overlay code	246
8.2.3	Bushfire hazard overlay code	251
8.2.4	Environmental significance overlay code	255
8.2.5	Extractive resources overlay code	261
8.2.6	Flood hazard overlay code	263
8.2.7	Heritage overlay code	274
8.2.8	Hill and slope overlay code	278
8.2.9	Regional infrastructure corridors and substations overlay code	280
8.2.10	Residential dwelling house and outbuilding overlay code	282
8.2.11	Scenic amenity overlay code	289
8.2.12	Transport infrastructure overlay code	291
8.2.13	Nullinga dam overlay code	293
Part 9	Development codes	295
9.1	Preliminary	295
9.2	Codes and requirements for regulated categories of development and categories of assessment prescribed by the Regulation	295





9.3	Use codes	296
9.3.1	Accommodation activities code	296
9.3.2	Commercial activities code	308
9.3.3	Community activities code	312
9.3.4	Energy and infrastructure activities code	315
9.3.5	Industrial activities code	320
9.3.6	Rural activities code	323
9.3.7	Sport and recreation activities code	330
9.4	Other development codes	332
9.4.1	Advertising devices code	332
9.4.2	Landscaping code	351
9.4.3	Parking and access code	356
9.4.4	Reconfiguring a lot code	376
9.4.5	Works, services and infrastructure code	394
Schedule 1 Definitions		391
SC1.1	Use definitions	391
SC1.1.1	Defined activity groups	414
SC1.1.2	Industry thresholds	415
SC1.2	Administrative definitions	418
Schedule 2 Mapping		436
SC2.1	Map index	436
SC2.2	Strategic framework maps	442
SC2.3	Zone maps	452
SC2.4	Local plan maps	484
SC2.5	Overlay maps	489
Schedule 3 Priority infrastructure plan mapping and supporting material		638
Schedule 4 Notations required under the Planning Act 2016		746
SC4.1	Notation of decisions affecting the planning scheme under section 80 of the Act	746
SC4.2	Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act	746
SC4.3	Notation of registration for urban encroachment provisions under section 267 of the Act	746
Schedule 5 Designation of premises for development		747
Schedule 6 Planning scheme policies		748
SC6.1	Planning scheme policy index	748
SC6.2	Planning Scheme Policy 1 – Character Area Design Guideline	749
SC6.3	Planning Scheme Policy 2 – Ecological Assessment Reports	771
SC6.4	Planning Scheme Policy 3 – Extractive Industry	783
SC6.5	Planning Scheme Policy 4 – FNQROC Regional Development Manual	787
SC6.6	Planning Scheme Policy 5 – Geotechnical Reports	788
SC6.7	Planning Scheme Policy 6 – Landscaping and Preferred Plant Species	795
SC6.8	Planning Scheme Policy 7 – Local Heritage Places	832
SC6.9	Planning Scheme Policy 8 – Structure Planning	840
SC6.10	Planning Scheme Policy 9 – Footpath Paving	843
Schedule 7 Local Heritage Places		851
SC7.1	Purpose of the Schedule	851
SC7.2	Local Heritage Places Listings	851
7.1	Almaden Locality	853
7.1.1	Almaden Cemetery	853
7.1.2	Railway Hotel	854
7.2	Bibbohra Locality	855
7.2.1	Bibbohra Railway Bridge	855
7.3	Calcifer Locality	856



7.3.1	Calcefer Smelter, Tramway and Township	856
7.4	Mount Carbine Locality	858
7.4.1	Mount Carbine Mining Stammer	858
7.5	Chillagoe Locality	860
7.5.1	Chillagoe Community Church (Chillagoe Catholic Church)	860
7.5.2	Chillagoe Cemetery	861
7.5.3	Chillagoe Police Residence (Former Chillagoe police station)	863
7.5.4	Chillagoe Police Station	864
7.5.5	Chillagoe Post Office (Former)	865
7.5.6	Post Office Hotel	867
7.5.7	Chillagoe Railway Station and Goods Shed	868
7.6	Dimbulah Locality	869
7.6.1	Dimbulah Picture Theatre (Former)	869
7.6.2	Junction Hotel	870
7.6.3	Dimbulah Memorial Hall	871
7.6.4	Dimbulah Queensland Country Women's Association Hall (CWA)	873
7.6.5	Dimbulah Railway Station (Dimbulah Railway Museum and Information Centre)	874
7.6.6	Tobacco Buildings, Dimbulah (Eureka Syndicate Site)	875
7.7	Emuford Locality	876
7.7.1	Emuford Battery (Former)	876
7.8	Gurrumbah Locality	879
7.8.1	Gurrumbah (Melaney's Pocket)	879
7.9	Irvinebank Locality	880
7.9.1	Irvinebank Cemetery	880
7.9.2	2623 Herberton-Petford Road	882
7.9.3	Freethinkers Cottage	883
7.9.4	Manco Cottage	884
7.9.5	Irvinebank State School	885
7.9.6	Irvinebank Workers Residences	887
7.9.7	Irvinebank Police Station	888
7.9.8	Irvinebank Post and Telegraph Office (Former)	889
7.10	Kingsborough Locality	890
7.10.1	Kingsborough Cemetery	890
7.11	Kuranda Locality	891
7.11.1	9 Coondoo Street (Djuri Dadagal)	891
7.11.2	13 Coondoo Street (Former School of Arts Building, Tropical Pulse)	892
7.11.3	22-26 Barran Street (Kuranda Backpackers Hostel, Grevillea, Methodist Youth Centre, YWCA)	893
7.11.4	38 Coondoo Street (Jilli Binna Building)	894
7.11.5	Kuranda Hotel (Kuranda Hotel Motel, Remilton's Hotel, The Bottom Hotel)	895
7.11.6	Kuranda Queensland Country Women's Association Hall	896
7.11.7	St Christopher's Catholic Church	897
7.11.8	St Saviour's Anglican Church	898
7.11.9	Coondoo Street, Kuranda - Fig Trees	899
7.11.10	Grave of JWH Keating	900
7.11.11	Kuranda Amphitheatre	901
7.11.12	Barron Falls Hydro Electric Power station and original power house site	902
7.12	Lappa Locality	905
7.12.1	Lappa Junction Hotel (Espanola Hotel)	905
7.13	Mareeba Locality	906
7.13.1	Civic Building	906
7.13.2	Mareeba Mosque	907
7.13.3	Peninsula Pub (Peninsula Hotel)	908
7.13.4	Mareeba Pioneer Cemetery (Costin Street Cemetery)	909
7.13.5	Mareeba Shire Council Office (former)	910
7.13.6	St Thomas of Villanova Catholic Church	911



7.13.7. St Thomas's Priory (The Roman Catholic Trust Corporation fro the Diocese of Cairns)	912
7.13.8. Mareeba State P-7 School (US 2 Station Hospital (Former), Australian First Army (AQ) HQ)	913
7.13.9. Tobacco Leaf Marketing Board Building	914
7.13.10. Uniting Church (Mareeba Methodist Church (former))	915
7.13.11. Mareeba Women's Rest Room (Byrnes Street Public Toilets; Former QCWA Building)	917
7.13.12. Atherton Family Cemetery	918
7.13.13. Mareeba Airfield and Heavy Anti Aircraft Gun Stations 448 and 449 (Hoevet's Airfield)	919
7.14. Mt Molloy Locality	925
7.14.1. Mt Molloy Mill Manager's House	925
7.14.2. Mount Molloy Smeher	927
7.14.3. Mitchellvale Graves	929
7.15. Montalbyn Locality	931
7.15.1. Montalbyn Pioneer Cemetery	931
7.16. Mount Mulligan Locality	932
7.16.1. Mount Mulligan Mine and Township	932
7.17. Petford Locality	940
7.17.1. Petford Railway Passenger Station	940
7.18. Thornborough Locality	941
7.18.1. The Bump Track, Thornborough to Kingsborough	941
7.19. Watsonville Locality	943
7.19.1. ANZAC Memorial Tree	943
7.19.2. Watsonville Pioneer Cemetery	944
7.19.3. Watsonville Windmill	946
7.20. Wetherby Station Locality	948
7.20.1. Grave of Georgina Mathieson	948
Appendix 1 Index and glossary of abbreviations and acronyms	950
Appendix 2 Table of amendments	951
Part 1 About the planning scheme	14
1.1 Introduction	14
1.2 Planning scheme components	16
1.3 Interpretation	18
1.3.1 Definitions	18
1.3.2 Standard drawings, maps, notes, editor's notes and footnotes	18
1.3.3 Punctuation	18
1.3.4 Zones for roads, closed roads, waterways and reclaimed land	19
1.4 Categories of development	19
1.5 Hierarchy of assessment benchmarks	19
1.6 Building work regulated under the planning scheme	20
1.7 Local government administrative matters	20
1.7.1 Temporary Uses	20
1.7.2 Commonwealth Government owned Land	22
1.7.3 Local Heritage Register	22
1.7.4 Dual occupancy	22
Part 2 State planning provisions	23
2.1 State planning policy	23
2.2 Regional plan	23
2.3 Referral agency delegations	23
2.4 Regulated requirements	24
Part 3 Strategic framework	25
3.1 Preliminary	25
3.2 Strategic intent	26
3.2.1 Setting the scene	26
3.2.2 The way forward - Mareeba Shire in 2031	29
3.3 Settlement pattern and built environment	31



3.3.1	Strategic outcomes	31
3.3.2	Element Activity centres network	33
3.3.3	Element Major regional activity centre	33
3.3.4	Element Village activity centre	34
3.3.5	Element Rural activity centres	34
3.3.6	Element Rural villages	34
3.3.7	Element Residential areas and development	35
3.3.8	Element Urban expansion and investigation areas	36
3.3.9	Element Aged care and retirement areas	36
3.3.10	Element Rural residential areas	36
3.3.11	Element Rural areas	37
3.3.12	Element Industry areas	38
3.3.13	Element Sustainable design	38
3.3.14	Element Natural hazard mitigation	39
3.3.15	Element Indigenous communities	39
3.4	Natural resources and environment	40
3.4.1	Strategic outcomes	40
3.4.2	Element Conservation areas	41
3.4.3	Element Pest and weed management	41
3.4.4	Element Biodiversity areas	42
3.4.5	Element Strategic rehabilitation and ecological corridors	42
3.4.6	Element Watercourses and wetlands	43
3.4.7	Element Water resources	43
3.4.8	Element Air and noise quality	44
3.4.9	Element Contaminated land	44
3.5	Community identity and diversity	45
3.5.1	Strategic outcomes	46
3.5.2	Element Local character	46
3.5.3	Element Cultural heritage	46
3.5.4	Element Scenic amenity	47
3.5.5	Element Open space and recreation	48
3.5.6	Element Community facilities	48
3.5.7	Element Health	49
3.5.8	Element Safe and healthy communities	49
3.6	Transport and infrastructure	50
3.6.1	Strategic outcomes	50
3.6.2	Element Road network	52
3.6.3	Element Rail network	52
3.6.4	Element Freight	52
3.6.5	Element Public and active transport	53
3.6.6	Element Air transport	53
3.6.7	Element Water supply and wastewater services	54
3.6.8	Element Stormwater management	54
3.6.9	Element Waste management	54
3.6.10	Element Energy supply	55
3.6.11	Element Information and communication technology	55
3.7	Economic development	56
3.7.1	Strategic outcomes	56
3.7.2	Element Rural and Agricultural land	58
3.7.3	Element Rural enterprise	58
3.7.4	Element Intensive animal industries	58
3.7.5	Element Forestry and permanent plantations	60
3.7.6	Element Retail and commercial development	60
3.7.7	Element Tourism	60
3.7.8	Element Industry	61
3.7.9	Element Education, research, culture and the arts	61
3.7.10	Element Mining	61
3.7.11	Element Extractive resources	62
3.7.12	Element Small scale and emerging industries	62





3.7.13 Element – Energy generation	63
3.7.14 Element – Major employment generators	63
Part 4 – Priority infrastructure plan	64
4.1 Preliminary	64
4.2 Planning assumptions	64
4.2.1 Dwellings, non-residential floor space and land area	65
4.2.2 Geographical areas	66
4.2.3 Time Periods	66
4.2.4 Existing level of development	66
4.2.5 Development potential of land	66
4.2.6 Assumed Scale of Development	66
4.2.7 Occupancy rates	67
4.2.8 Floor area and jobs	67
4.2.9 PIP Projection Categories	67
4.2.10 Population and employment	69
4.2.11 Demand generation	76
4.2.11.1 Demand rates	76
4.3 Priority infrastructure area	78
4.4 Desired Standards of Service (DSS)	78
4.4.1 Water supply network desired standards of service	78
4.4.2 Sewerage network desired standards of service	81
4.4.3 Stormwater network desired standards of service	83
4.4.4 Transport network desired standards of service	84
4.4.5 Public parks and land for community facilities network desired standards of service	85
4.5 Plans for trunk infrastructure	80
4.6 Definitions	85
4.7 Abbreviations	86
Part 5 – Tables of assessment	97
5.1 Preliminary	97
5.2 Reading the tables	97
5.3 Categories of development and assessment	98
5.3.1 Process for determining the category of development and the category of assessment for assessable development	98
5.3.2 Determining the category of development and categories of assessment	99
5.3.3 Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development	100
5.4 Regulated categories of development and categories of assessment prescribed by the Regulation	101
5.5 Categories of development and assessment – Material change of use	102
5.6 Categories of development and assessment – Reconfiguring a lot	163
5.7 Categories of development and assessment – Building work	164
5.8 Categories of development and assessment – Operational work	165
5.9 Categories of development and assessment – Local plans	166
5.10 Categories of development and assessment – Overlays	174
Part 6 – Zones	184
6.1 Preliminary	184
6.2 Zone codes	182
6.2.1 Centre zone code	182
6.2.2 Community facilities zone code	187
6.2.3 Conservation zone code	190
6.2.4 Emerging community zone code	193
6.2.5 Industry zone code	198
6.2.6 Low density residential zone code	202
6.2.7 Medium density residential zone code	206

6.2.8	Recreation and open space zone code	210
6.2.9	Rural zone code	213
6.2.10	Rural residential zone code	217
Part 7	Local plans	221
7.1	Preliminary	221
7.2	Local plan codes	222
7.2.1	Kuranda local plan code	222
7.2.2	Mareeba local plan code	228
Part 8	Overlays	236
8.1	Preliminary	236
8.2	Overlay codes	237
8.2.1	Agricultural land overlay code	237
8.2.2	Airport environs overlay code	240
8.2.3	Bushfire hazard overlay code	245
8.2.4	Environmental significance overlay code	249
8.2.5	Extractive resources overlay code	255
8.2.6	Flood hazard overlay code	257
8.2.7	Heritage overlay code	268
8.2.8	Hill and slope overlay code	272
8.2.9	Regional infrastructure corridors and substations overlay code	274
8.2.10	Residential dwelling house and outbuilding overlay code	276
8.2.11	Scenic amenity overlay code	283
8.2.12	Transport infrastructure overlay code	285
Part 9	Development codes	287
9.1	Preliminary	287
9.2	Codes and requirements for regulated categories of development and categories of assessment prescribed by the Regulation	287
9.3	Use codes	288
9.3.1	Accommodation activities code	288
9.3.2	Commercial activities code	300
9.3.3	Community activities code	304
9.3.4	Energy and infrastructure activities code	307
9.3.5	Industrial activities code	312
9.3.6	Rural activities code	315
9.3.7	Sport and recreation activities code	322
9.4	Other development codes	324
9.4.1	Advertising devices code	324
9.4.2	Landscaping code	343
9.4.3	Parking and access code	348
9.4.4	Reconfiguring a lot code	358
9.4.5	Works, services and infrastructure code	376
Schedule 1	Definitions	383
SC1.1	Use definitions	383
SC1.1.1	Defined activity groups	406
SC1.1.2	Industry thresholds	407
SC1.2	Administrative definitions	410
Schedule 2	Mapping	428
SC2.1	Map index	428
SC2.2	Strategic framework maps	434
SC2.3	Zone maps	444
SC2.4	Local plan maps	476
SC2.5	Overlay maps	481
Schedule 3	Priority infrastructure plan mapping and supporting material	630
Schedule 4	Notations required under the Planning Act 2016	738
SC4.1	Notation of decisions affecting the planning scheme under section 90 of the Act	738
SC4.2	Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act	738



SC4.3 Notation of registration for urban encroachment provisions under section 267 of the Act.....	738
Schedule 5 Designation of premises for development.....	738
Schedule 6 Planning scheme policies.....	740
SC6.1 Planning scheme policy index.....	740
SC6.2 Planning Scheme Policy 1 – Character Area Design Guideline.....	744
SC6.3 Planning Scheme Policy 2 – Ecological Assessment Reports.....	762
SC6.4 Planning Scheme Policy 3 – Extractive Industry.....	775
SC6.5 Planning Scheme Policy 4 – FNQROC Regional Development Manual.....	770
SC6.6 Planning Scheme Policy 5 – Geotechnical Reports.....	780
SC6.7 Planning Scheme Policy 6 – Landscaping and Preferred Plant Species.....	787
SC6.8 Planning Scheme Policy 7 – Local Heritage Places.....	824
SC6.9 Planning Scheme Policy 8 – Structure Planning.....	832
SC6.10 Planning Scheme Policy 9 – Footpath Paving.....	835
Schedule 7 Local Heritage Places.....	843
SC7.1 Purpose of the Schedule.....	843
SC7.2 Local Heritage Places Listings.....	843
7.1 Almaden Locality.....	845
7.1.1 Almaden Cemetery.....	845
7.1.2 Railway Hotel.....	846
7.2 Bibbohra Locality.....	847
7.2.1 Bibbohra Railway Bridge.....	847
7.3 Calcifer Locality.....	848
7.3.1 Calcifer Smelter, Tramway and Township.....	848
7.4 Mount Carbine Locality.....	850
7.4.1 Mount Carbine Mining Stamper.....	850
7.5 Chillagoe Locality.....	852
7.5.1 Chillagoe Community Church (Chillagoe Catholic Church).....	853
7.5.2 Chillagoe Cemetery.....	853
7.5.3 Chillagoe Police Residence (Former Chillagoe police station).....	855
7.5.4 Chillagoe Police Station.....	856
7.5.5 Chillagoe Post Office (Former).....	857
7.5.6 Post Office Hotel.....	859
7.5.7 Chillagoe Railway Station and Goods Shed.....	860
7.6 Dimbulah Locality.....	864
7.6.1 Dimbulah Picture Theatre (Former).....	864
7.6.2 Junction Hotel.....	862
7.6.3 Dimbulah Memorial Hall.....	862
7.6.4 Dimbulah Queensland Country Women's Association Hall (CWA).....	866
7.6.5 Dimbulah Railway Station (Dimbulah Railway Museum and Information Centre).....	866
7.6.6 Tobacco Buildings, Dimbulah (Eureka Syndicate Site).....	867
7.7 Emuford Locality.....	868
7.7.1 Emuford Battery (Former).....	868
7.8 Gurrumbah Locality.....	874
7.8.1 Gurrumbah (Melaney's Pocket).....	874
7.9 Irvinebank Locality.....	872
7.9.1 Irvinebank Cemetery.....	872
7.9.2 2822 Herberton Petford Road.....	874
7.9.3 Freethinkers Cottage.....	875
7.9.4 Mango Cottage.....	876
7.9.5 Irvinebank State School.....	877
7.9.6 Irvinebank Workers Residences.....	879
7.9.7 Irvinebank Police Station.....	880
7.9.8 Irvinebank Post and Telegraph Office (Former).....	881



7.10	Kingsborough Locality	882
7.10.1	Kingsborough Cemetery	882
7.11	Kuranda Locality	883
7.11.1	9 Coondoo Street (Djuni Dadjala)	883
7.11.2	43 Coondoo Street (Former School of Arts Building, Tropical Pulse)	884
7.11.3	22-26 Barang Street (Kuranda Backpackers Hostel, Grevillea, Methodist Youth Centre, YAWCA)	886
7.11.4	20 Coondoo Street (Jill Binna Building)	886
7.11.5	Kuranda Hotel (Kuranda Hotel Motel, Remilton's Hotel, The Bottom Hotel)	887
7.11.6	Kuranda Queensland Country Women's Association Hall	888
7.11.7	St Christopher's Catholic Church	888
7.11.8	St Saviour's Anglican Church	890
7.11.9	Coondoo Street Kuranda Fig Trees	894
7.11.10	Grave of JWH Keating	892
7.11.11	Kuranda Amphitheatre	893
7.11.12	Baron Falls Hydro Electric Power station and original power house site	894
7.12	Lappa Locality	897
7.12.1	Lappa Junction Hotel (Española Hotel)	897
7.13	Mareeba Locality	898
7.13.1	Civic Building	898
7.13.2	Mareeba McQueen	899
7.13.3	Peninsula Pub (Peninsula Hotel)	899
7.13.4	Mareeba Pioneer Cemetery (Coctin Street Cemetery)	901
7.13.5	Mareeba Shire Council Office (former)	902
7.13.6	St Thomas of Villanova Catholic Church	903
7.13.7	St Thomas's Priory (The Roman Catholic Trust Corporation for the Diocese of Cairns)	904
7.13.8	Mareeba State P-7 School (US-2 Station Hospital (Former), Australian First Army (HQ) HQ)	906
7.13.9	Tobacco Leaf Marketing Board Building	906
7.13.10	Uniting Church (Mareeba Methodist Church (former))	907
7.13.11	Mareeba Women's Rest Room (Byrnes Street Public Toilets, Former QCWA Building)	909
7.13.12	Atherton Family Cemetery	910
7.13.13	Mareeba Airfield and Heavy Anti Aircraft Gun Stations 443 and 440 (Hoovey's Airfield)	911
7.14	Mt Molloy Locality	917
7.14.1	Mt Molloy Mill Manager's House	917
7.14.2	Mount Molloy Smelter	918
7.14.3	Mitchellvale Graves	924
7.15	Montalbion Locality	923
7.15.1	Montalbion Pioneer Cemetery	923
7.16	Mount Mulligan Locality	924
7.16.1	Mount Mulligan Mine and Township	924
7.17	Petford Locality	932
7.17.1	Petford Railway Passenger Station	932
7.18	Thornborough Locality	933
7.18.1	The Rump Track, Thornborough to Kingsborough	933
7.19	Watsonville Locality	935
7.19.1	ANZAC Memorial Tree	935
7.19.2	Watsonville Pioneer Cemetery	936
7.19.3	Watsonville Windmill	938
7.20	Wetherby Station Locality	940
7.20.1	Grave of Georgina Mathiason	940
	Appendix 1 Index and glossary of abbreviations and acronyms	942
	Appendix 2 Table of amendments	943

Appendix B

Tables

Note: For the purpose of ease of understanding by Council, the changes are indicated by "Strikeout" (denoting deletion) and "Underline" (denoting insertion).



Tables

Table Number	Table Name	Page No.
Table 1.7.1	Temporary use limitations	20
Table 2.3.1	Delegated referral agency jurisdictions	24
Table 4.2.6.1	Assumed scale of development for residential zones	66
Table 4.2.6.2	Assumed scale of development for non-residential zones	66
Table 4.2.7.1	Average residential occupancy rates in the various PIA localities	67
Table 4.2.8.1	Average job numbers per GFA	67
Table 4.2.9.1	PIP projection categories and residential planning scheme land uses	67
Table 4.2.9.2	PIP projection categories and non-residential planning scheme land uses	68
Table 4.2.10.1	Existing and projected population	70
Table 4.2.10.2	Existing and projected dwellings and land area	71
Table 4.2.10.3	Existing and projected employment	72
Table 4.2.10.4	Existing and projected non-residential floor space and land area	74
Table 4.2.11.1.1	Demand rates for the Mareeba Shire	76
Table 4.2.11.2.1	Demand generation rates	77
Table 4.4.1	Water supply network DSS	78
Table 4.4.2	Sewerage network DSS	81
Table 4.4.3	Stormwater network DSS	83
Table 4.4.4	Transport network DSS	84
Table 4.4.5	Public parks and land for community facilities DSS	85
Table 4.4.5.1	Accessibility standard	86
Table 4.4.5.2	Rate of land provision	86
Table 4.4.5.3	Size of parks and community land	86
Table 4.4.5.4	Maximum desired grade	86
Table 4.4.5.5	Minimum desired flood immunity for parks	86
Table 4.4.5.6	Standard facilities/embellishments for parks	87
Table 4.5.1	Water supply network schedule of works	89
Table 4.5.2	Sewerage network schedule of works	90
Table 4.5.3	Stormwater network schedule of works	90
Table 4.5.4	Transport network schedule of works	91
Table 4.5.5	Parks and land for community facilities schedule of works	92
Table 4.5.6	Extrinsic material	94
Table 4.6.1	Definitions	95
Table 4.7.1	Abbreviations	96
Table 5.4.1	Development under schedules 6 of the Regulation: material change of use	101
Table 5.4.2	Regulated categories of development and categories of assessment: reconfiguring a lot	101
Table 5.4.3	Regulated categories of development and categories of assessment: operational work	101
Table 5.5.1	Centre zone	102
Table 5.5.2	Community facilities zone	120
Table 5.5.3	Conservation zone	127
Table 5.5.4	Emerging community zone	128
Table 5.5.5	Industry zone	130
Table 5.5.6	Low density residential zone	142
Table 5.5.7	Medium density residential zone	144
Table 5.5.8	Recreation and open space zone	147
Table 5.5.9	Rural zone	151
Table 5.5.10	Rural residential zone	158
Table 5.6.1	Reconfiguring a lot	163





Table Number	Table Name	Page No.
Table 5.7.1	Building work	164
Table 5.8.1	Operational work	165
Table 5.9.1	Kuranda local plan: material change of use	166
Table 5.9.2	Kuranda local plan: reconfiguring a lot	166
Table 5.9.3	Kuranda local plan: building work	166
Table 5.9.4	Mareeba local plan: material change of use	167
Table 5.9.5	Mareeba local plan: reconfiguring a lot	170
Table 5.9.6	Mareeba local plan: building work	170
Table 5.10.1	Assessment criteria for overlays	171
Table 6.2.1.3A	Centre zone code - For accepted development subject to requirements and assessable development	183
Table 6.2.1.3B	Setbacks and treatments to side and rear boundaries	186
Table 6.2.2.3	Community facilities zone code - For accepted development subject to requirements and assessable development	188
Table 6.2.3.3	Conservation zone code - For assessable development	191
Table 6.2.4.3	Emerging community zone code - For accepted development subject to requirements and assessable development	194
Table 6.2.5.3	Industry zone code - For accepted development subject to requirements and assessable development	199
Table 6.2.6.3A	Low density residential zone code - For accepted development subject to requirements and assessable development	203
Table 6.2.6.3B	Maximum densities for Accommodation activities	205
Table 6.2.7.3A	Medium density residential zone code - For accepted development subject to requirements and assessable development	207
Table 6.2.7.3B	Maximum densities for Accommodation activities	209
Table 6.2.8.3	Recreation and open space zone code - For accepted development subject to requirements and assessable development	211
Table 6.2.9.3	Rural zone code - For accepted development subject to requirements and assessable development	214
Table 6.2.10.3	Rural residential zone code - For accepted development subject to requirements and assessable development	218
Table 7.2.1.3A	Kuranda local plan - For accepted development subject to requirements and assessable development	223
Table 7.2.1.3B	Kuranda local plan precincts preferred plant species	227
Table 7.2.2.3	Mareeba local plan - For accepted development subject to requirements and assessable development	229
Table 8.2.1.3	Agricultural land overlay code - For accepted development subject to requirements and assessable development	238
Table 8.2.2.3	Airport environs overlay code - For accepted development subject to requirements and assessable development	241
Table 8.2.3.3	Bushfire hazard overlay code - For accepted development subject to requirements and assessable development	245
Table 8.2.4.3A	Environmental significance overlay code - For accepted development subject to requirements and assessable development	250
Table 8.2.4.3B	Setback and buffer distances from waterways	254
Table 8.2.5.3	Extractive resources overlay code - For accepted development subject to requirements and assessable development	255

Table Number	Table Name	Page No.
Table 8.2.6.3A	Flood hazard overlay code - For accepted development subject to requirements and assessable development	259
Table 8.2.6.3B	Flood immunity levels	265
Table 8.2.6.3C	Community infrastructure flood immunity levels	265
Table 8.2.6.3D	Development category	266
Table 8.2.7.3	Heritage overlay code - For accepted development subject to requirements and assessable development	268
Table 8.2.8.3	Hill and slope overlay code - For assessable development	272
Table 8.2.9.3	Regional infrastructure corridors and substations overlay code - For accepted development subject to requirements and assessable development	274
Table 8.2.10.3A	Residential dwelling house and outbuilding overlay code - For accepted development subject to requirements and assessable development	277
Table 8.2.10.3B	Pavement Standards for Access, Manoeuvring and Car Parking areas	282
Table 8.2.11.3	Scenic amenity overlay code - For accepted development subject to requirements and assessable development	283
Table 8.2.12.3	Transport infrastructure overlay code - For accepted development subject to requirements and assessable development	285
Table 8.2.13.3	Nullinga dam overlay code - For accepted development subject to requirements and assessable development	287
Table 9.3.1.3A	Accommodation activities code – For accepted development subject to requirements and assessable development	289
Table 9.3.1.3B	Minimum site area and minimum site frontage	296
Table 9.3.1.3C	Communal open space	296
Table 9.3.1.3D	Private open space	297
Table 9.3.1.3E	Maximum scale of accommodation activities associated with a Home based business	299
Table 9.3.2.3	Commercial activities code – For accepted development subject to requirements and assessable development	301
Table 9.3.3.3	Community activities code - For accepted development subject to requirements and assessable development	304
Table 9.3.4.3	Energy and infrastructure activities code - For accepted development subject to requirements and assessable development	308
Table 9.3.5.3	Industrial activities code– For accepted development subject to requirements and assessable development	313
Table 9.3.6.3A	Rural activities code - For accepted development subject to requirements and assessable development	315
Table 9.3.6.3B	Poultry farming (over 1,000 birds) setback distances	321
Table 9.3.7.3	Sport and recreation code – For accepted development subject to requirements and assessable development	322
Table 9.4.1.3A	Advertising devices code - For accepted development subject to requirements and assessable development	324
Table 9.4.1.3B	Acceptable advertising devices	327
Table 9.4.1.3C	Acceptable locations for Freestanding advertising devices	330
Table 9.4.1.3D	Number, Type and Design of Advertising Devices	337
Table 9.4.2.3A	Landscaping code - For accepted development subject to requirements and assessable development	344
Table 9.4.2.3B	Side and rear boundary landscape treatments	347





Table Number	Table Name	Page No.
Table 9.4.3.3A	Parking and access code – For accepted development subject to requirements and assessable development	348
Table 9.4.3.3B	Vehicle Parking and Service Vehicle Space Requirements	354
Table 9.4.3.3C	Pavement Standards for Access, Manoeuvring and Car Parking areas	364
Table 9.4.3.3D	Bicycle Parking and End of Trip Facility Requirements	365
Table 9.4.3.3E	Vehicular Access for Specific Uses	367
Table 9.4.4.3A	Reconfiguring a lot code – For assessable development	369
Table 9.4.4.3B	Minimum area and dimensions for Reconfiguring a lot	373
Table 9.4.5.3	Works, services and infrastructure code – For accepted development subject to requirements and assessable development	376
Table SC1.1.1	Index of use definitions	383
Table SC1.1.2	Use definitions	384
Table SC1.1.1.1	Index of defined activity groups	406
Table SC1.1.1.2	Defined activity groups	406
Table SC1.1.2.1	Industry thresholds	407
Table SC1.2.1	Index of administrative definitions	410
Table SC1.2.2	Administrative definitions	411
Table SC2.1.1	Map index	420
Table SC3.1.1	Priority infrastructure plan map index	630
Table SC4.1.1	Notation of decisions under section 89 of the Act	730
Table SC4.2.1	Notation of resolutions under Chapter 4, Part 2, Division 2 of the Act	738
Table SC4.3.1	Notation of registrations made under section 267 of the Act	738
Table SC5.1	Designation of premises for development of infrastructure under section 42 of the Act	739
Table SC6.1.1	Planning scheme policy index	740
Table AP1.1	Abbreviations and acronyms	942
Table AP2.1	Table of amendments	943

Appendix C

Table 5.10.1-Assessment benchmarks for overlays

Note: For the purpose of ease of understanding by Council, the changes are indicated by "Strikeout" (denoting deletion) and "Underline" (denoting insertion).

TABLES OF ASSESSMENT

5.10 Categories of development and assessment—Overlays

The following table identifies where an overlay changes the category of development and/or category of assessment from that stated in a zone or local plan and the relevant assessment benchmarks.

Table 5.10.1—Assessment benchmarks for overlays

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Agricultural land overlay		
Material change of use for Air services if servicing a property within the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n)	Accepted development Note—Where development is subject to a different category of development in sections 5.5 or 5.9, the category of development is changed to accepted development pursuant to subsection 5.3.2 (8) of the planning scheme.	
Material change of use for Caretaker's accommodation if: (a) complying with the relevant acceptable outcomes of the requirements; and (b) in the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) .	Accepted development subject to requirements Note—Where development is subject to a different category of development in sections 5.5 or 5.9, the category of development is changed to accepted development subject to requirements pursuant to subsection 5.3.2 (8) of the planning scheme.	Agricultural land overlay code Relevant zone code Accommodation activities code Works, services and infrastructure code
Material change of use for Animal keeping or Intensive animal industries if: (a) in the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) ; (b) complying with the relevant acceptable outcomes of the requirements; and (c) at least 2 kilometres away from all property boundaries.	Accepted development subject to requirements Note—Where development is subject to a different category of development in sections 5.5 or 5.9, the category of development is changed to accepted development subject to requirements pursuant to subsection 5.3.2 (8) of the planning scheme.	Agricultural land overlay code Relevant zone code Rural activities code Landscaping code Parking and access code Works, services and infrastructure code

PART 5

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Material change of use for Rural workers accommodation if: (a) not accepted development in the relevant zone; (b) complying with the relevant acceptable outcomes of the requirements; and (c) in the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) .	Accepted development subject to requirements Note—Where development is subject to a different category of development: in sections 5.5 or 5.9, the category of development is changed to accepted development subject to requirements pursuant to subsection 5.3.2 (8) of the planning scheme.	Agricultural land overlay code Relevant zone code Accommodation activities code Parking and access code Works, services and infrastructure code
Material change of use for Rural workers accommodation if: (a) not accepted development in the relevant zone; (b) not complying with the relevant acceptable outcomes of the requirements; and (c) in the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) .	Code assessment Note—Where development is subject to a different category of development: or assessment in sections 5.5 or 5.9, the category of development is changed to assessable development and the category of assessment is changed to code assessment pursuant to subsection 5.3.2 (8) of the planning scheme.	Agricultural land overlay code Relevant zone code Accommodation activities code Parking and access code Works, services and infrastructure code
Material change of use for Telecommunication facilities if: (a) in the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) ; (b) buildings, structures and structures on buildings do not exceed 40 metres in height; (c) ancillary buildings associated with the use do not exceed 9m ² gross floor area; (d) security fencing associated with the use does not exceed 2.5 metres in height; and (e) fenced area does not exceed 60m ² .	Code assessment Note—Where development is subject to a different category of development: or assessment in sections 5.5 or 5.9, the category of development is changed to assessable development and the category of assessment is changed to code assessment pursuant to subsection 5.3.2 (8) of the planning scheme.	Agricultural land overlay code Relevant zone code Energy and infrastructure activities code Landscaping code Parking and access code Works, services and infrastructure code



TABLES OF ASSESSMENT

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Material change of use for Animal keeping or Intensive animal industries: (a) in the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) ; and (b) not accepted development subject to requirements in the Agricultural land overlay.	Impact assessment Note - Where development is subject to a different category of development or assessment in sections 5.5 or 5.9, the category of development is changed to assessable development and the category of assessment is changed to impact assessment pursuant to subsection 5.3.2 (8) of the planning scheme.	The planning scheme including the Agricultural land overlay code
Reconfiguring a lot if: (a) located in the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) ; and (b) resulting in the creation of an additional lot.	Impact assessment Note - Where development is subject to a different category of development or assessment in sections 5.6 or 5.9, the category of development is changed to assessable development and the category of assessment is changed to impact assessment pursuant to subsection 5.3.2 (8) of the planning scheme.	The planning scheme including the Agricultural land overlay code
Any other development on land in the 'Class A' area, 'Class B' area or 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) .	No change	Agricultural land overlay code
Airport environs overlay		
Material change of use, reconfiguring a lot, building work or operational work for advertising device occurring within any of the following airport environs areas identified on the Airport environs overlay maps (OM-002a-f) : (a) a buffer; or (b) a light intensity area; or (c) the Obstacle Limitation Surface; or (d) an ANEF contour; or (e) a public safety area; or (f) a bird and bat strike zone.	No change	Airport environs overlay code

PART 5

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Bushfire hazard overlay		
Material change of use located in a Bushfire hazard area or a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) for: (a) child care centre; or (b) community care centre; or (c) correctional facility; or (d) educational establishment; or (e) hospital; or (f) residential care facility; or (g) retirement facility; or (h) rooming accommodation; or (i) shopping centre; or (j) tourist park; or (k) tourist attraction; or (l) development involving the bulk manufacture or storage of hazardous material.	Code assessment Note—Where development is subject to impact assessment in sections 5.5 or 5.9, the category of assessment is not changed to code assessment, despite subsection 5.3.2 (8) of the planning scheme.	Bushfire hazard overlay code
Any other development within a Bushfire hazard area or a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) .	No change	Bushfire hazard overlay code
Environmental significance overlay		
Operational work not associated with a material change of use or reconfiguring a lot where involving clearing of native vegetation in an area of 'Wildlife habitat' or 'Regulated vegetation' identified on the Environmental significance overlay maps (OM-004a-o)	Code assessment Note—Where development is subject to impact assessment in sections 5.8 or 5.9, the category of assessment is not changed to code assessment, despite subsection 5.3.2 (8) of the planning scheme.	Environmental significance overlay code
Material change of use, building work or operational work in an area of 'Wildlife habitat' identified on the Environmental significance overlay maps (OM-004a-o)	Code assessment Note—Where development is subject to impact assessment in sections 5.5, 5.7, 5.8 or 5.9, the category of assessment is not changed to code assessment, despite subsection 5.3.2 (8) of the planning scheme.	Environmental significance overlay code



TABLES OF ASSESSMENT

Development	Categories of development and assessment:	Assessment benchmarks for assessable development and requirements for accepted development
Material change of use or operational work involving clearing of native vegetation in an area of 'Regulated vegetation' identified on the Environmental significance overlay maps (OM-004a-o) and where: (a) identified as exempt clearing work in schedule 23 of the Regulation; or (b) involving a dwelling house and limited to clearing vegetation to the extent necessary for building a single dwelling house on a lot and any reasonably associated building or structure.	Accepted development	
Material change of use involving clearing of native vegetation in an area of 'Regulated vegetation' or 'Wildlife habitat' identified on the Environmental significance overlay maps (OM-004a-o) and not otherwise accepted development.	Code assessment Note—Where development is subject to impact assessment in sections 5.5 or 5.9, the category of assessment is not changed to code assessment, despite subsection 5.3.2 (8) of the planning scheme.	Environmental significance overlay code
Reconfiguring a lot where on a site that includes areas of 'Regulated vegetation' or 'Wildlife habitat' identified on the Environmental significance overlay maps (OM-004a-o)	Code assessment Note—Where development is subject to impact assessment in sections 5.6 or 5.9, the category of assessment is not changed to code assessment, despite subsection 5.3.2 (8) of the planning scheme.	Environmental significance overlay code
Development whether or not involving clearing of native vegetation in a 'Protected area' or 'Legally secured offset area' identified on the Environmental significance overlay maps (OM-004a-o) .	Impact assessment	The planning scheme including the Environmental significance overlay code

PART 5

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Development within: (a) a 'High ecological significance wetland' identified on the Environmental significance overlay maps (OM-004a-o) ; or (b) 200 metres of a 'High ecological significance wetland' identified on the Environmental significance overlay maps (OM-004a-o) ; or (c) a 'Waterway' or 'Waterway 100 metre buffer' identified on the Environmental significance overlay maps (OM-004p-z) .	No change	Environmental significance overlay code
Development within an 'Ecological corridor' or 'Habitat linkage' identified on Environmental significance overlay maps (OM-004a-o) .	No change	Environmental significance overlay code
Extractive resources overlay		
Development: (a) where located within a 'Key resource processing area' or 'Local resource area' identified on Extractive resources overlay map (OM-005e) ; and (b) not for operational work, Extractive industry or uses directly associated with Extractive industry.	Code assessment Note—Where development is subject to impact assessment in sections 5.5, 5.6, 5.7, 5.8 or 5.9, the category of assessment is not changed to code assessment, despite subsection 5.3.2 (8) of the planning scheme.	Extractive resources overlay code.
Material change of use for Dwelling house or Home based business involving building work within any of the following locations identified on Extractive resources overlay map (OM-005e) : (a) a 'Key resource separation area'; or (b) a 'Local resource separation area'; or (c) 100 metres of the cadastral road boundary of a 'Key resource transport route'.	Code assessment Note—Where development is subject to impact assessment in sections 5.5 or 5.9, the category of assessment is not changed to code assessment, despite subsection 5.3.2 (8) of the planning scheme.	Extractive resources overlay code.



TABLES OF ASSESSMENT

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Any other development within any of the following locations identified on Extractive resources overlay map (OM-005e) : (a) a 'Key resource processing area'; or (b) a 'Local resource area'; or (c) a 'Key resource separation area'; or (d) a 'Local resource separation area'; or (e) adjoining a 'Key resource transport route'.	No change	Extractive resources overlay code.
Flood hazard overlay		
Material change of use within a Significant, Low or Potential flood hazard area identified on the Flood hazard overlay maps (OM-006a-o) , except: (a) Animal husbandry; or (b) Cropping; or (c) Environmental facility; or (d) Landing; or (e) Outdoor sport and recreation; or (f) Park; or (g) Permanent plantation.	Code assessment Note—Where development is subject to impact assessment in sections 5.7 or 5.9, the category of assessment is not changed to code assessment, despite subsection 5.3.2 (8) of the planning scheme.	Flood hazard overlay code
Material change of use within a High or Extreme flood hazard area identified on the Flood hazard overlay maps (OM-006a-o) , except: (a) Animal husbandry; or (b) Cropping; or (c) Environmental facility; or (d) Landing; or (e) Outdoor sport and recreation; or (f) Park; or (g) Permanent plantation.	Impact assessment	The planning scheme including the Flood hazard overlay code
Building work within a Flood hazard area identified on the Flood hazard overlay maps (OM-006a-o) , other than: (a) minor building work; or (b) minor building alterations or additions; or (c) for non-habitable buildings or structures located in the Rural zone and ancillary to a rural activity.	Code assessment Note—Where development is subject to impact assessment in sections 5.7 or 5.9, the category of assessment is not changed to code assessment, despite subsection 5.3.2 (8) of the planning scheme.	Flood hazard overlay code.

PART 5

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Reconfiguring a lot within a High or Extreme flood hazard area identified on the Flood hazard overlay maps (OM-006a-o) .	Impact assessment	The planning scheme including the Flood hazard overlay code
Any other development on land within a Flood hazard area identified on the Flood hazard overlay maps (OM-006a-o) .	No change	Flood hazard overlay code
Heritage overlay		
Material change of use if involving a change to the exterior appearance of a heritage place within a 'State heritage area' or 'Local heritage area' identified on the Heritage overlay maps (OM-007a-f) .	Code assessment <small>Note—Where development is subject to impact assessment in sections 5.5 or 5.9, the category of assessment is not changed to code assessment, despite subsection 5.3.2 (8) of the planning scheme.</small>	Heritage overlay code
Reconfiguring a lot relating to land identified on the Heritage overlay maps (OM-007a-f) as: (a) 'State heritage area'; or (b) 'Local heritage area'.	No change	Heritage overlay code
Operational work relating to land identified on the Heritage overlay maps (OM-007a-f) as: (a) 'State heritage area', or (b) 'Local heritage area'.	No change	Heritage overlay code
Building work relating to a heritage place within a 'State heritage area' or 'Local heritage area' identified on the Heritage overlay maps (OM-007a-f) which is minor building work if: (a) visible from the road frontage; or (b) building materials are not replaced with like for like.	Code assessment <small>Note—Where development is subject to impact assessment in sections 5.7 or 5.9, the category of assessment is not changed to code assessment, despite subsection 5.3.2 (8) of the planning scheme.</small>	Heritage overlay code
Building work relating to a heritage place within a 'State heritage area' or 'Local heritage area' identified on the Heritage overlay maps (OM-007a-f) which is not minor building work	Code assessment <small>Note—Where development is subject to impact assessment in sections 5.7 or 5.9, the category of assessment is not changed to code assessment, despite subsection 5.3.2 (8) of the planning scheme.</small>	Heritage overlay code



TABLES OF ASSESSMENT

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Hill and slope overlay		
Development within the 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-c) that involves: (a) clearing of vegetation; or (b) building work; or (c) filling or excavation.	Code assessment Note—Where development is subject to impact assessment in sections 5.5, 5.6, 5.7, 5.8 or 5.9, the category of assessment is not changed to code assessment, despite subsection 5.3.2 (8) of the planning scheme.	Hill and slope overlay code
Regional infrastructure corridors and substations overlay		
Development of land containing or adjoining any of the following infrastructure identified on the Regional infrastructure corridors and substations overlay maps (OM-009a-d) : (a) a 'Stock route'; or (b) 'Major electricity infrastructure'; or (c) a 'Substation'.	No change	Regional infrastructure corridors and substations overlay code
Residential dwelling house and outbuilding overlay		
Material change of use for Dwelling house within the 'Residential dwelling house and outbuilding area' identified on the Residential dwelling house and outbuilding overlay maps (OM-0010a-o) if complying with the relevant acceptable outcomes of the requirements.	Accepted development subject to requirements	Residential dwelling house and outbuilding overlay
Material change of use for Dwelling house within the 'Residential dwelling house and outbuilding area' identified on the Residential dwelling house and outbuilding overlay maps (OM-0010a-o) if not complying with one (1) or more of the relevant acceptable outcomes of the requirements.	Code assessment	Residential dwelling house and outbuilding overlay
Scenic amenity overlay		
Development of land adjoining a 'Local scenic route' identified on Scenic amenity overlay map (OM-011b) .	No change	Scenic amenity overlay code
Assessable development on land within the 'Shire scenic route 500 metre buffer' identified on Scenic amenity overlay map (OM-011b) .	No change	Scenic amenity overlay code

PART 5

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Assessable development on land identified on Scenic amenity overlay map (OM-011a) as: (a) 'Chillagoe Smelters iconic landscape feature'; or (b) 'Chillagoe Smelters 500 metre buffer'; or (c) 'Mount Mulligan iconic landscape feature'; or (d) 'Mount Mulligan 12 kilometre buffer'.	No change	Scenic amenity overlay code
Transport infrastructure overlay <small>Note—The Transport infrastructure overlay includes mapped Transport Noise Corridors in accordance with section 246ZA of the Building Act. These corridors are identified on Transport infrastructure overlay maps (OM-012i-s) for information purposes only and the category of development or assessment of development within these corridors is not changed by the Transport infrastructure overlay.</small>		
Development of land adjoining a 'rail corridor' identified on Transport Infrastructure overlay map (OM-012a-j) .	No change	Transport infrastructure overlay code
Nullinga dam overlay		
<u>Material change of use for Dwelling house within the 'Nullinga dam development area' identified on the Nullinga dam overlay map (OM-013) if complying with the relevant acceptable outcomes of the requirements.</u>	<u>Accepted development subject to requirements.</u>	<u>Nullinga dam overlay code</u>
<u>Any other development on land within the 'Nullinga dam development area' identified on the Nullinga dam overlay map (OM-013).</u>	<u>Impact assessment</u>	<u>The planning scheme including the Nullinga dam overlay code</u>



Appendix D

8.2.13 Nullinga dam overlay code

Note: For the purpose of ease of understanding by Council, the changes are indicated by "Strikeout" (denoting deletion) and "Underline" (denoting insertion).

OVERLAYS

8.2.13 Nullinga dam overlay code

8.2.13.1 Application

- (2) This code applies to assessing development where:
- (c) land the subject of development is located within the 'Nullinga Dam development area' identified on the Nullinga dam overlay map (OM-013); and
 - (d) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

8.2.13.2 Purpose

- (3) The purpose of the Nullinga dam overlay code is to protect or manage the 'Nullinga Dam development area' to ensure the future sustainability of the shire's water resources.
- (4) The purpose of the code will be achieved through the following overall outcomes:
- (e) The 'Nullinga Dam development area' is protected from development that is likely to compromise the future construction and associated structural integrity of the Nullinga Dam.
 - (f) Development does not increase the number of buildings, lots and infrastructure within the 'Nullinga Dam development area' by ensuring:
 - (i) Land within the 'Nullinga Dam development area' is maintained in its current configuration; and
 - (ii) Residential and non-residential infrastructure, including cropping infrastructure, is limited in size and designed to be relocatable.
 - (g) Land within the 'Nullinga Dam development area' is not reconfigured to create additional lot/s situated within the 'Nullinga Dam development area'.
 - (h) Development does not compromise or impact on the structure, stability or geology of land within the 'Nullinga Dam development area'.

8.2.13.3 Criteria for assessment

Table 8.2.13.3 – Nullinga dam overlay code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
<p>PO1 Accommodation activities are of a small scale, designed to be removable and do not exceed a density of one dwelling unit per lot.</p>	<p>AO1.1 The dwelling house and domestic outbuildings do not exceed: (a) The gross floor area of the dwelling house must not exceed 200m²; and (b) The cumulative gross floor area of all domestic outbuildings must not exceed 200m².</p>
	<p>AO1.2 All structures must be designed and constructed to allow for their future removal from the Nullinga dam development area.</p>
For assessable development	

PART 8

<u>Performance outcomes</u>	<u>Acceptable outcomes</u>
<p>PO2 Development in the 'Nullinga dam development area' identified on the <u>Nullinga dam overlay map (OM-013)</u> does not include:</p> <p>(a) <u>activities that physically impact the structure/geology of the land in particular excavation activities in areas where the dam wall and any spillways are proposed to be sited;</u></p> <p>(b) <u>activities that may increase infrastructure, and/or the number of buildings; and</u></p> <p>(c) <u>activities that may detrimentally affect surface water and groundwater quality.</u></p>	<p>AO2 <u>No acceptable outcome is provided.</u></p>
<p>PO3 <u>No new extractive industry is developed in the 'Nullinga dam development area' identified on the Nullinga dam overlay map (OM-013).</u></p>	<p>AO3 <u>No acceptable outcome is provided.</u></p>
<p>If for Reconfiguring a lot</p>	
<p>PO4 <u>Any Reconfiguring a lot in the 'Nullinga dam development area' identified on the Nullinga dam overlay map (OM-013) does not involve the creation of a new lot.</u></p>	<p>AO4 <u>No acceptable outcome is provided.</u></p>



Appendix E

Draft OM-013 - Nullinga dam overlay map

(Note: the extent of the Nullinga dam development area is as per the predicted lake water level and buffer.

Mareeba SHIRE COUNCIL


LEGEND
Nulunga Dam Overlay
Nulunga dam development area

Before reaction
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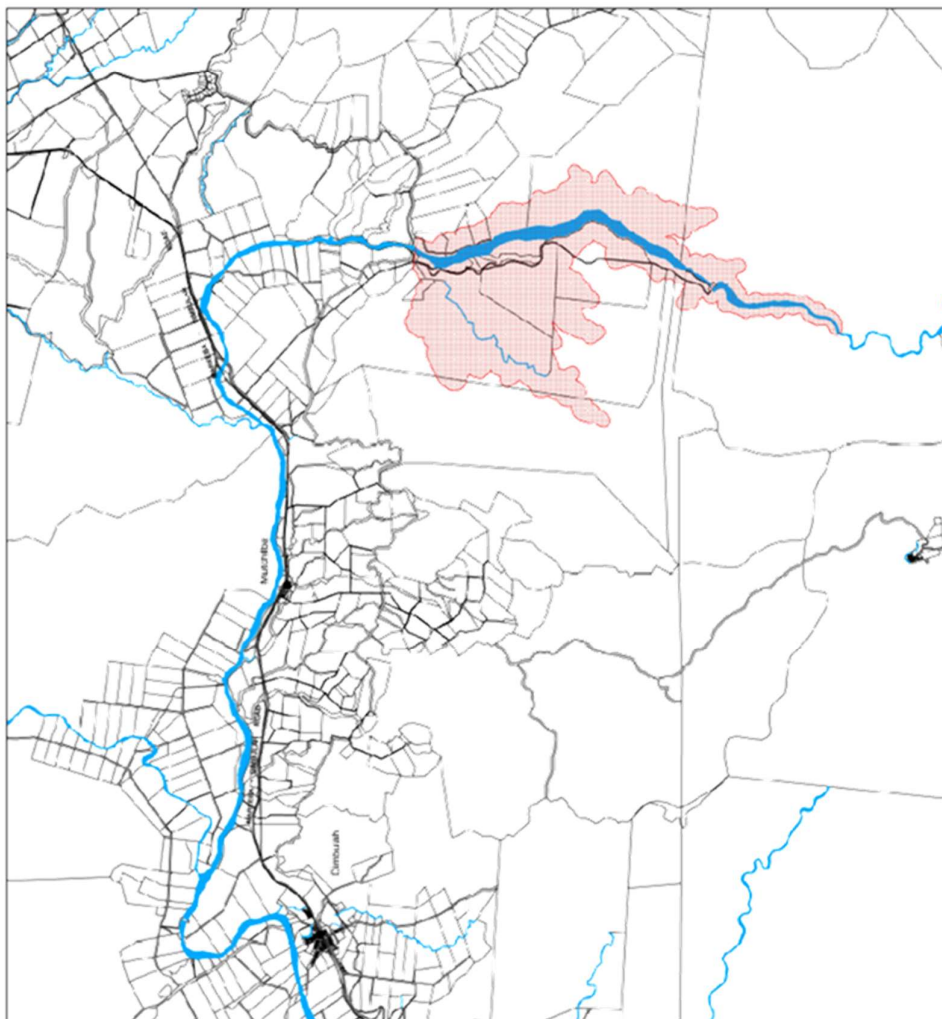
All data included on this map has been sourced from either the Mareeba Shire Council or the State of Queensland.

Map compilation date: June 2020
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Note:
This map is provided on the map is shown for the best or other map elements contact Council for a determination.



**Overlay Map
Nulunga Dam
Overlay
Overlay Map - OIM-013**



MAJOR AMENDMENT NO.1 OF 2020

**MAREEBA SHIRE COUNCIL PLANNING
SCHEME 2016**

Communications Strategy



Mareeba Shire Council Planning Scheme 2016
 Major Amendment No.1 of 2020 - Communications Strategy

Contents

1 Purpose..... 3

2 Background..... 3

3 Previous Consultation 4

 3.1 Consultation with the State government..... 4

 3.2 Consultation with Internal Departments and Councillors..... 4

4 Statutory Requirements for the Public Consultation of a Draft Planning Scheme..... 4

5 Implementation 5

 5.1 Application of IAP2 Principles 5

 5.2 Scope of Engagement..... 6

 5.3 Stakeholder Identification and Communication Methods 6

 5.4 Proposed Consultation Period (timing)..... 8

 5.5 Proposed Consultation Activities 8

6 Consultation with Local Indigenous Community 9

7 Submissions..... 9

8 Conclusion 10

Mareeba Shire Council Planning Scheme 2016
Major Amendment No.1 of 2020 - Communications Strategy

1 Purpose

This Communications Strategy has been prepared to inform Council, the community and the Chief Executive of Queensland Treasury of the proposed communication activities for the formal public consultation of the Major Amendment No.1 of 2020 to the Mareeba Shire Council Planning Scheme 2016.

This Communications Strategy provides for the minimum statutory requirements as well as reasonable additional consultation measures having regard to the relatively limited scope of Major Amendment No.1 of 2020.

This strategy provides an overview of:

- a) previous consultation activities undertaken to inform the drafting of the Major Amendment No.1 of 2020;
- b) the statutory requirements for the consultation of a planning scheme amendment;
- c) the proposed consultation activities for Council's formal public consultation of the Major Amendment No.1 of 2020; and
- d) the proposed framework for reviewing and responding to public submissions.

This strategy was informed by the *Community Engagement Toolkit for Planning* prepared by DSDMIP, dated July 2017.

2 Background

On 15 July 2020, Council resolved in accordance with section 20 of the *Planning Act 2016* and Chapter 2, Part 4 of the Minister's Guidelines and Rules to make an amendment to the Mareeba Shire Council Planning Scheme 2016.

The proposed amendment is detailed in Major Amendment No.1 of 2020.

The scope of the amendment is limited to the protection of the Nullinga Dam development area.

The amendment specifically responds to the following action by the Minister:

- (i) Direction under section 26 of the *Planning Act 2016* to require Council to amend the Mareeba Shire Council Planning Scheme 2016 to protect the propose site of Nullinga dam.

Mareeba Shire Council Planning Scheme 2016
Major Amendment No.1 of 2020 - Communications Strategy

3 Previous Consultation

3.1 Consultation with the State government

Draft amendments were provided to the Department of State Development, Manufacturing, Infrastructure and Planning in April 2020 and informal State comments were received in May 2020. The draft amendments were revised and again forwarded to the Department of State Development, Manufacturing, Infrastructure and Planning in May 2020.

A second round of informal State comments were received in June 2020 and the draft amendments were revised to address these comments.

Major Amendment No.1 of 2020 has incorporated the latest round informal State comments.

3.2 Consultation with Internal Departments and Councillors

Consultation with internal Council stakeholders has been ongoing throughout the drafting of Major Amendment No.1 of 2020.

Consultation with Councillors has been ongoing with the proposed planning scheme amendments being workshopped on several occasions.

4 Statutory Requirements for the Public Consultation of the Planning Scheme amendment

Council intends to undertake Major Amendment No.1 of 2020 by complying with section 20 of the *Planning Act 2016* and following the process set out by the Ministers' Guidelines and Rules.

Chapter 2, Part 4, section 18 specifies the statutory public consultation requirements.

Statutory public consultation will be undertaken-

- (a) for a period of at least 20 days; and
- (b) in accordance with-
 - i. the public notice requirements prescribed in the Act;
 - ii. the public notice requirements prescribed under Schedule 4; and
 - iii. the communications strategy given by the Minister under section 17.5.

5 Implementation

The proposed communications strategy for the public consultation of Major Amendment No.1 of 2020 aims to use multiple methods to engage stakeholders and maximise potential for important feedback that will inform any necessary changes to proposed planning scheme amendment.

This section provides an overview of the methods that are proposed to be used and the type of feedback that is expected to result from each method.


5.1 Application of IAP2 Principles

The International Association for Public Participation (IAP2) Federation and Australasian chapter offers concepts, principles and current industry practice in relation to community engagement. IAP2 defines community engagement as:

"Any process that involves the community in problem-solving or decision-making and uses community input to make better decisions".

IAP2 developed a spectrum of public participation that helps define the community's role in any community engagement process.

Figure 2: IAP2 Public Participation Spectrum

		INCREASING IMPACT ON THE DECISION 				
		INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL		To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
	PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision. We will seek your feedback on drafts and proposals.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will work together with you to formulate solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

Source: IAP2 International Federation 2014

Mareeba Shire Council Planning Scheme 2016
Major Amendment No.1 of 2020 - Communications Strategy

5.2 Scope of Engagement

Major Amendment No.1 of 2020's protection of the Nullinga Dam development area integrates the State Planning Policy State interest of Infrastructure (Energy and Water Supply).

The FNQ Regional Plan and State Planning Policy have both been subject to extensive community consultation processes during their drafting. The State interests expressed by both State planning instruments are well known to the community

Due to the relatively limited scope of Major Amendment No.1 of 2020 and the communities existing knowledge of the State interests that will be protected by the amendments, the scope of engagement will be the minimum statutory requirements as well as reasonable additional minor consultation measures.

5.3 Stakeholder Identification and Communication Methods

Table 1 identifies the stakeholders involved in the public consultation of the Major Amendment No.1 of 2020, the key issues they are likely to be interested in, and the proposed method of communication that will be used during the consultation period.

Mareeba Shire Council Planning Scheme 2016
 Major Amendment No.1 of 2020 - Communications Strategy

Table 1: Stakeholder Issues and Proposed Methods of Communication

Stakeholder Group	Key Issues	Method of Communication
Land owners with the Nullinga Dam development area	<ul style="list-style-type: none"> • Direct impacts on private property (i.e. proposed Nullinga dam overlay); • Need to alert all landowners of the public consultation of the planning scheme amendment for the opportunity to make a submission; • Lack of understanding about the operation and effect of town planning schemes in general. 	<ul style="list-style-type: none"> • Direct letter and factsheet to each land owner advising of the proposed planning scheme amendment and how to prepare a submission.
General community	<ul style="list-style-type: none"> • Interest in the policy and regulatory framework applicable to development in their communities. • Interest in potential development constraints in the local area arising from draft policy changes. 	<ul style="list-style-type: none"> • Statutory public notice in the Mareeba and Kuranda local newspapers; • Publication of a press release in the Mareeba and Kuranda local newspapers; • Prominent information on Council's website (and Facebook), including factsheet with link to further information and a timeline for implementation; • Provide the opportunity to meet with Council's planners to seek clarification about any aspect of the draft planning scheme and how to prepare a submission; • Establishment of static displays at Council's Administration Centre and libraries.
State and Local government agencies	<ul style="list-style-type: none"> • Ability to conduct State Interest Review efficiently in order to ensure that State Interests have been addressed in the draft planning scheme amendment. • Impacts the planning scheme may have to neighbouring Councils. 	<ul style="list-style-type: none"> • Provision of all required documentation in a useful format to the Queensland Treasury as per Schedule 3 of the Ministers' Guidelines and Rules. • Correspondence to neighbouring Councils seeking any feedback.

Mareeba Shire Council Planning Scheme 2016
 Major Amendment No.1 of 2020 - Communications Strategy

5.4 Proposed Consultation Period (timing)

The minimum statutory timeframe for the consultation of a planning scheme amendment is 20 business days, which allows for approximately 4 weeks.

Public consultation will commence upon receipt of the Minister's notice under section 17.5 of the Ministers' Guidelines and Rules authorising Council to proceed with public consultation and following compliance with any Minister's conditions.

5.5 Proposed Consultation Activities

Public consultation activities outlined in **Table 2** below are proposed.

Table 2: Proposed Consultation Activities

Consultation Activity	Description
1. Public notices	Public notices in accordance with the <i>Planning Act 2016</i> to be published in the Mareeba and Kuranda local papers.
2. Press release	A press release will be published in the Mareeba and Kuranda local papers during the weeks of consultation. The press release will also be published on Council's Facebook page.
3. Factsheet posted to land owners within the Nullinga Dam development area	Direct land owner engagement involving a letter and fact sheet sent to land owners. The fact sheet will provide general details about the planning scheme amendment and how to make a submission.
4. Fact sheet	A fact sheet about the planning scheme amendment to be provided on Council's website from the commencement of the consultation period.
5. Website presence	Prominently display the planning scheme amendment on Council's Website. Provide details about how to prepare a submission, fact sheet and Council's plan for the timing of the implementation of the planning scheme amendment. Provide the opportunity to make electronic submissions.
6. Static display	Establish static displays at the Mareeba customer service centre and libraries providing hard copies of the planning scheme amendment for viewing; information on how to prepare a submission; and fact sheet about the planning scheme amendment.

6 Consultation with Local Indigenous Community

Major Amendment No.1 of 2020's protection of the Nullinga Dam development area integrates the State Planning Policy State interest of Infrastructure (Energy and Water Supply).

The FNQ Regional Plan and State Planning Policy have both been subject to extensive community consultation processes during their drafting. The State interests expressed by both State planning instruments are well known to the community

Due to the relatively limited scope of Major Amendment No.1 of 2020 and the communities existing knowledge of the State interests that will be protected by the amendments, the scope of engagement will be the minimum statutory requirements as well as reasonable additional minor consultation measures.

It is not proposed to undertake separate consultation with the Local Indigenous Community.

7 Submissions

Properly made submissions will be accepted during the statutory public consultation period.

Under the *Planning Act 2016*, Council must consider and respond to all properly made submissions to the planning scheme which may include making changes to the planning scheme amendment. In accordance with Schedule 2 of the Act, a properly made submission is one that:

- (a) *is signed by each person (the **submission-makers**) who made the submission; and*
- (b) *is received-*
 - (i) *for a submission about an instrument under section 18, a State planning instrument, or a designation-on or before the last day for making the submission; or*
 - (ii) *otherwise-during the period fixed under this Act for making the submission; and*
- (c) *states the name and residential or business address of all submission-makers; and*
- (d) *states its grounds, and the facts and circumstances relied on to support the grounds; and*
- (e) *states 1 postal or electronic address for service relating to the submission for all submission-makers; and*
- (f) *is made to-*
 - (i) *for a submission made under chapter 2-the person to whom the submission is required to be made under that chapter; or*
 - (ii) *for a submission about a development application-the assessment manager; or*
 - (iii) *for a submission about a change application-the responsible entity.*

Following the close of the statutory public consultation period, all submissions will be considered by Council.

Following the end of public consultation, Council will prepare a consultation report about how Council has dealt with properly made submissions, which is-

Mareeba Shire Council Planning Scheme 2016
Major Amendment No.1 of 2020 - Communications Strategy

- (a) provided to each person who made a properly made submission; and
- (b) available to view and download on the Council's website.

Any changes to Major Amendment No.1 of 2020 will be made in accordance with Chapter 2, Part 4 of the Ministers' Guidelines and Rules.

8 Conclusion

This Communications Strategy for Major Amendment No.1 of 2020 has been prepared to satisfy the requirement of Schedule 3-Required Material of the Ministers' Guidelines and Rules. The Communications Strategy will be published on Council's website to provide information about the public consultation of the planning scheme amendment.

8.4 PROPOSED PLANNING SCHEME POLICY 10 - ADVERTISING DEVICES WITH AN ELECTRONIC DISPLAY COMPONENT

Date Prepared: 29 June 2020

Author: Senior Planner

Attachments: 1. Planning Scheme Policy 10

EXECUTIVE SUMMARY

The purpose of this report is for Council to resolve to make new Planning Scheme Policy 10 - Advertising Devices with an Electronic Display Component.

The Mareeba Shire Council Planning Scheme 2016 categorises permanent advertising devices as operational work.

Advertising devices may either be *Accepted development subject to requirements*, or *Code Assessable*, depending on the particular sign and its location. All advertising devices must comply with the Planning Scheme's Advertising Devices Code.

Changing trends in the advertising industry has seen a rise in the use of digital advertising signage elsewhere and it is only a matter of time before Council is required to consider an application for digital advertising signage.

Planning Scheme Policy 10 outlines specific information that will be required for the Electronic Display Component in order to demonstrate compliance with performance outcomes PO1, PO2(a), (d), (e) and PO4(a), (b) of the Advertising devices code.

RECOMMENDATION

That Council:

1. Make Planning Scheme Policy 10 - Advertising Devices with an Electronic Display Component in accordance with Section 22 of the *Planning Act 2016* and Chapter 3 Minister's rules for making and amending a planning scheme policy; and
2. Proceed to public consultation of the proposed planning scheme policy as required under Chapter 3 Minister's rules for making and amending a planning scheme policy.

BACKGROUND

The Mareeba Shire Council Planning Scheme 2016 categorises permanent advertising devices as operational work.

The definition of an advertising device is as follows:

Advertising Device - Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature that is provided exclusively or mainly as part of the advertisement.

Advertising devices may either be *Accepted development subject to requirements*, or *Code Assessable*, depending on the particular sign and its location.

Regardless of the level of assessment, the Planning Scheme's Advertising Devices Code is applicable.

To date, most advertising device applications within Mareeba Shire have been for conventional signs with fixed printed/painted advertisements.

Changing trends in the advertising industry has seen a rise in the use of digital advertising signage elsewhere and it is only a matter of time before Council is required to consider an application for digital advertising signage.

The primary causes for concern with the use of digital advertising signage are moving imagery and the luminance or brightness factor that can contribute to visual and cognitive distractions for the driver and road user. It is important to ensure the right balance of brightness and to avoid creating unnecessary distractions.

To ensure that appropriate guidance material is available for future digital advertising signage, proposed Planning Scheme Policy 10 has been drafted.

The proposed policy is intended to inform the assessment of an application for Operational Works (Advertising Device) where the proposed advertising device includes an Electronic Display Component (EDC).

The proposed policy requires an applicant to provide the nominated information to demonstrate compliance with performance outcomes PO1, PO2(a), (d), (e) and PO4(a), (b) of the Advertising devices code.

Draft Planning Scheme Policy 10 - Advertising Devices with an Electronic Display Component is provided as **Attachment 1**.

RISK IMPLICATIONS

Environmental

Without appropriate guidance, digital advertising signage has the potential, through moving imagery and luminance, to contribute to visual and cognitive distractions for the driver, road user and general public.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

The following is the indicative timeframe for the planning scheme policy:

1. 15 July 2020 - Council decides to make Planning Scheme Policy 10;
2. 3 August 2020 to 31 August 2020 - Council undertakes public consultation;
3. September 2020 - Council reviews submissions and prepares public consultation report;
4. 21 October 2020 - Council adopts Planning Scheme Policy 10.

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil.

Operating

Some minor costs will be incurred as a result of the public notification of the proposed planning scheme policy.

Is the expenditure noted above included in the current budget?

Yes.

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

In accordance with Chapter 3 Minister's rules for making and amending a planning scheme policy (PSP), the proposed planning scheme policy must be advertised for a minimum of 20 days during which the community and industry groups may make comment.

The public consultation period is currently planned to commence on Monday 3 August 2020 and conclude on Monday 31 August 2020.

Following the public notification process and review of any submissions, a further report will be presented to Council in September or October 2020 for adoption of the planning scheme policy.

PROPOSED PLANNING SCHEME POLICY 10

**MAREEBA SHIRE COUNCIL PLANNING
SCHEME 2016**

**Advertising Devices with an Electronic Display
Component**



Explanatory Statement

This Explanatory Statement is produced as supporting material to Proposed Planning Scheme Policy 10 - *Advertising Devices with an Electronic Display Component* of the Mareeba Shire Council Planning Scheme 2016.

The Mareeba Shire Council Planning Scheme 2016 categorises permanent advertising devices as operational work.

The definition of advertising device is as follows:

Advertising Device - *Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature that is provided exclusively or mainly as part of the advertisement.*

Advertising devices may either be *Accepted development subject to requirements*, or *Code Assessable*, depending on the particular sign and its location.

Regardless of the level of assessment, the Planning Scheme's Advertising Devices Code is applicable.

To date, most advertising device applications within Mareeba Shire have been for conventional signs with fixed printed/painted advertisements.

Changing trends in the advertising industry has seen a rise in the use digital advertising signage elsewhere and it is only a matter of time before Council is required to consider an application for digital advertising signage.

The primary causes for concern with the use of digital advertising signage are moving imagery and the luminance or brightness factor that can contribute to visual and cognitive distractions for the driver and road user. It is important to ensure the right balance of brightness and to avoid creating unnecessary distractions.

To ensure that appropriate guidance material is available for future digital advertising signage, proposed Planning Scheme Policy 10 has been drafted.

The proposed policy is intended to inform the assessment of an application for Operational Works (Advertising Device) where the proposed advertising device includes an Electronic Display Component (EDC).

The proposed policy requires an applicant to provide the nominated information to demonstrate compliance with performance outcomes PO1, PO2(a), (d), (e) and PO4(a), (b) of the Advertising devices code.



SC6.11 Planning Scheme Policy 10 - Advertising Devices with an Electronic Display Component

1. Purpose

The purpose of this policy is to set out the information that is required by Council to inform the assessment of an application for Operational Works (Advertising Device) where the proposed advertising device includes an Electronic Display Component (EDC).

The policy will ensure that an advertising device with an EDC:

- displays content that does not cause a visual or cognitive distraction to drivers or road users
- is constructed and maintained to required standards of public safety; and
- complements and does not detract from desirable characteristics of the natural and built environment in which the advertising device is exhibited.

2. Applicability

This policy is used to support the application of the Advertising devices code

This policy applies to an application for Operational Works (Advertising Device) where the proposed advertising device includes an Electronic Display Component (EDC).

To assist in interpretation, the following definition shall apply:

EDC – (Electronic Display Component) part or the whole of a sign which utilises an image projector, bulbs, LEDs, LCD or similar devices which are used to present the content of the sign. Also referred to as Digital Displays

The information required by this policy is necessary to demonstrate compliance with performance outcomes PU1, PU2(a),(c),(e) and PU4(a),(b) of the Advertising devices code.

3. Information to be provided with a development application

This information is to be provided as part of a well-made application to inform the assessment of an application for Operational Works (Advertising Device) where the proposed advertising device includes an EDC.

The application is to include sufficient information to demonstrate that the EDC will achieve the following:

1.0 DIGITAL DISPLAY FEATURES

- 1.1 The digital display of the advertising device must incorporate an automatic error detection system which will turn off the display or display a blank screen should the advertising device malfunction
- 1.2 The digital display of the advertising device must incorporate a minimum of two (2) automated ambient light sensors capable of supporting a minimum of five (5) levels of stepped dimming to ensure digital display luminance can adjust automatically in response to surrounding ambient light conditions from dark of night to fully sunlit conditions
- 1.3 The digital display of the advertising device must provide for onsite control, operation, configuration and diagnosis of the digital display.

1.4 Messages must remain static for a minimum dwell time of eight (8) seconds, and are not to scroll across the digital display or incorporate flashing, blinking, revolving, pulsating, high contrast or rotating effects animation.

1.5 Each change of advertisement is to be completed instantaneously (i.e. within 0.1 of a second).

2.0 DIGITAL DISPLAY ADVERTISEMENTS AND MOVEMENT

2.1 The digital display of the advertising device must not be split to display multiple advertisements on the one digital display.

2.2 Advertisements must not display text, photographs or symbols depicting, mimicking or that could be reasonably interpreted as a traffic control device.

2.3 Advertisements must not invite traffic to move contrary to any traffic control device, or turn where there is fast moving traffic.

2.4 Advertisements must not use colours in combinations or shapes that could be reasonably interpreted as a traffic control device.

2.5 Advertisements must only promote a single, self-contained advertising message that is clear, succinct, legible and easily understood at a glance. The use of text components in a sequential manner, whereby text refers to or is reliant on previous or successive screen displays in order to convey an advertising message is not permitted.

Note: An advertising message refers to the main point the advertisement is attempting to convey to its target audience. This condition seeks to ensure that drivers in particular are not required to spend an excessive amount of time reading and interpreting advertisements.

2.6 Changeover animation effects such as 'fade', 'zoom', or 'fly-in' between advertisements must not be used.

2.7 A blank black, white, or any coloured screen must not be displayed between advertisements.

2.8 Advertisement that comprise of, or incorporate moving visual images, such as videos or animations must not be displayed.

Note: Video refers to a recording or the streaming of moving visual images captured by or using a video camera. Animation refers to a simulation of movement created by displaying a series of pictures or frames either digitally or otherwise.

2.9 The Advertising Device must not be capable of playing audio nor synchronised with any outdoor sound system utilised for advertising purposes.

2.10 Indiscriminate use of colour must be avoided and adequate contrast provided between text components and their background to ensure legibility and readability of the advertisement at a glance.

3.0 ILLUMINANCE AND LUMINANCE

3.1 Any lighting devices associated with the signage, such as sensory lighting, must be positioned on the site and shielded so as not to cause glare or other nuisance to nearby residents or motorists. Night lighting must be designed, constructed and operated in accordance with 'Australian Standard AS4282 – Control of the obtrusive effects of outdoor lighting'.



3.2 Luminance levels of the Advertising Device must not exceed the applicable levels listed in Table 1 below.

Table 1: Luminance levels Advertising Device

Ambient Condition Description	Dimming Level	Advertising Device Illuminance Vertical Component (lx)	All Colours		Bailey's Sign Nit Setting	
			Screen Luminance (Cd/m ²) Max	Screen Luminance (Cd/m ²) Min	MAX (nit)	MIN (nit)
Sunny Day	5	40000	6300	2800	6000	2800
Cloudy Day	4	4000	1100	500	1100	500
Twilight	3	400	480	260	480	260
Dusk	2	40	380	120	380	120
Night	1	<4	340	80	270	80

Note. Illuminance refers to the intensity of light falling at a given place on a lighted surface when measured by a lux meter and expressed as luminous flux per unit area (otherwise known as lux (lx)). Luminance refers to the intensity of light per unit area of its source when measured by a luminance meter and expressed as candela per square meter (cd/m²). It is often used to describe the perceived brightness of a light source.

8.5 CROFT DEVELOPMENTS PTY LTD - MATERIAL CHANGE OF USE - RESIDENTIAL CARE FACILITY (120 BEDS) - LOT 1 ON SP298397 - 2-18 HAREN STREET, MAREEBA - MCU/19/0019

Date Prepared: 29 June 2020

Author: Senior Planner

Attachments:

1. Proposal plans
2. State Assessment and Referral Agency response dated 26 June 2020

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	Croft Developments Pty Ltd	ADDRESS	2-18 Haren Street, Mareeba
DATE LODGED	7 January 2020	RPD	Lot 1 on SP298397
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Residential Care Facility (120 beds)		
FILE NO	MCU/19/0019	AREA	2.893 hectares
LODGED BY	Urban Sync Pty Ltd	OWNER	Signature Care Land Holdings Pty Ltd
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Low Density Residential zone		
LEVEL OF ASSESSMENT	Code Assessment		
SUBMISSIONS	n/a		

EXECUTIVE SUMMARY

Council is in receipt of a code assessable development application described in the above application details. Being code assessable, the application was not required to undergo public notification.

The applicants propose the development of the site into a 120 bed residential care facility (nursing home) which will focus primarily on providing "high care" accommodation.

The application and supporting material have been assessed against the Mareeba Shire Council Planning Scheme 2016 and does not conflict with any relevant aspect of the Planning Scheme. The proposed development is consistent with the intent of the Low Density Residential zone and no significant town planning issues have been identified.

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

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

OFFICER’S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	Croft Developments Pty Ltd	ADDRESS	2-18 Haren Street, Mareeba
DATE LODGED	7 January 2020	RPD	Lot 1 on SP298397
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Residential Care Facility (120 beds)		

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

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

And

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

APPROVED DEVELOPMENT: Development Permit for Material Change of Use - Residential Care Facility (120 beds)(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
DA00	Cover Page & Development Summary	Croft Developments Pty Ltd	12/12/2019
DA01	Site Analysis	Croft Developments Pty Ltd	12/12/2019
DA02	Proposed Site Plan	Croft Developments Pty Ltd	12/12/2019
DA03	Proposed Ground Floor Plan	Croft Developments Pty Ltd	12/12/2019
DA04	Proposed Elevations & Sections	Croft Developments Pty Ltd	12/12/2019
DA05	Shadow Diagrams	Croft Developments Pty Ltd	12/12/2019
1907-038-SD-L1.01_Rev2	Mareeba Aged Care - Design Development	Landplan Architecture	Landscape 13/12/2019
1907-038-SD-L2.01_Rev2	Mareeba Aged Care - Design Development	Landplan Architecture	Landscape 13/12/2019

(C) ASSESSMENT MANAGER’S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:

- found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.
2. Timing of Effect
 - 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use, except where specified otherwise in these conditions of approval.
 - 2.2 Prior to the commencement of use, the applicant must demonstrate to Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.
 3. General
 - 3.1 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
 - 3.2 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to the commencement of the use, and at the rate applicable at the time of payment.
 - 3.3 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.
 - 3.4 Noise Nuisance

Refrigeration equipment, pumps, compressors and mechanical ventilation systems must be located, designed, installed and maintained to achieve a maximum noise level of 3dB(A) above background levels as measured from noise sensitive locations and a maximum noise level of 8dB(A) above background levels as measured from commercial locations.
 - 3.5 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.
 - 3.6 Waste Management

All on site refuse storage area/s must be screened from view from adjoining properties and road reserve by a 1 metre wide landscaped screening buffer, 1.8m high solid fence or building.
 - 3.7 Hours of Operation

Operation of trucks and commercial vehicles (excluding waste collection vehicles) during the operational phase of the development must only occur between 7am - 7pm Monday to Saturday and 9am to 5pm on Sundays.

4. Infrastructure Services and Standards

4.1 Access

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

Access between the development and the Mareeba Connection Road must be constructed to the requirements of the State Assessment and Referral Agency.

4.2 Stormwater Drainage/Water Quality

4.2.1 Carry out all stormwater drainage work in accordance with the Site Based Stormwater Management Plan prepared by Morgan Consulting Engineers, dated 12 December 2019, document reference 19157 - SBSMP/1.

4.2.2 Prior to the commencement of the use, submit to Council certification from a Registered Professional Engineer Queensland, that all the treatments and measures recommended in the approved Site Based Stormwater Management Plan have been implemented and constructed into the development.

4.3 Erosion and Sediment Control

Implement and maintain an Erosion and sediment control (ESC) management plan on-site for the duration of the operational and/or building works, and until all exposed soil areas are permanently stabilised (e.g. turfed, hydromulched, concrete, landscaped).

4.4 Car Parking/Internal Driveways

The applicant/developer must ensure the development is provided with on-site car parking spaces in generally in accordance with Drawing DA02 Revision 1, 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.

4.5 Landscaping & Fencing

4.5.1 Complete landscaping of the development as shown on the approved Mareeba Aged Care - Design Development (1907-038-SD-L1.01_Rev2 & 1907-038-SD-L2.01_Rev2), prepared by Landplan Landscape Architecture, dated 13 December 2019.

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

4.5.3 Boundary fencing, in accordance with Drawing DA02 Revision 1, must be erected prior to the commencement of the use.

4.5.4 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.

4.6 Lighting

Design and install all external lighting in accordance with *AS4282 – Control of the obtrusive effects of outdoor lighting* so as not to cause nuisance to residents or obstruct or distract pedestrian or vehicular traffic.

4.7 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.

4.8 Sewerage Connection

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

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

(D) ASSESSMENT MANAGER'S ADVICE

(a) An Adopted Infrastructure Charges Notice has been issued with respect to the approved development. The Adopted Infrastructure Charges Notice details the type of infrastructure charge/s, the amount of the charge/s and when the charge/s are payable.

(b) The Adopted Infrastructure Charges Notice does not include all charges or payments that are payable with respect to the approved development. A number of other charges or payments may be payable as conditions of approval. The applicable fee is set out in Council's Fees & Charges Schedule for each respective financial year.

(c) Water Meters/Water Service Connection

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

(d) Property Connection to existing sewer main (house connection branch installation)

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

(e) Food Premises

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

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

(g) Compliance with applicable codes/policies

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

(h) Compliance with Acts and Regulations

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

(i) Environmental Protection and Biodiversity Conservation Act 1999

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

(j) Cultural Heritage

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

(E) REFFERAL AGENCY CONDITIONS

State Assessment and Referral Agency conditions dated 26 June 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
- Access approval arising from condition number 4.1

2. That an Adopted Infrastructure Charges Notice be issued for the following infrastructure charge/s for:

Development Type	Charge Rate	Measure	Charge	Credit	Balance
		per m ² GFA	\$	\$	\$
Essential Services (residential care facility)	\$96.35	4,126m ²	\$397,540.00	\$19,280.00	\$378,260.00
TOTAL CURRENT AMOUNT OF CHARGE					\$378,260.00

THE SITE

The subject site is situated at 2-18 Haren Street, Mareeba, and is described as Lot 1 on SP298397. The site is generally triangular in shape, has a total area of 2.893 hectares and is zoned Low Density Residential under the Mareeba Shire Council Planning Scheme 2016.

The site has approximately 314 metres of frontage to the Mareeba Connection Road, 210 metres frontage to Haren Street, 20 metres frontage to Constance Street and 15 metres frontage to Antonio Drive. All frontage roads are constructed bitumen sealed roads of varying widths. Informal access to the site is available from Antonio Drive and the Mareeba Connection Road.

The site is unimproved with sparse vegetation remaining over its full extent. The site falls gently from the Mareeba Connection Road frontage towards the north-eastern corner.

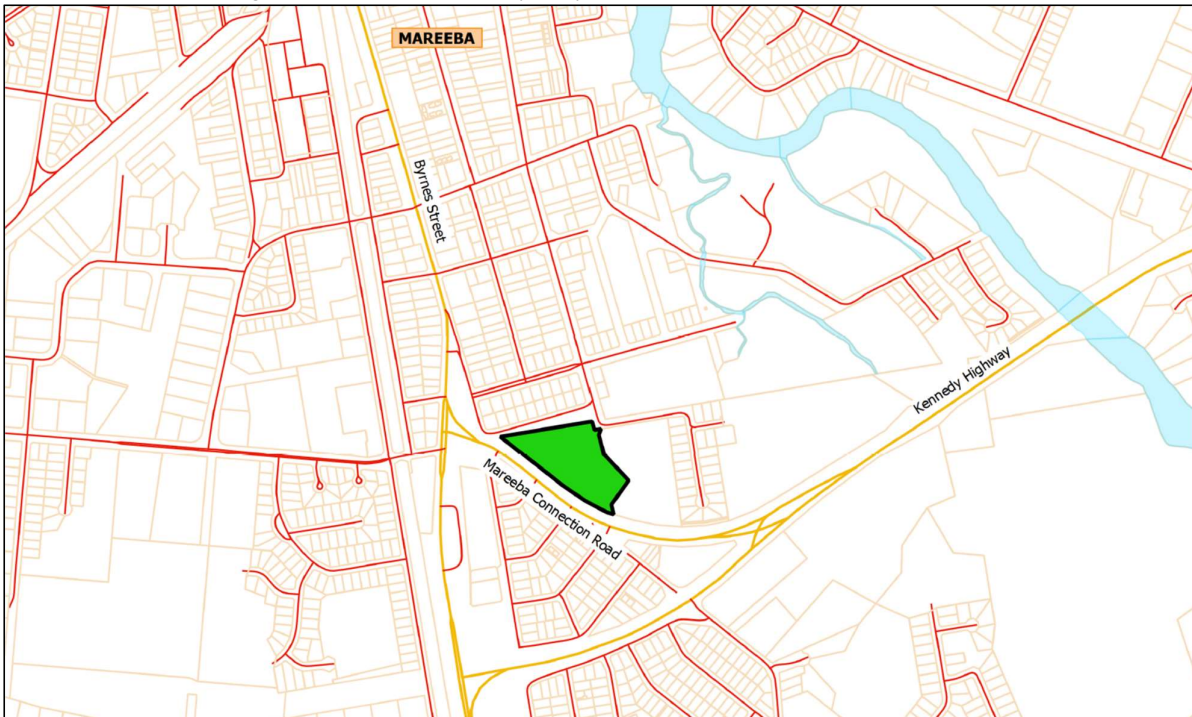
Council sewerage infrastructure (gravity sewer main & rising main) traverses along the eastern boundary of the subject land and is protected by an easement. All urban services are established in proximity to the subject land.

The majority of neighbouring allotments are zoned *Low Density Residential* and are predominantly used for single dwelling houses. The Department of Natural Resources, Mines and Energy (Mareeba Office) is located directly to the north-east of the subject land.



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 - Residential Care Facility (120 Beds) in accordance with the plans shown in **Attachment 1**.

The following is a summary of the proposed development provided by the applicants:

"The Applicant is a significant provider of purpose-built aged care facilities across Australia, and in particular, north Queensland, with several facilities currently constructed and operational in the Cairns region. Assessment by the Applicant has determined a need exists in the Mareeba area (and surrounds) for residential aged care.

Due to the size of the facility, site options are limited. The site was chosen due to its size, proximity to the town centre of Mareeba and adjacent and easily accessible transport infrastructure.

The proposed development will be of a nature, size and scale akin to the other, recently completed similar aged care facilities in the Cairns region and will focus on predominantly 'high care' accommodation.

The proposed development will generally include the following elements:

- *Single storey with a maximum height of approximately 6.34m above ground level;*
- *A total building footprint of 7,630m² and a site coverage of 26%;*
- *120 rooms (with several differing rooms types) each with their own ensuite, spread between five (5) 'wings';*
- *Several communal lounges, activity rooms and dining areas;*
- *Doctor and nursing facilities;*
- *A library, hairdresser, café, and a chapel;*
- *Two (2) kitchens for the on-site provision of all meals;*
- *Back of house (laundry, linen, staff rooms etc.);*
- *Reception, concierge and entry foyer;*
- *Offices for staff;*
- *Meeting rooms;*
- *Central, outdoor courtyards and gazebos;*
- *Entry signage;*
- *Landscaping and the removal of all existing trees from within the development footprint, generally as shown on the Landscape Plan in Attachment 11; and*
- *A mix of boundary and internal fencing, inclusive of 1.8m and 1.4m high Colourbond fencing and 1.4m high 'pool' style fencing;"*

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 Regional Activity Centre in the Regional Plan. The Regional Plan Map 3- 'Areas of Ecological Significance' also identifies the site as containing:

- *Terrestrial Area of General Ecological Significance*

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	<p>Land Use Categories</p> <ul style="list-style-type: none"> • Residential Area <p>Transport Elements</p> <ul style="list-style-type: none"> • State Controlled Road • Principal Cycle Route
Zone:	Low Density Residential Zone
Overlays:	<ul style="list-style-type: none"> • Airport Environs Overlay • Bushfire Hazard 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
Residential Care Facility	<i>A residential use of premises for supervised accommodation where the use includes medical and other support facilities for residents who cannot live independently and require regular nursing or personal care.</i>	<i>Convalescent home, nursing home</i>	<i>Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, 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:

- 6.2.6 Low density residential zone code
- 8.2.2 Airport environs overlay code
- 8.2.3 Bushfire hazard overlay code
- 8.2.10 Residential dwelling house and outbuilding overlay code
- 8.2.12 Transport infrastructure overlay code
- 9.3.1 Accommodation activities code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.5 Works, services and infrastructure code

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

Relevant Codes	Comments
Low Density Residential Zone Code	The application complies with applicable acceptable/probable solutions/performance criteria apart from the following: <ul style="list-style-type: none"> • PO4/AO4 • PO5/AO5 Refer to planning discussion section of report.
Airport Environ 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).
Bushfire Hazard 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).
Residential Dwelling House and Outbuilding 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).

Transport Infrastructure 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 complies with applicable acceptable/probable solutions/performance criteria apart from the following: <ul style="list-style-type: none"> • PO4/AO4.1 Refer to planning discussion section of report.
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 can be conditioned to comply with the code's relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
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).

(D) Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

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

(E) Adopted Infrastructure Charges Notice

The Mareeba Shire Council Adopted Infrastructure Charges Resolution (No. 1) 2020 - Table 1 places a residential care facility into the Essential Services category.

The charge rate for an Essential Services use is \$96.35 per m2 of gross floor area (GFA).

The Mareeba Shire Council Planning Scheme 2016 defines GFA as:

The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:

- (a) *building services, plant and equipment*
- (b) *access between levels*
- (c) *ground floor public lobby*
- (d) *a mall*
- (e) *the parking, loading and manoeuvring of motor vehicles*
- (f) *unenclosed private balconies whether roofed or not.*

The calculated GFA for the proposed development is 4,126m² (2,293m² age care rooms, 1,833m² other area). This calculation has been reasonable in the application of the GFA exemptions outlined in (a) to (f) above.

Based on the above charge rate, the adopted infrastructure charge for the development is as follows:

Development Type	Charge Rate	Measure	Charge	Credit	Balance
		per m ² GFA	\$	\$	\$
Essential Services (residential care facility)	\$96.35	4,126m ²	\$397,540.00	\$19,280.00	\$378,260.00
TOTAL CURRENT AMOUNT OF CHARGE					\$378,260.00

REFERRAL AGENCY

The application triggered referral to the State Assessment and Referral Agency (SARA) as a referral agency for State controlled road infrastructure.

SARA advised in a letter dated 26 June 2020 that they require the conditions to be attached to any approval (**Attachment 2**).

Internal Consultation

Technical Services, Water & Waste.

The proposed development has been calculated to equate to 127 Equivalent Persons (EP) for water and sewerage demand purposes. Council's Water & Waste Engineer confirms that the existing sewer and water reticulation infrastructure is able to accommodate the additional 127 EP.

PLANNING DISCUSSION

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

Low Density Residential Zone Code

Accommodation density

PO4

The density of Accommodation activities:

- (a) *contributes to housing choice and affordability;*
- (b) *respects the nature and density of surrounding land use;*
- (c) *does not cause amenity impacts beyond the reasonable expectation of accommodation density for the zone; and*
- (d) *is commensurate to the scale and frontage of the site.*

AO4

*Development provides a maximum density for Accommodation activities in compliance with **Table 6.2.6.3B***

Comment

The site has an area of 28,930m² and the proposed facility includes 120 single accommodation units (beds), resulting in a density of 1 unit per 241m² of site area, which is non-compliant with the required 250m² of site area per unit outlined in Table 6.2.6.3B.

Notwithstanding the minor noncompliance with AO4, the proposed development satisfies PO4.

PO5

The density of Accommodation activities:

- (a) contributes to housing choice and affordability;*
- (b) respects the nature and density of surrounding land use;*
- (c) does not cause amenity impacts beyond the reasonable expectation of accommodation density for the zone; and*

AO5

Gross floor area does not exceed 600m².

Comment

The acceptable solution figure of 600m² is based on the premise that the development site is a typical 1,012m² allotment. This would equate to a 60% site coverage.

The proposed development has a total building footprint of 7,630m² and the site has an area of 28,930m². The proposed development equates to a site coverage percentage of 26.4%, well below the 60% maximum intended by AO5.

The proposed development is an efficient and balanced use of the site.

Accommodation Activities Code**PO4**

Accommodation activities are provided with sufficient private and communal open space areas which:

- (a) accommodate a range of landscape treatments, including soft and hard landscaping;*
- (b) provide a range of opportunities for passive and active recreation;*
- (c) provide a positive outlook and high quality of amenity to residents;*
- (d) is conveniently located and easily accessible to all residents; and*
- (e) contribute to an active and attractive streetscape.*

AO4.1

Development, except for Caretaker's accommodation, Dwelling house, Dual occupancy or Home based business, includes communal open space which meets or exceeds the minimum area, dimension and design parameters specified in Table 9.3.1.3C.

Comment

The proposed development is for a residential care facility.

Whilst the proposed development will not provide all the communal open space requirements specified by Table 9.3.1.3C, it will provide sufficient facilities for the residents.

"The proposed development is a purpose built complex for a specific demographic, i.e., elderly persons who need a specific level of care and is akin to various other examples of similar development undertaken by the Applicant across Australia. Based on previous examples, the Applicant is aware of the key elements that need to be included to ensure a successful and functional operation. Accordingly, the proposed development will be designed to suitably accommodate all resident's needs.

With this in mind, it is not considered all the open space requirements are, nor should they necessarily be applicable."

Hard and soft landscape treatments will be implemented throughout the proposed development.

Indoor lounge, TV and activity areas, internal, albeit outdoor courtyards and the wider grassed outdoor grounds (playgrounds and gazebos etc.) will provide ample opportunity for a variety of recreational pursuits for both residents and their families when visiting.

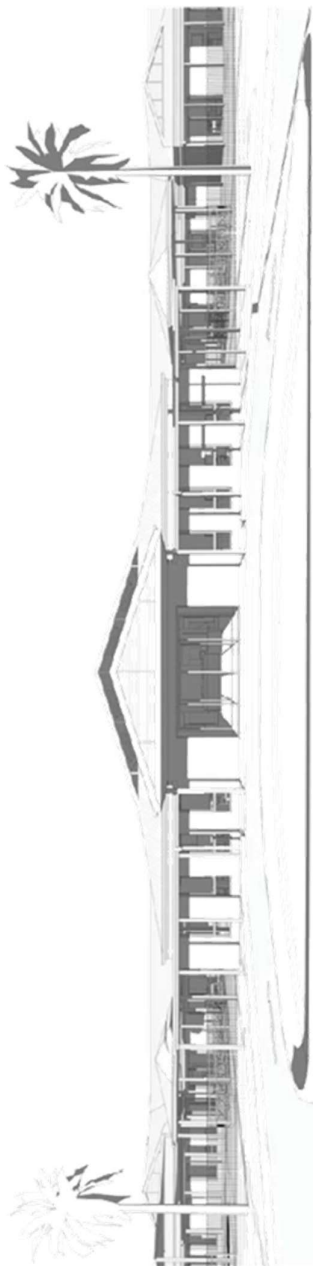
All recreational areas will be of a high quality and provide high levels of amenity

Numerous indoor recreation and outdoor courtyards are proposed, ensuring both indoor and outdoor recreation opportunities are provided to and easily accessible by each resident.

The proposed landscape design demonstrates that the proposed development will not have a negative impact on the surrounding streetscapes.

The development complies with PO4.

MAREEBA AGED CARE
 2-18 HAREN ST., MAREEBA QLD 4880



MAIN ELEVATION



SITE AERIAL PHOTO SUBJECT SITE



LOCALITY DIAGRAM



SHEET LIST

NO.	DESCRIPTION
1	COVER PAGE & DEVELOPMENT SUMMARY
2	GENERAL NOTES
3	DEVELOPMENT PLAN
4	ENVIRONMENTAL IMPACT STATEMENT
5	CONCEPTUAL SITE PLAN
6	CONCEPTUAL SITE PLAN
7	CONCEPTUAL SITE PLAN
8	CONCEPTUAL SITE PLAN
9	CONCEPTUAL SITE PLAN
10	CONCEPTUAL SITE PLAN
11	CONCEPTUAL SITE PLAN
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14	CONCEPTUAL SITE PLAN
15	CONCEPTUAL SITE PLAN
16	CONCEPTUAL SITE PLAN
17	CONCEPTUAL SITE PLAN
18	CONCEPTUAL SITE PLAN
19	CONCEPTUAL SITE PLAN
20	CONCEPTUAL SITE PLAN

CLIENT INFORMATION	
NAME	MAREEBA AGED CARE
ADDRESS	2-18 HAREN ST, MAREEBA QLD 4880
CONTACT	07 4751 1111
DATE	15 JULY 2020
PROJECT INFORMATION	
PROJECT NAME	MAREEBA AGED CARE
PROJECT NO.	DA00
PROJECT ADDRESS	2-18 HAREN ST, MAREEBA QLD 4880
PROJECT CONTACT	07 4751 1111
PROJECT DATE	15 JULY 2020
DESIGNER INFORMATION	
COMPANY	CHROFT
ADDRESS	1/111 HAREN ST, MAREEBA QLD 4880
CONTACT	07 4751 1111
DATE	15 JULY 2020

DEVELOPMENT APPLICATION

CHROFT
 CHROFT CONSULTANTS
 1/111 HAREN ST, MAREEBA QLD 4880
 07 4751 1111

DA00

COVER PAGE & DEVELOPMENT SUMMARY

DATE: 15 JULY 2020

PROJECT: MAREEBA AGED CARE

PROJECT ADDRESS: 2-18 HAREN ST, MAREEBA QLD 4880

PROJECT CONTACT: 07 4751 1111

PROJECT DATE: 15 JULY 2020

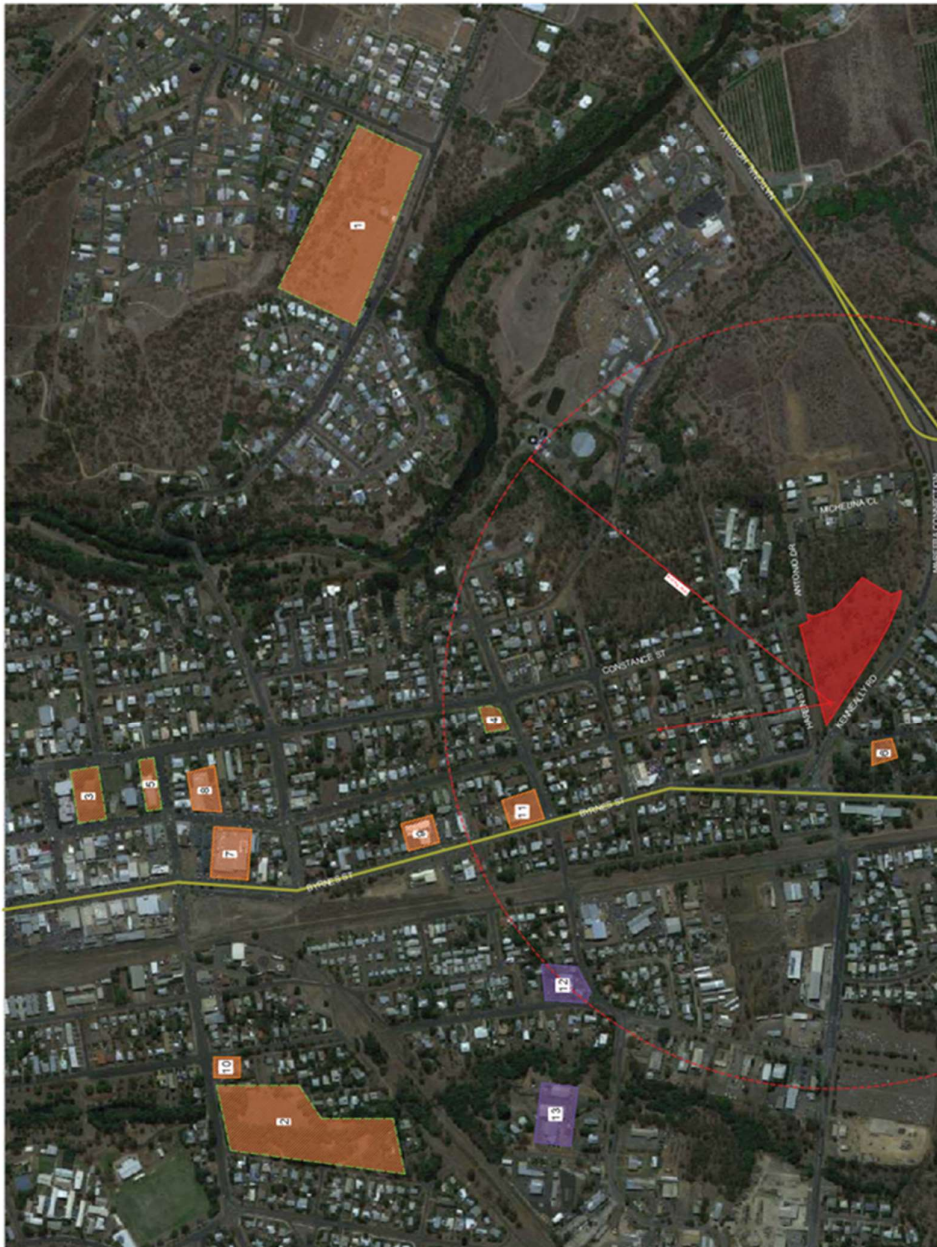
DESIGNER: CHROFT

DESIGNER ADDRESS: 1/111 HAREN ST, MAREEBA QLD 4880

DESIGNER CONTACT: 07 4751 1111

DESIGNER DATE: 15 JULY 2020

- LEGEND:**
- SUBJECT SITE: 2-18 Haree St Maresia
 - RECREATION RESERVE/PARK
 - 1. Cuckoo Drive Park
 - 2. Batakully Park
 - 3. Arnold Park
 - 4. Alex Lamson Park
 - 5. Maresia Shire Council
 - SHOPPING CENTRE/AREA
 - 6. Maresia Markets
 - 7. Coles, Maresia
 - 8. Maresia Supermarket
 - 9. Maresia Toyota
 - 10. B&B Supermarket
 - 11. Esplanade Warehouse Supermarket
 - HEALTH CLUB/SPORT CENTRE
 - 12. Esplanade Fitness
 - 13. Paula's Aerobic & Gym Centre
 - Major Road Network



DEVELOPMENT APPLICATION

MARESIA DEVELOPMENT APPLICATION SET ANALYSIS

DA01

CROFT CONSULTANTS

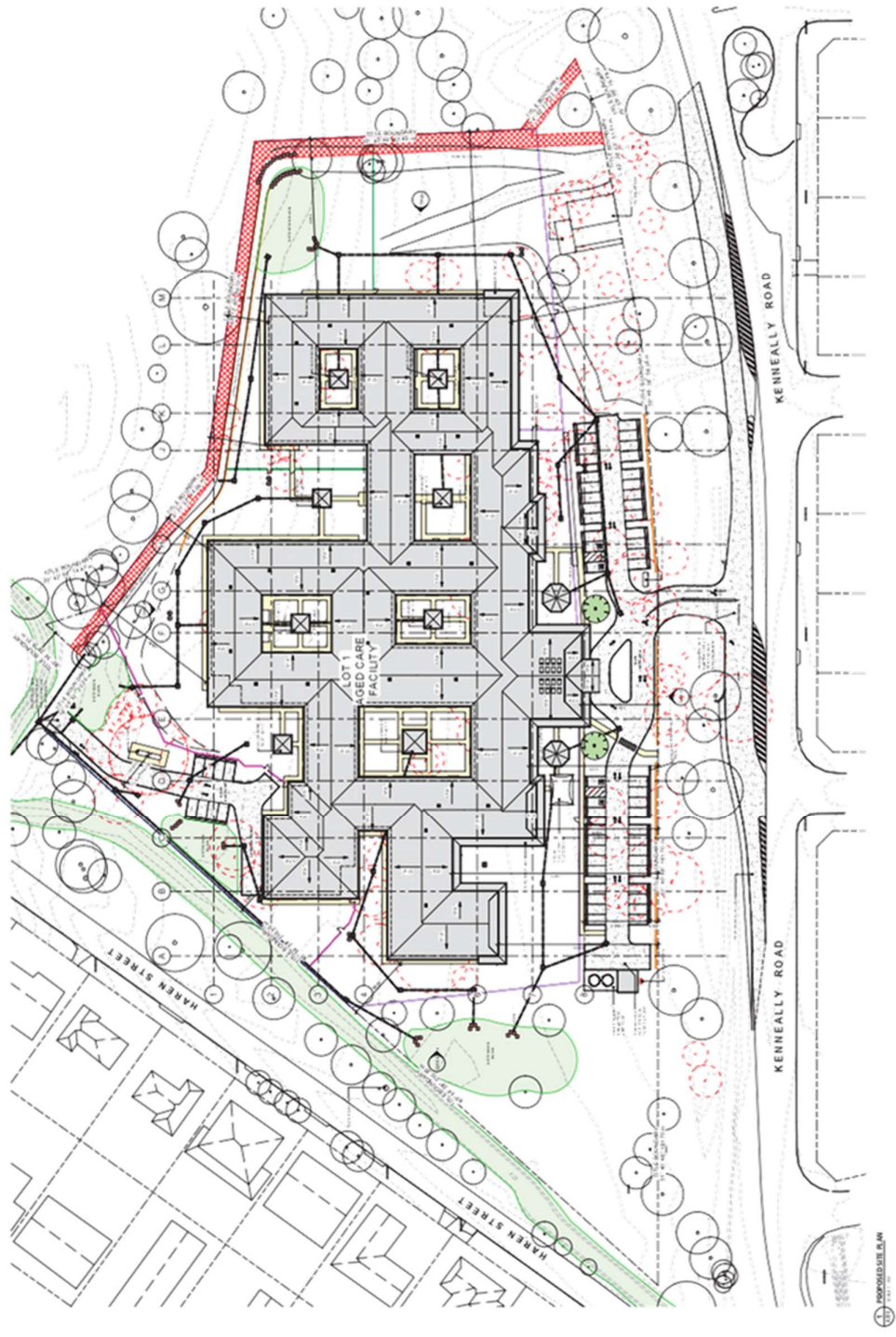
MARESIA DEVELOPMENT APPLICATION SET ANALYSIS

DATE: 15/07/2020

SCALE: 1:1000

PROJECT NO: 20/0000000000

DRAWING NO: 01



DEVELOPMENT APPLICATION

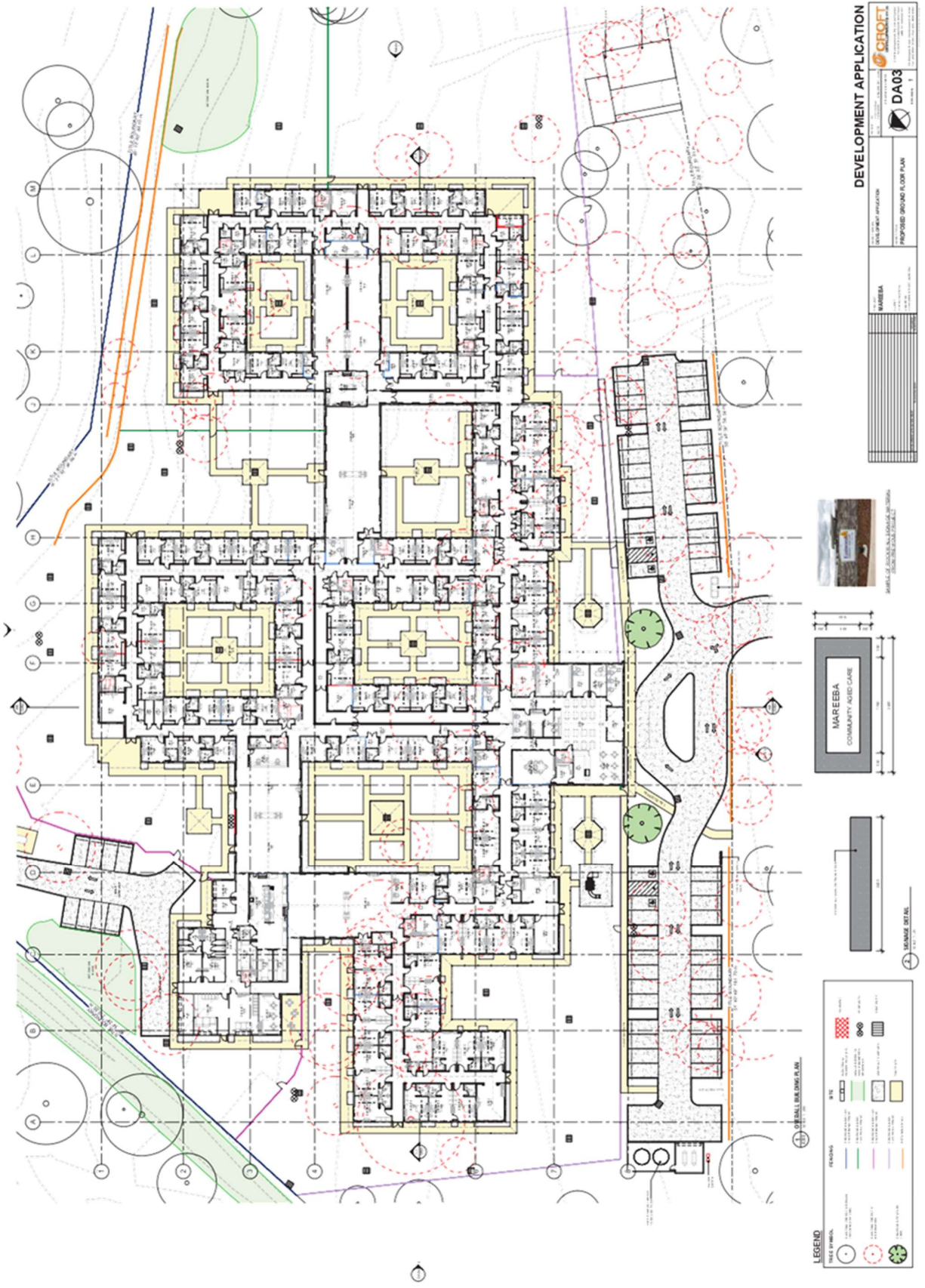
PROJECT NAME: **MAHERIA**

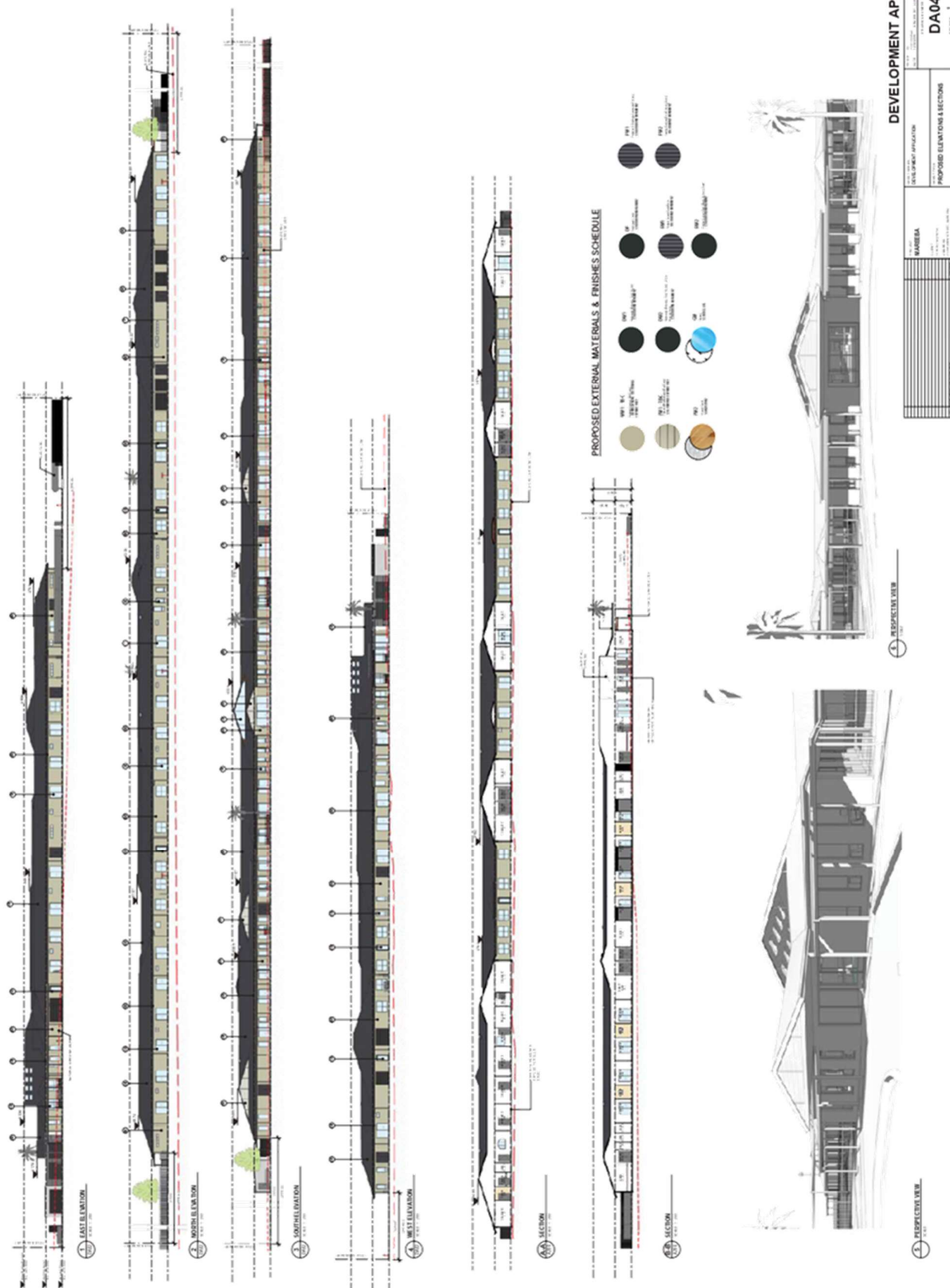
DEVELOPER: **MAHERIA DEVELOPMENTS PTY LTD**

PROPOSED USE PLAN: **DA02**

CROFT

DATE: 15 JULY 2020





DEVELOPMENT APPLICATION

PROJECT NAME: **MAJESIA**

PROPOSED ELEVATIONS & SECTIONS

DA04

CROFT

1



UNION DIAGRAM 12.00



UNION DIAGRAM 13.00



UNION DIAGRAM 14.00



UNION DIAGRAM 15.00

DEVELOPMENT APPLICATION

DEVELOPMENT APPLICATION 10/19/2020	
PROJECT NO. DA05	
PROJECT NAME UNION DIAGRAMS	
PROJECT ADDRESS 10/19/2020	
PROJECT CONTACT 10/19/2020	
PROJECT PHONE 10/19/2020	
PROJECT FAX 10/19/2020	
PROJECT EMAIL 10/19/2020	
PROJECT WEBSITE 10/19/2020	
PROJECT DESCRIPTION 10/19/2020	
PROJECT STATUS 10/19/2020	
PROJECT NOTES 10/19/2020	
PROJECT COMMENTS 10/19/2020	
PROJECT HISTORY 10/19/2020	
PROJECT TRACKING 10/19/2020	
PROJECT APPROVALS 10/19/2020	
PROJECT SIGNATURES 10/19/2020	
PROJECT DATES 10/19/2020	
PROJECT CLOSURE 10/19/2020	



- LEGEND**
- Existing Tree to be retained
 - Existing Tree to be removed
 - Shade Trees
 - Turf
 - Ground Cover

SCREEN TREES
Tall densely planted trees providing privacy for neighbouring properties and scale to soften the bulk of the new building

COURTYARD
Ornamental gardens providing a sensory oasis with seating and natural shade

ENTRY FEATURE TREE
Ex-ground feature tree providing colour and scale. Raised planter with low shrubs to allow visual access

SHADE TREES
Small shade trees providing additional softening the building facade

SMALL ENTRY TREES
Small feature trees complementing the main feature tree and providing shade and scale to the entry carpark.

SMALL SHADE TREES
Native tree planting to carpark areas at minimum 1 tree per 5 bays



MAREEBA AGED CARE - Design Development
scale 1:1000 @A3 1907-038-SD-L1.01_Rev2 - 13/12/2019



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Document Set ID: 3062752

PLANT PALETTE

Groundcovers



Lomandra confertifolia

Liriope muscari

Dianella Silver Streak

Gardeneria radicans



Hymenocallis speciosa

Boreckia virgata

Lomandra hystrix



Gardeneria augusta

Shrubs (Large)



Phoradendron setoum

Gakathea ulia

Rapontia excelsa



Curculigo recurvata

Trees



Findleria brayleyana



Brachychiton acerifolius - Feature tree



Anacardium occidentale

PRELIMINARY LANDSCAPE SPECIFICATION NOTES

1. GENERAL

Scope of works as shown on drawings. All work to be carried out by suitably qualified tradesmen with experience in Landscape Construction works. All planting works are to be carried out by a CALI registered landscape contractor. A flush durable edge is to be provided between all garden beds and turfled areas, areas of other loose material and under all fences on common boundaries and road frontages.

2. MULCH

Standards: To AS4454-2003 'Compost, soil conditioners and mulches'.
Mulch type: Hoop Pine bark - 75mm deep.

3. CULTIVATION

All garden and turfled areas cultivated to a depth of 150mm prior to the spreading of topsoil.

4. TOPSOIL

Standards: To AS 4419-2003 'Soils for landscaping and garden use'.
Minimum depths -
To garden beds - 300mm depth
To turfled areas - 100mm depth

To tree holes and pits - 1.5 x rootball diameter and 2 x rootball depth.

5. PLANTING

All beds to be prepared over decomposed subgrade and suitably drained with perforated PVC pipe or similar to site stormwater network. All trees in turf shall have 600mm diameter mulch collar. Staking all trees shall be staked to future detail. All trees marked with adjacent to vehicle signifiers are to be set out on site prior to installation and approved by the superintendent and traffic engineer.

6. SHRUBS AND GROUNDCOVERS

Shrubs and groundcovers shall provide complete coverage of planting areas at maturity. Minimum sizes:
Shrubs - 200mm stock
Groundcovers - 140mm stock

7. TREES TO BE RETAINED

Trees noted as 'Trees to be Retained' shall be protected from damage. Install temporary fencing to prohibit the storage of materials or equipment within the drip line. Do not remove topsoil from, or add topsoil to the area within the drip line of the tree. If it is necessary to excavate within the drip line, use hand methods such that root systems are preserved intact and undamaged. Do not cut tree roots exceeding 50mm diameter, however where deemed necessary, use means that do not unduly disturb the remaining root system and apply a bituminous fungicidal sealant to the cut surface. Backfill to excavations around tree roots with a mixture consisting of three parts by volume of topsoil and one part of well rotted compost. Do not compact the existing ground under trees. Prevent hazardous materials such as cement from harming trees and plants. Remedial pruning to hazard reduction including the removal of dead and hazardous wood shall be undertaken where necessary in accordance with AS4373-1996 'Pruning of Amenity Trees'.

8. TURFPHO

Turf Type: Cyndon daktylon (Green Couch), A' Grade.

9. DRAINAGE

All garden beds and planting beds shall be drained with sub-surface drains connected to stormwater. Surface runoff shall be directed towards garden beds, turf or other permeable surfaces where water quality is conducive to plant growth.

10. IRRIGATION

Irrigated garden beds shall be irrigated by an automatic irrigation system connected to a metered water supply. Hose cocks shall be provided in landscaped areas. Irrigation to be provided on a design and construct system of installation.

12. ESTABLISHMENT AND DEFECTS LIABILITY

An establishment period of 12 weeks from the date of practical completion shall apply to landscape softworks. A defects liability period of 12 months from the date of practical completion shall apply to all landscaped works.



MAREEBA AGED CARE - Design Development
scale N.T.S. 1907-038-SD-L2.01_Rev2 - 13/12/2019



LANDPLAN
LANDSCAPE ARCHITECTURE



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Document Set ID: 3062752



Queensland Treasury

RA6-N
 SARA reference: 2001-15062 SRA
 Council reference: MCU/19/0019
 Applicant reference: 19-468

26 June 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—2-18 Haren Street, Mareeba - Residential Care Facility – 120 Beds

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

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 3 February 2020.

Response

Outcome:	Referral agency response – with conditions.	
Date of response:	26 June 2020	
Conditions:	The conditions in Attachment 1 must be attached to any development approval.	
Advice:	Advice to the applicant is in Attachment 2 .	
Reasons:	The reasons for the referral agency response are in Attachment 3 .	

Development details

Description:	Development permit	Material Change of Use for a Residential Care Facility (120 Beds)
SARA role:	Referral Agency.	

2001-15062 SRA

SARA trigger: **Schedule 10, Part 9, Division 4, Subdivision 1, Table 1** (Planning Regulation 2017)
 Development impacting on state transport infrastructure thresholds (Residential Care Facility use with more than 50 beds)

Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 (Planning Regulation 2017)
 Material change of use within 25m of a state-controlled road

SARA reference: 2001-15062 SRA

Assessment Manager: Mareeba Shire Council

Street address: 2-18 Haren Street, Mareeba

Real property description: Lot 1 on SP298397

Applicant name: Croft Developments Pty Ltd

Applicant contact details: C/- Urban Sync
 PO Box 2970
 Cairns QLD 4870
 justin@urbansync.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: TMR20-029327 (500-1091)
- Date: 22 June 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 referral 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



Joanne Manson
 A/Manager (Planning)

cc Croft Developments Pty Ltd, justin@urbansync.com.au

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

Attachment 1—Referral agency conditions

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

No.	Conditions	Condition timing
Material change of use		
Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 – Aspect of development stated in schedule 20, and 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.	(a) The road access location is to be located generally in accordance with TMR Layout Plan (662 – 0.28km), prepared by Queensland Government Transport and Main Roads, dated 19/06/2020, Reference TMR20-29327 (500-1091), Issue A. (b) Road access works comprising of a sealed property access with high angle entry onto Mareeba Connection Road including an auxiliary left-turn lane with a short turn lane (AUL(S)), (at the road access location) must be provided generally in accordance with Site Access Design: Functional Layout Plan prepared by Cardno, dated 17/06/2020, Drawing No V181440-TR-DG-2501 and Revision 5. (c) The road access works must be designed and constructed in accordance with Austroads Guide to Road Design Part 4: Intersections and Crossings – General and Part 4A: Unsignalised and Signalised intersections, specifically: (i) Figure 7.4 rural property access specifically designed for articulated vehicles. (ii) Figure 8.3 Rural AUL(S) treatment with a short turn lane. (iii) Section 6.1.3 Raised High-entry angle and Free-flow left-turn Islands.	(a) At all times. (b) and (c): Prior to the commencement of use.
2.	(a) Road works comprising of a shared centre median turn lane, must be provided generally in accordance with Site Access Design: Functional Layout Plan prepared by Cardno, dated 17/06/2020, Drawing No V181440-TR-DG-2501 and Revision 5. (b) The road works must be designed and constructed in accordance with the Road Planning and Design Manual, 2nd edition, Department of Transport and Main Roads, 2016, Volume 3 – Guide to Road Design.	Prior to the commencement of use.
3.	(a) The development must be in accordance with section 6 of the Mareeba Stormwater Management Report prepared by Biofilta, dated 9 October 2019, and sections 7 and 8 of the Site Based Stormwater Management Plan prepared by Morgan Consulting Engineers, dated 12 December 2019, Reference 19157-	At all times.

2001-15062 SRA

	<p>SBSMP/1, in particular:</p> <ul style="list-style-type: none"> (i) The creation of four (4) detention basins, Basin A, Basin B, Basin C and Basin D. (ii) External flows from the Meehan Street catchment to be diverted via an open channel. (iii) The lawful point of discharge is the Haren Street swale drain and the Constance Street stormwater culvert crossing, north of the site. <p>(b) RPEQ certification, with supporting documentation, must be provided to the Program, Delivery and Operations Unit, Far North Queensland Region (Far.North.Queensland.IDAS@tmr.qld.gov.au) within the Department of Transport and Main Roads, confirming that the development has been constructed in accordance with part (a) of this condition.</p>	<p>Prior to the commencement of use.</p>
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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) [v2.5]. If a word remains undefined it has its ordinary meaning.
2.	<p>Advertising device</p> <p>Advertising advice should be obtained from the Department of Transport and Main Roads (DTMR) if the approved development intends to erect, alter or operate an advertising sign or another advertising device that would be visible from a state-controlled road, and beyond the boundaries of the state-controlled road, and reasonably likely to create a traffic hazard for the state-controlled road.</p> <p>Note: DTMR has powers under section 139 of the Transport Operations (Road Use Management - Accreditation and Other Provisions) Regulation 2015 to require removal or modification of an advertising sign and / for a device which is deemed that it creates a danger to traffic.</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>

2001-15062 SRA

Attachment 3—Reasons for referral agency response

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

The reasons for the SARA decision are:

- The site has road frontage to Kenneally Road (Mareeba Connection Road), a state-controlled road and to Haren Street and Antonio Drive, both local roads.
- Traffic loadings will be via a new primary access to Kenneally Road (within a 60km/h urban speed zone), and via a new service access to Antonio Drive.
- The design of the new access works to Kenneally Road will ensure that impacts from increased traffic loadings on the state-controlled road are controlled and reduced, and the development will not worsen operating conditions on the state-controlled road network.
- The proposed buildings for the development will be setback approximately 23m from the property boundary and approximately 47m from the carriageway of Kenneally Road.
- All excavation and filling works will be undertaken completely within the site, with connections for essential services and infrastructure obtained from local roads.
- Stormwater and drainage flows are appropriately managed and will not impact the state-controlled road.
- The development is sufficiently separated from the state-controlled road to minimise noise intrusion to future residents.
- The proposed development complies with the relevant provisions of State code 1: Development in a state-controlled road environment, and State code 6: Protection of state transport networks.

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 2.5)
- The Development Assessment Rules
- SARA DA Mapping system
- State Planning Policy mapping system

2001-15062 SRA

Attachment 4—Change representation provisions

(page left intentionally blank – attached separately)

2001-15062 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*

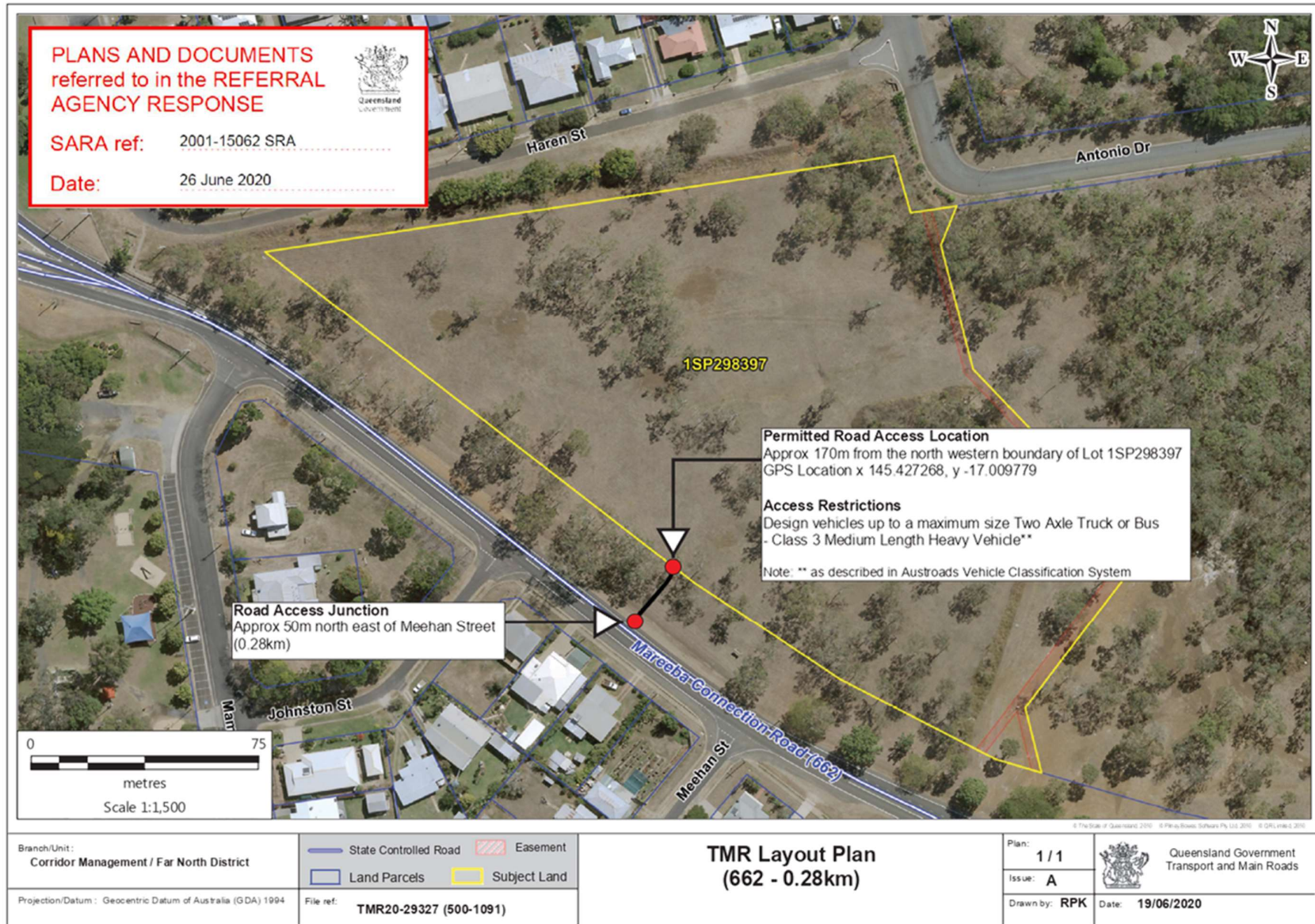
² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

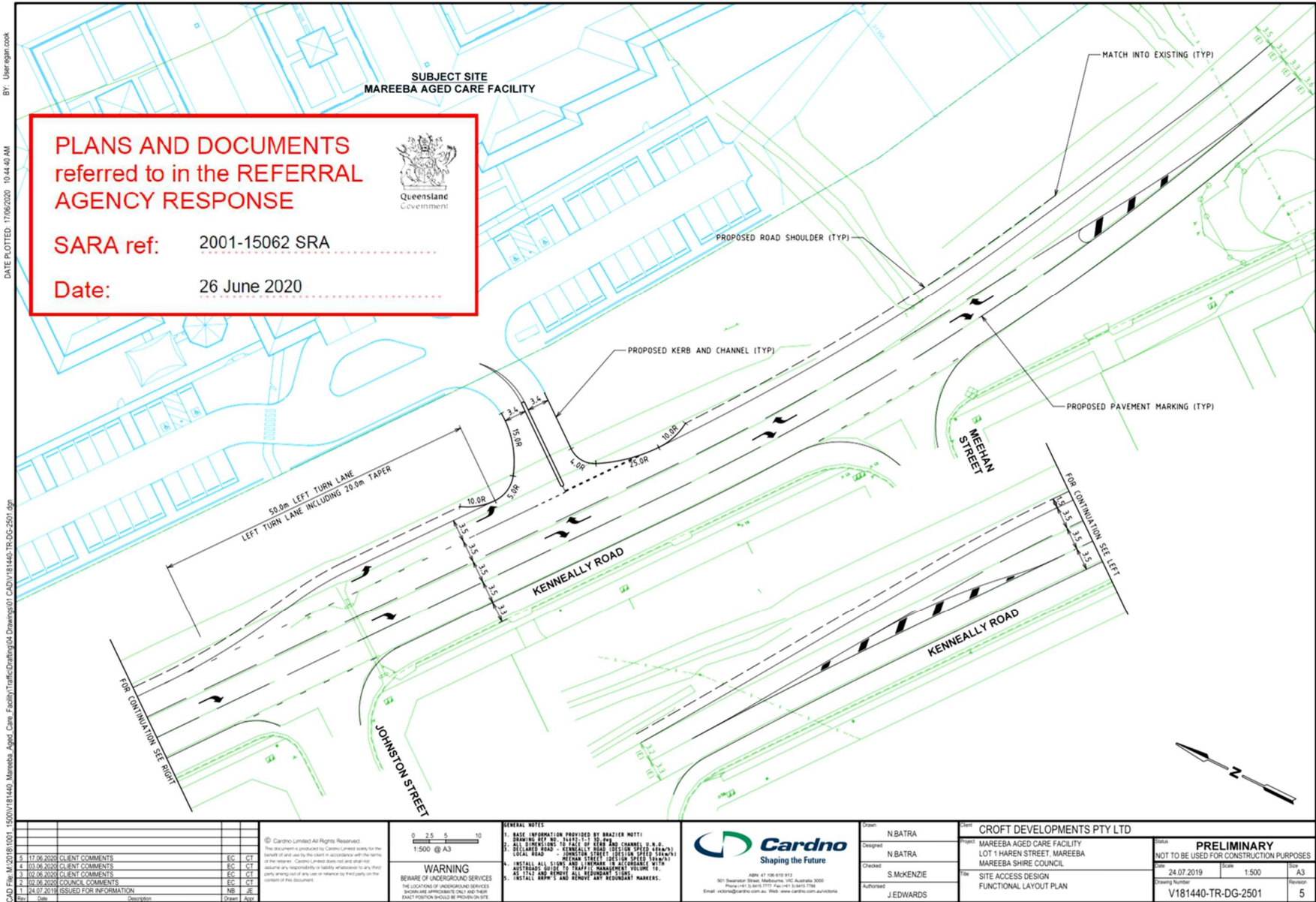
Part 7: Miscellaneous

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.





8.6 APPLICATION FOR RENEWAL OF TERM LEASE 234597 OVER LOT 153 ON HG529, LOCALITY OF DIMBULAH

Date Prepared: 1 July 2020

Author: Senior Planner

Attachments:

1. DNRME email of 22 June 2020
2. Extract from MSC Planning Scheme Flood Hazard Overlay

EXECUTIVE SUMMARY

The Department of Natural Resources, Mine and Energy (DNRME) continues to deal with the renewal of Term Lease 0/234597 over Lot 153 on HG529, situated at Walsh Street, Dimbulah.

Council has previously offered no objection to the renewal of the term lease, however, also advised DNRME that a conversion to freehold was not supported as the land may be required for a public purpose in the future.

DNRME is now proposing that Council purchase the land at market value upon expiry of the existing term lease on 21 November 2022.

Should Council not agree to the purchase of the land, DNRME will proceed to offer freehold title to the applicant.

RECOMMENDATION

That Council advises:

1. The Department of Natural Resources, Mines and Energy that Council does not wish to purchase Lot 153 on HG529, situated at Walsh Street, Dimbulah; and
2. Should the Department proceed with an offer of freehold over Lot 153 on HG529, it should be conditional upon Lot 153 on HG529 being amalgamated with Lot 446 on SP213803, as Lot 153 on HG529 is entirely within the Potential Flood Hazard Area of the Flood Hazard Overlay of the Mareeba Shire Council Planning Scheme 2016.

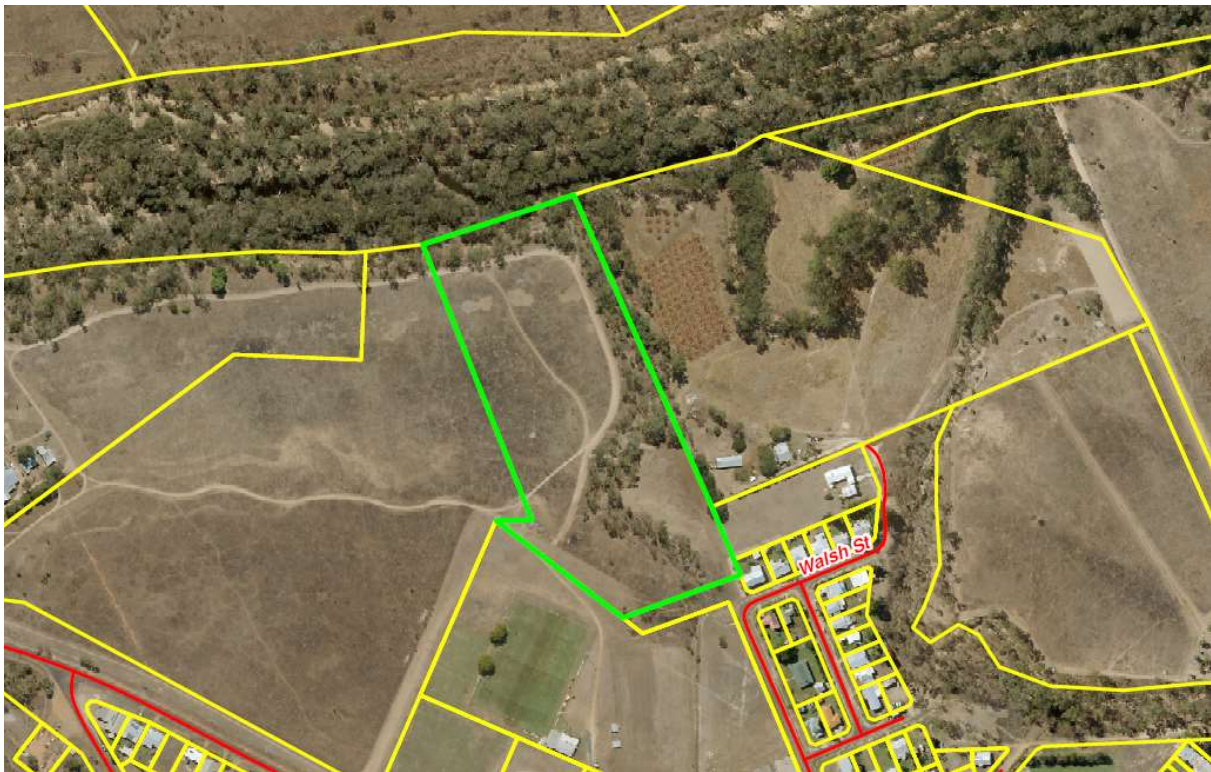
BACKGROUND

The Department of Natural Resources, Mine and Energy (DNRME) continues (**Attachment 1**) to consider the further dealing with Term Lease 0/234597 over Lot 153 on HG529, situated at Walsh Street, Dimbulah.

Term Lease 0/234597 was issued for a term of ten (10) years commencing on 22 November 2010. The lease was granted for agricultural purposes. Condition G61 of the lease prevents the lessee from applying for the conversion to freehold.

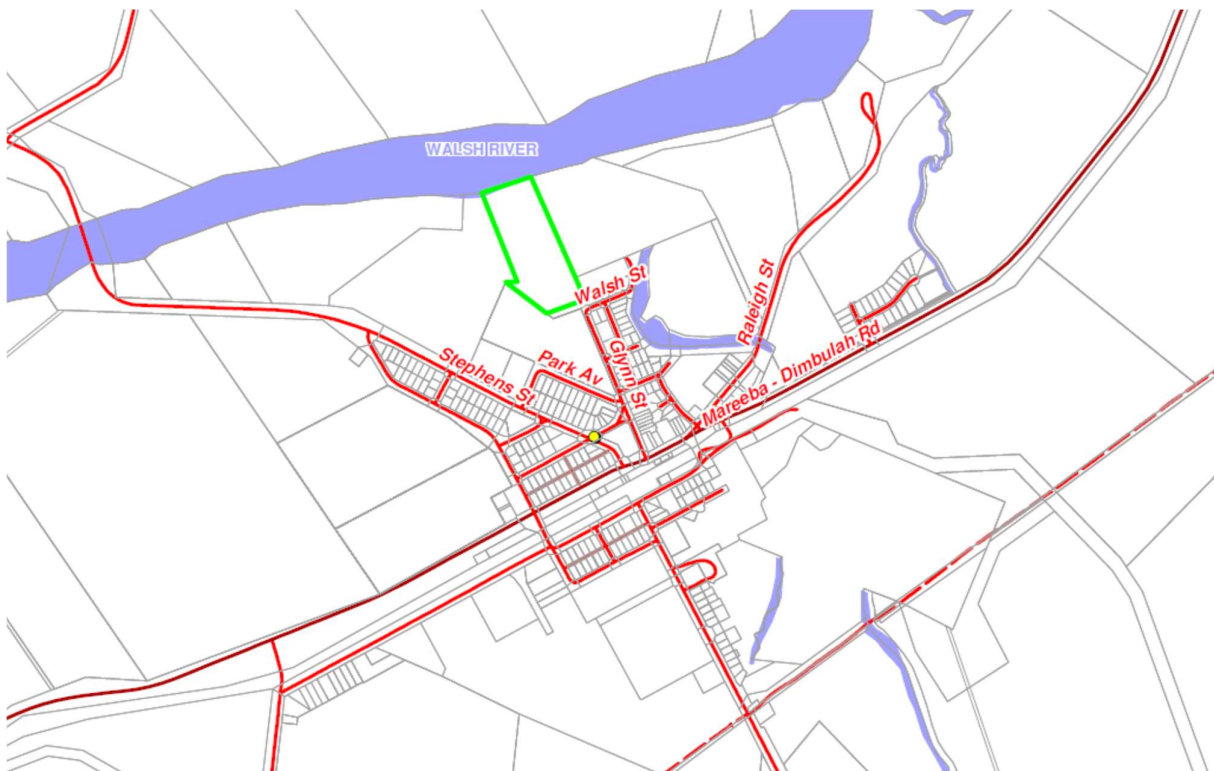
The subject land has an area of 6.37 hectares and is situated off Walsh Street, Dimbulah. The land is located immediately to the north of the Dimbulah soccer fields.

Council at its meeting held 17 April 2019 resolved to advise the Department of Natural Resources, Mines and Energy that Council has no objection to the renewal of the term lease over land described as Lot 153 on HG529, situated at Walsh Street, Dimbulah, further, Council does not support the deletion of Condition G61 to allow an application to be made for the conversion of Lot 153 on HG529 to freehold as Lot 153 may be required for a public purpose in the future.



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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In response to Council's 17 April 2019 resolution, DNRME is now considering section 159(1) of the *Land Act 1994*. DNRME can allocate the land to Council, at the market value determined by the department, upon expiry of the lease on 21 November 2022. Allocation of the land to the Council will also be subject to the following:

- a) *Council providing a Statutory Declaration declaring the intended public purpose for the land and that the Council will itself use the land for the stated public purpose and there is no current or planned action to dispose of the land to a third party. However, if the public purpose is urban development, be it for commercial, industrial or residential subdivision, the Council must do the subdivision and development of the land and when completed, the Council may then on sell the developed allotments.*

If Council does not wish to purchase the land, DNRME will proceed with an offer of freehold to the applicant.

RISK IMPLICATIONS

Nil.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

The subject land is zoned Rural under the Mareeba Shire Council Planning Scheme 2016 and can continue to be used for agriculture.

Whilst the land is strategically located and offers potential for the expansion of existing sporting facilities and the development of other future town infrastructure; there is no immediate need for Council to acquire additional land.

All of Lot 153 on HG 529 is with the Potential Flood Hazard Area of the Flood Hazard Overlay of the Mareeba Shire Council Planning Scheme 2016 (**Attachment 2**). Because of this, any offer of freehold over Lot 153 should be conditional upon Lot 153 on HG539 being amalgamated with adjoining Lot 446 on SP213803.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Nil.

Operating

Nil.

LINK TO CORPORATE PLAN

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

IMPLEMENTATION/COMMUNICATION

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

From: Lodge Karen via eLVAS System - (Production)
Sent: Mon, 22 Jun 2020 14:27:40 +1000
To: Info (Shared)
Cc: LODGEK@DNRM.QLD.GOV.AU
Subject: DNRME seek further views by 20/07/2020 relative to application for renewal of Term Lease 234597 described as Lot 153 HG529 locality of Dimbulah
Attachments: Views - Mareeba SC - No Objection, Conditional.pdf, to MSC fruther views on application.pdf, Smartmap showing reserves & USL.pdf

Official correspondence from Department of Natural Resources, Mines and Energy
Case Id: 2018/006567

Attention: Mr Brian Millard

Dear Brain, Please refer to attached correspondence and documents seeking your further views.

If you have any questions, please contact me on telephone no. 40161905 and quote reference number 2018/006567.

Regards,

Karen Lodge
Land Officer, State Land Asset Management
Natural Resource, North Region
Department of Natural Resources, Mines and Energy

P: 07 4016 1905
E: Townsville.SLAMS@dnme.qld.gov.au
A: 88 Rankin Street, Innisfail Qld 4860 | PO Box 5318, Townsville Qld 4810
W: www.dnrme.qld.gov.au

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18 April 2019



65 Rankin Street
PO Box 154 MAREEBA QLD 4880

P: 07 4086 4657
F: 07 4092 3323

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

Council Ref: Lot 153 HG529

Our Ref: URP-TEN

Your Ref: 2018/006567

Department of Natural Resources and Mines
State Land Asset Management
PO Box 5318
TOWNSVILLE QLD 4810

Attn: Sharelle Jones
Email: Townsville.SLAMS@dnrme.qld.gov.au

Dear Sharelle

**APPLICATION FOR FURTHER DEALING OF TERM LEASE 0/234597
LOT 153 ON HG529, LOCALITY OF DIMBULAH**

I refer to your correspondence regarding the application for further dealing of Term Lease 0/234597 over the above land.

This matter was considered at Council's Ordinary Meeting held on 17 April 2019, and the following was resolved;

"That Council advise the Department of Natural Resources, Mines and Energy that Council has no objection to the renewal of the term lease over land described as Lot 153 on HG529, situated at Walsh Street, Dimbulah, further, Council does not support the deletion of Condition G61 to allow an application to be made for the conversion of Lot 153 on HG529 to freehold as Lot 153 may be required for a public purpose in the future."

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

Yours faithfully

**BRIAN MILLARD
SENIOR PLANNER**

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

Document Set ID: 3827027

Version: 1 Version Date: 22/06/2020

File / Ref number 2018/006567
Your Ref number Lot 153 HG529 URP-TEN

22 June 2020

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

sent via email: info@msc.qld.gov.au



Department of
Natural Resources,
Mines and Energy

Attention: Brian Millard

Dear Brian

**Application for renewal of Term Lease 234597 described as Lot 153 on HG529
Locality of Dimbulah**

I refer to your correspondence dated 18 April 2019 (copy attached) providing no objection to the renewal of the abovementioned lease, and further comment that the Mareeba Shire Council (the Council) does not support the deletion of Condition G61 to allow an application to be made for the conversion of the lease, as it may be required for public purpose in the future.

The department is required to consider the provisions of section 159(1) of the *Land Act 1994*, which includes whether a new lease is the most appropriate form of tenure.

If Council requires the lease land for public purposes, the department can consider as part of the current investigations, for the land to be allocated to the Council, at market value determined by the department, upon expiry of the lease on 21 November 2022. Allocation of the land to the Council will also be subject to the following:

- a) Providing a Statutory Declaration declaring the intended public purpose for the land and that the Council will itself use the land for the stated public purpose and there is no current or planned action to dispose of the land to a third party. However, if the public purpose is urban development, be it for commercial, industrial or residential subdivision, the Council must to the subdivision and development of the land and when completed, the Council may then on sell the developed allotments.

If Council does not require the land at this point, the department will continue with the investigations and will consider the provisions of section 159(1) of the *Land Act 1994*, with the view that freehold is the most appropriate tenure for the land as the investigations into the application have not indicated the lease land requires any further oversight by the department.

If in the future, the land is required for a public purpose, it can be acquired at any time by negotiation and where necessary by acquisition, by the Council.

There are a number of community and operational reserve lands, in and around the township of Dimbulah, as well as unallocated State land, which are either not being utilised or fully utilised,

Postal :
DNRME
PO Box 5318
Townsville Qld 4810

Telephone : (07) 4016 1905
Email : Townsville.SLAMS@dnrme.qld.gov.au

which can be considered for future public requirements. Please find attached a smartmap showing reserve lands shaded yellow and unallocated State lands shaded pink.

Please arrange for Council's further views and/or comments in relation to this application by **close of business 20 July 2020**. If you offer a further objection to converting the lease to freehold, a full explanation stating the reason for such an objection should be forwarded to this Office.

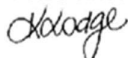
If you wish to provide a response but are unable to do so before the due date, please contact the author before the due date to arrange a more suitable timeframe. If a response is not received by the due date and no alternative arrangements have been made, it will be assumed you have no objections or requirements in relation to this matter.

If you wish to discuss this matter please contact Karen Lodge, Land Officer, State Land Asset Management on telephone no. 40161905.

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

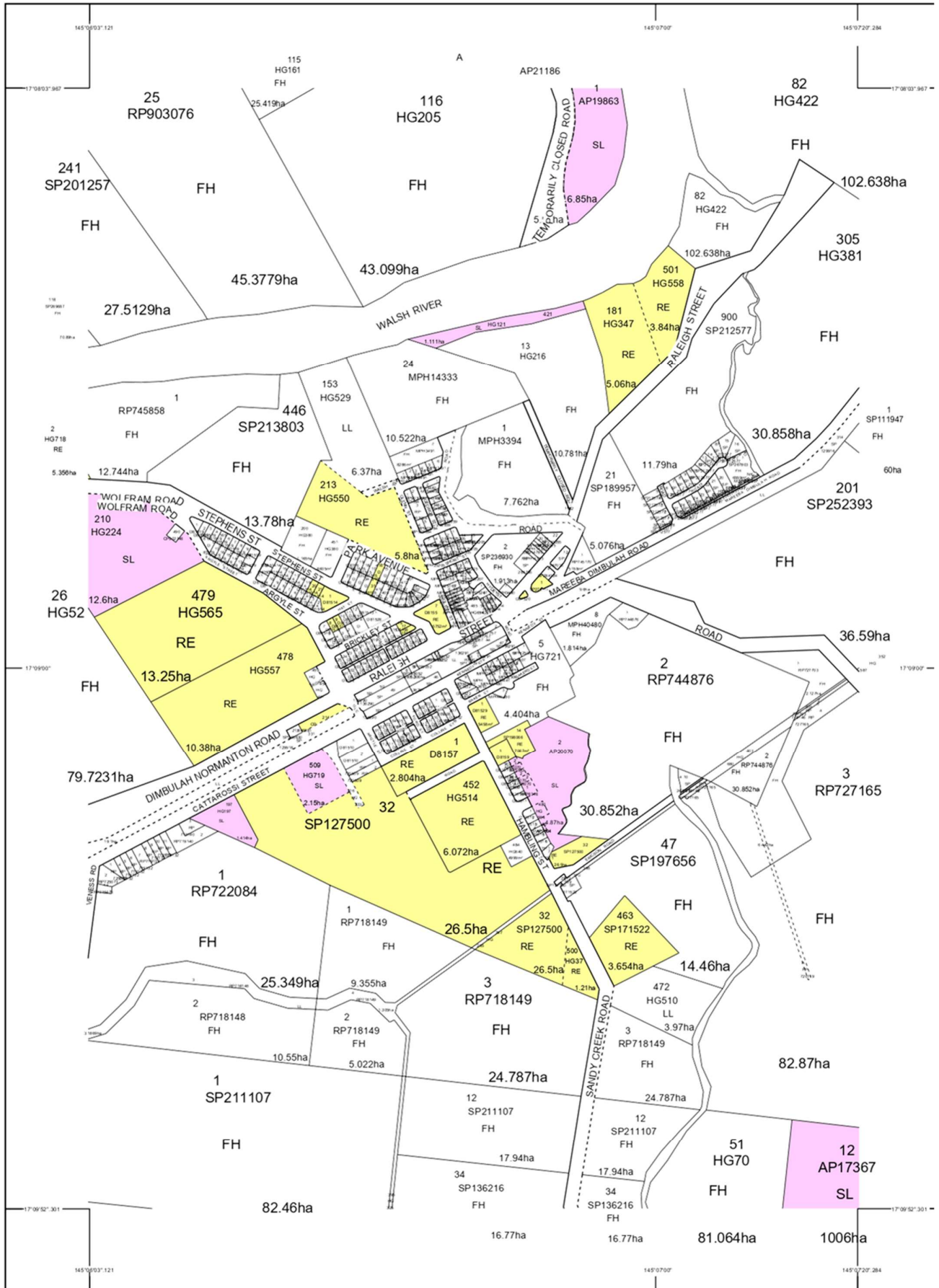
Please quote reference number 2018/006567 in any future correspondence.

Yours sincerely



Karen Lodge
Land Officer

Attached: Smartmap showing reserve lands and unallocated State lands in Dimbulah





For additional information regarding this SmartMap see page 2.
Shading Rules have been applied.
Document Set ID: 3827027
Version: 3
Revision Date: 22/06/2020



Additional Information Page

Shading Rules

-  Tenure = RE
-  Tenure = SL

Document Set ID: 3827027
Version: 1 Version Date: 22/06/2020



© 2020 Mareeba Shire Council (MSC). Based on or contains data provided by MSC and the State of Queensland Department of Natural Resources, Mines & Energy (DNRME) [2020]. In consideration of these agencies permitting use of this data you acknowledge and agree that these agencies give no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accept no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.

Map Grid of Australia Zone 55 (GDA04)

8.7 KINGSBOROUGH LAND PURCHASE REQUEST

Date Prepared: 23 June 2020

Author: Manager Development and Governance

Attachments:

1. Letter from Steve Grasso - Confidential
2. Letter from DNRME - Confidential

EXECUTIVE SUMMARY

Council has received correspondence from a resident expressing interest in purchasing Council owned freehold land on Main Street in the isolated undeveloped town known as Kingsborough, west of Mareeba. Council's current Historical Town Policy seeks to ensure that a community does not develop in a rural and remote area of the Shire which cannot be adequately and economically provided with services and infrastructure.

RECOMMENDATION

That Council:

1. Reject the disposal of Lots 405 to 410 K2351, Main Street Kingsborough in accordance with the objectives of Council's Historical Town Policy; and
2. Approve the lease of Lots 405 to 410 K2351, Main Street Kingsborough to the applicant should he so wish, with all surveying, legal and administrative costs payable by the lessee.

BACKGROUND

Numerous historical townships have been identified within the Mareeba Shire Council jurisdiction. A Historical Town refers to an unplanned township located in a rural and remote area of the shire which has seemingly been arbitrarily positioned with little regard to the physical lay of the land and practical access to the allotments positioned over the land. Many of the existing freehold allotments are often located upon unformed gazetted roads with no practical access to the allotments. This impacts upon the potential servicing of these areas by Council; for example, for waste collection and road maintenance.

From time to time, Council receives enquiries from members of the public seeking to purchase freehold land within a historical township. Where Council does not own the subject freehold allotment, Council has no control over the sale by the existing owner to a potential buyer. The sale of these parcels is often accompanied by further enquiry (and an expectation) concerning the provision of Council services to the land—practical access to allotments and other ongoing services in exchange for the payment of rates.

Council is in receipt of correspondence dated 27 March 2020 from Mr Steve Grasso (copy attached), who has recently finalised purchase of freehold Lot 404 K2351, Main Street Kingsborough, expressing interest in purchasing the six (6) adjoining Council owned freehold Lots (405 to 410 K2351). The State of Queensland is the only other adjoining landowner of the six Council lots.

Council is obliged to observe section 236 of the *Local Government Regulation 2012* (LGR) in disposing of valuable non-current assets. To facilitate to Mr Grasso's request and circumvent the legislated procurement/sale process, Council would need to apply exceptions under section

236(c)(iv) of the LGR which stipulate that the land may be disposed of to a person who owns adjoining land if—

- a) the land is not suitable to be offered for disposal by tender or auction for a particular reason, including, for example, the size of the land or the existence of particular infrastructure on the land; and
- b) there is not another person who owns other adjoining land who wishes to acquire the land; and
- c) it is in the public interest to dispose of the land without a tender or auction; and
- d) the disposal is otherwise in accordance with sound contracting principles

To address the prominent relevance of section 236(c)(iv)(b) above, Council wrote to the Department of Natural Resources, Mines and Energy (DNRME) as the only other adjoining landowner on 9 June 2020 to request their views on the sale of the lots. DNRME responded on date of 10 June 2020 declaring no objection to the disposal (copy attached).

Of the one-hundred and sixteen (116) surveyed lots comprising the town, only five (5) lots are currently privately owned. The remaining lots are held by Council or the State. This represents a low to medium risk of foreseeable future development under section 3 of Council's Historical Town Policy.

RISK IMPLICATIONS

Infrastructure and Assets

Potential for Council receipt of increased future requests or demands by landowners for provision of Council services and infrastructure.

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

Response to Mr Grasso advising of outcome.

8.8 DEVELOPMENT AND GOVERNANCE QUARTERLY REPORT - APRIL TO JUNE 2020

Date Prepared: 2 July 2020

Author: Manager Development and Governance

Attachments: Nil

EXECUTIVE SUMMARY

This report presents the key activities and achievements of the Development and Governance Group for the April to June 2020 quarter.

RECOMMENDATION

That Council receives and notes the quarterly report of the Development and Governance Group for the April to June 2020 quarter.

BACKGROUND

The development and Governance Group is comprised of the following Council service areas:

- Governance and Compliance
- Building, Plumbing, and Trade Waste
- Regional Land Use Planning
- Local Laws and Environmental Health.

In addition to routine matters of operation, the following activities have occurred during the April to June 2020 quarter and are presented below by service area:

GOVERNANCE AND COMPLIANCE**Native Title**

There are currently nine (9) Native Title claims within Mareeba Shire consisting of Djungan #5, Wakaman #3, #4, #5, Cairns Regional Claim Group, Djabugay-Bulway-Yirrgay-Nyakali-Guluy and Kurtijar, Muluridji #3 and Kunggandji Gurrabuna.

There are no updates to report for the April to June quarter on Native Title claims to which Council is a party.

Industrial ParksChillagoe Industrial Estate:

Council resolved on the 7 May 2020 to award the sale of 14 lots per tender TMSC2020-05, of which one land sale settlement occurred during the period. Lot 34 and 35, which did not have successful tender submissions, now have agreed upon purchase arrangement in place. The remaining sale contracts are in progress and will be settled within the next quarter.

Mareeba Industrial Park:

No sales activity has been finalised for land at the Mareeba Industrial Park (MIP) during the quarter. Currently there are a total of 30 lots available for sale. This amount includes the addition of a further

19 lots as a consequence of the extension of Keegan and Effley Streets. Council has a tender underway for sale of these lots which closes on 9 July 2020.

Annual fees for panels on the MIP entrance sign have now been standardised and will be invoiced from 1 July each year.

Mareeba Aerodrome:

Enquiries continue to be received relevant to lease sites at Mareeba Aerodrome with information being provided to interested persons. During the period a total of three (3) new leases were finalised with construction of one hangar nearing completion and the commencement of another due shortly. One of the leases is for a major stakeholder whose presence near the entrance to JRM Braes Road will, it is hoped, have further positive impact on interest in development at the Aviation Industrial Park.

Land Matters

- The licence area that Council holds with Queensland Rail, off Railway Avenue, Mareeba that contains part of the off-street parking behind the Post Office Centre has been extended further south to include land around the old station building. This additional area will be included in Council's overall plan for off-street RV parking.
- Council continues in negotiations with Bartter Enterprises, the parent entity of the local poultry processing facility, toward finalisation of Lease, Licence and Trustee Permit instruments for use of Lot 888 NR7943 Adil Road Mareeba. Use of the lot will assist the facility in meeting its environmental protection obligations with the State.
- Council has received final State approval for the Land Management Plan for Hunter Park, Fallon Road, Kuranda. Survey work is currently underway, and negotiations have recommenced with Kuranda Recreation Centre Committee toward finalisation of a lease tenure instrument.

Lease Matters

- Council approved a lease interest of Council owned freehold Lot 309 W2631 James Street Watsonville to the Watsonville Rural Fire Brigade (WRFB). It is intended that lot 309 is amalgamated into the adjoining lot 308 currently leased by WRFB to enable the favourable positioning of a new rural fire brigade building upon the land.
- Current negotiations are continuing for a new lease interest with the Mareeba Heritage and Information Centre to replace the lease which expired in June of 2019. It is anticipated that the final lease instrument will be executed prior to mid-July.

Compliance

Right to Information and Information Privacy

Council received three (3) Right to Information and Information Privacy application during the quarter with remaining general requests for provision of information furnished under Council's Administrative Access Scheme Policy.

Unreasonable Complainant Conduct

On 28 May 2020, Council issued the first notice of restricted access to Council services under Council's *Unreasonable Complainant Conduct Policy* to a long-term motivated complainant whose behaviour was assessed by Council in all the circumstances as unreasonable. The restriction seeks to manage the complainant's behaviour by restricting access to Council services. Council had received over 60 complaints from the complainant since 2014 on matters concerning barking a dog

nuisance at the same address location throughout which the complainant maintained a highly critical position on Council's handling of complaints over a protracted period. On review by Council and the Ombudsman, Council has been shown to have been more than diligent in managing the complainant.

Complaints

Details of complaints received/processed during the quarter ending 30 June 2020 are displayed in the following table:

Complaints carried over from previous period (January to March 2020)	4
Complaints carried over from previous period finalised during this reporting period	4
Complaints lodged during reporting period (April to June 2020)	19
Complaints finalised during reporting period (April to June 2020)	15
Complaints still in process (not finalised) during reporting period (April to June 2020)	4

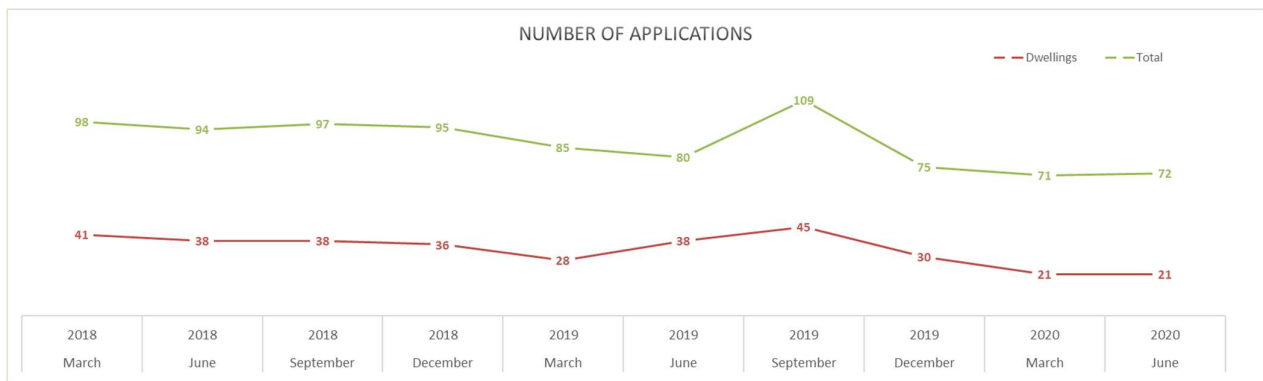
BUILDING AND PLUMBING

Building Approvals

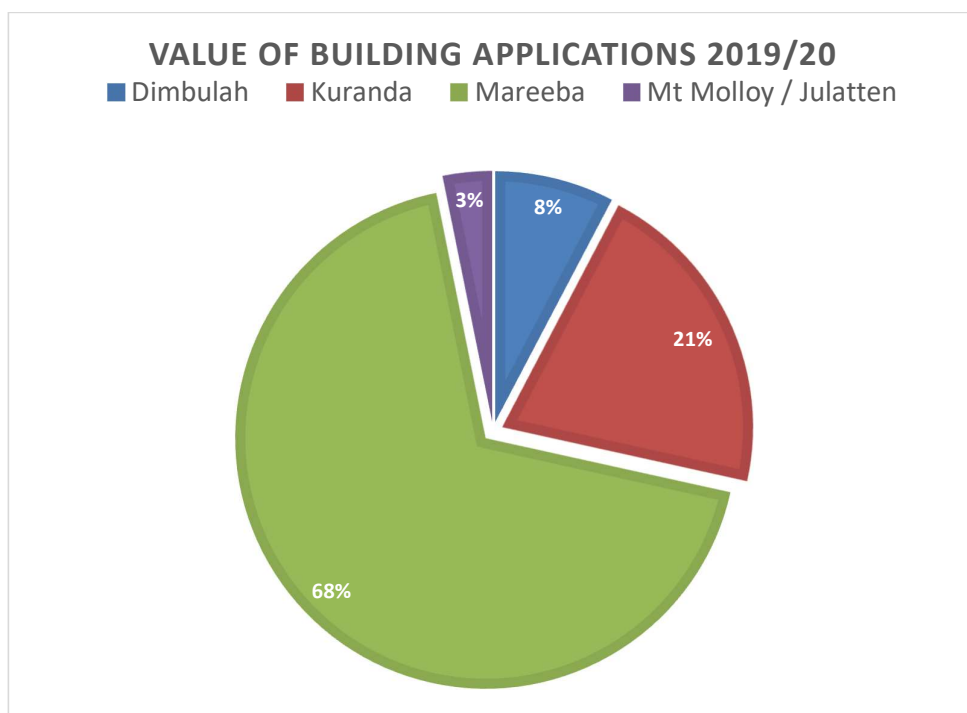
This quarter Council's building approvals has flattened. The overall the number of dwelling applications has dropped marginally year to date, and the value of construction has decreased significantly.

Quarter	Apr - Jun 2020 QTR		Apr - Jun 2019 QTR	
Type	\$	A	\$	A
Dwellings	6,028,409	26	4,569,068	38
10A (Sheds, ETC)	860,227	29	1,264,412	32
Commercial	2,974,913	8	1,230,665	7
Others	296,385	9	78,800	3
Total	10,159,935	72	7,142,945	80

Quarter	Jul 2019 - Jun 2020		Jul 2018 - Jun 2019	
Type	\$	A	\$	A
Dwellings	22,333,292	122	25,044,833	140
10A (Sheds, ETC)	5,263,264	149	5,780,784	159
Commercial	7,154,600	25	22,649,582	34
Others	1,360,630	31	769,660	24
Total	36,111,786	327	54,244,859	357



The below graph summarises where construction investment is occurring by location across the Shire for the 2019/20 financial year.



Regulatory Tasks

Building and Plumbing Services had 135 customer requests this quarter of which 127 were resolved.

REGIONAL LAND USE PLANNING

New Development Applications

Seven (7) development applications were lodged in the June quarter of 2020 compared to seventeen (17) lodged in the June quarter of 2019.

Development Applications received/approved during the April to June 2020 quarter as compared to the YTD (July to June) comparisons are as follows:

	Apr - Jun 2020 QTR	Jul 2019 - Jun 2020 YTD	Jul 2018 - Jun 2019 YTD
New Development Applications lodged	7	35	66
Decision Notices issued under delegated authority	2	22	44
Negotiated Decision Notices issued under delegated authority	0	3	1
Decision Notices issued (from Council Minutes)	3	16	18
Negotiated Decision Notices issued (from Council Minutes)	1	1	2
Extensions to relevant period issued	0	0	9
Extensions to relevant period issued (from Council Minutes)	0	0	1
Change to existing Development Approval issued	0	0	1
Referral Agency Response approvals issued under delegated authority	5	14	24
Survey Plans endorsed	8	21	31
Notices issued under SPA	0	1	2
Planning Appeals and other Court proceedings	1	1	0

LOCAL LAWS AND ENVIRONMENTAL HEALTH

Environmental Health

The Environmental Health section responded to a total of 120 enquiries, complaints and service requests for the quarter relating to the following matters:

	Apr - June 2020	2019 - 2020 YTD	2018 - 2019 YTD
Food Complaints	1	6	8
Food Enquiry	31	99	174
Health Enquiry	21	37	59
Pollution	30	117	138
Illegal Dumping	9	9	0
Flying Foxes	2	12	17
Public Health Complaint, Enquiry	11	21	40
General Service Enquiry	12	56	40
Other	3	21	17

Notices Issued, Inspections Carried Out, Applications Processed

	Apr - June 2020	2019 - 2020 YTD	2018 - 2019 YTD
Animals Impounded	81	508	627
Regulated Parking infringements issued	9	447	694
Animal Management infringements issued	19	284	378
Local Laws Infringements issued	25	117	115
Warning letters issued	46	244	316
Compliance Notices issued	34	76	108
Food Inspections undertaken	49	77	254

Regulated Parking Infringements Issued - Due to COVID19 restrictions on many businesses operating in the shire, Council Officers found a decrease in parking infringements issued, particularly in Kuranda. As tourists and visitors were not visiting the area, Council Officers reduced patrols in these areas.

Food Inspections in YTD 2019-2020 were lower than the previous year as no contract EHO was engaged to carry out routine inspections. However, a contract EHO did commence inspections in May 2020 and the number of inspections is shown in the Apr-June quarter.

Local Laws

Local Laws Officers dealt with the below complaints and enquiries during the quarter relating to the following matters:

Animals

	Apr - June 2020	2019 - 2020 YTD	2018 - 2019 YTD
Dangerous Aggressive dogs	30	105	146
Missing/Lost/Found	13	91	130
Barking Complaints	67	216	238
Restrained for Collection	21	137	149
Council traps	34	154	201
Straying Animals	120	478	482
Too Many Animals	17	55	49
Enquiries, Unregistered, Hygiene, unleashed	106	505	504
Cruelty	1	11	19
Total	409	1752	1918

In the last quarter (April to June 2020) the following impounds were recorded for dogs:

- Animal returned to owner 1st occasion for free (dog was wandering but was registered): 6 dogs.
- Animal caught wandering (not registered or registered and previously returned to owner): 20 dogs were impounded.

Other Areas

	Apr - June 2020	2019 - 2020 YTD	2018 - 2019 YTD
Abandoned Vehicles	21	100	100
Overgrown	33	102	115
Commercial Use of Roads	10	103	76
Illegal Camping	16	34	42
Illegal Signs	7	45	29
Parking, illegal parking	15	95	138
Obstruction of Footpath	4	18	17
General Enquiries	0	0	0
Other	4	10	18
Aerodromes	2	2	0
Gates and Grids	0	0	1

Dog Registration

As at the 30 June 2020, Council has a registered population of 4,430 dogs in the shire with 4,277 dog renewals outstanding.

Renewals are due to be sent out on 10 July for all remaining animal owners to renew their animal registration.

	Apr - June 2020	2019 - 2020 YTD	2018 - 2019 YTD
New Registrations	153	768	871
Deceased	52	301	409
Left the area	41	210	236

A general reduction in complaints and inspections can be seen for the last year possibly due to COVID19 and the associated restrictions. Parking Patrols were reduced due to businesses not in operation, particularly in Kuranda. General animal complaints were also reduced compared to the previous year. This could be the result of people potentially staying at home and controlling their animals as they are not working.

Food Business enquiries were also reduced compared to the previous year. This could also be associated to the COVID19 and the restrictions which forced businesses to close.

RISK IMPLICATIONS

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Nil

Operating

Nil

LINK TO CORPORATE PLAN

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

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

IMPLEMENTATION/COMMUNICATION

Nil

8.9 TRAFFIC ADVISORY COMMITTEE TERMS OF REFERENCE

Date Prepared: 2 July 2020

Author: Manager Development and Governance

Attachments: 1. Terms of Reference - Traffic Advisory Committee

EXECUTIVE SUMMARY

Council approval is sought for adoption of a revised Terms of Reference for the Traffic Advisory Committee. These Terms of Reference are presented in the new updated format for Advisory Committees.

RECOMMENDATION

That Council approves the attached Traffic Advisory Committee Terms of Reference.

BACKGROUND

Councillors represent Council on a number of Boards, Associations, Committees and Community Organisations across the Shire. At Council's May 2020 meeting, Councillors appointments to relevant functional committees were made.

Council has previously established a Traffic Advisory Committee (TAC), which met quarterly. The extant Terms of Reference (ToR) were adopted in 2014 and define the membership as being “generally limited to” Council, Police, Transport and Main Roads and others as deemed necessary.

It is considered reasonable that Mareeba Shire Council continue the practice of the TAC—to meet, discuss and advise Council on strategic traffic, road and transport matters within the Shire. It is also considered that community and industry representatives can provide beneficial advice to Council in relation to strategic matters, therefore there is merit in continuing to invite these stakeholders to participate.

Council officers have reviewed the extant TAC ToR from a functional and governance perspective and effected amendments to arrive at a revised ToR more substantially aligned with Council's *Handbook for Advisory Committees* and the *Local Government Regulation 2012*.

RISK IMPLICATIONS

Nil.

LINK TO CORPORATE PLAN

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

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

IMPLEMENTATION/COMMUNICATION

Council is to formally invite representation to the Department of Transport and Main Roads and the Queensland Police Service, attaching the Traffic Advisory Committee Terms of Reference.



Terms of Reference – Traffic Advisory Committee

Policy Type	Administrative reference	Version:	2.0
Responsible Officer	Director Infrastructure Services	Date Approved:	15/07/2020
Review Officer:	Director Infrastructure Services	Review Due:	15/06/2024
Author:	Director Infrastructure Services	Commencement:	15/07/2020

1. PURPOSE

The Traffic Advisory Committee is established under the *Local Government Regulation 2012*¹ to provide expert advice to Council on traffic, road and transport matters to assist Council in achieving its Corporate Plan objectives.

2. SCOPE

The Terms of Reference apply to Councillors, Committee members and staff of Mareeba Shire Council.

3. FUNCTIONS

The purpose of the Advisory Committee is to:

- Provide advice, information and guidance to Council regarding implementation of traffic, road and transport strategies and local initiatives with inter-agency representation and support;
- Provide advice, on the effects on safety, traffic and transport operations of any major events or works planned in the region;
- Provide advice on any major changes to the configuration of the road environment or surrounding property usage that may affect the ability of the road to function safely and effectively as designed;
- Provide expert advice on other matters as referred to it by the Council regarding traffic, roads and transport.

4. COMPOSITION

Advisory Committee members must be committed to the strategic objectives outlined in these Terms of Reference. The following will apply:

- The Chairperson of the Advisory Committee will be a Councillor.

¹ See *Local Government Regulation 2012* (Qld) pt 2 div 2—see especially ss 264-265.

Human Rights Compatibility Statement
 The *Human Rights Act 2019* (HR Act) (Qld) came into effect on 1 January 2020. These Terms of Reference have been drafted in alignment with obligations under s 58 of the HR Act.

Terms of Reference - Traffic Advisory Committee

- Two (2) Councillors will be appointed by Mareeba Shire Council to the Advisory Committee—one (1) serving as Deputy Chair and the other as an alternate member (proxy).
- Two (2) representatives will be appointed to the Committee from the Cairns District branch of the Department of Transport and Main Roads.
- Two (2) representatives will be appointed from the Mareeba Branch of Queensland Police Service.
- Remaining Advisory Committee members will be appointed by Council and will hold extensive knowledge and experience in traffic, road and transport matters.
- The Advisory Committee may from time to time seek the advice of persons with specialist knowledge and invite them to attend a meeting.

5. TERMS OF APPOINTMENT

The Advisory Committee is appointed for the term up to the next Council election or for the lifespan of the Committee, whichever is the earlier event and is subject to review by Council at any stage.² The following will apply:

- The Advisory Committee has no decision making powers and will make recommendations only for consideration by Council.
- Advisory Committee members are appointed on a voluntary basis and meeting fees are not available.
- Advisory Committee members are expected to be available for regular communication by email and telephone.
- Where a members appointed by Department of Transport and Main Roads or Queensland Police Service must receive notification of the appointment in writing
- Council may remove an Advisory Committee member from office for:
 - conduct in breach of Council's *Employee Code of Conduct*;
 - failure to attend three consecutive meeting without leave of absence.
- The Advisory Committee may be renewed with the same membership following the next Council election or when public nominations are called for positions.

6. CONDITIONS OF MEMBERSHIP

Advisory Committee members are to comply with Council's *Handbook for Advisory Committees and Employee Code of Conduct*. The following will apply:

- Advisory Committee members have a duty to act honestly and in good faith, exercise reasonable skill, care and diligence.
- Advisory Committee members are to exercise common courtesy on all occasions.
- Advisory Committee members are to work collaboratively towards the purpose of the Committee.

² See *Handbook for Advisory Committees* (MSC) s 3.1.

Terms of Reference - Traffic Advisory Committee

- Advisory Committee members are not authorised to speak directly to the media or public on behalf of the Council or with regard to any matter that has or is to be discussed by the Committee unless otherwise determined and agreed by Council. All media inquiries and requests for comment by members must be directed to the Advisory Committee Chairperson.
- Where a Committee member ceases employment with the Department of Transport and Main Roads, the membership to the Advisory Committee ceases, and the Department of Transport and Main Roads are to appoint a replacement in writing.
- Where a Committee member ceases employment with the Queensland Police Service, the membership to the Advisory Committee ceases, and the Queensland Police Service are to appoint a replacement in writing.
- The office of an appointed Advisory Committee member becomes vacant if the member submits resignation in writing to the Secretariat of the Advisory Committee or is unable to continue their duties as an Advisory Committee member under these Terms of Reference.

7. MEETINGS

Advisory Committee Meetings will be conducted in accordance with Council's *Handbook for Advisory Committees*.³ The following will apply:

- Meetings are to be held as and when items of business arise but must be at least twice annually, on the third Tuesday of the relevant quarter.⁴
- Meetings of the Advisory Committee will be scheduled at the time of 9:30am AEST.
- Meeting of the Advisory Committee will be held at Council offices in Mareeba unless otherwise determined.
- A quorum will be determined to be 50% of the total number of committee members, of which at least one must be a Mareeba Shire Council Councillor.⁵
- If after ten to fifteen (10-15) minutes have elapsed from the advertised time of the meeting without a quorum being present, the meeting will be abandoned. The chairperson is to reconvene the Committee as convenient, but no later than the next scheduled meeting date.⁶
- An appointed member who has a direct or indirect pecuniary interest in a matter under consideration by the Committee must disclose the nature of the interest to the Committee. Such a disclosure must be recorded in the minutes of the Committee.⁷

³ Ibid s 3.4.

⁴ Ibid s 3.4.2.

⁵ Ibid s 3.4.3.

⁶ Ibid.

⁷ Ibid s 3.4.7.

Terms of Reference - Traffic Advisory Committee

- Voting procedure will be conducted in the manner consistent with requirements under the *Local Government Regulation 2012* and Council's *Handbook for Advisory Committees*.⁸
- Advisory Committee members will not nominate alternate members (proxies) or representatives to attend meetings in their absence.
- Observers are permitted in attendance by approval of the Chairperson.

8. ADMINISTRATION

The Committee will undertake an assessment of performance against these Terms of Reference at an agreed time. Council Officers will provide information, secretarial and other assistance to the Committee as required.

9. REPORTING

The Advisory Committee will provide updates to Council by submitting reports when required. The following will apply:

- The Advisory Committee's advice and recommendations will be recorded in the Meeting Minutes and presented for Council consideration and assessment in a report.
- Meeting Minutes will be of formal resolutions and may note discussion topics and will comply with Council's *Handbook for Advisory Committees*.⁹
- Approved Meeting Minutes are available to the public and will be published on Council's website.
- all written material associated with the Committee is subject to the Right to Information Act 2009 and may be made available to the public.

10. DEFINITIONS

Alternate member – means a person who attends meetings of the committee and acts as a member of the committee only if another member of the committee is absent from the meeting of the committee.¹⁰

11. RELATED DOCUMENTS AND REFERENCES

Employee Code of Conduct (MSC)
Handbook for Advisory Committees (MSC)
Local Government Regulation 2012 (Qld)

12. REVIEW

It is the responsibility of the Director Infrastructure Services to review these Terms of Reference and effect the necessary changes following each Council election.

⁸ See *Local Government Regulation 2012* (Qld) s 270. See also *Handbook for Advisory Committees* (MSC) s 3.4.1.

⁹ See *Handbook for Advisory Committees* (MSC) s 3.4.6.

¹⁰ See *Local Government Regulation 2012* (Qld) s 266.

8.10 CEO DELEGATIONS - ANNUAL REVIEW

Date Prepared: 3 July 2020

Author: Manager Development and Governance

Attachments: Nil

EXECUTIVE SUMMARY

The Local Government Act requires that delegations to the CEO must be reviewed annually by the local government. A formal record of acknowledgment is sought by Council regarding this annual review under section 257(5) of the *Local Government Act 2009* (LGA).

RECOMMENDATION

That Council acknowledge that an annual review of Council delegations made to the CEO under section 257 of the *Local Government Act 2009* has been undertaken in accordance with section 257(5) of the Act.

BACKGROUND

Under section 257 of the *Local Government Act 2009* (LGA), Council may delegate its statutory power to the CEO however, Council must not delegate a power that an Act states must be exercised by resolution of Council. Powers may be delegated to the CEO via resolution of Council or conferred directly to the CEO under a provision of an Act or Regulation. Such delegation avoids the necessity for excessive referral of matters to Council for formal resolution. Thus, Council's statutory powers in the administrative context are exercised efficiently via delegation of its power to the CEO under section 257 of the LGA.

Section 257(5) of the LGA also requires that delegations to the CEO must be reviewed annually by the local government. It is appropriate that acknowledgement record of the review should be made in the relevant Council Meeting Minutes.

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

Delegations to the CEO and the Delegations Register are accessible to the public by request.

8.11 FINANCIAL STATEMENTS FOR PERIOD ENDING 30 JUNE 2020

Date Prepared: 3 July 2020
Author: Manager Finance
Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with an overview of financial matters for the period 1 July 2019 to 30 June 2020.

It should be noted that this Report does not present operational income and expenditure figures, and these will be presented to Council at its next meeting on 19 August 2020, due to financial year end and the number of processes that need to occur to finalise these figures.

RECOMMENDATION

That Council note the financial report for the period ending 30 June 2020.

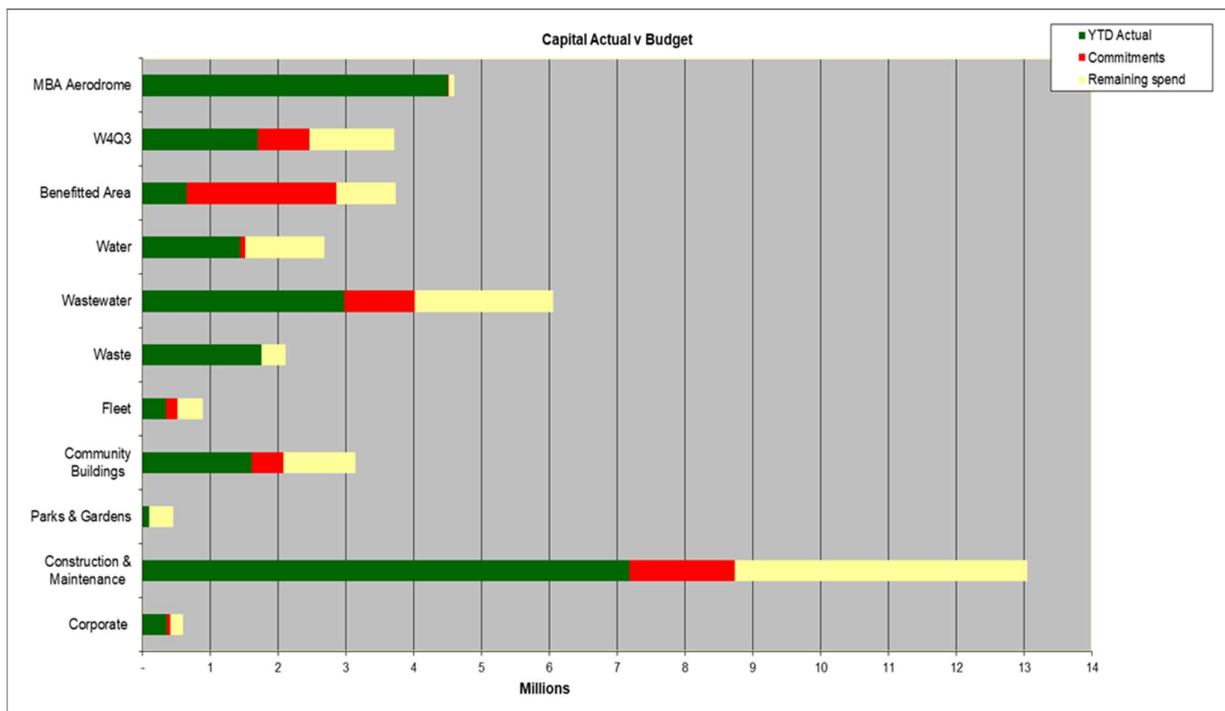
BACKGROUNDFinancial Summary

The Budgeted Income Statement for the year ending 30 June 2020, will be presented to Council at its next meeting on 19 August 2020, due to financial year end and the number of processes that need to occur to finalise these figures.

Work has commenced on preparing the financial statements and it is anticipated that the draft accounts will be completed by 11 August 2020 and presented to Audit Committee before external audit commences from 17 August 2020.

Capital Expenditure

Total capital expenditure of \$28,959,060 (including commitments) has been spent for the period ending 30 June 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 Loans \$7,981,710

Rates and Charges

The total rates and charges payable as at 30 June 2020 are \$1,965,922 which is broken down as follows:

Status	30 June 2020		30 June 2019	
	No. of properties	Amount	No. of properties	Amount
Valueless land	17	699,556	17	667,680
Payment Arrangement	97	151,350	149	68,697
Collection House	315	892,839	346	855,117
Exhausted – awaiting sale of land	10	131,554	9	89,158
Sale of Land	-	-	-	-
Other (includes current rates)	340	90,623	213	174,920
TOTAL	779	1,965,922	734	1,855,572

* Of this total, there are 220 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.

Collection House collected \$169,974 for the month of June 2020.

Sundry Debtors

The total outstanding for Sundry Debtors as at 30 June 2020 is \$580,403 which is made up of the following:

Current	30 days	60 days	90 + days
\$492,245	\$2,962	\$2,308	\$82,888
84.8%	0.5%	0.4%	14.3%

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

8.12 COVID-19 RESPONSE PACKAGE UPDATE

Date Prepared: 24 June 2020
Author: Manager Finance
Attachments: Nil

EXECUTIVE SUMMARY

At the ordinary meeting held on 20 May 2020, Council approved a COVID-19 response package which included, among other things, a recommendation not to commence legal action for the non-payment of Rates until after 31 December 2020. After further consideration, it is recommended that Council revoke this recommendation as these debts were incurred prior to the COVID-19 outbreak.

RECOMMENDATION

That Council revoke number 1 of recommendation 3 of Resolution 2020/96 adopted at the Ordinary Council Meeting held on Wednesday, 20 May 2020 to the effect that "Council does not commence any legal action for the non-payment of rates until after 31 December 2020".

BACKGROUND

The recommendation that Council does not commence any legal action for the non-payment of rates until after 31 December 2020 was based on the premise that ratepayers may be adversely affected by COVID-19 virus and be unable to pay their rates and charges. However, on review it has been noted that Council only commences legal action against ratepayers after the due date that rates are to be paid and after Council has issued reminders and contract debt collection agency has made contact requesting payment.

Councils last Rates Notice due date preceded the date that any of the COVID-19 restrictions could have affected ratepayers and as a result no ratepayer can claim the impacts of the virus resulted in their inability to pay the last rates notice.

Council can review this decision after the due date for the next rates period. Council will however in its absolute discretion proceed with legal action in respect to any debt for overdue rates and charges that are owing or partially owing.

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil

Operating

Nil

LINK TO CORPORATE PLAN

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

IMPLEMENTATION/COMMUNICATION

Nil

8.13 FEES AND CHARGES 2020/21

Date Prepared: 1 July 2020

Author: Manager Finance

Attachments: 1. Register of Fees and Charges 2020/21

EXECUTIVE SUMMARY

This report details the combined Register of Fees and Charges for 2020/21 for Council.

RECOMMENDATION

That Council adopts the attached Register of Fees and Charges for 2020/21.

BACKGROUND

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

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

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

RISK IMPLICATIONS**Legal and Compliance**

Local Government Act 2009.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

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

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil

Operating

Nil

LINK TO CORPORATE PLAN

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

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

IMPLEMENTATION/COMMUNICATION

The fees and charges detailed in this report will be published on Council's Website.



**2020/2021 Register of Cost-Recovery Fees
and
Schedule of Commercial and Other Charges**



Note: This register may be altered by Council resolution at any time prior to the next budget resolution. Refer to Council's website for current fees and charges.

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CONTENTS

Legislative References..... 12

 Acronyms - Legislation 13

Aerodromes 14

 Landing Fees (Mareeba and Chillagoe)..... 14

 Grassed Areas Parking - Mareeba Only (No tie-downs) 14

 Hardstand Parking and tie-downs - Mareeba Only..... 14

Animal Management 15

 Registration 15

 Desexed Animal Refund (Entire Dog desexed during the year)..... 15

 Registration for Regulated Dogs (Dangerous, Menacing) 15

 Approvals Animal Keeping 15

 Impounding of Animals 16

 Cats & Dogs 16

 Dogs 16

 Dogs (Unregistered upon impounding) - Must be registered prior to release 16

 Cats..... 16

 Stock..... 16

 Poultry and Small Stock 16

Building & Plumbing..... 17

 Inspection Fees 17

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Inspection Costs (Class 1 and 10 Buildings)	17
Inspection Costs (Class 2 - 9 Buildings)	17
Class 1a - New Dwelling	17
Class 1a - Additions/Alterations - Extension to Dwellings etc.	17
Class 1a - Additions/Alterations - Re-roof or Re-stump.....	17
Class 1a - Minor Alterations e.g. Building Repairs	17
Class 10a - Garage, Carport, Shed or the like - Greater than 18m2.....	17
Class 10a - Patios and Roofed Decks.....	18
Class 10b - Fences, Rainwater Tank, Pervious Shade Sail or the like	18
Class 10b - Retaining Walls	18
Class 10b - Swimming Pools, Spas, Above Ground Swimming Pools.....	18
Demolition All Classes (Excluding Plumbing)	18
Amendment to Application Class 1 & 10 (Inspections Not Included).....	18
Temporary Structure.....	18
Extension of Time or Renewal of Building Approval - Submitted by a Private Certifier	19
Change of Builder Notification.....	19
Preliminary Approvals.....	19
Preliminary approval Class 1 to 10.....	19
Concurrence Agency Advice	19
Swimming Pool Compliance Inspection.....	19
Swimming Pool Compliance Certificate Renewal	19
Bushfire Assessment	19

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Inspection For Fire Safety Compliance	19
Assessment of Alternate Solution.....	20
Siting Dispensation - includes report	20
Temporary Accommodation Permit	20
Temporary Accommodation Renewal	20
Building Records Search.....	20
Building Record Search - (Domestic and Commercial)	20
Certificate of Classification	20
Certificate of Classification (if not previously issued).....	20
Application for House Relocation	20
Pre-inspection for Relocation of structure - preliminary approval.....	20
Road Transport Bond	20
Preliminary approval Class 1 to 10.....	21
Lodgement Fee (Development Permit)	21
Private Certifier Lodgement Class 1 and 10 - Non Commercial.....	21
Private Certifier Lodgement - Class 2 to 9 - Commercial Developments.....	21
Compliance Permit - New Plumbing Works.....	21
Minor Plumbing works, modifications to Existing Plumbing and Drainage.....	21
Minor Plumbing Connection (Class 10a Sheds)	21
Town Sewer Connection (Domestic and Commercial)	21
Installation of on-site disposal system (in connection with building permit).....	22
Installation of on-site disposal system (as standalone application)	22



2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges

Shop Fit-Out - Commercial.....	22
Additional/Alterations to plumbing fixtures - existing drainage connection	22
Replacement of land application area.....	22
Compliance Permit - Existing Plumbing Works.....	22
Inspections	22
Disconnection from Council Sewer System	22
Connection to Council sewerage system	23
Administrative.....	23
Provide copy of "as constructed" file.....	23
Amendment to Drainage Plan.....	23
Change of Plumber.....	23
On Site Sewerage Facility.....	23
Concurrence Agency Advice	23
On Site Concurrence Agency.....	23
Back flow prevention device.....	23
Cemeteries	24
Reservation	24
Interment (In addition to reservation fee ²)	24
Interment Surcharge.....	24
Plaque	24
Shelter Hire (Optional).....	24
Chair Hire (Optional).....	24



2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges

Miscellaneous	25
Environmental Health	26
Searches	26
Food Act	26
Personal Appearance Services	27
Gates and Grids	28
General and Finance	29
General	29
Right to Information	29
Hall Hire	30
Bond - All user	30
Commercial or Specific Personal Event (a)	30
Community Group non-profit (b)	30
Park light hire	30
Circus	30
Additional Penalties	30
Notes	30
Hall Hire - Mareeba Sports Hall	31
Libraries	32
Charges	32
Photocopying	32
Printing	32



2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges

Internet	32
Full PC Use.....	32
Inter Library Loan (ILL)	33
Local Laws Activities.....	34
Accommodation Facilities.....	34
Operation of temporary entertainment events	34
Remedial Notices	34
Commercial Use of Local Government Controlled Areas and Roads (LGCARs) schedule 6.....	34
Installation of advertising device - Schedule 8	34
Busking.....	34
Recovery of Abandoned Vehicles	35
Temporary Parking Permit.....	35
Release of Impounded Items	35
Mareeba Industrial Park (MIP) Signage	36
Entrance Sign	36
Planning - Urban and Regional.....	37
General.....	37
Planning Certificates	37
Planning Schemes	37
Application - General	37
Application Fees.....	37
Application for Building Work assessable against the Planning Scheme.....	37

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Compliance Assessment	37
Material Change of Use.....	38
Undefined Use	46
Inconsistent Use.....	46
Reconfiguration.....	46
Preliminary Approvals.....	46
Combined Applications	46
Application Requiring Fee Determination	47
Consultant Fees.....	47
Survey Plans	47
Superseded Applications.....	47
Extension of Relevant Period.....	48
Application to Change Development Approval	48
Application to Change a Compliance Certificate / Permit	48
Application to Change Development Application.....	48
Refund of Development Application - withdrawn application	48
Application to Cancel Development Approval.....	48
Lapsed Application	48
Operational Works.....	48
Operational Works Application.....	48
Operational Works Application (Op Works associated with RoL for more than 5 lots)	49
Other Operational Works Application (including ass with RoL up to 5 lots)	49



2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges

Reassessment of Engineering Plans	49
Checking of Landscape Plans (associated with Op Works)	49
Checking of Street Lighting Plans (associated with Op Works)	49
Construction Monitoring (Op Works associated with RoL for more than 5 lots)	49
Construction Monitoring of other Operational Works (including ass with RoL up to 5 lots)	49
Re-inspection of Outstanding works and/or Early Plan Sealing Inspection	49
Bonds for Construction Security and Defects Liability	49
Bonds for Outstanding Works and Early Plan Sealing	49
Developers Contributions	50
Parking	50
Parks Contribution	50
Drainage	50
Roads	50
Water/Sewerage Contribution	50
Mareeba	50
Kuranda (Refer to Maps)	50
Chillagoe	50
Dimbulah	50
Mt Molloy	50
Rural Addressing	51
Charges	51
Trade Waste	52



2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges

Initial Application Fee	52
Visitor Information Centres	53
Annual Visitor Information Centre Tourism Brochure Display Fees	53
Annual Additional Visitor Information Centre Tourism Brochure Display Fees	53
Water	54
Charges	54
Standpipes.....	55
Waste	56
Non-Charged Waste Disposal	56
Charged Waste Disposal	56
Scrap Metal -.....	57
Wastewater.....	59
Charges	59
Waste Discharge	59

Legislative References

COST-RECOVERY FEES Section 97 - Local Government Act 2009

97 Cost-recovery fees

1. A local government may, under a local law or a resolution, fix a cost recovery fee.
2. A **cost-recovery fee** is a fee for:
 - a. an application for the issue or renewal of a licence, permit, registration or other approval under a Local Government Act (an **application fee**); or
 - b. recording a change of ownership of land; or
 - c. giving information kept under a Local Government Act; or
 - d. seizing property or animals under a Local Government Act; or
 - e. the performance of another responsibility imposed on the local government under the Building Act or the Plumbing and Drainage Act.
3. A local law or resolution for subsection (2)(d) or (e) must state:
 - a. the person liable to pay the cost-recovery fee; and
 - b. the time within which the fee must be paid
4. 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.
5. However, an application fee may also include a tax:
 - a. in the circumstances and for a purpose prescribed under a regulation; and
 - b. if the local government decides, by resolution, that the purpose of the tax benefits its local government area.
6. The local law or resolution that fixes an application fee that includes a tax must state the amount, and the purpose, of the tax.
7. If an application fee that includes a tax is payable in relation to land, the tax applies only in relation to land that is rateable land.
8. A local government may fix a cost-recovery fee by resolution even if the fee had previously been fixed by a local law.

98 Register of cost-recovery fees

1. A local government must keep a register of its cost-recovery fees.
2. The register must state the paragraph of section 97(2) under which the cost-recovery fee is fixed.
3. Also, the register must state:
 - a. for a cost-recovery fee under section 97(2)(a)—the provision of the Local Government Act under which the licence, permit, registration or other approval is issued or renewed; or
 - b. for a cost-recovery fee under section 97(2)(c)—the provision of the Local Government Act under which the information is kept; or
 - c. for a cost-recovery fee under section 97(2)(d)—the provision of the Local Government Act under which the property or animals are seized; or
 - d. for a cost-recovery fee under section 97(2)(e)—the provision of the Building Act or the Plumbing and Drainage Act under which the responsibility is imposed.
4. The public may inspect the register at the local government's public office.

Section 262(3)(c) of the Local Government Act 2009

262 Powers in support of responsibilities

1. This section applies if a local government is required or empowered to perform a responsibility under a Local Government Act.
2. The local government has the power to do anything that is necessary or convenient for performing the responsibilities.
3. The powers include all the powers that an individual may exercise, including for example:
 - a. power to enter into contracts; and
 - b. power to acquire, hold, deal with and dispose of property; and
 - c. power to charge for a service or facility, other than a service or facility for which a cost-recovery fee may be fixed.

PLEASE NOTE: The cost recovery fees in this booklet represent the cost recovery fees set by Council at the date of the budget resolution. Council may alter any of the cost recovery fees in this booklet by resolution at any time prior to the next budget resolution. The cost recovery fees in this resolution have been set by reference to specified exemptions from GST determined by the Federal Government under Division 81 of the GST legislation. Council reserves the right to alter the GST status of any cost recovery fee in accordance with any changes made to the Division 81 list. All cost-recovery fees detailed are fixed in accordance with relevant State Government legislation, Council's Local Laws and Council policies ABN 39 114 383 874

Acronyms - Legislation	
Short Description	Full Description
AMA 2008	<i>Animal Management (Cats & Dogs) Act 2008</i>
BA 1975	<i>Building Act 1975</i>
FA 2006	<i>Food Act 2006</i>
LGA 2009	<i>Local Government Act 2009</i>
LGR 2012	<i>Local Government Regulation 2012</i>
LL1	<i>Local Law No. 1 (Administration) 2018</i>
LL2	<i>Local Law No. 2 (Animal Management) 2018</i>
LL3	<i>Local Law No. 3 (Community and Environmental Management) 2018</i>
LL4	<i>Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2018</i>
LL5	<i>Local Law No. 5 (Parking) 2018</i>
LL6	<i>Local Law No. 6 (Waste Management) 2018</i>
PA 2016	<i>Planning Act 2016</i>
PR 2017	<i>Planning Regulation 2017</i>
PDA 2018	<i>Plumbing and Drainage Act 2018</i>
PH(ICPAS)A 2003	<i>Public Health (Infection Control For Personal Appearance Services) Act 2003</i>
PRA 2002	<i>Public Records Act 2002</i>
RTIR 2009	<i>Right to Information Regulation 2009</i>
PLDR 2019	<i>Plumbing and Drainage Regulation 2019</i>

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
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Aerodromes						
Landing Fees (Mareeba and Chillagoe)						
Fixed Wing Aircraft and Helicopters (MTOW - maximum take-off weight) less than 2000kg	N			Per tonne per Landing	\$6.00	Y
Fixed Wing Aircraft (MTOW - maximum take-off weight) 2000kg to 5700kg	N			Per tonne per Landing	\$12.00	Y
Helicopters (MTOW - maximum take-off weight) 2000kg to 5700kg	N			Per tonne per Landing	\$8.00	Y
Fixed Wing Aircraft and Helicopters (MTOW - maximum take-off weight) greater than 5700kg	N			Per tonne per Landing	\$17.50	Y
Note: Repetitive operations charged at one landing per hour (where an aircraft makes more than one landing per hour)						
Annualised landing fees at Mareeba Airport for aircraft utilised in flight training under 2000kg	N			Annum	\$2,000.00	Y
Annualised landing fees at Mareeba Airport for aircraft utilised in flight training between 2000kg and 5700kg	N			Annum	\$4,000.00	Y
Grassed Areas Parking - Mareeba Only (No tie-downs)						
Mareeba Parking - per year less than 5700kg. On application to be paid in advance for 12 month period direct to MSC	N			Year	\$440.00	Y
Mareeba Parking less than 5700kg.	N			Day	\$2.50	Y
Mareeba Parking of aircraft 5700kg and above	N			Day or part thereof	\$22.50	Y
Hardstand Parking and tie-downs - Mareeba Only						
Mareeba Parking - per year less than 5700kg. On application to be paid in advance for 12 month period direct to MSC	N			Year	\$650.00	Y
Mareeba Parking less than 5700kg.	N			Day	\$3.50	Y
Mareeba Parking of aircraft 5700kg and above	N			Day or part thereof	\$35.00	Y

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
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Animal Management						
Note: Where an application fee is paid for an annual approval or annual licence on or after 1 April the fees set for the following financial year are to be used and an extended expiry is to be applied to the particular approval.						
Registration						
Pups under 6 months				animal	\$0.00	N
Entire male/female	Y	(a)	AM C&DA 2008 44 & 46	animal/annum	\$120.00	N
Desexed male/female	Y	(a)	AM C&DA 2008 44 & 46	animal/annum	\$20.00	N
Replacement Tag	Y	(d)	AM C&DA 2008 44 & 46	tag	\$8.00	N
Entire Dog (owned member of a recognised kennel club)	Y	(a)	AM C&DA 2008 44 & 46	animal/annum	\$52.00	N
Assistance Dog				animal/annum	\$0.00	N
Working Dogs				animal/annum	\$0.00	N
Pro rata calculations to apply to initial dog registration fees (first time registering the dog in the Shire) as follows;						
1 July to 30 September				animal	no fee reduction	N
1 October to 31 December				animal	25 % fee reduction	N
1 January to 31 March				animal	50 % fee reduction	N
1 April to 30 June				animal	pay full fee but maintain the 15 month reg.	N
Desexed Animal Refund (Entire Dog desexed during the year)						
1 April to 30 September				animal	\$100.00	
1 October to 31 December				animal	\$75.00	
1 January to 31 March				animal	\$50.00	
Registration for Regulated Dogs (Dangerous, Menacing)						
Initial Fee	Y	(a)	AM C&DA 2008 44 & 46	animal	\$415.00	N
Renewal fee	Y	(a)	AM C&DA 2008 44 & 46	animal	\$215.00	N
Regulated Dog Tag - replacement	Y	(a)	AM C&DA 2008 44 & 46	tag	\$15.00	N
Additional regulated sign (1 required at each entry point)	N			sign	\$46.00	N
Approvals Animal Keeping						
Approval to Keep Excess Dogs - Initial Application	Y	(a)	LL2	application	\$100.00	N
Approval to Keep Excess Dogs - Renewal Application	Y	(a)	LL2	application	\$26.00	N
Approval to Keep Excess Stock - Initial Application	Y	(d)	LL2	application	\$100.00	N
Approval to Keep Excess Stock - Renewal Application	Y	(a)	LL2	application	\$26.00	N
Amendment of Approval	Y	(a)	LL2	application	\$26.00	N

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Regulated Dog Permit (Restricted Breed) Initial Fee	Y	(a)	LL2	application	\$415.00	N
Regulated Dog Permit (Restricted Breed) Renewal Fee	Y	(a)	LL2	application	\$215.00	N
Impounding of Animals						
Cats & Dogs						
Loan of Dog / Cat traps - no charge						
Sustenance fee for care of animal (after 24 hours)	Y	(d)	LL2	animal	\$22.00	N
Sustenance fee for seized dogs per day	Y	(d)	LL2	animal	\$22.00	N
Dogs						
Dogs (Unregistered upon impounding) - Must be registered prior to release						
First Impoundment	Y	(d)	LL2	animal	\$92.00	N
Dogs (Registered upon impounding) - Registered dogs will be returned for free the first time they are picked up by Council						
First Impoundment	Y	(d)	LL2	animal	\$92.00	N
Second & Subsequent Impoundments in 12 months	Y	(d)	LL2	animal	\$230.00	N
Cats						
Cat or kitten with microchip 1st release	Y	(d)	LL2	animal	\$92.00	N
Cat or Kitten with no microchip or 2nd or subsequent release of microchipped cat	Y	(d)	LL2	animal	\$174.00	N
Stock						
One animal	Y	(d)	LL2	animal	\$384.00	N
Second and subsequent animals	Y	(d)	LL2	animal	\$184.00	N
Sustenance fee for care of animal (after 24 hours)	Y	(d)	LL2	animal	Cost	N
Contractors, Driving and Transport (per movement)	Y	(d)	LL2	impoundment	Cost	N
Advertising	Y	(d)	LL2	impoundment	Cost	N
Poultry and Small Stock						
One bird	Y	(d)	LL2	bird	\$77.00	N
Second and subsequent bird	Y	(d)	LL2	bird	\$15.00	N
One small stock	Y	(d)	LL2	animal	\$77.00	N
Sustenance fee for care of animal	Y	(d)	LL2	animal	Cost	N
Hire of stock yards						
Up to 7 head	Y	(d)	LL2	day	\$102.00	Y
More than 7 head	Y	(d)	LL2	animal/day	\$16.00	Y
Sustenance	Y	(d)	LL2	animal/day	at cost	Y
Labour hire	Y	(d)	LL2	hour/person	\$72.00	Y

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
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Building & Plumbing						
Inspection Fees						
Inspection Costs (Class 1 and 10 Buildings)						
One inspection cost for all locations	Y	(e)	BA1975s51(2)	Inspection	\$210.00	Y
Inspection Costs (Class 2 - 9 Buildings)						
One inspection cost of all locations	Y	(e)	BA1975s51(2)	Inspection	\$272.00	Y
Class 1a - New Dwelling						
Application	Y	(a)	BA1975s51(2)	Application	\$153.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$446.00	Y
Inspections x 4 minimum	Y	(e)	BA1975s51(2)	Inspection	\$840.00	Y
Class 1a - Additions/Alterations - Extension to Dwellings etc.						
Application	Y	(a)	BA1975s51(2)	Application	\$153.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$320.00	Y
Inspections x 4 minimum	Y	(e)	BA1975s51(2)	Inspection	\$840.00	Y
Class 1a - Additions/Alterations - Re-roof or Re-stump						
Application	Y	(a)	BA1975s51(2)	Application	\$153.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$115.00	Y
Inspections x 1	Y	(e)	BA1975s51(2)	Inspection	\$210.00	Y
Class 1a - Minor Alterations e.g. Building Repairs						
Application	Y	(a)	BA1975s51(2)	Application	\$153.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$89.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$210.00	Y
Class 10a - Garage, Carport, Shed or the like - Greater than 18m2						
Application	Y	(a)	BA1975s51(2)	Application	\$153.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$215.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$210.00	Y

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Class 10a - Patios and Roofed Decks						
Application	Y	(a)	BA1975s51(2)	Application	\$153.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$215.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$210.00	Y
Class 10b - Fences, Rainwater Tank, Pervious Shade Sail or the like						
Application	Y	(a)	BA1975s51(2)	Application	\$153.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$115.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$210.00	Y
Class 10b - Retaining Walls						
Application	Y	(a)	BA1975s51(2)	Application	\$153.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$158.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$210.00	Y
Class 10b - Swimming Pools, Spas, Above Ground Swimming Pools						
Application	Y	(a)	BA1975s51(2)	Application	\$153.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$115.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$210.00	Y
Temporary Fence Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$210.00	Y
Demolition All Classes (Excluding Plumbing)						
Application	Y	(a)	BA1975s51(2)	Application	\$153.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$153.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$210.00	Y
BOND APPLICABLE - Clean-Up Bond	N		LGA2009s262(3)(2)	Bond	\$1,000.00	N
Change of Classification						
Application	Y	(a)	BA1975s51(2)	Application	\$153.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$153.00	Y
Inspection x 1 Minimum	Y	(e)	BA1975s51(2)	Inspection	\$210.00	Y
Amendment to Application Class 1 & 10 (Inspections Not Included)						
Application	Y	(a)	BA1975s51(2)	Application	\$79.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$200.00	Y
Temporary Structure						
Application	Y	(a)	BA1975s51(2)	Application	\$94.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$265.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$210.00	Y

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Extension of Time or Renewal of Building Approval (Lapsing)						
Application	Y	(a)	BA1975s51(2)	Application	\$79.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$200.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$210.00	Y
Extension of Time or Renewal of Building Approval - Submitted by a Private Certifier						
Administration	Y	(a)	BA1975s51(2)	Application	\$79.00	N
Change of Builder Notification						
Notification	Y	(e)	BA1975s51(2)	Application	\$68.00	N
Preliminary Approvals						
Preliminary approval Class 1 to 10						
Application	Y	(a)	BA1975s51(2)	Application	\$153.00	N
Assessment (charge 30% of fee as per normal schedule)	Y	(e)	BA1975s51(2)	Assessment	Assessment Charge is 30% of fee as per schedule fee for new building	Y
Inspections x 1 minimum if required	Y	(e)	BA1975s51(2)	Inspection	\$210.00	Y
Concurrence Agency Advice						
Swimming Pool Compliance Inspection						
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$153.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$210.00	Y
Swimming Pool Compliance Certificate Renewal						
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$84.00	Y
Inspection x 1	Y	(e)	BA1975s51(2)	Inspection	\$210.00	Y
<i>Re-inspection Fee will be charged if necessary</i>						
Bushfire Assessment						
Application	Y	(a)	BA1975s51(2)	Application	\$153.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$159.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$210.00	Y
Inspection For Fire Safety Compliance						
Assessment including report depending on complexity	Y	(a)	BA1975s51(2)	Assessment	POA	N
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$210.00	Y

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Assessment of Alternate Solution						
Assessment	Y	(e)	BA1975s51(2)	Assessment	POA	Y
Siting Dispensation - includes report						
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$94.00	N
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$210.00	Y
Temporary Accommodation Permit						
Assessment	Y	(a)	LL1	Assessment	\$94.00	N
Inspections x 1 minimum (If necessary)	Y	(a)	LL1	Inspection	\$210.00	Y
Temporary Accommodation Renewal						
Assessment	Y	(a)	LL1	Assessment	\$79.00	N
Building Records Search						
Building Record Search - (Domestic and Commercial)						
Building File Information Only	Y	(c)	BA1975s51(2)	Application	\$52.00	N
Building File Summary and Plans	Y	(c)	BA1975s51(2)	Application	\$136.00	N
Building File Summary, Plans and Inspection	Y	(c)	BA1975s51(2)	Application	\$346.00	Y
Certificate of Classification						
Certificate of Classification (if not previously issued)						
Application	Y	(a)	BA1975s51(2)	Application	POA	N
Inspections (depending on location) x 1 minimum	Y	(a)	BA1975s51(2)	Inspection	\$210.00	Y
Application for House Relocation						
Pre-inspection for Relocation of structure - preliminary approval						
Application	Y	(a)	BA1975s51(2)	Application	\$153.00	N
Assessment	Y	(e)	BA1975s51(2)	Assessment	\$160.00	Y
Inspections x 1 minimum	Y	(e)	BA1975s51(2)	Inspection	\$210.00	Y
<i>Please note additional charge for out of Shire inspections</i>						
Road Transport Bond						
BOND APPLICATION (refundable)	N		LGA2009s262(3)(2)	Bond	\$5,000.00	N

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Preliminary approval Class 1 to 10						
Application	Y	(a)	BA1975s51(2)	Application	\$153.00	N
Assessment (charge 30% of fee as per normal schedule)	Y	(e)	BA1975s51(2)	Assessment	Assessment Charge is 30% of fee as per schedule fee for new building	Y
Inspections x 1 minimum if required	Y	(e)	BA1975s51(2)	Inspection	\$210.00	Y
Lodgement Fee (Development Permit)						
Private Certifier Lodgement Class 1 and 10 - Non Commercial						
Application	Y	(a)	BA1975s51(2)	Application	\$173.00	N
Private Certifier Lodgement - Class 2 to 9 - Commercial Developments						
Application	Y	(a)	BA1975s51(2)	Application	\$355.00	N
Compliance Permit - New Plumbing Works						
Minor Plumbing works, modifications to Existing Plumbing and Drainage						
Application	Y	(a)	PDA2018ss164-167	application	\$94.00	N
Assessment	Y	(e)	PDA2018ss164-167	assessment	\$74.00	N
Inspections x 1 minimum	Y	(e)	PDA2018ss164-167	inspection	\$200.00	N
Minor Plumbing Connection (Class 10a Sheds)						
Application	Y	(a)	PDA2018ss164-167	application	\$94.00	N
Assessment	Y	(e)	PDA2018ss164-167	per fixture - minimum charge \$95	\$19.00 Per Fixture	N
Inspections x 2 minimum	Y	(e)	PDA2018ss164-167	inspection	\$400.00	N
Town Sewer Connection (Domestic and Commercial)						
Application	Y	(a)	PDA2018ss164-167	application	\$94.00	N
Assessment	Y	(e)	PDA2018ss164-167	per fixture - minimum charge \$95	\$19.00 Per Fixture	N
Inspections x 4 minimum	Y	(e)	PDA2018ss164-167	inspection	\$800.00	N
Minor Plumbing Connection (Domestic Sheds - Unsewered)						
Application	Y	(a)	PDA2018ss164-167	application	\$94.00	N
Assessment	Y	(e)	PDA2018ss164-167	per fixture - minimum charge \$95	\$19.00 Per Fixture	N
Assessment Site and Soil Report	Y	(e)	PDA2018ss164-167	assessment	\$94.00	N

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Inspection x 2 minimum	Y	(e)	PDA2018ss164-167	inspection	\$400.00	N
Installation of on-site disposal system (in connection with building permit)						
Application	Y	(a)	PDA2018ss164-167	application	\$94.00	N
Assessment Site & Soil Report	Y	(e)	PDA2018ss164-167	assessment	\$94.00	N
Assessment	Y	(e)	PDA2018ss164-167	per fixture - minimum charge \$95	\$19.00 Per Fixture	N
Inspections x 4 minimum	Y	(e)	PDA2018ss164-167	inspection	\$800.00	N
Installation of on-site disposal system (as standalone application)						
Application	Y	(a)	PDA2018ss164-167	application	\$94.00	N
Assessment Site & Soil Report	Y	(e)	PDA2018ss164-167	assessment	\$94.00	N
Inspections x 2 minimum	Y	(e)	PDA2018ss164-167	inspection	\$400.00	N
Shop Fit-Out - Commercial						
Application	Y	(a)	PDA2018ss164-167	application	\$94.00	N
Assessment	Y	(e)	PDA2018ss164-167	per fixture - minimum charge \$95	\$19.00 Per Fixture	N
Inspections x 3 minimum	Y	(e)	PDA2018ss164-167	inspection	\$400.00	N
Additional/Alterations to plumbing fixtures - existing drainage connection						
Application	Y	(a)	PDA2018ss164-167	application	\$94.00	N
Assessment	Y	(e)	PDA2018ss164-167	per fixture - minimum charge \$95	\$19.00 Per Fixture	N
Inspections x 2 minimum	Y	(e)	PDA2018ss164-167	inspection	\$400.00	N
Replacement of land application area						
Application	Y	(a)	PDA2018ss164-167	application	\$94.00	N
Assessment Site & Soil Report	Y	(e)	PDA2018ss164-167	assessment	\$94.00	N
Inspections x 1 minimum	Y	(e)	PDA2018ss164-167	inspection	\$200.00	N
Compliance Permit - Existing Plumbing Works						
Inspections						
Inspections x 1 minimum	Y	(e)	PDA2018ss164-167	inspection	\$200.00	N
Disconnection from Council Sewer System						
Application	Y	(a)	PDA2018ss164-167	application	\$94.00	N
Assessment	Y	(e)	PDA2018ss164-167	assessment	\$94.00	N
Inspections x 1 minimum	Y	(e)	PDA2018ss164-167	inspection	\$200.00	N

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Connection to Council sewerage system						
Application	Y	(a)	PDA2018ss164-167	application	\$94.00	N
Assessment	Y	(e)	PDA2018ss164-167	per fixture - minimum charge \$95	\$19.00	N
Inspections x 2 minimum	Y	(e)	PDA2018ss164-167	inspection	\$400.00	N
Administrative						
Provide copy of "as constructed" file						
Administration	Y	(c)	PDA2018ss164-167	application	\$21.00	N
Amendment to Drainage Plan						
Application	Y	(a)	PDA2018ss164-167	application	\$52.00	N
Assessment	Y	(e)	PDA2018ss164-167	per fixture - minimum charge \$95	\$19.00	N
Change of Plumber						
Notification	Y	(e)	PDA2018ss164-167	application	\$62.00	N
On Site Sewerage Facility						
Annual Administration Fee	Y	(e)	PDA2018ss164-167	application	\$0.00	N
Noncompliance Fee	Y	(e)	PDA2018ss164-167	application	\$104.00	N
Noncompliance Fee for water quality test failure and sample analysis fee cost + 0.5 admin	Y	(e)	PDA2018ss164-167	application	Cost + 0.5 admin	N
Inspections x 2 minimum	Y	(e)	PDA2018ss164-167	inspection	\$400.00	N
Concurrence Agency Advice						
On Site Concurrence Agency						
Assessment	Y	(e)	PDA2018ss164-167	assessment	\$94.00	N
Back flow prevention device						
Annual Administration Fee	Y	(e)	PDA2018ss164-167	application	\$52.00	N
Non compliance Fee	Y	(e)	PDA2018ss164-167	application	\$104.00	N
Non compliance Fee for water quality test failure and sample analysis fee cost + 0.5 admin	Y	(e)	PDA2018ss164-167	application	Cost + 0.5 admin	N
Inspections x 2 minimum	Y	(e)	PDA2018ss164-167	inspection	\$400.00	N

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
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Cemeteries						
Reservation						
Reservation - Grave, Above Ground Vault	N			Plot	\$583.00	Y
Reservation Child ¹ - Grave, Above Ground Vault	N			Plot	\$292.00	Y
Reservation - Mausoleum Wall	N			Plot	\$8,100.00	Y
Reservation - Mausoleum Free Standing	N			Plot	\$3,886.00	Y
Reservation - Niche (Single)	N			Niche	\$376.00	Y
Reservation - Niche (Double)	N			Niche	\$437.00	Y
Interment (In addition to reservation fee ²)						
Interment - Grave	N			Plot	\$1,698.00	Y
Interment Child ¹ - Grave	N			Plot	\$849.00	Y
Interment - Above Ground Vault, Mausoleum Wall, Mausoleum Free Standing	N			Plot	\$562.00	Y
Interment - Ashes (Niche; includes installation of plaque)	N			Niche	\$411.00	Y
Interment - Ashes (In ground)	N			Plot	\$411.00	Y
Interment Surcharge						
Interment Surcharge (Weekends and public holidays)	N			Interment	\$1,294.00	Y
Plaque						
Cost of plaque including freight	N			Plaque	POA	Y
Plaque installation - Lawn Cemetery	N			Plaque	\$176.00	Y
Plaque installation - Niche (if not installed at interment)	N			Plaque	\$176.00	Y
Shelter Hire (Optional)						
Hire of shelter - Weekdays excluding public holidays	N			Shelter	\$77.00	Y
Hire of second shelter - Weekdays excluding public holidays	N			Shelter	\$35.00	Y
Hire of shelter - Weekends and public holidays	N			Shelter	\$154.00	Y
Hire of second shelter - Weekends and public holidays	N			Shelter	\$77.00	Y
Chair Hire (Optional)						
Hire of chairs - Weekdays excluding public holidays (per 10)	N			Per 10	\$105.00	Y
Hire of chairs - Weekends and public holidays (per 10)	N			Per 10	\$176.00	Y

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
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Miscellaneous						
Construction of a memorial	N			Plot	\$314.00	Y
Exhumation	N			Plot	At cost	Y
Removal of slab or headstone	N			Plot	At cost	Y
Concrete Pillars	N			Pillar	\$270.00	Y
¹ Child - Less than 9 years old.						
² Second and subsequent interments in the same plot do not incur a reservation fee.						

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
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Environmental Health						
Note: Where an application fee is paid for an annual approval or annual licence on or after 1 April the fees set for the following financial year are to be used and an extended expiry is to be applied to the particular approval.						
Searches						
Record Search	Y	(a)	FA2006/LL1	search	\$80.00	N
Physical Inspection (Sale Search)	Y	(a)	FA2006/LL1	inspection	\$325.00	N
Food Act						
Design & Fit out (without plan assessment)	Y	(a)	FA2006	application	\$320.00	N
Design & Fit out (with plan assessment)	Y	(a)	FA2006	application	\$440.00	N
Temporary Food Business (1 event)	Y	(a)	FA2006	application	\$139.00	N
Application High Risk Food Business *	Y	(a)	FA2006	application	\$780.00	N
Application Medium Risk Food Business *	Y	(a)	FA2006	application	\$626.00	N
Application Low Risk Food Business *	Y	(a)	FA2006	application	\$302.00	N
Application Renewal High Risk Food Business *	Y	(a)	FA2006	application	\$642.00	N
Application Renewal Medium Risk Food Business *	Y	(a)	FA2006	application	\$342.00	N
Application Renewal Low Risk Food Business *	Y	(a)	FA2006	application	\$236.00	N
* based on the Priority Classification System for Food Business						
Application for Restoration of Food Licence	Y	(a)	FA2006	application	\$103.00	N
Application for Amendment of Food Licence	Y	(a)	FA2006	application	\$113.00	N
Application for Replacement of Food Licence	Y	(a)	FA2006	application	\$76.00	N
Inspections - for non-compliance, improvement	Y	(a)	FA2006	inspection	\$325.00	N
Inspections - by request	Y	(a)	FA2006	inspection	\$303.00	N
Food Safety Program Accreditation of Program by a Council Food Safety Auditor	Y	(a)	FA2006	premise	\$755.00	N
Non-Conformance Audit of a Food Safety Program by a Council Food Safety Auditor	Y	(a)	FA2006	premise	\$409.00	N
Amendment of Accredited Food Safety Program	Y	(a)	FA2006	premise	\$345.00	N

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
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Personal Appearance Services						
Design & Fit out (with plan assessment)	Y	(a)	PH(ICPS)A2003	application	\$462.00	N
Application for Licence	Y	(a)	PH(ICPS)A2003	application	\$455.00	N
Application for Renewal of Licence	Y	(a)	PH(ICPS)A2003	licence	\$274.00	N
Inspection non higher risk	Y	(a)	PH(ICPS)A2003	licence	\$229.00	N
Re-inspection non higher risk	Y	(a)	PH(ICPS)A2003	licence	\$157.00	N
Application to Transfer Licence	Y	(a)	PH(ICPS)A2003	licence	\$227.00	N
Replacement Licence	Y	(a)	PH(ICPS)A2003	licence	\$76.00	N
Application for Amendment of Licence	Y	(a)	PH(ICPS)A2003	licence	\$247.00	N

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
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Gates and Grids						
Application for approval gates & grids	Y	(a)	LL1	application	\$350.00	N
Application for renewal of approval gates & grids	Y	(a)	LL1	year	\$50.00	N
Fee for re-inspection of gate or grid	Y	(a)	LL1	inspection	\$200.00	N
Transfer of Gate/Grid (change of ownership)	Y	(a)	LL1	application	\$50.00	N

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
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General and Finance						
General						
Rates Search Fee	Y	(c)	LGR 2012 S104	property	\$76.00	N
Water Meter Reading fee	Y	(c)	LGR 2012 S101	search	\$63.00	N
Dishonoured Cheque Fee	N			cheque	\$53.30	Y
Right to Information						
Application Fee	Y	(c)	RTI Reg 2009 S4	application	As per RTI Regulation	N
Searching, Retrieving & Supervising (for each 15 minutes or part thereof)	Y	(c)	RTI Reg 2009 S5	15 mins (or part thereof)	As per RTI Regulation	N
Photocopies of Documents (A4, B&W, per copy)	Y	(c)	RTI Reg 2009 S6	copy	As per RTI Regulation	N
No charge for 2 hours or less of processing time						
NOTE: Charges subject to change. Please confirm RTI fees with the Rights to Information Officer before charging customer.						

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
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Hall Hire						
All Halls and Facilities unless specified below - Please refer to facility hire application kit for a full list of "Conditions of Hire"						
Bond - All user						
Bond refundable (refer to Conditions of Hire)	N				\$200.00	N
Commercial or Specific Personal Event (a)						
Day rate - 8.00am - 6.00pm	N			day	\$115.00	Y
Part day rate - minimum 4 hours	N			hour	\$16.00 per hour	Y
Full day rate - 8.00am to midnight	N			Day	\$180.00	Y
Night rate - 6.00pm to midnight	N			night	\$135.00	Y
Part night rate - minimum 3 hours	N			hour	\$26.00 per hour	Y
Plus Bar/Kitchen (in addition to any charges above)	N				\$65.00	Y
Plus Cold Room (in addition to any charges above)	N				\$15.00	Y
Community Group non-profit (b)						
Day rate - 8.00am - 6.00pm	N			day	\$55.00	Y
Full day rate - 8.00am to midnight	N			day	\$90.00	Y
Part day rate - minimum 4 hours	N			hour	\$7.50 per hour	Y
Night rate - 6.00pm to midnight	N			night	\$65.00	Y
Part night rate - minimum 3 hours	N			hour	\$13.00 per hour	Y
Plus Bar/Kitchen (in addition to any charges above)	N				\$30.00	Y
Plus Cold Room (in addition to any charges above)	N				\$5.00	Y
Park light hire						
Light hire - minimum 4 hours	N			hour	\$15.00 per hour	Y
Circus						
Hire occurrence	N				\$500.00	Y
Security Bond occurrence - Deposit or part thereof of bond may be refunded depending upon condition in which grounds are left					\$1000.00	N
Additional Penalties						
Key Return Policy - lost/not returned - broken locks etc				Occurrence	see below	Y
Council may retain such amount of bond which will cover any costs incurred for replacement items, including keys, locks etc						
Notes						
a - Commercial - an organisation that produces and distributes goods and services and is run for the benefit of its owners. Or a function that provides an income to the host of is attended by invitation. Exception - a commercial event that delivers a community programme ie. Yoga or Zumba class, where there are less than 15 participants/attendees who are charged \$6 or less per event, the minimum hours for the part day/night is						

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
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not applicable and only the hour rate is applicable						
Exception - a commercial event that delivers a community programme ie. Yoga or Zumba class, where there are less than 15 participants/attendees who are charged \$6 or less per event, the minimum hours for the part day/night is not applicable and only the hour rate is applicable						
b - Community Group non-profit - an organisation that does not receive funding (external, State, Federal) or who are not offering a commercial fee for service type activities. For example – schools, sporting clubs, community groups. An event hosted by a local not for profit organisation or charity. The event must be accessible by the general public						
Noise Control - The playing of pre-recorded or live amplified music is not to exceed the sound levels specified in the Environmental Protection Regulation 1988. Should the noise level exceed that specified in the Environmental Protection Regulation 1988, the deposit will be forfeited to Council.						
Hall Hire - Mareeba Sports Hall						
Full day hire - 7.00am - 6.00pm	N			day	\$150.00	Y
Half day hire - 4 hours between 7.00am - 6.00pm	N				\$90.00	Y
Hourly hall hire	N			hour	\$40.00	Y
Friday or Saturday night hall hire - 6.00pm - midnight	N			night	\$300.00	Y
ALCOHOL on premises - (additional cleaning/floor repairs)	N				\$225.00	Y
\$500.00 deposit for ALL HIRES for key, cleaning & repairs						

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
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Libraries						
Charges						
Lost charge - Cost value of item plus notice charge & administration fee	N			item	Cost + \$31.00	Y
Overdue notice fee	N			Item	\$5.00	Y
Damaged item charges - items deemed unusable	N			item	Cost + \$15.50	Y
The damaged item must be returned, or the charge will be processed as a "Lost Copy" with the applicable charges applying						
Visitor membership fee	N			2 years	\$20.00	Y
Replacement CD/DVD cover/cases	N			item	\$5.50	Y
Replacement membership card	N			card	\$6.00	Y
Library bags	N			bag	\$6.00	Y
Sale of Library Collection Items - Magazines	N			unit	\$0.50	Y
Sale of Library Collection Items - All other items excluding magazines	N			unit	\$2.00	Y
Library Coordinator has delegated authority to vary the cost at any time for operational reasons.						
Photocopying						
Black & white - A4 per side	N			A4 page	\$0.30	Y
Black & white - A3 per side	N			A3 page	\$0.60	Y
Printing						
Black & white - A4 page	N			A4 page	\$0.30	Y
Colour - A4 page	N			A4 page	\$1.00	Y
Colour - A3 page	N			A3 page	\$2.00	Y
Internet						
National & State Library online databases					No charge	
USB Stick	N			Item	\$6.00	Y
WIFI					No charge	
Full PC Use						
Full PC Use is offered at no cost for the first hour, with fees to apply thereafter depending on availability						
Library member, additional time per 1/2 hour or part thereof	N			30 min	\$2.00	Y
Library member + Concession Card (Seniors, Veterans, Health Care), additional time per 1/2 hour or part thereof	N			30 min	\$1.00	Y

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Non-Library members, additional time per 1/2 hour or part thereof	N			30 min	\$3.00	Y
Non-Library members, additional time per hour or part thereof	N			60 min	\$6.00	Y
Inter Library Loan (ILL)						
University Loan charge	N			University Library	\$28.50	Y
Processing Charge for uncollected items	N			Uncollected item	\$16.00	Y
Replacement Inter Library Loan wrapper	N			Per item label	\$5.00	Y
Freight	N			Freight per item	\$2.50	Y

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
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Local Laws Activities						
Accommodation Facilities						
Caravan parks - initial	Y	(a)	LL1	application	\$425.00	N
Caravan parks - renewal	Y	(a)	LL1	application	\$307.00	N
Camping Grounds - initial	Y	(a)	LL1	application	\$425.00	N
Camping Grounds - renewal	Y	(a)	LL1	application	\$307.00	N
Transfer of ownership	Y	(a)	LL1	application	\$307.00	N
Operation of temporary entertainment events						
Operation of temporary entertainment events	Y	(a)	LL1	application	\$600.00	N
Remedial Notices						
Overgrown Properties	Y	(a)	LL1	Notice	Cost + \$200.00	N
Commercial Use of Local Government Controlled Areas and Roads (LGCARs) schedule 6						
Outdoor dining application	Y	(a)	LL1	application	\$282.00	N
Outdoor dining renewal	Y	(a)	LL1	year	\$169.00	N
Goods on footpath application	Y	(a)	LL1	application	\$282.00	N
Goods on footpath renewal	Y	(a)	LL1	year	\$169.00	N
Approved Furniture application	Y	(a)	LL1	application	No charge	N
Approved Furniture renewal	Y	(a)	LL1	Year	No charge	N
Application for Approval - Commercial use LGCARs	Y	(a)	LL1	application	\$282.00	N
Application for Renewal of Approval - Commercial use LGCARs	Y	(a)	LL1	year	\$169.00	N
Parks, roads & reserves application	Y	(a)	LL1	application	POA	
Parks, roads & reserves renewal	Y	(a)	LL1	year	POA	
Amendment of Commercial Use of Roads Approval	Y	(a)	LL1	application	\$108.00	N
Installation of advertising device - Schedule 8						
Advertising Device Application	Y	(a)	LL1	application	\$277.00	N
Advertising Device Renewal Application	Y	(a)	LL1	year	\$154.00	N
Busking						
Application (annual)	Y	(a)	LL1	application	\$120.00	N
Application to renew	Y	(a)	LL1	year	\$94.00	N
Application (3 monthly)	Y	(a)	LL1	3 monthly	\$36.00	N
Public Liability Buskers Insurance	Y	(a)	LL1	person	\$15.00	N

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Recovery of Abandoned Vehicles						
Recovery of abandoned vehicles	Y	(d)	LL1	vehicle	cost + \$170	N
Temporary Parking Permit						
Temporary Parking Permit	Y	(a)	LL1	application	\$184.00	N
Release of Impounded Items						
Release of impounded sign	Y	(d)	LL1	sign	\$67.00	N
Release of second and subsequent impounded signs	Y	(d)	LL1	sign	\$26.00	N
Release of miscellaneous impounded items	Y	(d)	LL1	item	\$67.00	N
Hoarding, Scaffolding or Gantry						
Application for approval hoarding, scaffolding or gantry	Y	(a)	LL1	application	\$277.00	N
Bond (if applicable - refundable)	N	(a)	LL1	application	\$1,000.00	N

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
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Mareeba Industrial Park (MIP) Signage						
Entrance Sign						
Supply of Blank Sign Panel (one-off fee)	N			application	\$60.00	Y
One (1) year rental on signage space	N			application	\$60.00	Y
Removal of a sign panel by a Council-authorized contractor	N			Occurrence	\$220.00	Y
Bond payable for new applications for sign panel	N			application	\$300.00	Y

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
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Planning - Urban and Regional						
General						
Town Planning Sign for public notification	N			sign	\$55.00	Y
Planning Certificates						
Limited Planning & Development Certificate	Y	(a)	PA2016s265	certificate	\$165.00	N
Standard Planning & Development Certificate	Y	(a)	PA2016s265	certificate	\$540.00	N
Full Planning & Development Certificate - Vacant Site	Y	(a)	PA2016s265	certificate	\$1,585.00	N
Full Planning & Development Certificate - Developed Site	Y	(a)	PA2016s265	certificate	\$2,185.00	N
Planning Schemes						
Hard copy of Planning Scheme						
Mareeba Shire Planning Scheme 2004	Y	(c)	PA2016s264	copy	\$140.00	N
Mareeba Shire Council Planning Scheme 2016	Y	(c)	PA2016s264	copy	POA	N
CD copy of Planning Scheme						
Mareeba	Y	(c)	PA2016s264	copy	\$25.00	N
Application - General						
Pre-lodgement meeting and written pre-lodgement advice	Y	(a)	PA2016s51	application	\$575.00	N
Note: If a development application is submitted within 12 months of the pre-lodgement enquiry, the pre-lodgement enquiry fee will be discounted from the application fee, subject to the development application being substantially consistent with the pre-lodgement enquiry.						
Application Fees						
Application for Building Work assessable against the Planning Scheme						
Application for Compliance Certificate	N			application	\$385.00	N
Boundary Dispensation Overlay Assessment Concurrence Agency Assessment Oversize Sheds	Y	(a)	PA2016s54	application	\$465.00	N
Compliance Assessment						
Application for Compliance Permit under Schedule 18 of SPA regulations	N			application	\$960.00	N

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Material Change of Use						
Adult Store - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Adult Store - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Agricultural supplies store - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Agricultural supplies store - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Air services - Code	Y	(a)	PA2016s51	application	\$6,620.00	N
Air services - Impact	Y	(a)	PA2016s51	application	\$8,410.00	N
Animal husbandry - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Animal husbandry - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Animal keeping - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Animal keeping - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Animal keeping Kennel - Code	Y	(a)	PA2016s51	application	\$4,290.00	N
Animal keeping Kennel - Impact	Y	(a)	PA2016s51	application	\$6,460.00	N
Aquaculture - Code						
<i>Less than 5 hectares</i>	Y	(a)	PA2016s51	application	\$1,610.00	N
<i>5 hectares or greater</i>	Y	(a)	PA2016s51	application	\$4,290.00	N
Aquaculture - Impact						
<i>Less than 5 hectares</i>	Y	(a)	PA2016s51	application	\$2,750.00	N
<i>5 hectares or greater</i>	Y	(a)	PA2016s51	application	\$6,460.00	N
Bar - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Bar - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Brothel - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Brothel - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Bulk landscape supplies - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Bulk landscape supplies - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Caretaker's accommodation - Code	Y	(a)	PA2016s51	application	\$1,110.00	N
Caretaker's accommodation - Impact	Y	(a)	PA2016s51	application	\$1,795.00	N
Car wash - Code						
<i>Up to 250 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$1,610.00	N
<i>251 sq.m or greater</i>	Y	(a)	PA2016s51	application	\$4,290.00	N
Car wash - Impact						
<i>Up to 250 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$2,750.00	N
<i>251 sq.m or greater</i>	Y	(a)	PA2016s51	application	\$6,460.00	N
Cemetery - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Cemetery - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Child care centre - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Child care centre - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Club - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Club - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Community care centre - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Community care centre - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Community residence - Code	Y	(a)	PA2016s51	application	\$1,110.00	N
Community residence - Impact	Y	(a)	PA2016s51	application	\$1,795.00	N
Community use - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Community use - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Crematorium - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Crematorium - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Cropping - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Cropping - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Detention facility - Code	Y	(a)	PA2016s51	application	\$4,290.00	N
Detention facility - Impact	Y	(a)	PA2016s51	application	\$6,640.00	N
Dual occupancy - Code	Y	(a)	PA2016s51	application	\$1,110.00	N
Dual occupancy - Impact	Y	(a)	PA2016s51	application	\$1,795.00	N
Dwelling house - Code	Y	(a)	PA2016s51	application	\$1,110.00	N
Dwelling house - Impact	Y	(a)	PA2016s51	application	\$1,795.00	N
Dwelling unit - Code	Y	(a)	PA2016s51	application	\$1,110.00	N
Dwelling unit - Impact	Y	(a)	PA2016s51	application	\$1,795.00	N
Educational establishment - Code	Y	(a)	PA2016s51	application	\$4,290.00	N

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Educational establishment - Impact	Y	(a)	PA2016s51	application	\$6,460.00	N
Emergency services - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Emergency services - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Environmental facility - Code	Y	(a)	PA2016s51	application	\$1,110.00	N
Environmental facility - Impact	Y	(a)	PA2016s51	application	\$1,795.00	N
Extractive industry - Code	Y	(a)	PA2016s51	application	\$4,290.00	N
Extractive industry - Impact	Y	(a)	PA2016s51	application	\$6,460.00	N
Food and drink outlet - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Food and drink outlet - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Function facility - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Function facility - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Funeral parlour - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Funeral parlour - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Garden centre - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Garden centre - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Hardware and trade supplies - Code						
<i>Up to 1,000 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$1,610.00	N
<i>1,001 sq.m to 2,500 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$4,290.00	N
<i>greater than 2,500 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$6,620.00	N
Hardware and trade supplies - Impact						
<i>Up to 1,000 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$2,750.00	N
<i>1,001 sq.m to 2,500 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$6,460.00	N
<i>greater than 2,500 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$8,410.00	N
Health care services - Code						
<i>Up to 250 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$1,610.00	N
<i>251 sq.m or greater</i>	Y	(a)	PA2016s51	application	\$4,290.00	N
Health care services - Impact						
<i>Up to 250 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$2,750.00	N
<i>251 sq.m or greater</i>	Y	(a)	PA2016s51	application	\$6,460.00	N
High impact industry - Code						
<i>Up to 500 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$1,610.00	N
<i>501 sq.m to 5,000 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$4,290.00	N
<i>greater than 5,000 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$6,620.00	N

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
High impact industry - Impact						
<i>Up to 500 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$2,750.00	N
<i>501 sq.m to 5,000 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$6,460.00	N
<i>greater than 5,000 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$8,410.00	N
Home based business - Code	Y	(a)	PA2016s51	application	\$1,110.00	N
Home based business - Impact	Y	(a)	PA2016s51	application	\$1,795.00	N
Hospital - Code	Y	(a)	PA2016s51	application	\$6,620.00	N
Hospital - Impact	Y	(a)	PA2016s51	application	\$8,410.00	N
Hotel - Code	Y	(a)	PA2016s51	application	\$4,290.00	N
Hotel - Impact	Y	(a)	PA2016s51	application	\$6,460.00	N
Indoor sport and recreation - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Indoor sport and recreation - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Intensive animal industry - Code	Y	(a)	PA2016s51	application	\$4,290.00	N
Intensive animal industry - Impact	Y	(a)	PA2016s51	application	\$6,460.00	N
Intensive horticulture - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Intensive horticulture - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Landing - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Landing - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Low impact industry - Code						
<i>Up to 500 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$1,610.00	N
<i>501 sq.m to 5,000 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$4,290.00	N
<i>greater than 5,000 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$6,620.00	N
Low impact industry - Impact						
<i>Up to 500 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$2,750.00	N
<i>501 sq.m to 5,000 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$6,460.00	N
<i>greater than 5,000 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$8,410.00	N
Major electricity infrastructure - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Major electricity infrastructure - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Major sport, recreation and entertainment facility - Code	Y	(a)	PA2016s51	application	POA	N
Major sport, recreation and entertainment facility - Impact	Y	(a)	PA2016s51	application	POA	N
Marine industry - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Marine industry - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Market - Code	Y	(a)	PA2016s51	application	\$1,110.00	N

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Market - Impact	Y	(a)	PA2016s51	application	\$1,795.00	N
Medium impact industry - Code						
<i>Up to 500 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$1,610.00	N
<i>501 sq.m to 5,000 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$4,290.00	N
<i>greater than 5,000 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$6,620.00	N
Medium impact industry - Impact						
<i>Up to 500 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$2,750.00	N
<i>501 sq.m to 5,000 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$6,460.00	N
<i>greater than 5,000 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$8,410.00	N
Motor sport facility - Code	Y	(a)	PA2016s51	application	POA	N
Motor sport facility - Impact	Y	(a)	PA2016s51	application	POA	N
Multiple dwelling - Code						
<i>3 to 10 units</i>	Y	(a)	PA2016s51	application	\$1,610.00	N
<i>11 to 25 units</i>	Y	(a)	PA2016s51	application	\$4,290.00	N
<i>More than 25 units</i>	Y	(a)	PA2016s51	application	\$6,620.00	N
Multiple dwelling - Impact						
<i>3 to 10 units</i>	Y	(a)	PA2016s51	application	\$2,750.00	N
<i>11 to 25 units</i>	Y	(a)	PA2016s51	application	\$6,460.00	N
<i>More than 25 units</i>	Y	(a)	PA2016s51	application	\$8,410.00	N
Nature-based tourism - Code	Y	(a)	PA2016s51	application	POA	N
Nature-based tourism - Impact	Y	(a)	PA2016s51	application	POA	N
Nightclub entertainment facility - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Nightclub entertainment facility - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Non-resident workforce accommodation - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Non-resident workforce accommodation - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Office - Code						
<i>Up to 250 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$1,610.00	N
<i>251 sq.m or greater</i>	Y	(a)	PA2016s51	application	\$4,290.00	N
Office - Impact						
<i>Up to 250 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$2,750.00	N
<i>251 sq.m or greater</i>	Y	(a)	PA2016s51	application	\$6,460.00	N
Outdoor sales - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Outdoor sales - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Outdoor sport and recreation - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Outdoor sport and recreation - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Outstation - Code	Y	(a)	PA2016s51	application	\$1,110.00	N
Outstation - Impact	Y	(a)	PA2016s51	application	\$1,795.00	N
Park - Code	Y	(a)	PA2016s51	application	\$1,110.00	N
Park - Impact	Y	(a)	PA2016s51	application	\$1,795.00	N
Parking station - Code	Y	(a)	PA2016s51	application	\$1,110.00	N
Parking station - Impact	Y	(a)	PA2016s51	application	\$1,795.00	N
Permanent plantation - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Permanent plantation - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Place of worship - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Place of worship - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Port services - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Port services - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Relocatable home park - Code						
<i>Up to 10 dwellings</i>	Y	(a)	PA2016s51	application	\$1,610.00	N
<i>11 to 25 dwellings</i>	Y	(a)	PA2016s51	application	\$4,290.00	N
<i>More than 25 dwellings</i>	Y	(a)	PA2016s51	application	\$6,620.00	N
Relocatable home park - Impact						
<i>Up to 10 dwellings</i>	Y	(a)	PA2016s51	application	\$2,750.00	N
<i>11 to 25 dwellings</i>	Y	(a)	PA2016s51	application	\$6,460.00	N
<i>More than 25 dwellings</i>	Y	(a)	PA2016s51	application	\$8,410.00	N
Renewable energy facility - Code	Y	(a)	PA2016s51	application	\$6,620.00	N
Renewable energy facility - Impact	Y	(a)	PA2016s51	application	\$8,410.00	N
Research and technology industry - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Research and technology industry - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Residential care facility - Code						
<i>Up to 20 rooms/beds</i>	Y	(a)	PA2016s51	application	\$1,610.00	N
<i>21 to 100 rooms/beds</i>	Y	(a)	PA2016s51	application	\$4,290.00	N
<i>greater than 100 rooms/beds</i>	Y	(a)	PA2016s51	application	\$6,620.00	N

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Residential care facility - Impact						
<i>Up to 20 rooms/beds</i>	Y	(a)	PA2016s51	application	\$2,750.00	N
<i>21 to 100 rooms/beds</i>	Y	(a)	PA2016s51	application	\$6,460.00	N
<i>greater than 100 rooms/beds</i>	Y	(a)	PA2016s51	application	\$8,410.00	N
Resort complex - Code	Y	(a)	PA2016s51	application	POA	N
Resort complex - Impact	Y	(a)	PA2016s51	application	POA	N
Retirement facility - Code	Y	(a)	PA2016s51	application	\$6,620.00	N
Retirement facility - Impact	Y	(a)	PA2016s51	application	\$8,410.00	N
Roadside stall - Code	Y	(a)	PA2016s51	application	\$1,110.00	N
Roadside stall - Impact	Y	(a)	PA2016s51	application	\$1,795.00	N
Rooming accommodation - Code						
<i>Up to 20 rooms/beds</i>	Y	(a)	PA2016s51	application	\$1,610.00	N
<i>21 to 100 rooms/beds</i>	Y	(a)	PA2016s51	application	\$4,290.00	N
<i>greater than 100 rooms/beds</i>	Y	(a)	PA2016s51	application	\$6,620.00	N
Rooming accommodation - Impact						
<i>Up to 20 rooms/beds</i>	Y	(a)	PA2016s51	application	\$2,750.00	N
<i>21 to 100 rooms/beds</i>	Y	(a)	PA2016s51	application	\$6,640.00	N
<i>greater than 100 rooms/beds</i>	Y	(a)	PA2016s51	application	\$8,410.00	N
Rural industry - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Rural industry - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Rural workers' accommodation - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Rural workers' accommodation - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Sales office - Code	Y	(a)	PA2016s51	application	\$1,110.00	N
Sales office - Impact	Y	(a)	PA2016s51	application	\$1,795.00	N
Service industry - Code						
<i>Up to 250 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$1,610.00	N
<i>251 sq.m or greater</i>	Y	(a)	PA2016s51	application	\$4,290.00	N
Service industry - Impact						
<i>Up to 250 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$2,750.00	N
<i>251 sq.m or greater</i>	Y	(a)	PA2016s51	application	\$6,460.00	N
Service station - Code	Y	(a)	PA2016s51	application	\$4,290.00	N
Service station - Impact	Y	(a)	PA2016s51	application	\$6,460.00	N

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Shop - Code						
<i>Up to 1,000 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$1,610.00	N
<i>1,001 sq.m to 2,500 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$4,290.00	N
<i>greater than 2,500 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$6,620.00	N
Shop - Impact						
<i>Up to 1,000 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$2,750.00	N
<i>1,001 sq.m to 2,500 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$6,460.00	N
<i>greater than 2,500 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$8,410.00	N
Shopping centre - Code						
<i>Up to 1,000 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$1,610.00	N
<i>1,001 sq.m to 2,500 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$4,290.00	N
<i>greater than 2,500 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$6,620.00	N
Shopping centre - Impact						
<i>Up to 1,000 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$2,750.00	N
<i>1,001 sq.m to 2,500 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$6,460.00	N
<i>greater than 2,500 sq.m GFA</i>	Y	(a)	PA2016s51	application	\$8,410.00	N
Short-term accommodation - Code						
<i>Up to 20 rooms/beds</i>	Y	(a)	PA2016s51	application	\$1,610.00	N
<i>21 to 100 rooms/beds</i>	Y	(a)	PA2016s51	application	\$4,290.00	N
<i>greater than 100 rooms/beds</i>	Y	(a)	PA2016s51	application	\$6,620.00	N
Short-term accommodation - Impact						
<i>Up to 20 rooms/beds</i>	Y	(a)	PA2016s51	application	\$2,750.00	N
<i>21 to 100 rooms/beds</i>	Y	(a)	PA2016s51	application	\$6,460.00	N
<i>greater than 100 rooms/beds</i>	Y	(a)	PA2016s51	application	\$8,410.00	N
Showroom - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Showroom - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Special industry - Code	Y	(a)	PA2016s51	application	POA	N
Special industry - Impact	Y	(a)	PA2016s51	application	POA	N
Substation - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Substation - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Telecommunications facility - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Telecommunications facility - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Theatre - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Theatre - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Tourist attraction - Code	Y	(a)	PA2016s51	application	POA	N
Tourist attraction - Impact	Y	(a)	PA2016s51	application	POA	N
Tourist park - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Tourist park - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Transport depot - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Transport depot - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Utility installation - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Utility installation - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Veterinary services - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Veterinary services - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Warehouse - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Warehouse - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Wholesale nursery - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Wholesale nursery - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Winery - Code	Y	(a)	PA2016s51	application	\$1,610.00	N
Winery - Impact	Y	(a)	PA2016s51	application	\$2,750.00	N
Undefined Use					Fee as determined by the Manager Development & Governance or Senior Planner	
Inconsistent Use					Normal Fee plus 50%	
Reconfiguration						
Reconfiguration up to 2 Lots, all boundary realignments and access easement	Y	(a)	PA2016s51	application	\$1,065.00	N
Reconfiguration up to 3 - 10 Lots	Y	(a)	PA2016s51	application	\$1,820.00	N
Reconfiguration up to 11 - 25 Lots	Y	(a)	PA2016s51	application	\$5,490.00	N
Reconfiguration up to 26 - 50 Lots	Y	(a)	PA2016s51	application	\$7,920.00	N
Reconfiguration up to >50 Lots	Y	(a)	PA2016s51	application	\$12,665.00	N
Preliminary Approvals						
Applications involving a s242 Preliminary Approval	Y	(a)	PA2016s49		Normal fee plus \$8,265.00	
Combined Applications						
The fee shall be the combined total of all applicable fees unless otherwise determined by the Manager Development & Governance or Senior Planner	Y	(a)	PA2016s49,s51		POA	

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Application Requiring Fee Determination						
Any development application which is deemed to be complex, unusual or of significant scale and likely to require significant additional assessment inputs (including the use of external consultants) will have an application fee determined based on expected costs to Council. Expected costs will include both internal and external assessment costs. Applicants should confirm during pre-lodgement discussions whether the application requires a fee determination.	Y	(a)	PA2016s49,s51		POA	
Consultant Fees						
The cost of external consultant's fees for any further assessment or advice required by Council in consideration of any application or submission and/or technical report may be charged to the Applicant. The Applicant will be notified of Council's intent to refer the Application to a consultant following receipt of a response to Information Request (or earlier). If Council elects to recover the cost of the consultant the consultant's costs must be paid prior to the final determination of the Application.	Y	(a)	PA2016s49,s51		POA	
Survey Plans						
Application for Compliance Assessment for Endorsement of Survey Plan (Base Fee)	Y	(a)	PR2017 Schedule 18	application	\$605.00	N
Endorsement of Survey Plan per lot fee (in addition to base fee) - based on DNRM valuation roll maintenance fee	Y	(a)	PR2017 Schedule 18	lot	\$35.00	N
Re-endorsement of a survey plan	Y	(a)	PR2017 Schedule 18	application	\$260.00	N
Endorsement of CMS/Easement/Covenant	Y	(a)	PR2017 Schedule 18	document	\$350.00	N
Superseded Applications						
Application under a Superseded Planning Scheme for exempt or self assessable development	Y	(a)	PA2016s29	application	\$625.00	N
<i>NOTE - the application fee for a Superseded Application is an additional cost is to be added to application fee for the MCU/Rol/OW</i>						
Application under a Superseded Planning Scheme for Code or Impact	Y	(a)	PA2016s29	application	\$965.00	N

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



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Extension of Relevant Period	Y	(a)	PA2016s86	application	\$500.00	N
Application to Change Development Approval						
Application to change Development Approval after appeal period ends	Y	(a)	PA2016s52	application	Charge is 50% of current prescribed fee. Minimum fee \$500.00	
Application to change Development Approval after appeal period ends - Court Order	Y	(a)	PA2016s52	application	\$3,090.00 plus all legal costs including GST	Y
Application to Change a Compliance Certificate / Permit						
Application to change a Compliance Certificate	Y	(a)	PA2016s51	application	\$295.00	N
Application to change a Compliance Permit	Y	(a)	PA2016s51	application	\$770.00	N
Application to Change Development Application						
Additional fee to be paid based on % of current application fee:						
- if prior to issue of Information Request - 25%	Y	(a)	PA2016s51	application	25%	N
- if prior to the Decision Making period - 50%	Y	(a)	PA2016s51	application	50%	N
- in Decision Making stage, but prior to report being completed - 75%	Y	(a)	PA2016s51	application	75%	N
- after report is completed - 100%	Y	(a)	PA2016s51	application	100%	N
Refund of Development Application - withdrawn application						
Refund based on % of application fee paid:						
- if prior to issue of Information Request - 75%	Y	(a)	PA2016s109		75%	N
- if prior to the Decision Making period - 50%	Y	(a)	PA2016s109		50%	N
Refund of Development Application - lapsed application Application lapsed as not properly made application (s266 of SPA) - refund 80% of application fee paid	Y	(a)	PA2016s109		80% of application fee paid	N
Application to Cancel Development Approval	Y	(a)	PA2016s84	application	\$95.00	N
Lapsed Application						
Lapsed application or approval - no refund applies in any other circumstance					Nil	
Operational Works						
Operational Works Application						
Application for works on Council road reserve involving an access (where associated with a MCU or RoL approval)	Y	(a)	PA2016s51	application	\$265.00	N
Application for Advertising Sign	Y	(a)	PA2016s51	application	\$1,075.00	N
Application for Clearing of Vegetation	Y	(a)	PA2016s51	application	\$465.00	N

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Operational Works Application (Op Works associated with RoL for more than 5 lots)						
Base Fee	Y	(a)	PA2016s51	application	\$1,540.00	N
Plus amount per lot	Y	(a)	PA2016s51	lot	\$135.00	N
Other Operational Works Application (including ass with RoL up to 5 lots)	Y	(a)	PA2016s51	application	1.5% of cost (min \$223 max \$10,000)	N
Reassessment of Engineering Plans						
As a result of substantially amended plans Base Fee	Y	(a)	PA2016s51	application	\$845.00	N
Plus amount per lot	Y	(a)	PA2016s51	lot	\$70.00	N
Checking of Landscape Plans (associated with Op Works)						
(i) Landscape plans submitted by Landscape Architect or Landscape Designer and who will:	Y	(a)	PA2016s51			
(a) submit a conforming statement of compliance; and	Y	(a)	PA2016s51			
(b) undertake a final inspection; and	Y	(a)	PA2016s51			
(c) submit as constructed landscaping plans (where required)	Y	(a)	PA2016s51	application	\$545.00	N
(ii) Landscape plans submitted and not in accordance with (i) above	Y	(a)	PA2016s51	application	\$1,820.00	N
Checking of Street Lighting Plans (associated with Op Works)						
Base Fee	Y	(a)	PA2016s51	application	\$375.00	N
Plus amount per Lot	Y	(a)	PA2016s51	lot	\$15.00	N
Construction Monitoring (Op Works associated with RoL for more than 5 lots)						
Base Fee	Y	(a)	PA2016s51	application	\$1,540.00	N
Plus amount per Lot	Y	(a)	PA2016s51	lot	\$275.00	N
Construction Monitoring of other Operational Works (including ass with RoL up to 5 lots)	Y	(a)	PA2016s51	application	1.5% of cost (min \$223 max \$10,000)	N
Re-inspection of Outstanding works and/or Early Plan Sealing Inspection	Y	(a)	PA2016s51	application	\$690.00	N
Bonds for Construction Security and Defects Liability	Y	(a)	PA2016s51	application	5% of value of works (minimum \$1,000)	N
Bonds for Outstanding Works and Early Plan Sealing	Y	(a)	PA2016s51	application	150% of Value of Works Being Bonded	N

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Developers Contributions						
Parking						
Vehicle space provided by Council off street						
Kuranda town - Business and Village zone	N		PA2016s113	space	\$10,185.00	N
Kuranda town - other areas	N		PA2016s113	space	\$2,540.00	N
Mareeba town - Commercial, Business and Industry zone	N		PA2016s113	space	\$6,460.00	N
Mareeba town - other areas	N		PA2016s113	space	\$2,540.00	N
Other Towns	N		PA2016s113	space	POA	N
Parks Contribution	N		PA2016s113	charge	\$4,820.00	N
Drainage	N		PA2016s113	charge	\$4,820.00	N
Roads	N		PA2016s113	charge	\$4,820.00	N
Water/Sewerage Contribution						
Mareeba						
Water contribution	N		PA2016s113	charge	\$4,820.00	N
Sewerage contribution	N		PA2016s113	charge	\$4,820.00	N
Kuranda (Refer to Maps)						
Water for District/Area						
Water for Kuranda LLZ	N		PA2016s113	charge	\$5,960.00	N
Water for Warril HLZ	N		PA2016s113	charge	\$9,610.00	N
Water for Mason HLZ	N		PA2016s113	charge	\$8,185.00	N
Sewerage for Area 1	N		PA2016s113	charge	\$4,820.00	N
Sewerage for Area 2	N		PA2016s113	charge	\$4,820.00	N
Sewerage for Area 3	N		PA2016s113	charge	\$8,060.00	N
Sewerage for Area 4	N		PA2016s113	charge	\$7,430.00	N
Chillagoe						
Water Contribution	N		PA2016s113	charge	\$4,820.00	N
Dimbulah						
Water Contribution	N		PA2016s113	charge	\$4,820.00	N
Mt Molloy						
Water Contribution	N		PA2016s113	charge	\$4,820.00	N

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
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Rural Addressing						
Charges						
New Rural Address	N			application	\$310.00	N/A
Replacement Rural Address	N			application	\$265.00	N/A
Replacement Number	N			each	\$4.00	N/A
Replacement Number Sleeve	N			each	\$30.00	N/A
Replacement Post	N			each	\$20.00	N/A

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
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Trade Waste						
Initial Application Fee						
One inspection cost for all locations	Y	(e)	WSA20018s180(1)(a)	Inspection	\$210.00	N
One Assessment	Y	(e)	WSA20018s180(1)(a)	Assessment	\$148.00	N

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
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Visitor Information Centres						
Annual Visitor Information Centre Tourism Brochure Display Fees						
Yearly fee	N				\$140.00	Y
3 quarters	N				\$105.00	Y
2 quarters	N				\$70.00	Y
1 quarter	N				\$35.00	Y
Annual Additional Visitor Information Centre Tourism Brochure Display Fees						
Yearly fee	N				\$75.00	Y
3 quarters	N				\$56.25	Y
2 quarters	N				\$37.50	Y
1 quarter	N				\$18.75	Y

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
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Water						
Charges						
Water Service Connection Including Meter - 20mm ø per m	N			meter	\$1,255.00	N
Meter Size - 25mm	N			meter	\$1,835.00	N
Meter Size - 32mm - Short Meter	N			quote	Quoted Service	N
Meter Size - 40mm - Short Meter	N			quote	Quoted Service	N
Meter Size - 50mm - Short Meter	N			quote	Quoted Service	N
New Meter Installation Only - 20mm ø per m	N			meter	\$595.00	N
New Meter Installation Only - 25mm ø per m	N			meter	\$775.00	N
New Meter Installation Only - 32mm ø per m	N			quote	Quoted Service	N
New Meter Installation Only - 40mm ø per m	N			quote	Quoted Service	N
New Meter Installation Only - 50mm ø per m	N			quote	Quoted Service	N
Disconnection of Water Service at Owners Request	N			application	\$190.00	N
Reconnection after Requested Disconnection 20mm	N			application	\$580.00	N
Reconnection after Requested Disconnection 25mm	N			application	\$775.00	N
Reconnection after Requested Disconnection 32mm	N			application	Quoted Service	N
Reconnection after Requested Disconnection 40mm	N			application	Quoted Service	N
Reconnection after Requested Disconnection 50mm	N			application	Quoted Service	N
Reconnection (after breach of water regulations or non payment) - 20mm	N			application	\$595.00	N
Reconnection (after breach of water regulations or non payment) - 25mm	N			application	\$610.00	N
Reconnection (after breach of water regulations or non payment) - 32mm	N			application	\$900.00	N
Reconnection (after breach of water regulations or non payment) - 40mm	N			application	\$1,035.00	N
Reconnection (after breach of water regulations or non payment) - 50mm	N			application	\$1,130.00	N
Water Testing	N			not available	Not Available	N
Meter/Service Testing (to be refunded if meter/service found to be faulty)	N			test	\$350.00	N

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
Final Water Meter Reading request	N			reading	\$53.30	N
Hydrant flow & pressure test	N			test	\$260.00	N
Install Lockable Stop Valve with padlock	N				\$215.00	
Locations - Mareeba	N			location	\$185.00	Y
Locations - Dimbulah/Kuranda	N			location	\$535.00	Y
Locations - Mount Molloy	N			location	\$535.00	Y
Locations- Chillagoe	N			location	\$865.00	Y
Standpipes						
Hire of Standpipe - Short Term	N			per hire	\$10.00 per day	N
(less than two (2) weeks) \$250 Deposit. Maximum 7 day hire period (minimum charge of \$50.00)						
Hire of Standpipe - Long Term	N			per hire	\$5.00 per day	N
(greater than two (2) weeks up to six (6) months) \$750 Deposit						
Standpipe Management System - Electronic Key	N			per hire	\$55.00	N
Water Supply from Fire Hydrants (other than for fire-fighting purposes) KL	N			KL	\$1.54	N

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	QLD Levy	Total Cost \$	GST (Y/N)
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Waste								
Non-Charged Waste Disposal								
MSW - Municipal (Residential) Solid Waste (up to 100kg, one load per month)				kg or load	No charge	\$0.00	\$0.00	
Up to 100kg (e.g. 1m3 or 2 mobile garbage bins or one trailer or one utility load). 1 load per month. Excludes regulated waste (e.g. tyres, asbestos) and charged waste disposal items								
Car bodies - must have fluids and tyres removed				each	No charge	\$0.00	\$0.00	
Motor bikes - must have fluids and tyres removed				each	No charge	\$0.00	\$0.00	
Air conditioners and fridges - must be degassed				each	No charge	\$0.00	\$0.00	
E-Waste				Each	No Charge	\$0.00	\$0.00	
Domestic Green Waste				tonne	No charge	\$0.00	\$0.00	
Scrap Metal (including degassed gas bottles)				Each	No Charge	\$0.00	\$0.00	
Domestic Recyclables				tonne	No Charge	\$0.00	\$0.00	
Used Lead Acid Batteries (e.g. car batteries)				each	No Charge	\$0.00	\$0.00	
Waste Oil (Up to 20L)				litres	No charge	\$0.00	\$0.00	
Charged Waste Disposal								
MSW - Municipal (Residential) Solid Waste	N			tonne	\$90.00	\$0.00	\$90.00	Y
Loads greater than non-charged disposal limit will be charged at MSW rate or deemed rate \$9.00/100kg (e.g. 1m3 or 2 mobile garbage bins or trailer or utility load). Large loads may be directed to Mareeba Waste Transfer Station at the Operator's discretion. A fee will be charged for unsorted waste								
C&I - Commercial and Industrial - bulky, dry, landfill	N			tonne	\$80.50	\$82.50	\$163.00	Y
C&I - Commercial and Industrial - general, wet, non-landfill	N			tonne	\$90.00	\$0.00	\$90.00	Y
No State Waste Levy is applied as this waste is directed to Cairns Advanced Resource Recovery Facility								
C&D - Construction and Demolition	N			tonne	\$80.50	\$82.50	\$163.00	Y
Mattresses (Domestic or Commercial)	N			each	\$28.00	\$0.00	\$28.00	Y
Clean Concrete	N			tonne	\$20.00	\$0.00	\$20.00	Y
Green waste (Commercial)	N			tonne	\$35.00	\$0.00	\$35.00	N
Pallets	N			Each	\$3.00	\$0.00	\$3.00	N
Plastic Fuming (Minimum weighbridge charge applies)	N			tonne	\$163.00	\$0.00	\$163.00	Y
C&I - Commercial and Industrial Recycling - Includes HDPE, PET, Aluminum and steel, cans, glass	N			tonne	\$180.00	\$0.00	\$180.00	Y

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	QLD Levy	Total Cost \$	GST (Y/N)
Scrap Metal -								
Car Bodies with fluids and or tyres	N			each	\$50.00	\$0.00	\$50.00	Y
Motor bikes - with fluids and or tyres	N			each	\$15.00	\$0.00	\$15.00	Y
White goods, airconditioners - contains gas (sorting fee will apply if waste is in fridges or freezers)	N			each	\$25.00	\$0.00	\$25.00	Y
Gas bottles containing gas	N			each	\$5.00	\$0.00	\$5.00	Y
Deceased Animals								
Small animal - each - (cat, small dog, possum - disposed as wet waste)	N			each	\$4.60	\$0.40	\$5.00	Y
Medium animal - each (wallaby, large dog, calf, goat, pig - disposed as wet waste)	N			each	\$17.75	\$2.25	\$20.00	Y
Regulated Waste								
Waste Oil over 20L(excludes cooking oils) (Up to 20L free - domestic or commercial)	N			litre	50c per litre	\$0.00	50c per litre	N
Asbestos NOT accepted at any MSC Landfill or Waste Transfer Site								
Paint (wet) will not be accepted								
Tyres								
Passenger	N			each	\$10.00	\$0.00	\$10.00	Y
Light truck	N			each	\$12.00	\$0.00	\$12.00	Y
Truck	N			each	\$25.00	\$0.00	\$25.00	Y
Super Single	N			each	\$50.00	\$0.00	\$50.00	Y
Solid Small - Up to 0.3m high	N			each	\$20.00	\$0.00	\$20.00	Y
Solid Medium - 0.3m - 0.45m	N			each	\$35.00	\$0.00	\$35.00	Y
Solid Large - 0.45 - 0.6m	N			each	\$50.00	\$0.00	\$50.00	Y
Solid XL - Greater than 0.6m	N			each	\$70.00	\$0.00	\$70.00	Y
Tractor Small - Up to 1m high	N			each	\$115.00	\$0.00	\$115.00	Y
Tractor large - 1m - 2m	N			each	\$200.00	\$0.00	\$200.00	Y
Fork Lift small - Up to 0.3m high	N			each	\$15.00	\$0.00	\$15.00	Y
Fork Lift Medium -.3m - 0.45m	N			each	\$20.00	\$0.00	\$20.00	Y
Fork Lift Large - 0.45m - 0.6m	N			each	\$30.00	\$0.00	\$30.00	Y
Grader	N			each	\$125.00	\$0.00	\$125.00	Y
Motor Cycle	N			each	\$8.00	\$0.00	\$8.00	Y

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	QLD Levy	Total Cost \$	GST (Y/N)
Earth Mover Small - Up to 1m high	N			each	\$155.00	\$0.00	\$155.00	Y
Earth Mover Medium - 1m - 1.5m	N			each	\$345.00	\$0.00	\$345.00	Y
Earth mover large - 1.5m - 2m	N			each	\$685.00	\$0.00	\$685.00	Y
Passenger with rim	N			each	\$15.00	\$0.00	\$15.00	Y
Light Truck with rim	N			each	\$25.00	\$0.00	\$25.00	Y
Truck with rim	N			each	\$55.00	\$0.00	\$55.00	Y
Bobcat	N			each	\$155.00	\$0.00	\$155.00	Y
Miscellaneous Tyres (e.g. ride on mower, trolley wheels, planes, tracks)	N			Each	POA	\$0.00	POA	Y
Miscellaneous charges								
Minimum fee commercial waste - weigh bridge charge				Each	\$20.00	\$0.00	\$20.00	N
Sorting fee - Required if mixed load requires sorting by Council staff.	N			cubic metre	\$115.00	\$0.00	\$115.00	Y
Mulch Purchase								
Box trailer or utility load - self load (Max 4m3 per sale, no commercial sales)	N			cubic metre	\$12.00	\$0.00	\$12.00	Y
Box trailer or utility load - machine to load (Max 4m3 per sale, no commercial sales)	N			cubic metre	\$16.00	\$0.00	\$16.00	Y

2020/2021 Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges



Description	Cost Recovery Fee (Y/N)	Paragraph of 597(2) of LG Act 2009 under which fee is fixed	Provision of Local Government Act	Unit	Fee/Charge \$	GST (Y/N)
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Wastewater						
Charges						
Connection to Councils Sewerage System	N			connection	Quoted service	N
*Based on 1.5m tapping and standard 1.5m from property boundary and 150mm join						
Build over Council sewerage System	N			application	\$554.00	N
Hire of Fogging Crew (day hire)	N			Labour per hour + materials max 4 hours	Quoted service	Y
Hire of Sewer Trailer	N			Labour per hour + materials max 4 hours	Quoted service	Y
Inspection of Build Over Sewer as Constructed Works	N			Each	\$150.00	N
Blocked Sewer Inspection	N				\$400.00	N
Waste Discharge						
Grease trap waste Mareeba	N			litre	\$0.20	N
Septic effluent waste Mareeba	N			KL	\$53.00	N
Liquid Waste - Anything other than grease trap or septic - Mareeba	N			KL	\$53.00	N

8.14 Q-MSC2020-14 - MARKETING THE KURANDA DESTINATION 2020/21

Date Prepared: 2 July 2020
Author: Manager Community Wellbeing
Attachments: Nil

EXECUTIVE SUMMARY

This report presents a recommendation that Council engage Bang Media/TTNQ to market the Kuranda destination in 2020/21, utilising the remaining funds in the Tourism Kuranda Benefited Special Rate reserve.

RECOMMENDATION

That Council engages Bang Media/TTNQ to market the Kuranda destination for 12 months from 1 July 2020 as per their proposal and quotation of \$59,081 (excl GST).

BACKGROUND

Council called for quotes from suitably experienced and qualified organisations to market the Kuranda destination from 1st July 2020. \$50,000 is available to fund the implementation of the marketing plan, with potential to increase to \$65,000. The marketing plan is to focus on attracting local, regional, intrastate and interstate visitors as COVID-19 pandemic travel and other restrictions ease in the coming months.

A proposal with a written quotation was received from 22 organisations presented below in alphabetical order:

- Adcorp Australia Limited
- Adlins Media
- April Ford
- Australian Attractions
- Australian Tourism Publications
- Bang Media/TTNQ
- Bidiso
- C7Even
- Destination Marketing Store
- Essbee
- Example Pty Ltd
- Forte Marketing
- Media Mortar
- Milestone Creative Australia
- News Corp Australia
- Original Spin
- Pinnacle Tourism Marketing
- Progressive PR and Communications
- Sarah Rizvi
- Tropical Tablelands Tourism
- uDigital
- Unique Tourism Collection

Each written proposal was assessed against the following criteria:

- Marketing Plan
- Demonstrated understanding of the Kuranda destination, especially in the COVID-19 context
- Identification of leveraging and collaborative marketing opportunities
- Budget

The top three (3) ranked proposals are:

1. Bang Media/TTNQ
2. Forte Marketing
3. Pinnacle Tourism Marketing

The proposal by Bang Media/TTNQ is a comprehensive 12-month digital marketing campaign with geo-fencing, search engine optimisation, search engine marketing, social media promotion through Facebook and Instagram, production of new Kuranda content for promotion via TTNQ and other digital distribution channels. It has the potential to build operator capacity and strategic alliances for future digital marketing by paying for up to 60 operators to list on the Australian Tourism Data Warehouse and encourages the take up of Local Tourism Organisation membership. The digital campaign offers good market reach, amplification of one consistent marketing message for Kuranda, the best leveraging opportunities and conversion of Council's direct investment into advertising value equivalent.

RISK IMPLICATIONS

Nil.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Nil.

Operating

The balance of the Special Rate - Kuranda Benefited Area (Tourism Kuranda) is available to fund the marketing plan in 2020/21 and the final amount will be known once all the accounts for the Tourism Kuranda program have been settled.

Is the expenditure noted above included in the current budget?

Yes.

LINK TO CORPORATE PLAN

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

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

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

IMPLEMENTATION/COMMUNICATION

All applicants will be notified of the outcome and a contract prepared with Bang Media/TTNQ.

Tourism Kuranda stakeholders will be notified.

9 INFRASTRUCTURE SERVICES

9.1 INFRASTRUCTURE SERVICES, CAPITAL WORKS MONTHLY REPORT - JUNE 2020

Date Prepared: 19 June 2020

Author: Director Infrastructure Services

Attachments:

1. Capital Works Highlights - June 2020
2. Capital Works Summary - June 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 June 2020.

RECOMMENDATION

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

IMPLEMENTATION/COMMUNICATION

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

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



Project Name: Pickford Road Upgrade

Program: Rural Roads

Background

Pickford Road at Bibbohra is located in very flat, flood plain type terrain and is regularly inundated with water from Two Mile and Four Mile Creeks during the wet season with the road being impassable for extended periods of time.

Funding was secured from the Roads to Recovery (R2R) program and the Transport Infrastructure Development Scheme (TIDS) to construct a bitumen sealed road project from the intersection of Pickford Road and the Mulligan Highway to approximately chainage 2.20km on Pickford Road, just to the west of the Two Mile Creek approaches.

Scope of Works

The scope of works include the improvement of the existing drainage, minor road alignment changes to cater for a wider formation width and table drains, the installation of new culverts, the extension of existing culverts, the raising of the existing formation, construction of a base pavement layer and the application of a two coat bitumen seal.

Progress Update

Wet and poor quality insitu subgrade material has impacted progress during June. Sections of the existing road have been excavated and replaced with rock and overlaid with Type 2.4 subbase material. A small portion of the road at Two Mile Creek causeway remains the last section to be treated in this manner. The carting of the Type 2.4 subbase will be completed in the first week of July and will be followed immediately with the importing of the Type 2.1 base layer. The project is scheduled for completion in August 2020.



Unsuitable Subgrade Treatment



Imported Type 2.4 Subbase



Infrastructure Services Capital Works Report Project Highlights - June 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 bridge for the duration of the works.

Progress Update

In June, the existing water and sewerage infrastructure attached to the bridge were decommissioned to allow for their removal during the demolition stage. Scaffolding and edge protection were erected prior to Anton Demolitions Pty Ltd being engaged to commence demolition of the existing timber, steel and asphalt superstructure.

Demolition commenced on Tuesday, 16 June 2020 and were completed by Friday, 26 June 2020. Substantial debris build up between the timber girders and the bridge deck added several days to the demolition program. This material had to be removed by hand prior to cutting up the existing steel deck using oxy acetylene equipment so it could be removed. Deterioration of the existing bridge superstructure elements was evident during demolition, including major corrosion to the steel deck and decay and splitting of the timber girders.

Council's bridge crew commenced extension of existing piers and abutments on 29 June 2020.



Removing Steel Beams, Steel Deck and Asphalt



Demolition Complete

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



Project Name: East Mareeba CBD Byrnes Street Project

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

All existing trees, garden beds and kerbing has been removed from eastern side.

Works are being undertaken in sections to minimise impact on businesses and road users:

Section	Location	Current Status
1	Lloyd Street to Middlemiss Street	Milled, asphalt sealed, and new garden beds and kerbing installed
2	Middlemiss Street to Post Office pedestrian crossing	Milled and asphalt sealed.
3	Post Office pedestrian crossing to Atherton Street	Pavement failures have been milled and filled with cement treated base gravel.
4	Atherton Street to Commonwealth Bank	Milled and asphalt sealed.
5	Commonwealth Bank to Hort Street	To commence in July.
6	Hort Street to Rankin Street	To commence in July.



Infrastructure Services Capital Works Report Project Highlights - June 2020



Upcoming Work

In the second week of July, it is anticipated that all milling and asphalt work will be complete, weather permitting.

By late July, all the new garden kerbing will be installed, and irrigation and planting works will commence in Section 1.



Section 3 - Cement-treated gravel placement



Section 1 - Asphalt Surfacing



Section 2 - Pavement Milling



Section 1 - New Garden Kerbing

Infrastructure Services Capital Works Report Project Highlights - June 2020



Project Name: Barang Street Unit Refurbishments

Program: Community Housing

Background

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

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 all units expected to reach practical completion by mid-July 2020.



Unit 2E - Before Deck Refurbishment



Unit 2E - During Deck Refurbishment



Unit 2E - After Deck Refurbishment

Infrastructure Services Capital Works Report Project Highlights - June 2020



Project Name: Barron Falls Walking Trail

Program: Kuranda Infrastructure Fund

Background

The establishment of an environmental walk connecting the Kuranda township with the Barron Falls lookout will offer visitors to Kuranda a linking trail between Jum Rum Creek Conservation Park and the Barron Gorge National Park; alleviating foot traffic on Barron Falls Road.

The project was identified as part of the Kuranda Township Infrastructure Master Plan 2010-2020 (KTIMP10-20) and is funded through levies paid by Skyrail and Kuranda Scenic Rail to the Queensland Government under the Kuranda Infrastructure Program (KIP). This program has afforded Council the opportunity to undertake numerous improvements and enhancements that maintain the character of Kuranda and conserve the natural environment while providing the necessary infrastructure to cater for the needs of increased visitor numbers.

Scope of Works

The Barron Falls Walking Trail comprises of two parts:

- Stage 1: A link trail from the Kuranda Jungle Walk to the end of Weir Road, and
- Stage 2: A link through Barron Gorge National Park from the end of Weir Road to the Barron Falls car park area.

Progress Update

Construction is underway on the project, with progress being made on the first stage of track, steps and bridge construction.



Stone Staircase



Bridge Installation

Infrastructure Services Capital Works Report Project Highlights - June 2020



Project Name: Mareeba Leagues Club - Change Room Flooring

Program: Facilities

Background

Following condition audits of the infrastructure at the Mareeba Leagues Club, the change room flooring was identified as having reached the end of its functional life. Council approved its replacement with a suitable, hardwearing surfacing as part of the 2019/20 Capital Works Program.

Scope of Works

The project scope included removal and replacement of the flooring to both the Male and Female Change rooms beneath the Grandstand at Davies Park. The existing flooring was replaced with hard-wearing recycled rubber industrial flooring.

Progress Update

Works commenced in June 2020, with completion scheduled for early July 2020.



Existing Flooring



New Flooring, mid installation

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



Project Name: Chillagoe Water Supply Investigation

Program: Water

Background

Limited reliability of groundwater from the bores that supply Chillagoe Water Treatment Plant has resulted Council imposing Level 3 water restrictions on Chillagoe since November 2017. To ensure ongoing water security for Chillagoe, a project was approved in the 2019/20 Capital Works Program to investigate options for an alternative groundwater supply for Chillagoe.

Scope of Works

An existing, reliable groundwater source was identified approximately 6km west of Chillagoe in late 2019, with further exploration closer to Chillagoe approved by Council in an attempt to achieve savings associated with construction and operation of a shorter pipeline for the future supply. Further test bores have been drilled 2km, 3km and 4km west of Chillagoe, with groundwater located 4km from Chillagoe.

Progress Update

The bore 4km west of Chillagoe was constructed in May 2020 to a depth of 62 metres. A 100-hour pumping and recovery test was conducted in June 2020 to ascertain its reliability and predict its future performance, and water samples were taken for quality testing. The 100-hour test confirmed that the bore can comfortably supply 10 litres per second, which is the maximum design capacity of the water treatment plant. While the initial results are promising, further testing will need to be conducted at a higher discharge rate to verify the long-term performance of the supply and Council is awaiting laboratory test results to confirm potability.



Chillagoe Bore 100 hour test



Bore drilled at location 3km west of Chillagoe



Infrastructure Services Capital Works Summary Report - June 2020

Project Description	Project Stage	Progress comment
Program: 01 Rural and Urban Road Reseals Program (Renewal)		
2018/19 Reseal/Asphalt Program	Completed	Completed December 2019.
2019/20 Reseal/Asphalt Program	Construction	Jessie Street Irvinebank is programmed for resealing first week of July. Line marking program will start 06/07/2020.
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 TMR Sealing project on the BDR east of Chillagoe. Roads currently earmarked for sheeting are Kay, Studt, Keal, Bilwon, Shanty Creek & Collins Weir.
Program: 03 Urban Streets		
MIP - Extension Effley Street to Lot 223	Completed	Completed 24/09/2019
MIP Keegan Street Extension	Completed	Completed 27/05/2020
Anzac Av/Ceola Drive Channelised Intersection	Completed	Completed June 2020
Design Program - design forward works	Planning	Design & investigation on Forward Works program has commenced. Focus is on TIDS projects, Chewko Road (95%) & Euluma Creek Road (99%).
Program: 04 Rural Roads		
Ootann Road Ch 78.2 -80.2 Package 2A	Completed	Project completed September 2019.
Chettle Road Rehabilitation & Widen Ch 2.243-4.003	Construction	Works anticipated for completion 17/07/2020. As at 30 June; unsuitable subgrade was corrected and construction of final section of subbase underway. Project nearing completion with half length sealed.
TIDS 19/20 Chettle Road rehabilitate Ch 5.5-7.21	Construction	Works anticipated for completion 17/07/2020. As at 30 June; Unsuitable Subgrade was corrected and construction of final section of Base underway. Project nearing completion with half length sealed.
NDRRA Betterment 2019/20	Not Commenced	Sites currently under consideration by QRA.
Program: 05 Bridges		
Hales Siding Road Replace Timber Bridge	Design	Preliminary Designs received; constructability review underway. Anticipate certified Designs available by end of July 2020.
Kanervo Road Replace Timber Bridge over Davies Creek	Design	Preliminary Designs received; constructability review underway. Anticipate certified Designs available by end of July 2020.
John Doyle Bridge Upgrade	Construction	Demolition works completed COB 26/06/2020. Abutment & pier widening commenced 29/06/2020
Program: 06 Drainage		
Malone Road Drainage Stage 2	Completed	Completed November 2019.
Renew Minor Culverts - Various locations	Not Applicable	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.
STIP - Kuranda State College Car Park Improvements	Completed	Completed 24/04/2020
Program: 09 Footpaths		
2018/19 Footpath Renewal Program	Construction	Resources for footpath works diverted to RMPC & operations. Pending results of TMR Re-Sheet tender footpath works may have to be delivered by contractor
Footpath replacement - Byrnes Street	Completed	Works complete, financial reporting required to be completed.

Infrastructure Services Capital Works Summary Report - June 2020

Project Description	Project Stage	Progress comment
Program: 10 Parks and Gardens		
Shire Beautification Program	Construction	Northern entrance irrigation & tree planting complete. No further projects identified at this stage. The project's future scope will be revisited after the completion of the eastern side of Byrnes St upgrade currently programmed to start June 2020.
Kuranda CBD Renew Irrigation & Planting	Not Applicable	Ongoing. This budget is used on an 'as required basis' for the continual upgrade of irrigation and 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 Applicable	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 eg New Mareeba Cemetery beams.
Cemetery Shed Extension Mareeba	Completed	Completed December 2019.
Bicentennial Lakes Mareeba Trash Rack & Fencing	Completed	Additional works to be identified by Senior Environmental Advisor after wet season. The project's future scope will be revisited after further discussions with Council regarding the Bi-Lakes project.
Antonio Drive Replace Irrigation & Vegetation	Completed	Completed January 2020.
Program: 11 Water		
Water Main Replacement Clacherty Street	Completed	Completed December 2019.
Refurbish Centenary Park Booster Pump Station	Completed	Completed September 2019.
MIPP2 Project - Infrastructure Project Pipeline Program 2	Completed	Strategy report completed and will be tabled for adoption by Council in August 2020.
Telemetry/SCADA Upgrades	Completed	Completed May 2020.
Valve Replacement Program (Reticulation)	Completed	Completed June 2020.
Investigative Work on Constructing Water Bore Site/s Chillagoe	Completed	Completed August 2019 for initial investigation. Further investigation carried out under new project.
Mareeba Water Treatment Plant Replace Filter Media	Completed	Completed June 2020.
Install Flow Meters at Centenary Park, Wylandra and Mason Road Booster Pump Stations	Construction	Flow meters installed. Mason Road SCADA connection completed, with Centenary Park and Wylandra to be finalised in July 2020.
Replace Water Main on Leinster Drive	Completed	Completed June 2020.
Replace Water Main on Vaughan Street	Completed	Completed December 2019.
Dimbulah Water Treatment Plant Replace Filter Media	Completed	Completed June 2020.
Kuranda Water Treatment Plant Clear Water Pump Station Renewal	Completed	Completed June 2020.
Kuranda Water Treatment Plant Filter Auto Valves	Completed	Completed June 2020.
Rankin Street West Water Main Replacement	Not Commenced	Subject to grant funding.
Mareeba Water Treatment Plant - Replace generator	Not Commenced	Project subject to co-funding from external sources. In lieu of one large generator a smaller generator will be purchased and the existing generator retained and both will be operated in parallel.
Replace existing Reservoirs - Chillagoe	Not Commenced	Grant funding approved from Queensland Government under Building our Regions and Australian Government under Building Better Regions Fund. Tenders to be invited from July 2020.
Irvinebank McDonald Bridge Flood Monitoring	Construction	Monitoring equipment installed and will be connected to SCADA in July 2020.
Chillagoe Water Supply Investigation	Construction	An exploratory bore was drilled 4 km out of town water testing was carried out to identify the quality and reliability of the underground supply. Initial test results are promising and report to be tabled at future Council meeting once all results received.
Program: 12 Wastewater		
Embankment Slip Kuranda Sewerage Treatment Plant	Completed	Completed September 2019.

Infrastructure Services Capital Works Summary Report - June 2020

Project Description	Project Stage	Progress comment
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	Completed	Completed June 2020.
4 Standby Generators Sewerage Pump Stations	Completed	Completed June 2020.
Mareeba Sewer CCTV & Relining Program 2019/20	Construction	House connection branches in the Kenneally Estate area will be finalised by the early July 2020. Remaining works to be delivered as part of 2020/21 relining program.
Mareeba & Kuranda Relining Strategy 2019/20	In Progress (for the non-infrastructure projects)	Works underway and report to finalised in coming months.
Manhole Rehabilitation & Replacement Program 2019/20	Construction	Works have commenced on rehabilitation and conditions assessments will be completed in coming months.
Granite Creek Pump 3 Replacement	Completed	Completed May 2020.
Minor Sewerage Station H2S Protection	Construction	Pre-start meeting held with contractor in June 2020. Materials being procured, on-site works scheduled to start in September 2020 and be completed in December 2020.
Kuranda Pump Stations Wet Well Pipe Renewal - Kullaroo, Jum Rum & Palm close	Completed	Completed June 2020.
Program: 13 Waste		
Design and construction of Mareeba Transfer Station	Completed	Completed March 2020.
Relocate shed railway to Mareeba Transfer Station	Construction	Complete with the exception of the recycling sheds which require some further work to meet cyclone standards. Planned completion in October 2020.
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	In Progress (for the non-infrastructure projects)	Strategy being finalised in collaboration with Cairns Regional Council and Douglas Shire Council.
Kuranda Transfer Station - Weighbridge and gatehouse	Not Commenced	Project subject to co-funding from external sources
Program: 14 Aerodromes		
Mareeba Aerodrome Upgrade	Completed	Final grant acquittals lodged with State and Federal Government. Lodged application with Air Services Australia to update aeronautical publications to reflect changes due to upgrade.
Program: 15 Fleet		
GPS Vehicle Management System	Not Commenced	On hold pending review of Fleet Program.
Replace Unit 625 Mitsubishi Truck	Procurement	Procurement underway.
Replace 210 Amman Multi Tyred Roller	Completed	Completed June 2020.
Replace Unit 620 Mitsubishi D/ Cab Tipper	Procurement	Procurement underway.
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	Completed	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	Construction	Works underway, to be completed July 2020.

Infrastructure Services Capital Works Summary Report - June 2020

Project Description	Project Stage	Progress comment
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 May 2020.
Loadrite scales for Depot tractor to meet NHVR requirements	Completed	Completed March 2020.
Replace Plant Unit 1333	Procurement	Procurement underway, anticipate delivery and commissioning early August 2020.
Program: 16 Depots and Council Offices		
Kowa Street Depot - car park upgrade	Completed	Completed December 2019.
Replace Roof Mareeba Soil Lab	To be decided	On hold.
Replace Roof Kowa St Office (Community Wellbeing section)	Completed	Completed October 2019.
Kowa St Building, Air Conditioning Assessment	Completed	Tender Specifications being prepared for future Procurement activity. This will represent a 'Plan in Drawer' opportunity.
Mount Molloy Depot Replace Ridge Capping	Completed	Completed February 2020.
Kowa Street Depot Building Paint External Walls	Completed	Financial close out required. Work completed March 2020.
Replace Parks & Gardens Depot Shed, Mareeba	Construction	Project Underway, anticipate completion 31 July 2020.
Chillagoe Depot Roof Extension	Completed	Completed February 2020.
PCYC Replace exterior and/or paint	Completed	Works complete.
Program: 17 Community Buildings		
Kuranda Recreation Centre - Refurbishments	Construction	Structural Work completed, water loss issues resolved, paving to footpath and driveways yet to be resolved. to be completed in 2020/21.
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	Building Certification received, remaining funds to be released.
Dimbulah Swimming Pool - Replace filtration system including pumps, tanks and pipework	Completed	Completed December 2019 and project capitalised.
Cedric Davies Community Hub	Design	Refurbishment Tender currently at Market, on track for completion prior to December 2020.
Mareeba Leagues Club - Grandstand dressing rooms; replace the existing rubber tiles with continuous rubber matting	Construction	Awarded; works commence 25/06/2020.
Dimbulah Caravan Park Refurbishment of the dongas and amenities facilities	Construction	Works delayed due to Lessee Letting out cabins for eight weeks to road crews. (unavoidable roll over to 2020/21 FY)
Dimbulah Memorial Park Replace Toilet Trench	Completed	Works complete June 2020, financial close out required.
Mareeba Swimming Pool Heater	Construction	Minor works remain outstanding, anticipate completion July 2020.
Program: 18 Non-Infrastructure Items		
Mareeba Cemetery Lawn Beam	Completed	Completed December 2019.
Mareeba Cemetery Headstone Beam	Completed	Completed December 2019.
Kuranda new Cemetery	Planning	Options to be presented to Council at July 2020 Meeting.
Mareeba Cemetery Mausoleum Wall	Completed	Completed June 2020.
GIS & Survey hardware upgrade	Completed	Completed September 2019.
Asset Inspection Hardware	Procurement	Asset inspection equipment trial successful, additional units ordered and awaiting delivery.
WWII Markers	Completed	Completed February 2020.
Program: 20 Kuranda Infrastructure Program		
KIAC - Therwine Street Redevelopment Stage 2	Construction	Defect Liability Period
KIAC - Barron Falls Walking Track Phase 2	Construction	Project underway, first part of Stage 1 track construction nearing completion.
KIAC - Barron Falls Walk Track Phase 1	Completed	Completed February 2020.

Infrastructure Services Capital Works Summary Report - June 2020

Project Description	Project Stage	Progress comment
KIAC - New Wayfinding Signage	Construction	Fabrication contract awarded with delivery prior to September 2020.
KIAC - Information Technology	Design	Construction Tender currently with market. Anticipate construction prior to December 2020.
KIAC - Jum Rum Creek Walk Track Rehabilitation	Procurement	Construction Tender currently with market. Anticipate Construction prior to December 2020.
KIAC - Jungle Walk Track Rehabilitation	Procurement	Construction Tender currently with market. Anticipate Construction prior to December 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 and 2020 TIDS program.
W4Q3 Mt Mulligan Road Crossing Adjustments	Completed	Completed October 2019.
W4Q3 Pedestrian Crossing Anzac Avenue	Completed	Complete 16/04/2020
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	Design	Section 1 Lloyd to Middlemiss ; Section 2 Middlemiss to PO crossing ; Section 3 PO crossing to Atherton; Section 4 Atherton to Commonwealth Bank; Section 5 Commonwealth Bank to Hort; Section 6 Hort to Rankin. All trees & existing kerbing removed from eastern side. Section 1 milled/asphalt & new kerb; Section 2 milled/asphalt; Section 3 Failed section milled & CTB laid & compacted; Section 4 milled/asphalt.
W4Q3/TIDS Pickford Road Biboohra Upgrades	Construction	All culverts installed/extended. Subgrade treatment complete. Type 2.4 subbase layer carted, first lot (Ch220 to Ch 500) completed.
W4Q3 Mareeba Swim Pool Replace Filtration	Completed	Completed December 2019.
W4Q3 Mareeba Pound Upgrade Pound/Facility	Design	Design underway
W4Q3 Chillagoe Hall External Refurbishment	Completed	Completed June 2020.
W4Q3 Repaint Chillagoe Hub	Completed	Underway expect completion June 2020.
W4Q3 Rankin Street Office Replace Air-conditioner	Construction	Commissioning/Balancing of Air Conditioning system to be commenced. Training in use of controls to follow.

9.2 TRAFFIC ADVISORY COMMITTEE - MINUTES OF MEETING HELD 30 JUNE 2020

Date Prepared: 2 July 2020

Author: Director Infrastructure Services

Attachments: 1. Minutes of the Traffic Advisory Committee Meeting held 30 June 2020

EXECUTIVE SUMMARY

The purpose of this report is to present the Minutes of the Mareeba Shire Council Traffic Advisory Committee Meeting held on Tuesday 30 June 2020 for Council's information.

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

RECOMMENDATION

That Council receives the minutes of the Traffic Advisory Committee Meeting held Tuesday, 30 June 2020.

BACKGROUND

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

RISK IMPLICATIONS**Financial**

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

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil.

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil.

Operating

Internal resources for investigation and follow up actions.

LINK TO CORPORATE PLAN

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

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

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

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

IMPLEMENTATION/COMMUNICATION

Nil



TRAFFIC ADVISORY COMMITTEE MEETING
MAREEBA BOARDROOM, 65 RANKIN STREET, MAREEBA
TUESDAY, 30 JUNE 2020
9:30AM TO 10:26AM

MINUTES

PRESENT:

- | | | |
|--|----------------------|-----------------|
| Mareeba Chamber | Sam Musumeci | |
| Queensland Police Service (QPS) - Senior Sergeant | Derek Garner | |
| Queensland Police Service (QPS) - A/ Sergeant | Cate Shanahan | |
| Transport and Main Roads (TMR - Safety & Regulation Division) | Marita Stecko | |
| Transport and Main Roads (TMR) - Principal Engineer (Civil) | David Hamilton | Conference Call |
| Transport and Main Roads (TMR) - Project Director | Richard Sheedy | Conference Call |
| Transport and Main Roads (TMR) | Peter McNamara | Conference Call |
| Mareeba Shire Council (MSC) - Mayor | Angela Toppin | |
| Mareeba Shire Council (MSC) - Councillor | Kevin Davies (Chair) | |
| Mareeba Shire Council (MSC) - Councillor | Lenore Wyatt | |
| Mareeba Shire Council (MSC) - Councillor | Locky Bensted | |
| Mareeba Shire Council (MSC) - Councillor | Mario Mlikota | |
| Mareeba Shire Council (MSC) - Director Infrastructure Services | Glenda Kirk | |
| Mareeba Shire Council (MSC) - Manager Technical Services | Sam Wakeford | |
| Mareeba Shire Council (MSC) - Minutes Secretary | Marjorie Anthony | |

APOLOGIES:

- | | |
|---|----------------|
| Queensland Police Service (QPS) - Tableland Inspector | Russell Rhodes |
| Queensland Police Service (QPS) - Senior Constable | Dave Saul |
| Queensland Police Service (QPS) - Sergeant | John Ridgway |
| Lindsay Transport | Terry Montague |

1. MINUTES

Tuesday 17 March 2020

Minutes of the Mareeba Shire Council Traffic Advisory Committee Meeting held on Tuesday, 17 March 2020 were ratified by Council at their Ordinary Meeting of 20 May 2020.

Moved by Cr Lenore Wyatt

Seconded by Marita Stecko

*Minutes of the MSC Traffic Advisory Committee Meeting, Mareeba Boardroom, 65 Rankin Street, Mareeba
 Tuesday, 30 June 2020, commencing at 09:30am*

2. BUSINESS ARISING FROM PREVIOUS MEETING

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Due Date
18.04-05	MSC (Glenda Kirk)	Barron River Bridge on Anzac Avenue (John Doyle Bridge) Renewal	<p>Bridge renewal programmed for August 2018; full closure required for approx. 6 weeks; temporary traffic lights to be used to manage congestion during peak times</p> <p>Renewal will restore load limit to 44t</p> <p>Survey complete, design in progress</p> <p>To manage traffic flow, it is proposed temporary traffic lights will be used in two locations; Anzac Ave / Kennedy Hwy and Kennedy Hwy intersection south of the Heritage Centre; closing the Mareeba Connection Road to through traffic; changed traffic conditions are subject to the finalization of the TMP</p> <p>Consultants engaged to undertake design</p> <p>Pending final design</p> <p>Construction proposed for after June 2019</p> <p>Traffic counters deployed on Anzac Ave; data will be reviewed, and recommendations made on how to best manage traffic at intersection on highway; services on bridge being investigated; pedestrian access options are being considered</p> <p>Construction period is approximately 4 months</p> <p>Commencement of on-site construction of Anzac Avenue bridge upgrade deferred by MSC until April/May 2020. Proposed timing of upgrade coincided with TMR's installation of traffic lights on Mareeba's main street commencing August 2019 to December 2019</p> <p>MSC undertaking a traffic redistribution assessment with advice being sought on traffic management during upgrade works</p> <p>Pedestrian access during construction still under investigation</p> <p>Bridge works rescheduled by MSC to commence after the 2019/20 wet season</p> <p>MSC anticipate lodging the Traffic Management Plan and Traffic Permit with TMR mid-December</p> <p>MSC currently reviewing the draft TMP providing feedback to consultants end of this week</p> <p>TMP in final stage; pedestrian walkway pending council consideration</p> <p>Temporary pedestrian footbridge approved by council and constructed; bridge closed on 29/05/2020 with demolition works currently underway, bridge scheduled to re-open end of September 2020</p> <p>TMR continuing to monitor traffic management on the Kennedy Highway; current plan working well</p> <p>MSC thanked both QPS and TMR for their assistance with traffic management issues experienced on the closure of the bridge on 29/05/2020</p>	MSC	06/2020

*Minutes of the MSC Traffic Advisory Committee Meeting, Mareeba Boardroom, 65 Rankin Street, Mareeba
Tuesday, 30 June 2020, commencing at 09:30am*

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Due Date
			No further action required by this Committee, resolved to remove from the minutes from the minutes		
18.09-03	QPS (John Ridgway)	Parking issues at St Thomas's Catholic School; vehicles are parking on crossing on Hastie Street or on the centre island; there is a general lack of parking in school zone; no drop and go zone; bus parking zone is long; request redesign	<p>MSC to review parking and discuss with St Thomas's School CRM/18/11854</p> <p>Short term solutions to be investigated & optional designs to be considered</p> <p>St Thomas's P&F Rep (Dave Saul) advised of preliminary design options</p> <p>MSC to consider options and include in future design programme</p> <p>MSC to review proposed design and advise Dave Saul</p> <p>Pending design review and costing;</p> <p>STIP funding an option for minor works</p> <p>Design options to be considered early next year and listed for 2021/22 PPT programme</p> <p>Next STIP funding round opens in March closing in June</p> <p>MSC has programmed investigation as part of forward design program</p> <p>MSC anticipate preparation of proposed concepts within the next 6 months however funding has not yet been allocated for construction</p> <p>Design works programmed to commence late 2020 / early 2021</p> <p>MSC advised funding has not been allocated for construction</p>	MSC	12/2020
18.12-05	MSC (Cr Lenore Wyatt)	Requests a reduction of speed limit at Biboohra to 80kph; slip lane requested on both right turns	<p>Intersection assessment underway by TMR</p> <p>TMR propose to install a channelized right turn at the intersection of Mulligan Hwy / Bilwon Road</p> <p>Design anticipated to be completed before EOFY; MSC will be invited to provide a price for these works</p> <p>TMR progressing and on track</p> <p>TMR included in road safety minor works programme; project to be costed with funding to be secured</p> <p>Intersection works programmed to be completed before the end of 2020</p> <p>No further action required by this Committee, resolved to remove from the minutes from the minutes</p>	TMR	06/2020
18.12-06	TMR	Tablelands Heavy Vehicle Management Strategy	<p>TMR advised AECOM engaged to undertake freight study; with a view of the study being completed within 6-8 months (late 2018)</p> <p>Preferred upgrades and new facilities across the Atherton Tablelands area identified; further consultation being undertaken with key stakeholders with a focus on a:</p> <ul style="list-style-type: none"> • proposed HV Rest Area on Mulligan Hwy (north of Mba) • proposed HV Rest Area on Kennedy Hwy (west of Speewah) • proposed HV Stopping Place at the top of Rex Range (Mt Molloy Rd) <p>Study is anticipated to be completed by late 2019</p>	TMR	On-going

*Minutes of the MSC Traffic Advisory Committee Meeting, Mareeba Boardroom, 65 Rankin Street, Mareeba
Tuesday, 30 June 2020, commencing at 09:30am*

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Due Date
			<p>Construction of any upgrades are currently unfunded Further information published on TMR's website; link provided below https://www.tmr.qld.gov.au/-/media/aboutus/corpinfo/Media/TMR-Tablelands-Heavy-Vehicle-Management-Strategy.pdf Mareeba Chamber to write to Cynthia Lui making recommendations Study being undertaken by TMR Following the meeting TMR advised the Business Case for this study is being finalised, and pending the necessary investment funding being approved/secured, TMR will then be in a position to release the proposed layouts Study completed, funding being sourced as works are currently unfunded; TMR will review funding options in March 2020 TMR advised strategy is being dissected identifying separate upgrade projects TMR recommends that TAC support the delivery of outcomes of the study as a priority for Mareeba and that any bay around Mareeba would assist Moved by David Hamilton Seconded by Cr Wyatt TMR advised project pending funding opportunity</p>		
19.04-04	MSC (Glenda Kirk)	A number of residents have voiced their frustration over Bushy Creek on Council's Facebook.	<p>QPS / MSC / TMR are working together on the management of Bushy Creek during flooding signage on the Mulligan highway, what signage and where will it be placed and when Matter to be raised by MSC at LDMG Meeting on 24/06/2019 TMR and MSC to review current process identifying a better method of management prior to the wet season Julatten community to be informed of the process TMR and MSC met to develop procedure; VMS board installed at bottom of Rex Range to advise the general public when Bushy Creek is closed; TMR propose to introduce a permit system for local drivers, the permit will be subject to conditions; how this will be administered is yet to be identified TMR confirmed flood gauge now installed on the lowest point of Bushy Ck TMR anticipate finalizing a procedure prior to the wet season TMR advised procedure in place which is currently working well, process will be monitored and reviewed when required Procedure in place; TMR will continue to review and monitor, working with MSC and QPS during the process No further action required by this Committee, resolved to remove from the minutes</p>	TMR/MSC	06/2020

Cr Angela Toppin joined the meeting at 9:42am

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Due Date
19.04-07	QPS (Derek Garner)	Request for additional signage on the Mt Molloy approaches; current signage goes from 100kph to 50kph on the southern side	<p>TMR to undertake a speed and signage review; currently listed by TMR for possible vehicle-activated signage; Anticipated completion is December 2019</p> <p>TMR advised town entrance speed limit signage should be the same size; MSC will be asked to check sizes are correct for RMPC roads</p> <p>Vehicle activated signage ordered by TMR and it is anticipated to have the sign installed prior to end of January, weather permitting</p> <p>TMR tabled plan showing proposed location of signage</p> <p>TMR advised signage being installed on the northern side which is anticipated to be completed within the next month and the installation of a blister island is being considered to slow traffic entering from the southern side</p> <p>TMR works in progress, signage will be installed within the next month</p>	TMR	09/2020
19.06-01	MSC (Glenda Kirk)	Walsh / Rankin Streets Roundabout	<p>Design complete; temporary works being programmed</p> <p>Work has commenced since taking minutes and will be completed in July 2019</p> <p>All temporary works completed;</p> <p>MSC monitoring traffic movements</p> <p>MSC to review entry and exit options for delivery trucks at Target along with other minor improvements</p> <p>MSC officers will provide a report to council on the outcome of the trial; minor works to be identified and undertaken when possible, major works will be listed on the PPT</p> <p>Report presented to council on 23/10/2019; temporary works will remain in place with cheese blocks to be replaced with concrete kerbing when time and resources allow</p> <p>Due to trucks delivering to Coles damage is being sustained to the centre yellow strip, minor changes proposed to temporary works to accommodate truck deliveries</p> <p>Modification to the roundabout has occurred to support TMR's construction of the signalized intersection of Rankin / Byrnes Sts</p> <p>Temporary works left as is by MSC with the area to be monitored and reassessed after the completion of the installation of traffic lights to see how they interact with the intersection</p> <p>TMR's construction of the signalized intersection of Rankin / Byrnes Sts complete, MSC currently monitoring traffic movements along Walsh / Rankin Sts</p> <p>MSC will continue to monitor traffic movements in the area</p>	MSC	09/2020

*Minutes of the MSC Traffic Advisory Committee Meeting, Mareeba Boardroom, 65 Rankin Street, Mareeba
Tuesday, 30 June 2020, commencing at 09:30am*

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Due Date
19.06-02	TMR	Traffic Lights by TMR (Stage 1): Removal of existing roundabout at Rankin / Byrnes Streets and signalise the intersection to improve safety for motorist, pedestrians and cyclists	<p>TMR advised construction is expected to commence in August / September 2019 with completion in December 2019</p> <p>TMR advised Rankin / Byrnes Streets intersection upgrade project to commence late 2019 / early 2020</p> <p>Project programmed to commence in early 2020 and anticipated to be completed by the end of June 2020</p> <p>Works have commenced by TMR</p> <p>RoadTek continuing works next week</p> <p>TMR works complete</p> <p>No linemarking undertaken by TMR on the south-eastern lanes of the traffic lights on Byrnes Street, where both lanes of traffic merge into one; TMR will continue to monitor vehicle movements and determine if "zipper" merge signage required</p> <p>Mareeba Chamber thanked TMR for the professional management of dealing with businesses during the delivery of this project</p> <p>No further action required by this Committee, resolved to remove from the minutes</p>	TMR	09/2020
19.06-05	TMR (Peter Agar)	High Risk Roads Programme; state funded initiative to address key safety concerns on the state-controlled network Kennedy Highway between Kuranda and Mareeba identified for channelising intersections and other safety works over a three year - Funding of \$45M	<p>TMR advise critical safety upgrades will commence in November 2019</p> <p>TMR will email through progress updates as works progress</p> <p>Progressive updates to be provide by TMR</p> <p>Works divided into six contracts with design underway</p> <p>TMR will forward to MSC updated programme</p> <p>No further action required by this Committee, resolved to remove from the minutes</p>	TMR	12/2021
19.09-01	MSC (Mayor Tom Gilmore)	Can TMR please re-install the Levison Creek sign on Kennedy Highway (between Malone Road and Emerald Creek)	<p>TMR to liaise with RoadTek to reinstate signage</p> <p>TMR to provide photo confirming signage reinstated</p> <p>Levison Creek sign to be re-instated by TMR when undertaking works in the area</p>	TMR	09/2020
19.09-02	MSC (Cr Kevin Davies)	Heavy vehicle parking between Martin Avenue and Kennedy Highway creating a serious dust issue for residents on the western side of the Highway	<p>In previous discussions between MSC and TMR, TMR advised they will continue to monitor</p> <p>TMR and MSC working together on resolving what action to take</p> <p>This item is related to the HV study (TAC Item 18.12-06); the area in question is part of the state-controlled road corridor; TMR formalizing areas that can be accessed for screenings and will consider appropriate signage restricting heavy vehicle parking</p> <p>Illegal dumping also an issue, strategy to be developed in conjunction with MSC</p> <p>Area utilized by MSC for recent reseal programme; area has been tidied</p> <p>MSC will continue to work with TMR to manage activity in this area</p>	TMR	On-going

Minutes of the MSC Traffic Advisory Committee Meeting, Mareeba Boardroom, 65 Rankin Street, Mareeba
 Tuesday, 30 June 2020, commencing at 09:30am

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Due Date
			<p>Area being monitored, issue is with the general public utilizing the area creating dust problems affecting residents along James Street TMR to consider installing <i>no standing signage</i> MSC / TMR officers to undertake on-site meeting to review</p>		
19.09-05	MSC (Alan Pedersen)	Concerns were raised regarding the recent fires at Biboohra; can we do more fire mitigation works on road reserves / corridors; it was suggested longer term strategies are to be considered under fire management	<p>TMR and MSC to consider in future MSC to raise at LDMG Risk Workshops scheduled over the next 3 days TMR advised they can send push notifications via a geofence through the Qld Traffic app to advise of fire / smoke hazards AP recommended that MSC forward letters to QFES; rural fires to develop a fire management program TMR advised VMS board are used during the fire season as well as the wet season Council raised with Disaster Management team seeking further advice Agencies (QPS / QFES / MSC / TMR) to work together within the next few months MSC to push through LDMG again requesting it be progressed Programmed fuel reduction burn complete except for Granite Ck & Vaughan St areas which are now programmed for August 2020, vegetation and weather permitting Fuel reduction burn permits issued by MSC to Rural Fire Brigades annually to conduct hazard reduction burning and wildfire mitigation activities on council owned land on behalf of MSC No further action required by this Committee, resolved to remove from the minutes</p>	TMR / MSC	06/2020
19.12-02	MSC (Cr Alan Pedersen)	A report received from a local resident that 501 high reflective road signs have been installed recently within a distance of 8kms on the Rex Range, due to the high reflectiveness resident advised he is unable to drive the range at night	<p>Depending on the type of reflective signage, high visibility signs are installed at specific angles to prevent blinding TMR to arrange a night audit of signage on the Rex Range MSCRMPC Steward undertook night audit and providing results to TMR for consideration TMR advised audit undertaken with signage meeting the code, a further audit to be carried out to identify if signage angle can be altered TMR to report back with any solutions Audit completed by TMR confirming signage meets the code Signage list provided by TMR to MSC, RMPC Steward has included for night audits No further action required by this Committee, resolved to remove from the minutes</p>	TMR	06/2020
20.03-03	Mareeba Chamber	B-Double Route; Mareeba Transport seeks support for an as of right permit to allow B/D combination vehicles access to the Reynold Street industrial area from the Kennedy Highway via Costin Street	<p>Request under review, route has been reviewed in the past Sam Musumeci to liaise with Council providing further information from Mareeba Transport MSC to work with TMR prior to expiry of the permit</p>	TMR / MSC	09/2020

*Minutes of the MSC Traffic Advisory Committee Meeting, Mareeba Boardroom, 65 Rankin Street, Mareeba
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Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Due Date
			<p>MSC / TMR reviewed previous assessments and permit will be renewed</p> <p>Mareeba Chamber expressed the support of the submitted application to enter the Reynolds St industrial estate via Costin St from the north and exit Costin St to the south; as this is a better option than turning at the traffic lights on Rankin St</p>		
20.03-04	Mareeba Chamber (Sam Musumeci)	Chamber members have expressed concerns regarding the lack of visibility at the pedestrian crossing located near the Post Office Centre; in particular vehicles travelling from the north advise it is difficult to see pedestrians entering from the east; visibility at the pedestrian crossing located near Piagno's News is not as bad. Concerns also raised on 30/06 of heavy vehicles driving through the Mareeba CBD as there is no bypass.	<p>TMR advised a review of sight distances and crossings will be undertaken in Mareeba</p> <p>Sight distances reviewed by TMR, MSC / TMR officers to undertake on-site meeting to review</p>	MSC / TMR	09/2020
20.03-05	MSC (Cr Toppin)	Letter from Mrs Marinelli; enquiry regarding turning from Mareeba / Dimbulah Road into the Mareeba cemetery	<p>MSC currently deploying traffic counters on local roads, data will be provided to TMR for consideration</p> <p>MSC currently reviewing the traffic data and will provide update for TMR consideration</p> <p>Pending assessment by MSC and information being provided to TMR</p>	MSC	09/2020
20.03-06	QPS (Dave Saul)	<p>Advised:</p> <ul style="list-style-type: none"> Chewko Road; speed limit of 60kph painted on the road near Bunny Seary Lookout Paglietta Road; 80 sign approximately 30m from intersection heading out of Paglietta Road to be reviewed 	<p>MSC advised "lookout ahead" brown information sign ordered, it is anticipated this sign will be installed by end of April</p> <p>MSC to review 80 sign on Paglietta Road</p> <p>Brown information signage installed mid-April</p> <p>MSC reviewing speed signage on Paglietta and Chewko Roads, further updates to be provided at future meetings</p> <p>Pending outcome of investigations by MSC</p>	MSC	09/2020

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

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Due Date
20.06-01	MSC (Cr Graham)	Requests the review of the 60 and 80 kph speed signage on Kennedy Highway in the vicinity of McIver Road	<p>Speed limit review undertaken by TMR in 2016, at that time it was concluded that the 80kph posted speed limit was appropriate</p> <p>Funding announcement made by TMR mid-June 2020 for safety improvements planned for Kennedy Highway between Mareeba to Atherton</p> <p>TMR undertaking steps to identify the project scope, funding to be expended by 30/06/2021; details of scope and construction programme will be provided to MSC</p>	TMR	09/2020

*Minutes of the MSC Traffic Advisory Committee Meeting, Mareeba Boardroom, 65 Rankin Street, Mareeba
Tuesday, 30 June 2020, commencing at 09:30am*

4. GENERAL BUSINESS

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Due Date
20.06-02	MSC (Cr Wyatt)	Concerns raised of the continual theft of advisory signage on Shanty Creek Road; enquired if anti-theft signs an option for this location	Noted		
20.06-03	QPS (Derek Garner)	Traffic count data provided to QPS with advice from MSC advising of complaints received of vehicles speeding on James St detouring Brynes St; QPS will carry out enforcement on James Street	Noted		
20.06-04	Mareeba Chamber (Sam Musumeci)	Raised concerns regarding road alignment and narrowness of Springmount Road with light vehicles crossing centre line on tight corners; of particular concern is the tight bend coming from Springmount Waste Management Facility heading towards the MSF Sugar Mill	This area of concern has been identified by MSC as a capital project in the PPT; MSC to consider short term solutions		
20.06-05	MSC (Cr Bensted)	Enquired regarding road train signage coming from east to west on Mulligan Highway; seeks informative signage to be installed on the Dimbulah Road advising no right turn for road trains	TMR to review and consider advanced warning signage		
20.06-06	MSC (Cr Bensted)	Mareeba Connection Road / Kennedy Highway; there is no signage to indicate a merge lane for drivers travelling into Mareeba; can an informative sign be installed?	TMR to review and investigate linemarking options or similar		

Cr Lenore Wyatt left meeting at 10:19am

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Due Date
20.06-07	TMR (Marita Stecko)	2020 Community Road Safety Grants now open with applications closing 31/07/2020; this is for small road safety improvements up to \$20K for community projects	Noted		
20.06-08	MSC (Cr Mlikato)	Concerns received from Dimbulah residents advising vehicles speeding on Raleigh St, Dimbulah in the vicinity of the pedestrian crossing and suggesting the speed limit be reduced to 40kph	TMR to undertake a desktop review of check of speed environment		

5. NEXT MEETING

9:30am Tuesday, 15 September 2020

6. CLOSURE

10:26am

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

Date Prepared: 3 July 2020
Author: Manager Technical Services
Attachments: 1. 2020/21 Contractor Register
2. EOI Zone Map

EXECUTIVE SUMMARY

The purpose of this report is to recommend Council empanel contractors onto 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 97 submissions.

At the Ordinary Meeting of Council on 17 June 2020, Council resolved to empanel contractors for the purpose of providing a Register of Pre-qualified Suppliers for Occasional Plant Hire during the 2020/21 financial year, however this report contained administrative errors within the attached contractor list.

Included with this report is the corrected 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

Nil

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.

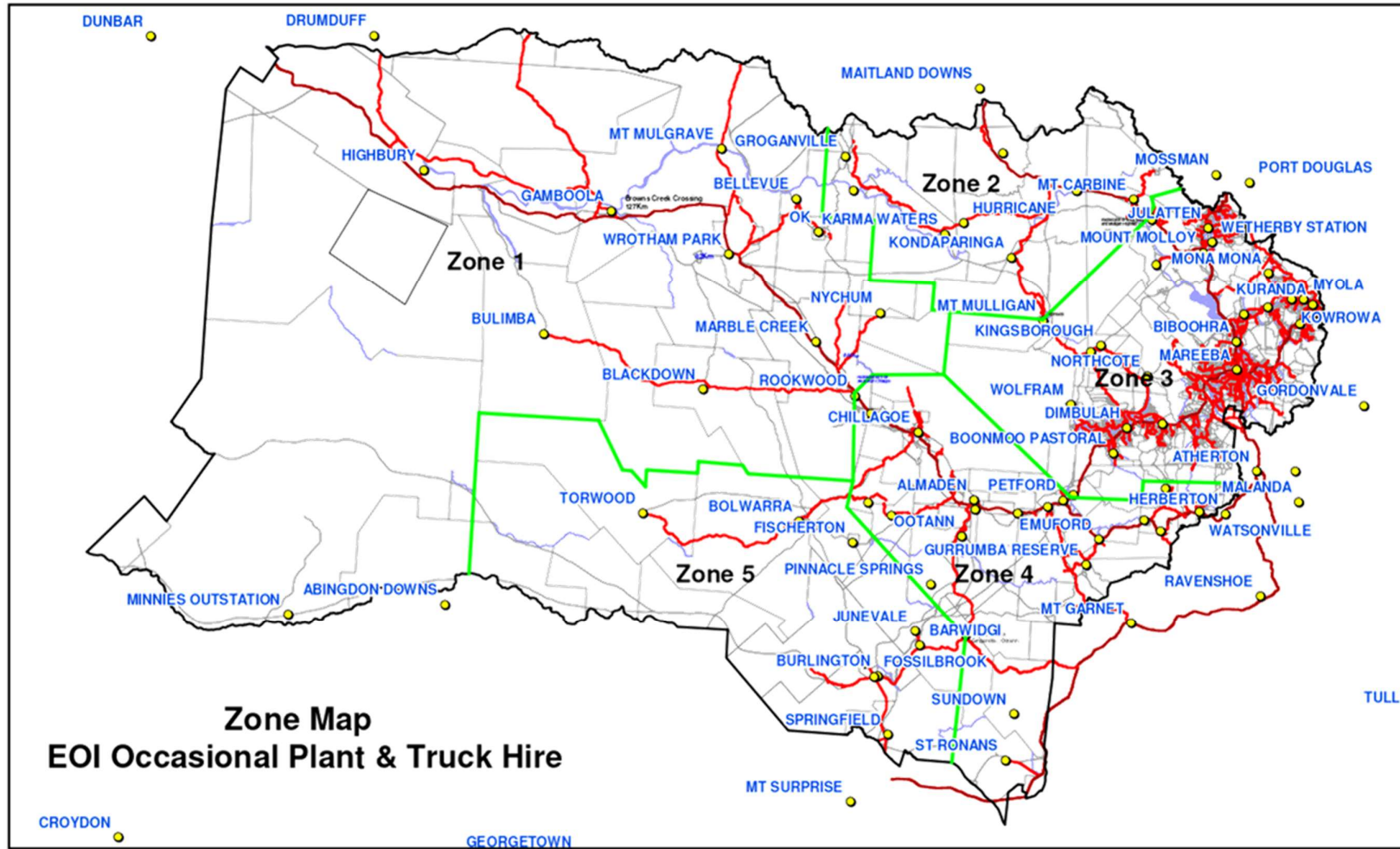
Governance: Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance and affordable levels of service delivered to the community.

IMPLEMENTATION/COMMUNICATION

The empanelled list of contractors will be notified in writing.

Summary 2020-21 Contractors List		
Business Name	Contact Person	Town
AA Taylors Treelopping	Luke Taylor	TOLGA QLD 4882
AC & KL Pedersen	Alan Pedersen	MT MOLLOY QLD 4871
ALJ & CA Evans	Allan (Tom) Evans	MAREEBA QLD 4880
Arkey Haulage Pty Ltd	Steven Arkey	MAREEBA QLD 4880
Arthy Mining & Civil Contractors Pty Ltd	Gavin Arthy	SPEEWAH QLD 4881
Atherton Location Services	Bronson Jue Sue	ATHERTON QLD 4883
B & C Machinery	Brenton Apps	MAREEBA QLD 4880
B & L Dozer Hire	Bryan & Lenore Rains	MAREEBA QLD 4880
B & S Wilson Earthmoving	Steven Wilson	MAREEBA QLD 4880
BJS Plumbing & Civil Contracting	Bronson Jue Sue	ATHERTON QLD 4883
Bolwarra Enterprises Pty Ltd	Steve Johnson	ATHERTON QLD 4883
Bono's Excavations	Dennis Bonadio	ATHERTON QLD 4883
Bubu Excavations Pty Ltd	Raymond Baird (Boydie)	MOSSMAN QLD 4873
Chris Dempsey Cranes	Dan Wall	RAVENSHOE QLD 4888
Coates Hire Operations Pty Ltd	Brad Smith	PORTSMITH QLD 4870
CQB Services Pty Ltd	Sam Musumeci	MAREEBA QLD 4880
Cummings Clan Investments Pty Ltd	Gill Grahamn	ATHERTON QLD 4883
D & D Backhoe Hire	Dale Peebles	MAREEBA QLD 4880
Dale Mattsson Backhoe Hire	Dale Mattsson	KOAH QLD 4881
Darren Holloway	Darren Holloway	MAREEBA QLD 4880
Davis Transport Pty Ltd	Geoff Davis	MAREEBA QLD 4880
Dennis Fitzgerald	Dennis Fitzgerald	MAREEBA QLD 4880
DJ & DS McLean	Des McLean	GORDONVALE QLD 4865
Eclipse Civil	David McTaggart	EDMONTON QLD 4869
Edmonds Transport & Earthmoving	Anthony Edmonds	MT MOLLOY QLD 4871
EEMTS North QLD Pty Ltd	Brett Portelli	DIMBULAH QLD 4872
Erroll Fitzgerald	Erroll & Renae Fitzgerald	RAVENSHOE QLD 4888
Far North Towing Pty Ltd	Lenny Grasso	MAREEBA QLD 4880
Far Northern Concrete Pumping	Luke Gray	MAREEBA QLD 4880
FGF Bitumen Pty Ltd	Sonny Samuel	CAIRNS QLD 4870
Flexihire Pty Ltd	Roman Lakomy	CAROLE PARK QLD 4300
FNQ Cable Locators Pty Ltd	Ross Clarke	YUNGABURRA QLD 4884
George Allan Fitzgerald	George Fitzgerald	INNOT HOT SPRINGS QLD 4872
GGG Watercarts Pty Ltd	Gavin Smith	MAREEBA QLD 4880
Gordon W Rasmussen	Gordon Rasmussen	MT MOLLOY QLD 4871
Gosper Slashing & Mowing Service	Eric Gosper	MAREEBA QLD 4880
Gregg Construction Pty Ltd	Ken Gregg	MAREEBA QLD 4880
Gus Cerasani & Son	Gus Cerasani	MAREEBA QLD 4880
Harry's Backhoe Hire Pty Ltd	John Harron	MT GARNET QLD 4872
Hastings Deering (Australia) Limited	Russell Hockings	ARCHERFIELD QLD 4105
HEH Civil Pty Ltd	Chris Bird	BUNGALOW QLD 4870
HMBT Pty Ltd	Bruce Craven	MAREEBA QLD 4880
Howlett Plant Hire Pty Ltd	Russell Howlett	ATHERTON QLD 4883
Hydro-Vac Excavations FNQ	Denise Day	TRINITY BEACH QLD 4879
Ironbark Holdings Pty Ltd	Gavin Lynch	MT MOLLOY QLD 4871
J A Slashing	Joseph Agius	REDLYNCH QLD 4870
James Trimble Backhoe Hire	James Trimble	ATHERTON QLD 4883
JC & DK Simpson	John & Kay Simpson	CHILLAGOE QLD 4871
KBN Holdings	Vincent Bower & Wendy Kozicka	CAIRNS MC QLD 4871
Kuranda Backhoe Hire	Jeffrey Kaptayn	KURANDA QLD 4881
Kuranda Landscape Supplies & Raw Materials	Warren Green	KURANDA QLD 4881
L & C Bensted Slashing	Lachlan Bensted	MAREEBA QLD 4880
Lamont Transport	Gail Lamont	DIMBULAH QLD 4872
M & C Zillfleisch	Michael Zillfleisch	JULATTEN QLD 4871
Mareeba Concrete Company	Steve Weir	MAREEBA QLD 4880
Mareeba Crane Hire	Dale Peebles	MAREEBA QLD 4880
Mareeba Mowing & Slashing	Janelle Smithwick	MAREEBA QLD 4880
Mareeba Transport	Colin Parsons	MAREEBA QLD 4880
Mareeba Truck & Backhoe Hire	Timothy Perkins	MAREEBA QLD 4880
Marrin Pty Ltd	Ron Jack	MOSSMAN QLD 4873

Summary 2020-21 Contractors List		
Business Name	Contact Person	Town
MC Group QLD Pty Ltd	Michael Connolly	PORT DOUGLAS QLD 4873
MDG Earthmoving Pty Ltd	Maurice Giddings	RAVENSHOE QLD 4888
Miriwinni Lime Pty Ltd	Robert Wilkins	MIRRIWINNI QLD 4871
Mt Mulgrave Pastoral Co	Luke Kingsley	CAIRNS QLD 4870
N & R Truck Hire	Neil Petersen	MAREEBA QLD 4880
Nordig NQ Pty Ltd	Robert Oliver	CAIRNS QLD 4870
North West Services Pty Ltd	Luke Purvis	PROSERPINE QLD 4800
NQ Wastetrans Pty Ltd	Timothy Fitzgerald	ATHERTON QLD 4883
Oz Earthmoving Pty Ltd	Leigh & Michelle Vohland	WALKAMIN QLD 4872
Paul Jennings	Paul Jennings	MAREEBA QLD 4880
PF & PL Arkey	Paul Arkey	MAREEBA QLD 4880
Puma Earthmoving Plant Hire Pty Ltd	Luke Purvis	PROSERPINE QLD 4800
RAKS Earthmoving	Ron Petersen	WALKAMIN QLD 4872
RC & KR Mahoney (Late Submission)	Russell & Karen Mahoney	MALANDA QLD 4885
Redline Earthmovers	Joshua Armstrong	MAREEBA QLD 4880
Richwater Holdings Pty Ltd	Steve & Blake Daniel	RAVENSHOE QLD 4888
Robinson Civil Constructions FNQ Pty Ltd	Caytlyn Mead	HERBERTON QLD 4887
Rosmech Sales & Service Pty Ltd	Dani Brown	SALISBURY PLAIN SA 5109
S & K Civil Contracting	Sam & Karen Trimble	ATHERTON QLD 4883
PJ Porter & S De Vecchi	Phillip Porter & Shirley De Vecchi	DIMBULAH QLD 4872
S G & S Ahlers	Stephen Ahlers	CAIRNS MC QLD 4871
Shane Simpson	Shane Simpson	CHILLAGOE QLD 4871
Sherrin Rentals Pty Ltd	Rodney Cordery	PORTSMITH QLD 4870
Sparky's Mini Excavator, Truck & Bobcat Hire	Alan Gane (Sparky)	JULATTEN QLD 4871
STJ Earthmoving	Tom Smith	MAREEBA QLD 4880
Suck It Up Vactron Trucks	David Pell	MAREEBA QLD 4880
T & C White Grader Hire Pty Ltd	Trevor White	MOSSMAN QLD 4873
TMC Transport & Machinery Contractors	Dale Ikin	MAREEBA QLD 4880
Tracksons Drilling Pty Ltd	Jeffrey Tackson	WANGAN QLD 4870
Tropic Excavations (Late Submission)	Reg Wheatley	MAREEBA QLD 4880
Tutt Bryant Hire	Lindsay Kerr	AUBURN NSW 1835
Viv Bowyer Contracting	Viv or Erin Bowyer	MAREEBA QLD 4880
W & J Truck Hire	Wayne Finch	MT MOLLOY QLD 4871
Wade Venturato	Wade Venturato	MAREEBA QLD 4880
Watto's Earthmoving & Machinery Hire	Joshua Watson	TOLGA QLD 4882
Wieland Contracting	Ray Wieland	ATHERTON QLD 4883
WP & MD Dal Santo	Walter Dal Santo	DIMBULAH QLD 4872



Zone Map
EOI Occasional Plant & Truck Hire



©2016 Mareeba Shire Council (MSC). Based on or contains data provided by MSC and the State of Queensland Department of Natural Resources & Mines (DNRM) [2016]. In consideration of these agencies permitting use of this data you acknowledge and agree that these agencies give no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accept 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.

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

Map Grid of Australia Zone 55 (GDA94)



9.4 KURANDA CEMETERY

Date Prepared: 3 July 2020

Author: Manager Technical Services

Attachments:

1. Expansion - Kuranda Cemetery
2. New Cemetery - Caroon Street
3. New Cemetery - Gregory Terrace
4. New Cemetery - Koah, Consultant Option
5. New Cemetery - Koah, Council Revised
6. Concept Estimates

EXECUTIVE SUMMARY

This report seeks to inform Council of the preliminary options assessments undertaken to address the diminishing capacity of the current Kuranda Cemetery and provide recommendation on the development of a long-term strategy for addressing the needs of the community.

RECOMMENDATION

That Council seek submissions from the community for consideration at a future Meeting of Council before a final decision is made. Noting that the officer's recommendation to Council is to;

- (a) Endorse the Koah Site as the future Cemetery for the internment of residents of Kuranda and surrounding area; and
- (b) Approve development of the Koah Cemetery Masterplan for consideration at future Council Meeting.

BACKGROUND

Located at 1300 Kennedy Highway, Kuranda, the Kuranda Cemetery is sited on 5.3-acre parcel of land, being Lot 354 Plan SP198051 and is held in Reserve for the purposes of Cemetery. Bounded by the railway to the North, Kennedy Highway to the East and rainforest South and West, no further option for expansion exists outside the parcel.

The Kuranda Cemetery has provided a place for the laying to rest of residents, since the early 1900's, with the earliest extant inscription dated 1910. Although its easily accessible location has provided a high level of service to the community, environmental and topographical constraints provide limitations for expansion that will result in the need to find an alternative location in the very near term.

With consideration to the ongoing needs of the community, Council Officers undertook a review of potential opportunities for further expansion and/or relocation to alternative sites within the region. The investigations included a review of available government land, Council held freehold land, commercially available residential properties and the existing site.

The investigations resulted in four (4) potential options being reasonably available to Council;

1. Expansion of the Kuranda Cemetery.
2. Development of New Cemetery - Caroon Street.
3. Development of New Cemetery - Gregory Terrace.
4. Development of New Cemetery - Koah.

Site specific constraints will affect the development of all locations.

To assess potential capacity, each site was assessed against a standard development intent, being Lawn Beam only, with the layout for individual beams generally in accordance with current utilisation at the Mareeba Cemetery.

A review of the current interment rate at the Kuranda Cemetery indicates a 3year average of just under 9 per year. For the purposes of assessing the various options provided, an assumed rate of 9 interments per year has been considered.



Map 1: Kuranda Township and Cemetery Reserve

Expansion of Kuranda Cemetery:

A review of the current site has identified a third ridge within the current parcel of land is potentially accessible via the construction of a new access road extending from the current. Officers have prepared a concept plan (refer Attachment 1) which shows the potential road/drainage infrastructure requirements and provides an indication of developable area.



Sketch 1: Concept Layout - Kuranda Cemetery Expansion

A preliminary review of the issues affecting the site has indicated that;

Access to Site: The current location of the Kuranda Cemetery is easily accessible to the Kuranda Community, with residents able to walk between the place of service to attend the grave side interment. This is considered an important component for some of the local residents and peoples of the region.

Vegetation Protection: Situated within the Wet Tropics Management Authorities area, significant protections exist for vegetation. Prior to any clearing activities being undertaken, a flora study would need to be conducted to confirm that no protected species would be impacted by the development.

Potential exemptions exist where clearing activity occurs on land designated for the purposes of the activity, i.e. clearing a Cemetery Reserve for Cemetery Purposes. However, due to the significant ecological value of the rainforest within the area, this will need to be investigated further.

Fauna Protection: The area is within the Cassowary Habitat Zone; however it is recognised as 'fractured' and it's the consideration of Officers that impacts would be manageable.

Internal Access: Concept designs have utilised LIDAR data to ascertain potential issues associated with the vertical geometry of the access path as well as potential drainage infrastructure requirements. The concept plans have assumed a need for a drainage crossing within the gully (2x1500x750 RCBC) however modelling will need to be undertaken which will potentially lead to a larger structure being required.

The assumed road access will reflect the current standard provided to the existing cemetery areas, being a minor access road.

Functional Capacity: The concept layout provides for a potential increased capacity of 84 sites at a cost of \$607,448, which will provide a functional service capacity of approximately 9 years when assessed against the average 3-year interment rate for Kuranda.

Specific Impacts: If expansion of the existing cemetery is progressed, then a secondary site is required to be identified as the limited capacity of the site would result in exhaustion of the location in the very near term.

Development of New Cemetery - Carroona Street:

Located 8-12 Carroona Street, Kuranda (refer Sketch 2 below); Bartley Park is an open space area within the heart of Kuranda. Officers have prepared a concept plan (refer Attachment 2) which shows the development of a potential service road separating the park into two (2) areas which would be suitable for burial purposes.



Sketch 2: Concept Layout - Carroona Street (Bartley Park)

A preliminary review of the issues affecting the site has indicated that;

Access to Site: Bartley Park is easily accessible to the Kuranda Community, with residents able to walk between the place of service to attend the grave side interment. Utilisation of this site would continue to provide a similar level of service to the community.

Vegetation & Fauna Protection: As the site is currently utilised as an open space, sports field, no vegetation or fauna issues are foreseeable.

Internal Access: An internal access driveway would need to be constructed to ensure accessibility constraints are not limitations to utilisation.

Functional Capacity: The concept layout provides for a potential functional capacity of 1,109 sites at a cost of \$405,450, which will provide a functional service capacity of approximately 123 years when assessed against the average 3-year internment rate for Kuranda.

Specific Impacts: Utilisation of the site for cemetery purposes will result in the loss of the only large open space (sport field) within the town precinct. The nearest equivalent open space would either be Hunter Park, Fallon Road or the Kuranda State College.

Development of New Cemetery - Gregory Terrace:

Located 22 Gregory Terrace, Kuranda (refer Map 2 below); Gregory Terrace Park incorporates a dog off-leash area with undercover playground and has approximately 6,000m² of clear relatively flat area which is easily accessible from the road. Officers have prepared a concept plan (refer Attachment 3) which further investigates development potential.



Map 2: Gregory Terrace Park

A preliminary review of the issues affecting the site has indicated that;

Access to Site: Gregory Terrace Park is accessible from two (2) street frontages and is easily accessible to the Kuranda Community. Although still within the greater Kuranda Township, this location may not present a practical location for residents to walk between the place of service to attend grave side internment.

Vegetation & Fauna Protection: As the site is currently utilised as an open space, dog off-leash and playground area, no vegetation or fauna issues are foreseeable.

Internal Access: Due to dual street frontage, an internal access driveway would not be required, however footpaths around the site would be developed.

Functional Capacity: The concept layout provides for a potential functional capacity of 502 sites at a cost of \$234,500, which will provide a functional service capacity of approximately 56 years when assessed against the average three (3) year internment rate for Kuranda.

Specific Impacts: Utilisation of the site for cemetery purposes will result in the loss of the only dog off leash area within the town precinct and the loss of the only public open space and playground in the "Top of the Range" area.

Development of New Cemetery - Koah:

Located adjacent to Koah Road - Kennedy Highway Intersection, opposite the Service Station, the Koah Site is approximately 13ha in size and is readily accessible from the Highway. Officers have engaged the services of Consultants to assist with the development of concept plans, including potential staging, (refer attachment 4) which consider potential impacts from flood events. On receipt, Council Officers revised the staged plans in an effort to achieve further cost reductions and have provided revised concepts further detailing the proposal (refer attachment 5).



Map 3: Koah Site

A preliminary review of the issues affecting the site has indicated that;

Access to Site: The site is located approximately 15 km from Kuranda towards Mareeba and although available by vehicle does not provide the same 'ease of access' as the current Kuranda site.

Vegetation Protection: Although a Flora study will need to be completed as part of the detailed design works, no issue has been identified at this time.

Fauna Protection: Although a Fauna study will need to be completed as part of the detailed design works, no issue has been identified at this time.

Internal Access: Although the Consultants plans indicate an internal road network, a review of the options by Council Officers have identified potential opportunities to scale back the infrastructure requirements during the initial stages of development to limit costs.

Functional Capacity: The concept layout provides for a potential (first stage) capacity exceeding 1100 sites at a cost of \$890,750, which will provide a functional service capacity of approximately 122 years when assessed against the average three (3) year internment rate for Kuranda.

With consideration to the entire site, the potential capacity exceeds 3,900 sites, providing a service potential >400years when assessed against the average three (3) year internment rate for Kuranda.

It is the opinion of Officers, that if the site is developed in-line with assumed intent (Lawn Beam Only) then additional sites would be available. Further, a significant portion of the site which has been excluded from 'lawn beam' capacity assessment (due to the gradient of the land) would be suitable for Mausoleum and Columbarium Walls further increasing capacity.

Staging: Consultants have developed a concept layout of the site which provides for a three (3) stage development. To reduce potential costs, Officers have revised the Consultants layouts and have developed schedules of probable costs for 'Stage 1' and 'Future Stages', which is provided in the 'Summary of Costs' table below.

'Stage 1' involves the widening of Koah Road to provide parking, footpaths and direct access to the new cemetery. This option will result in approximately 1,100 sites at an estimated cost of approximately \$890,750.

'Future Stages' includes the construction of new road access (~300m west of Kennedy Highway Intersection) which traverses south west on currently unformed Road Reserve. A carpark and ablution facility would be built in close proximity (similar to Dimbulah Cemetery). An additional access road and stormwater crossing would also be constructed opposite the service station entrance, which would provide access to the Southern section of the property. Significant landscaping and creek stabilisation would be undertaken to ensure longevity of the site.

The probable cost of the 'Future Stages' component would be in the order of \$2,990,000.

The capacity of each stage is considered conservative and is restricted to lawn beam type interments only. Area is available for Mausoleum and Columbarium walls however this is excluded from consideration at this time.

Capital & Operational Costs:

Concept estimates have been prepared for each location/stage with consideration to the capital development cost and the ongoing operational cost of the sites (refer Attachment 6 - Concept Estimates).

A Summary of Costs per Site is provided below;

General		Development Cost		Functional Capacity	Service Costs	
Location	Stage	Capital (One-Off)	New Operational (ongoing)		Internment Cost (per Site)	Operational (per Site)
Kuranda	1	\$ 607,448	\$ 4,000	84	\$ 7,562	\$ 47.62
Caroona Street	1	\$ 405,450	\$ 4,000	1109	\$ 696	\$ 3.61
Gregory Terrace	1	\$ 234,500	\$ 4,000	502	\$ 797	\$ 7.97
Koah	1	\$ 890,750	\$ 8,000	1100	\$ 1,866	\$ 7.27
Koah	Future Stages	\$ 2,990,000	\$ 22,500	2827	\$ 2,114	\$ 7.96

Table 1: Summary of Costs

Current internment fees, as detailed by Councils Fees & Charges (2019/20) provides;

- \$ 583 - Reservation - Grave (adult)
- \$1,698 - Internment - Grave (adult)

Based on the costs detailed, full cost recovery is potentially achievable for the Caroon Street and Gregory Terrace sites only. Development of the Koah site approaches cost neutral, if the reservation fee is included in considerations.

COMMENT:

Although both the Caroon Street and Gregory Terrace options provide the lowest upfront cost to develop; the loss of open, flat and easily accessible sports fields, dog off-leash and playground areas is considered to represent a significant impact to the long-term amenity of the Kuranda Township.

Development of the Koah Site will result in a reduction to the level of accessibility for Kuranda residents, however the provision of a place of burial that secures the long-term needs of the Kuranda and surrounding region will be assured.

Unfortunately, due to the natural constraints of the existing cemetery, an expansion of the site will not address the long-term needs of the community and planning for a replacement site will need to continue.

Options:

To progress to the preliminary design phase of the project, selection of the future cemetery site is required.

The next phase of works will include the preparation of a site-specific survey, preliminary designs and specifications, cost schedules and preliminary master planning. It is anticipated that the next stage of the project will require the allocation of additional funds.

As an outcome to the investigations, the following options to progress the project appear as follows;

Option 1:

That Council;

1. Approves expansion of the existing Kuranda Cemetery, and
2. Endorses 'alternate' Site as the future Cemetery location for residents of Kuranda and surrounding environ, and
3. Approves development of a Cemetery Masterplan for consideration at future Council Meeting

Option 2:

That Council;

1. Endorses the Caroon Street Site as the future Cemetery location for residents of Kuranda and surrounding environ, and
2. Approves development of a Cemetery Masterplan for consideration at future Council Meeting

Option 3:

That Council;

1. Endorses the Gregory Terrace Site as the future Cemetery location for residents of Kuranda and surrounding environ, and
2. Approves development of a Cemetery Masterplan for consideration at future Council Meeting

Option 4:

That Council;

1. Endorses the Koah Site as the future Cemetery location for the residents of Kuranda and surrounding environ, and
2. Approves development of a Cemetery Masterplan for consideration at future Council Meeting

Option 5:

That Council does not provide a Council cemetery in Kuranda as there is no legal obligation to provide a Cemetery Service.

Officer Recommendation:

To ensure the long-term needs of the Kuranda and surrounding environs residents are secured, Officers recommend 'Option 4', being; That Council endorses the Koah Site as the future Cemetery site and progress with the Masterplan. The basis for this recommendation is primarily the financial implications and the long-term financial sustainability.

RISK IMPLICATIONS**Environmental**

It is noted that the Fauna and Flora study may limit some of the options.

Infrastructure and Assets

Development of the site will eventually result in the construction of roads (internal & external to site), ablution facilities, pathways, rest and contemplation areas and landscaping. Detailed design of the site will be required to ensure future developments are protected from flood, fire, drought etc.

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

The next phase of works will include the preparation of a site-specific survey, preliminary designs and specifications, cost schedules and preliminary master planning. It is anticipated that an additional \$50,000 will be required to complete the stage.

Is the expenditure noted above included in the current budget?

Council have allocated funding within the 2019/20 capital program to undertake the first stage of investigations, of which this report is the outcome.

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

Costs associated with the development of the next stage of works have been included in the Concept Summary of Costs provided in the report. Actual expenditure will be accrued against the future asset.

Operating

Potential operating costs have been estimated and are included in the Summary of Costs provided in the report.

Is the expenditure noted above included in the current budget?

No.

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

Additional costs proposed above represent new costs to the budget.

LINK TO CORPORATE PLAN

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

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

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

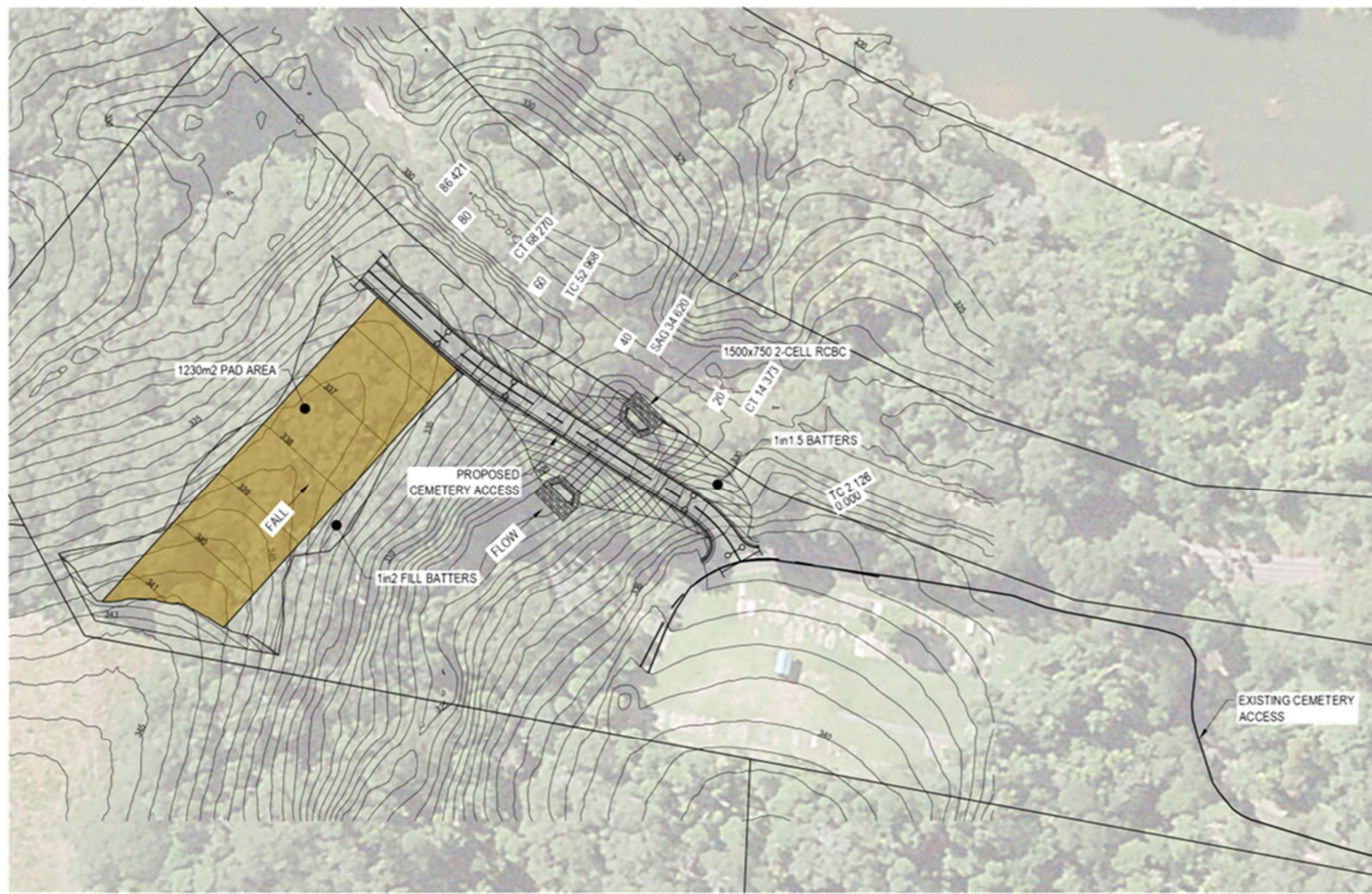
Economy and Environment: A resilient economy that promotes and supports the shire's natural assets and local industry and encourages investment while preserving and future proofing for generations to come.

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

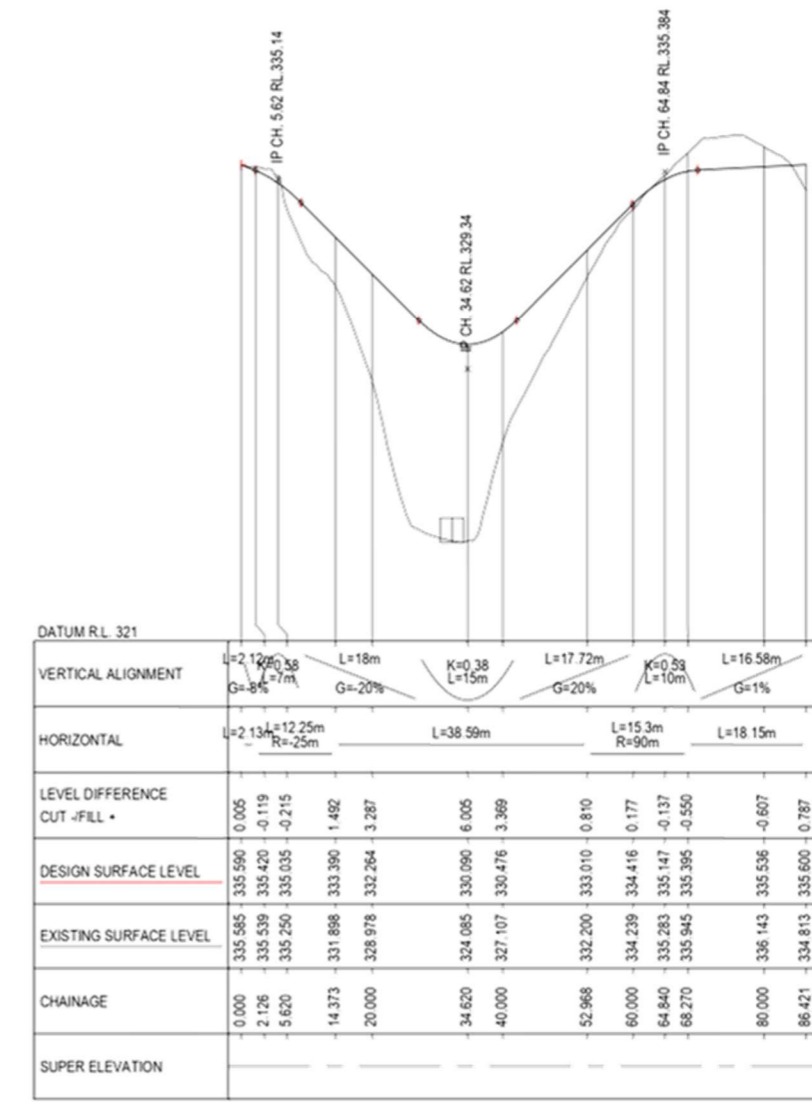
IMPLEMENTATION/COMMUNICATION

A suitable document providing a synopsis of this report will be prepared for the Kuranda Paper and Council's website inviting submissions from the community.

DO NOT SCALE DRAWING



KURANDA CEMETERY
SCALE 1:500



ACCESS EXTENSION LONG SECTION
SCALE HORIZ. 1:500, VERT. 1:50

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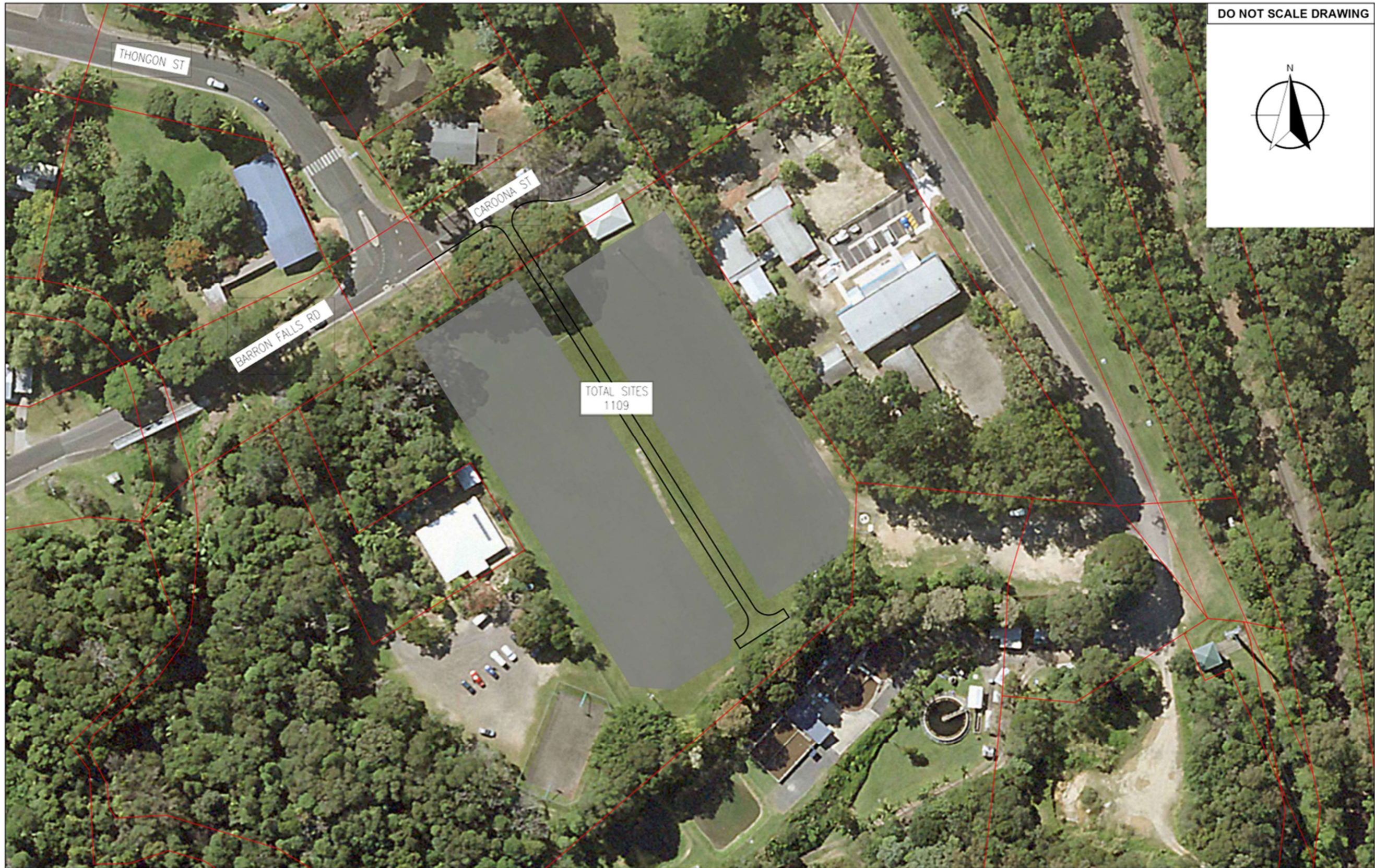


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MAREEBA SHIRE COUNCIL
KURANDA CEMETERY
INTERNAL ROAD
MARCH 2020
CONCEPT 01

Original Size **A1**
Series No. 1 of 1
Rev: **B**

Plot Date: 31/05/20 4:23:16 PM Plotted by: JESSE HALLIDAY CAD File No: \\msc\staff\jess\Design\2019\Misc\external\Kuranda Cemetery - Access Road Extension\Design\Drawings\Kuranda Cemetery_08



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MAREEBA SHIRE COUNCIL
NEW KURANDA CEMETERY
PROPOSED CEMETERY - CAROONA STREET
TOTAL SITES 1109
JUNE 2020
CONCEPT 02

Original Size	A1
Series No	1 of 1
Rev:	A

Plot Date: 7/2/2020 3:15:15 PM Plotted by: KARL BOZZO Cad File No: \\msc.local\files\Design\2020\01-13\Design\Drawings\20-013-Concepts_0A



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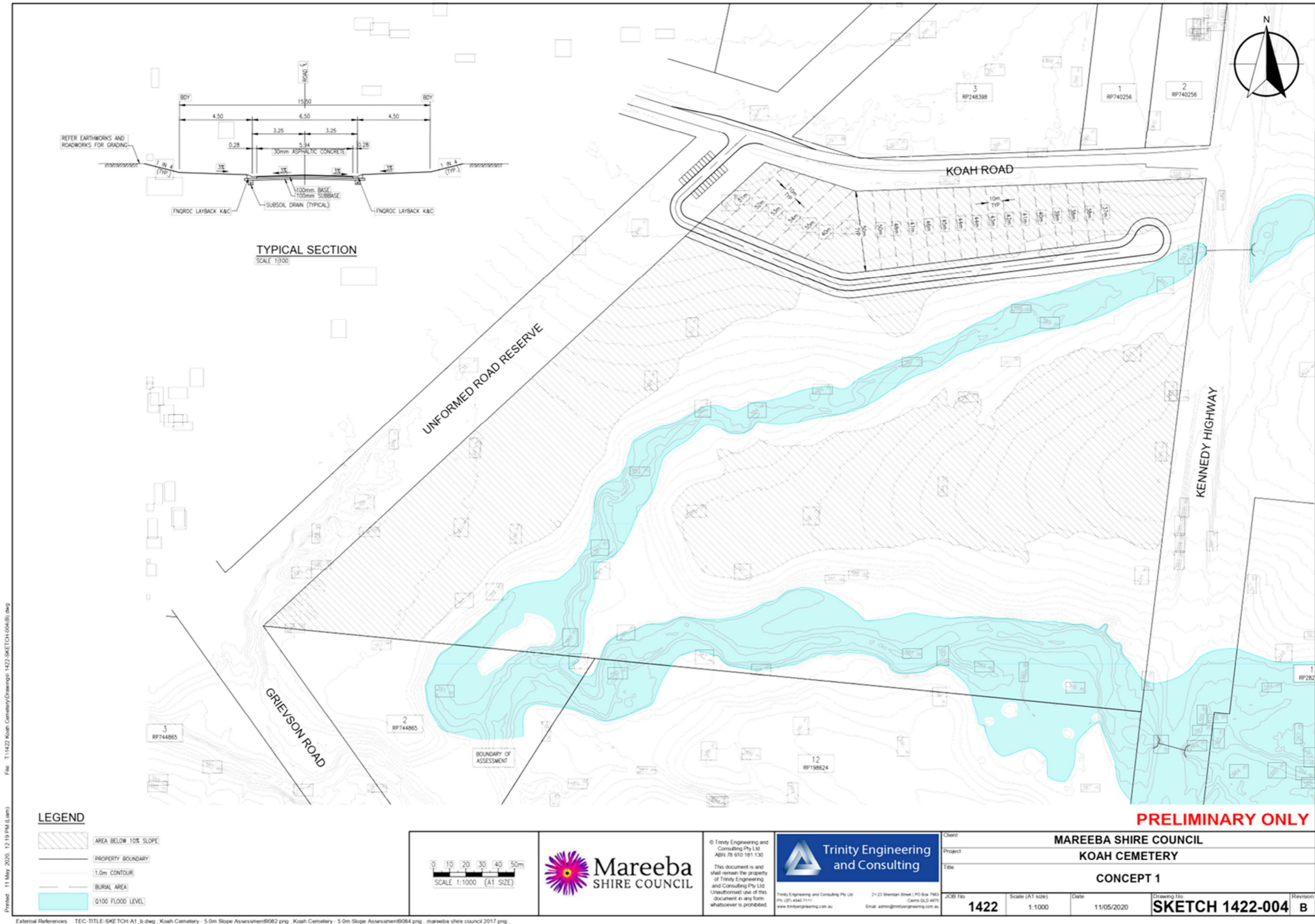


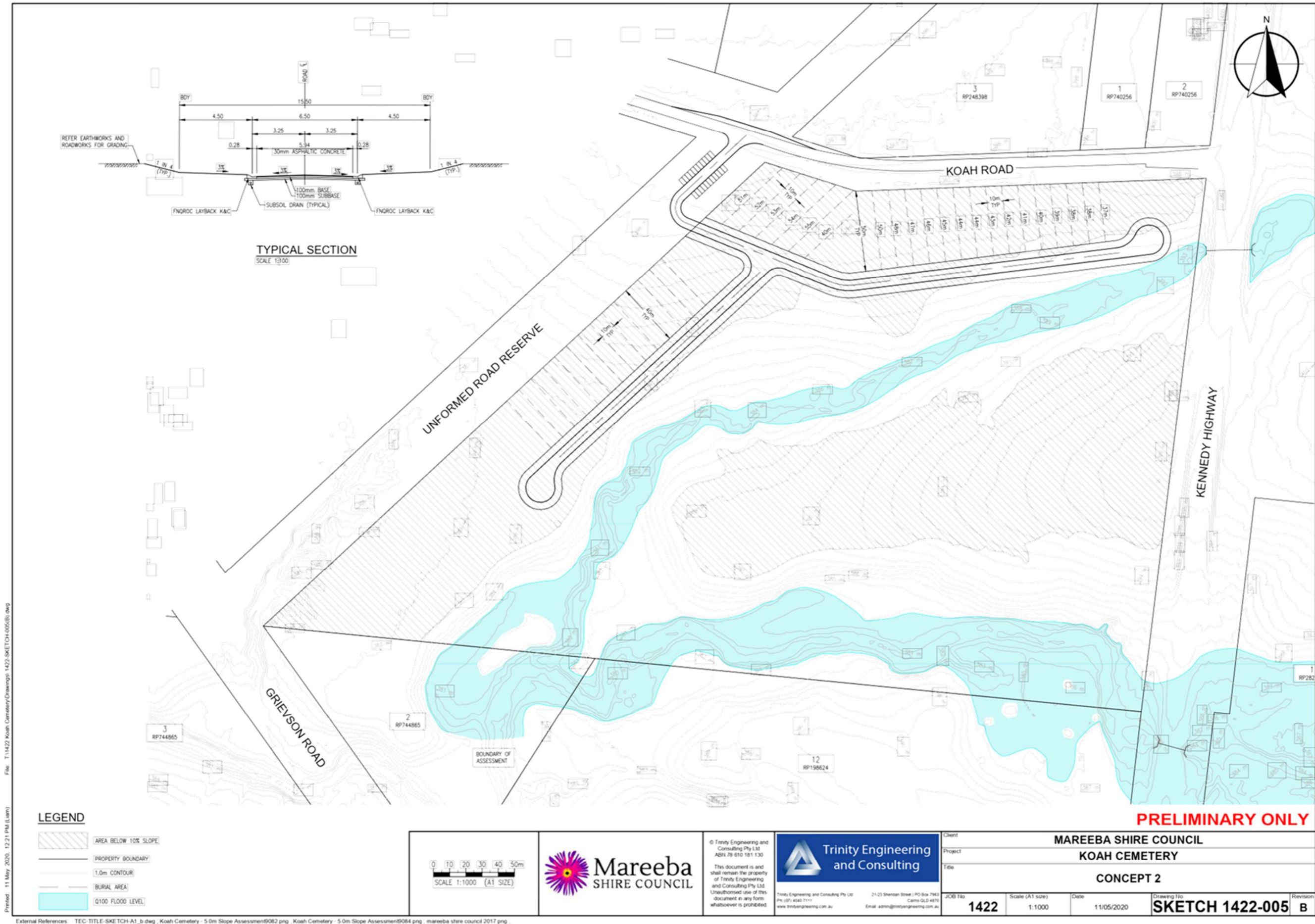
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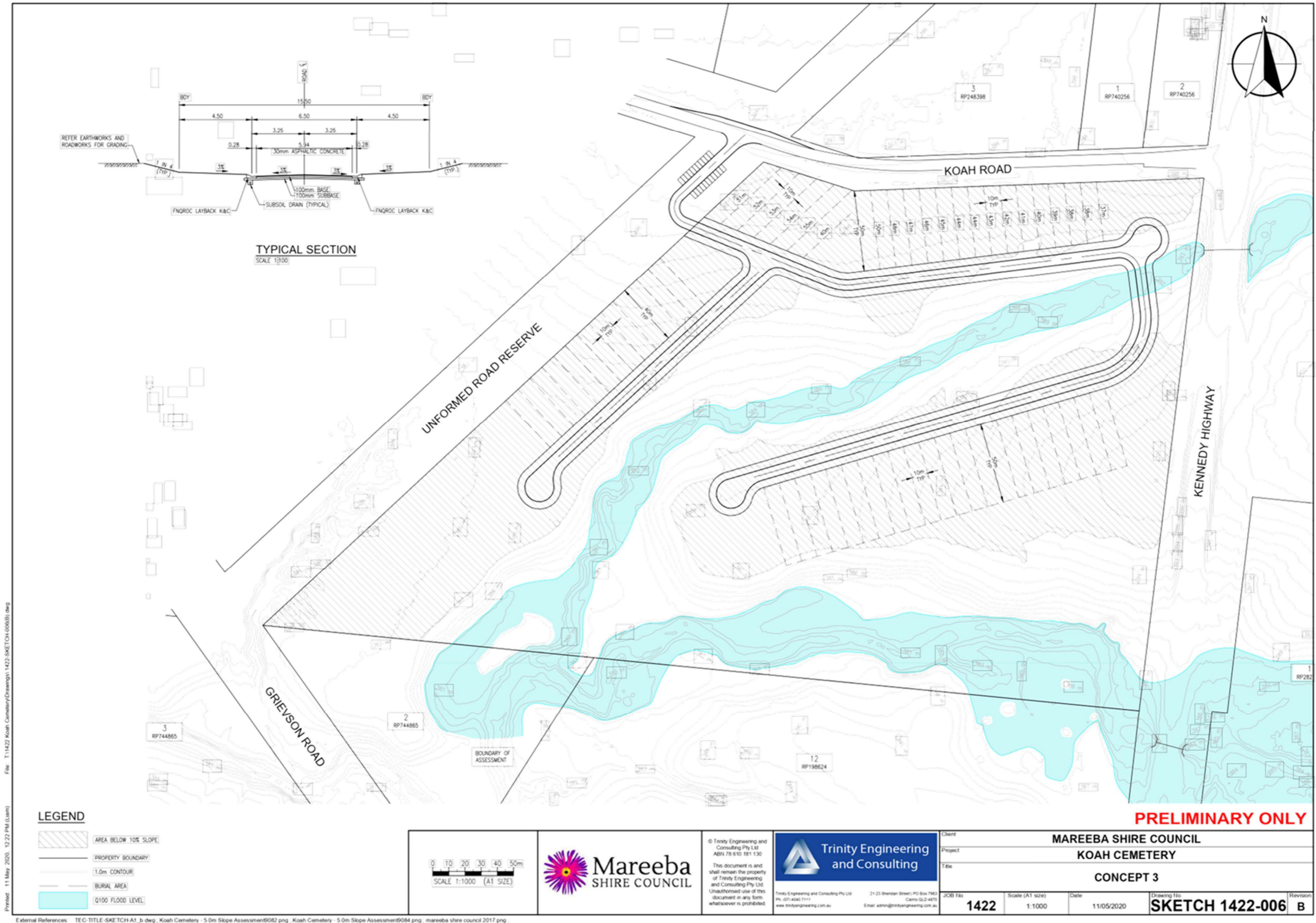
MAREEBA SHIRE COUNCIL
NEW KURANDA CEMETERY
PROPOSED CEMETERY GREGORY TERRACE
TOTAL SITES 502
JUNE 2020

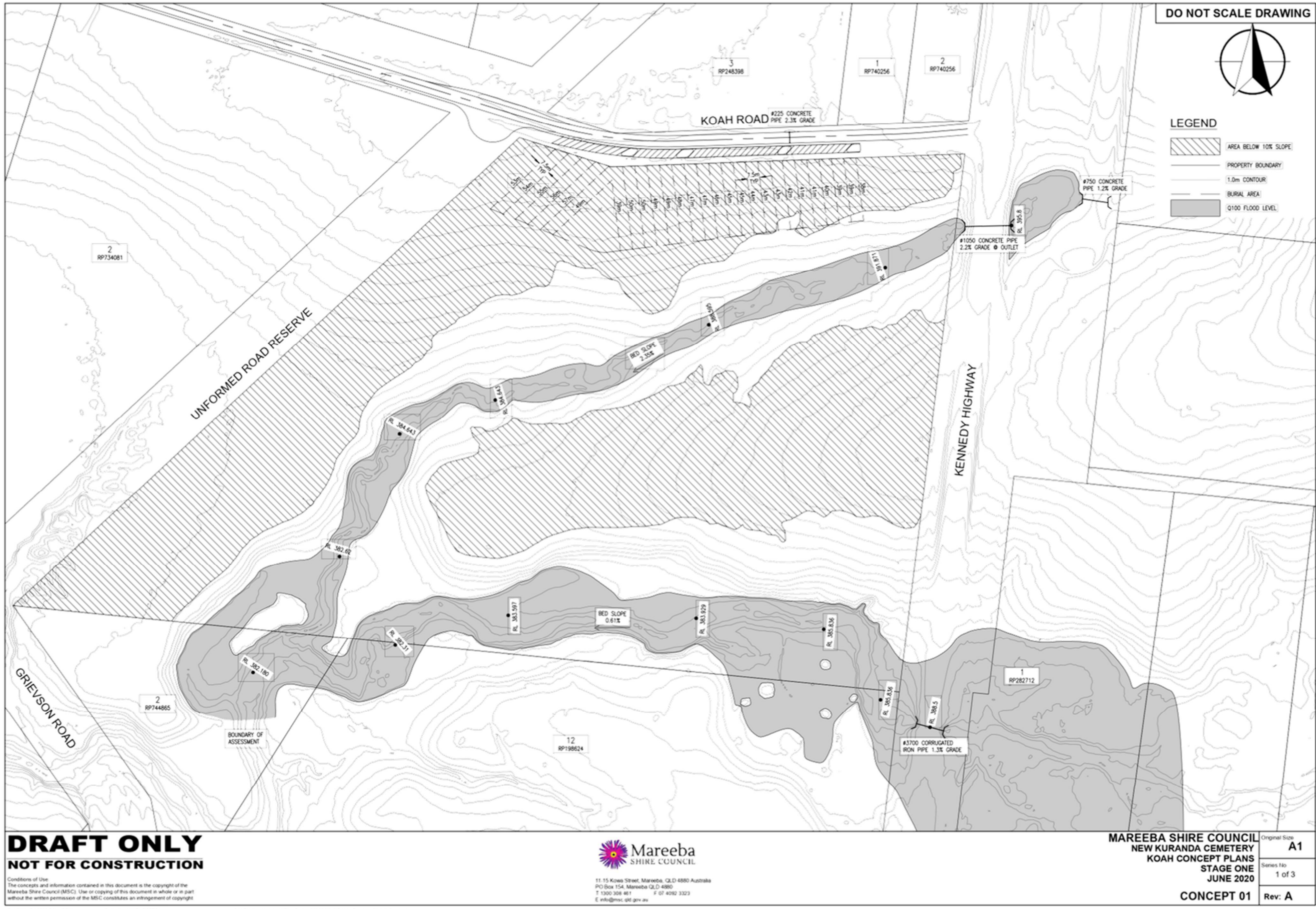
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Series No	1 of 1
Rev:	A

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- LEGEND**
- AREA BELOW 10% SLOPE
 - PROPERTY BOUNDARY
 - 1.0m CONTOUR
 - BURIAL AREA
 - Q100 FLOOD LEVEL

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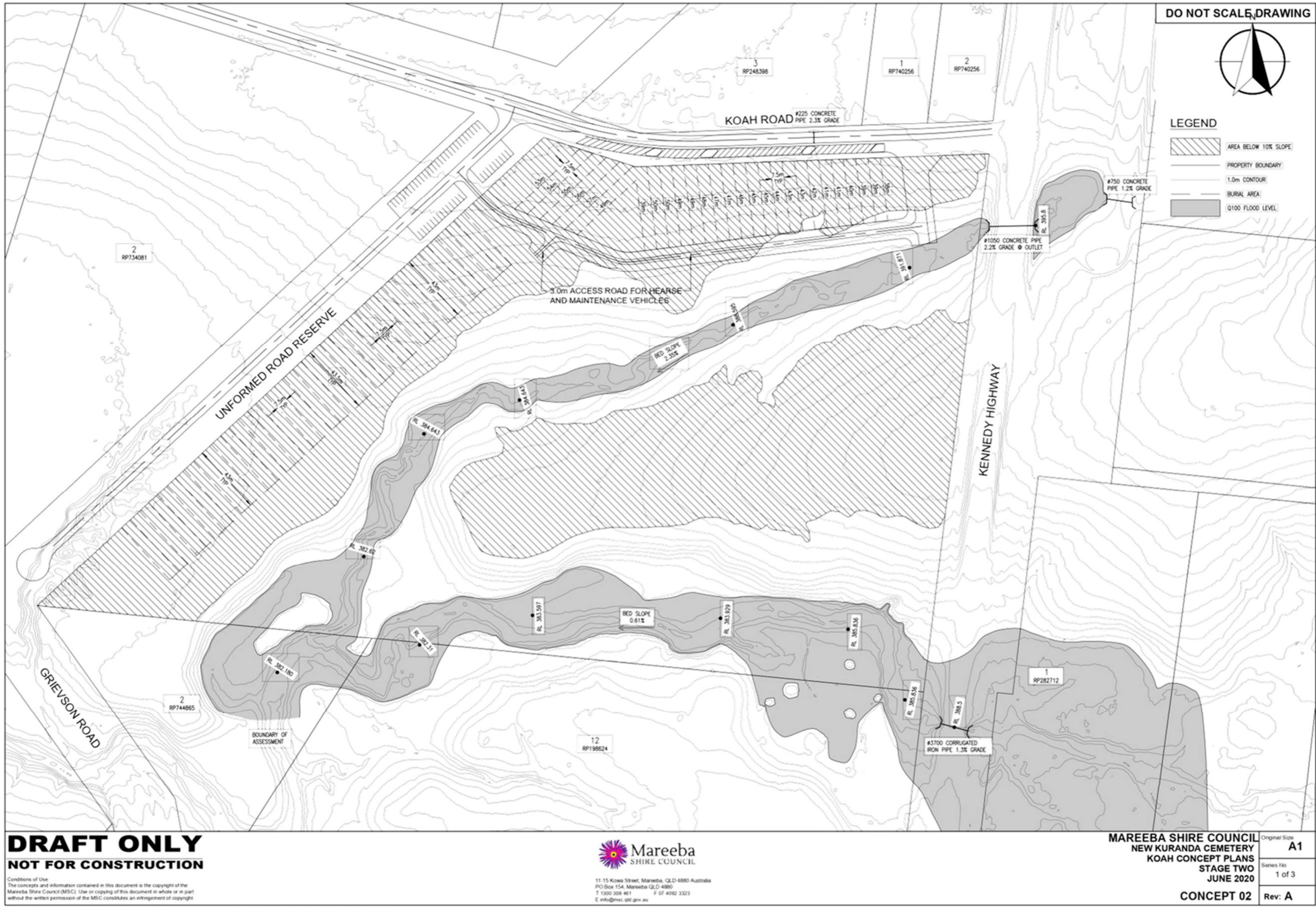


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MAREEBA SHIRE COUNCIL
NEW KURANDA CEMETERY
KOAH CONCEPT PLANS
STAGE ONE
JUNE 2020

Original Size	A1
Series No	1 of 3
Rev:	A

Plot Date: 7/2/2020 5:01:45 PM Plotted by: KARL BOZDO CAD File No: \\msc.local\file\Design\2020\20-013\Design\Drawings\20-013-Concepts



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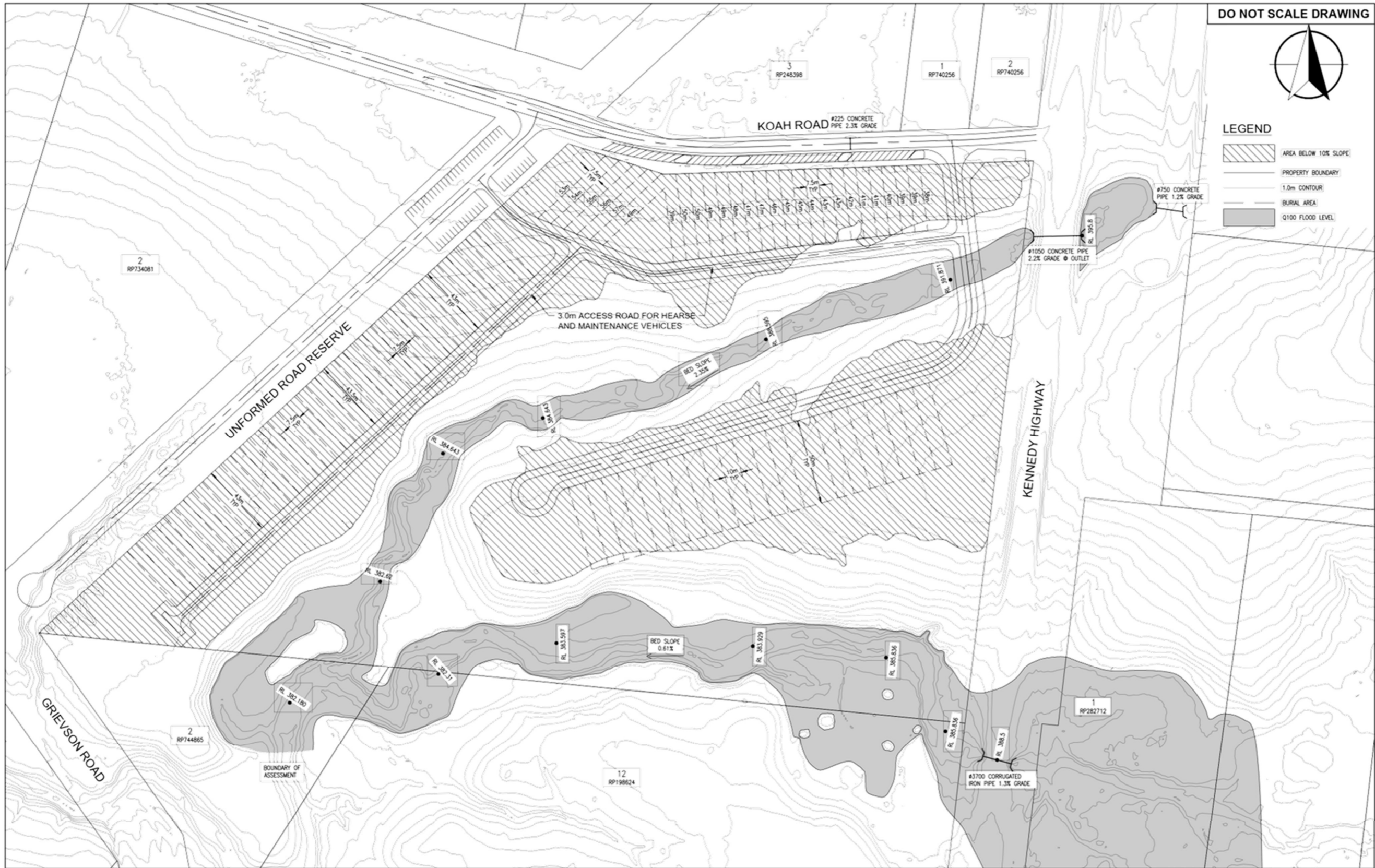
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MAREEBA SHIRE COUNCIL
NEW KURANDA CEMETERY
KOAH CONCEPT PLANS
STAGE TWO
JUNE 2020
CONCEPT 02

Original Size **A1**
 Series No 1 of 3
 Rev: **A**

Plot Date: 7/2/2020 5:01:48 PM Plotted by: KARL BOZZO CAD File No: \\msc-local\file\Design\2020\20-013\Design\Drawings\20-013-Concepts



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MAREEBA SHIRE COUNCIL
NEW KURANDA CEMETERY
KOAH CONCEPT PLANS
STAGE THREE
JUNE 2020
CONCEPT 03

Original Size	A1
Series No	1 of 3
Rev:	A

Plot Date: 7/2/2020 5:01:53 PM Plotted by: KARL BOZZO CAD File No: \\msc-local\file\Design\2020\20-013\Design\Drawings\20-013-Concepts



Project Number: CP00446
 Project Name: Kuranda Cemetery
 Funding Source: Council Reserves

Item No.	Description	Kuranda Extension			Caroona Street			Gregory Terrace			Koah Stage 1			Koah Stage - Future Stages			
		Unit	Qty	Rate	Value (Ex GST)	Qty	Rate	Value (Ex GST)	Qty	Rate	Value (Ex GST)	Qty	Rate	Value (Ex GST)	Qty	Rate	Value (Ex GST)
Preconstruction Activities																	
	Detailed Design	Lump Sum	1	\$ 30,000.00	\$ 30,000.00	1	\$ 30,000.00	\$ 30,000.00	1	\$ 30,000.00	\$ 30,000.00	1	\$ 150,000.00	\$ 150,000.00	1	\$ 100,000.00	\$ 100,000.00
	Contract Manage	Lump Sum	1	\$ 15,000.00	\$ 15,000.00	1	\$ 15,000.00	\$ 15,000.00	1	\$ 15,000.00	\$ 15,000.00	1	\$ 50,000.00	\$ 50,000.00	1	\$ 35,000.00	\$ 35,000.00
Construction Activities																	
Infrastructure:																	
1.0	Preliminaries	Lump Sum	1	\$ 45,500.00	\$ 45,500.00	1	\$ 27,500.00	\$ 27,500.00	1	\$ 27,500.00	\$ 27,500.00	1	\$ 60,000.00	\$ 60,000.00	1	\$ 150,000.00	\$ 150,000.00
2.0	Earthworks	Lump Sum	1	\$ 230,222.50	\$ 230,222.50	1	\$ 17,850.00	\$ 17,850.00	1	\$ 20,000.00	\$ 20,000.00	1	\$ 60,425.00	\$ 60,425.00	1	\$ 488,650.00	\$ 488,650.00
3.0	Stormwater	Lump Sum	1	\$ 158,000.00	\$ 158,000.00	1	\$ -	\$ -	1	\$ -	\$ -	1	\$ 8,750.00	\$ 8,750.00	1	\$ 189,000.00	\$ 189,000.00
4.0	Minor Concrete Works	Lump Sum	1	\$ 16,200.00	\$ 16,200.00	1	\$ 26,250.00	\$ 26,250.00	1	\$ -	\$ -	1	\$ 26,250.00	\$ 26,250.00	1	\$ 187,500.00	\$ 187,500.00
5.0	Unbound Pavement	Lump Sum	1	\$ 30,875.00	\$ 30,875.00	1	\$ 43,700.00	\$ 43,700.00	1	\$ -	\$ -	1	\$ 101,175.00	\$ 101,175.00	1	\$ 291,100.00	\$ 291,100.00
6.0	Surface Treatment	Lump Sum	1	\$ 19,750.00	\$ 19,750.00	1	\$ 27,900.00	\$ 27,900.00	1	\$ 3,000.00	\$ 3,000.00	1	\$ 43,500.00	\$ 43,500.00	1	\$ 123,000.00	\$ 123,000.00
9.0	Ablution Facility & Water Network	Lump Sum	1	\$ -	\$ -	1	\$ -	\$ -	1	\$ -	\$ -	1	\$ -	\$ -	1	\$ 270,000.00	\$ 270,000.00
8.1	Internal Pathways																
	Concrete Footpaths	m2	0	\$ -	\$ -	200	\$ 125.00	\$ 25,000.00	300	\$ 125.00	\$ 37,500.00	600	\$ 125.00	\$ 75,000.00	2000	\$ 125.00	\$ 250,000.00
	Asphalt Pathways	m2	160	\$ 75.00	\$ 12,000.00	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
Site Preparation																	
7.0	Burial Area	m	98	\$ 175.00	\$ 17,150.00	1100	\$ 150.00	\$ 165,000.00	530	\$ 150.00	\$ 79,500.00	1100	\$ 150.00	\$ 165,000.00	2827	\$ 150.00	\$ 424,050.00
8.2	Turfing	m2	1350	\$ 15.00	\$ 20,250.00	150	\$ 15.00	\$ 2,250.00	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
8.3	Seeding	m2	0	\$ -	\$ -	0	\$ 0.25	\$ -	0	\$ 0.25	\$ -	13500	\$ 0.25	\$ 3,375.00	43000	\$ 0.25	\$ 10,750.00
8.4	Soil Preparation	m2	0	\$ -	\$ -	0	\$ 1.65	\$ -	0	\$ 1.65	\$ -	13500	\$ 1.65	\$ 22,275.00	43000	\$ 1.65	\$ 70,950.00
8.5	Rock Armor Complete	Lump Sum	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	1	\$ 100,000.00	\$ 100,000.00	1	\$ 250,000.00	\$ 250,000.00
8.6	Landscaping	Lump Sum	1	\$ 12,500.00	\$ 12,500.00	1	\$ 25,000.00	\$ 25,000.00	1	\$ 25,000.00	\$ 25,000.00	1	\$ 25,000.00	\$ 25,000.00	1	\$ 150,000.00	\$ 150,000.00
Sub-Total (Ex GST)					\$ 607,447.50			\$ 405,450.00			\$ 237,500.00			\$ 890,750.00			\$ 2,990,000.00
GST			10%		\$ 60,744.75			\$ 40,545.00			\$ 23,750.00			\$ 89,075.00			\$ 299,000.00
Total (GST Inc)					\$ 668,192.25			\$ 445,995.00			\$ 261,250.00			\$ 979,825.00			\$ 3,289,000.00

9.5 INFRASTRUCTURE SERVICES, TECHNICAL SERVICES OPERATIONS REPORT - JUNE 2020

Date Prepared: 19 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 June 2020.

RECOMMENDATION

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

BACKGROUND**Technical Services**Design, quality and investigations:

Investigation activities undertaken in June included:

Activity	Current Requests	Closed Requests
Road Infrastructure Review	75	62
Drainage Investigations	3	3
Park Investigations	2	1
NHVR Permit Applications	5	4
Aerodrome Investigations	1	0
Rural Address Requests	1	1
Dial Before You Dig Requests	0	39

Survey:

In addition to Capital Works projects, the survey team continued work on;

- Mount Mulligan Cemetery Road Opening - Boundary identification and correction
- Mareeba Aerodrome - Lease areas (multiple).

Soil Laboratory:

Council's Soil Laboratory provides NATA-accredited soil and material testing for internal and external services. The laboratory completed the following testing in the June period:

Supplier	May 2020	June 2020
Internal	16	64
External	98	131

Asset Inspections:

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

Locality	Footpath Condition Audit (km)
Chillagoe Area	1.21
Dimbulah Area	1.43
Julatten Area	0.25
Kuranda Area	9.70
Mareeba Area	24.10
Mt Molloy Area	1.43
Subtotal	38.12

In addition to field inspections, work was completed towards improving the footpath assets register, intervention levels and inspection frequency regime. As a result of the combined effort of the GIS and Investigations teams, inspection of the footpath network now been completed.

Inspections planned for July will include the auditing of Queensland Rail level crossings in coordination with Queensland Rail as well as the annual inspection of gates and grids on Council roads.

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)

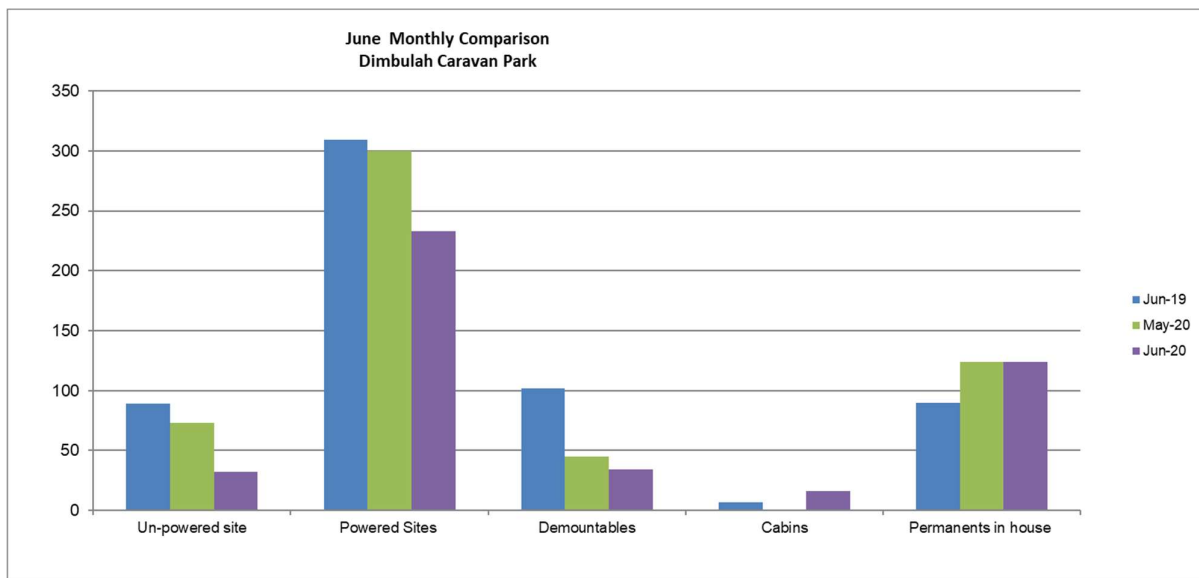
The DRFA is jointly funded by the Commonwealth and Queensland governments to help alleviate the costs of relief and recovery activities undertaken in disaster-affected communities by delivering recovery activities to return affected eligible assets back to pre-event condition. The status of declared disaster events currently being managed are provided below:

Program	Status
2018 NDRRA	All works completed. Final claims lodged with QRA for reimbursement of costs in accordance with 30 June 2020 deadline.
2019 DRFA	<p>Works currently underway include:</p> <ul style="list-style-type: none"> • Eastern Roads Package - Gregg Constructions continued works in June. • Western Roads Package: Errol Fitzgerald continued works in June. • Mid-Western & Dimbulah Roads Packages: Watto's Earthmoving commenced works in June. <p>Bowers Street: Completed, resolving issues with contractor regarding surface defects.</p> <p>Gamboola Crossing: QRA has approved an amended scope of works and budget for repair of the concrete causeway. Detailed design & procurement activities to commence. An extension of time may be required due to limitations with dry season access.</p>
2019 Betterment	Various submissions prepared and lodged with QRA, awaiting outcome of QRA assessments.

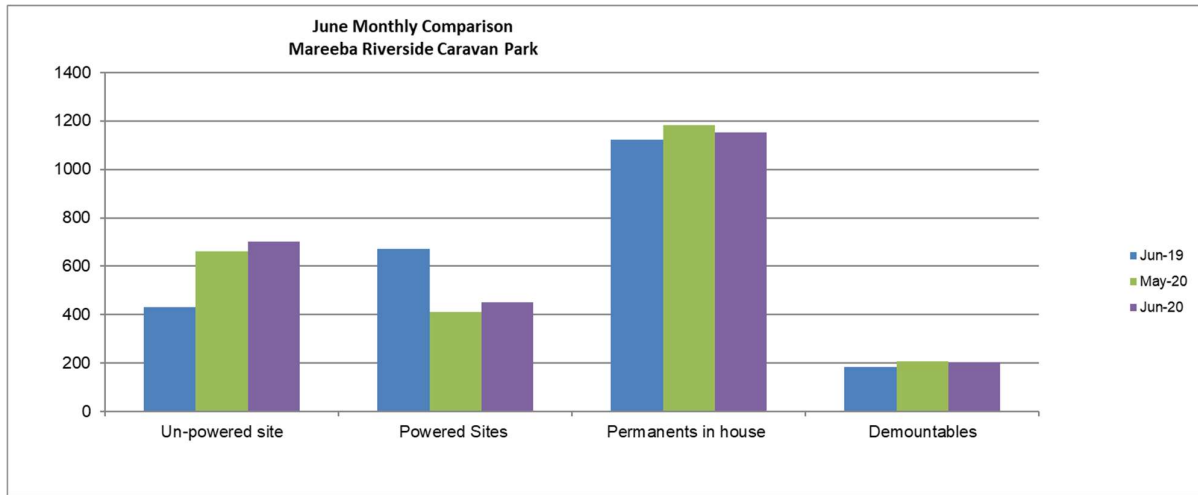
Facilities

Caravan Parks:

Dimbulah Caravan Park recorded a decrease in visitors to the facility in June, when compared to the June 2019 and May 2020 periods, with significant decreases to the unpowered and powered sites providing the larger component, as shown below. The decrease in visitors is likely to be a result of COVID-19.



Under new Management, Mareeba Riverside Caravan Park site bookings have slightly increased in June.



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 was currently in progress.

Swimming Pools:

Swimming pools were closed to the public in March 2020 in response to government restrictions placed on these facilities due to COVID-19 and remain closed for the winter period. Council has utilised the extended closure to undertake a comprehensive maintenance program within the facilities.

Vandalism & Graffiti:

Vandalism and graffiti remain an operational burden on Council, with no dedicated allocation these costs are borne by existing facilities operational budget.

During June, three (3) reports of vandalism were recorded, with annual costs provided below;

Financial Year	Actuals	June Comments
2015/16	\$ 2,134.00	<ul style="list-style-type: none"> • Mareeba Sports Hall • Mareeba Rankin Street Footpath • Mareeba 100 Park
2016/17	\$ 16,546.00	
2017/18	\$ 23,948.00	
2018/19	\$ 14,851.00	
2019/20	\$ 14 211.18	

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

COVID-19 impacts in relation to closure and re-opening of facilities will be managed in line with Queensland Government requirement.

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.

IMPLEMENTATION/COMMUNICATION

Nil

9.6 INFRASTRUCTURE SERVICES, WORKS SECTION ACTIVITY REPORT - JUNE 2020

Date Prepared: 1 July 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 June 2020.

RECOMMENDATION

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

BACKGROUND**Transport Infrastructure**Road Maintenance Activities

The major maintenance activities carried out in June were slashing, grading unsealed roads and bitumen patching.

Unsealed road grading was carried out predominantly in the Dimbulah area and on the designated cane haulage roads around Mareeba. At the time of reporting the grading crew was on Hodzic Road prior to moving to the unsealed roads in the Paddy's Green area.

Several days of vegetation clearing was undertaken on Euluma Creek Road during June utilising Council staff from Mt Molloy and Kuranda. Works included tree trimming and the clearing of vegetation from drainage paths and batters.

Bridges and Major Culverts

Whilst the John Doyle Bridge was being demolished by contractors, the bridge crew was re-deployed to continue with routine maintenance and inspections on council bridges in the Mareeba area.

Level 1 and Level 2 Bridge Inspection training was provided to selected Council Works Group staff in early August 2019. To date staff have carried out 91 inspections on bridges, causeways and major culverts throughout the Shire.

The bridge crew resources will be allocated to construction of the concrete and steel replacement superstructure of the John Doyle Bridge for the next three (3) months.

TMR Routine Maintenance Performance Contract (RMPC)

During June, preparations continued for the upcoming reseals on state-controlled roads. Activities including pothole patching, edge repairs, minor dig outs, herbicide spraying, and the treatment of high shoulders were undertaken on the Mulligan Highway, Mossman-Mt Molloy Road and the Burke Developmental Road. The reseals have been programmed by TMR to be commenced in July.

Parks and Gardens

The majority of Parks and Gardens operational activities in June were mowing and slashing within the eastern areas of the shire. Intermittent showers during the month have extended the 'normal' growing season and these activities will continue to form the majority of workload for the Parks and Gardens Section for the foreseeable future.

A number of small trees have been removed from the surrounds of the Hub in Chillagoe and the gardens have been mulched. Further work will be carried out over the course of July with the professional removal of several large trees at the rear of the Hub that have been damaged at the base by white ants.

All parks and reserves are now open to the public in line with State Government's COVID Restrictions Roadmap.

Land Protection

Parthenium Weed: There are currently 11 active sites throughout the shire and six (6) of these are close to being declared weed free. All other sites are being managed with the area and densities of the infestations greatly reduced.

Each month, many requests are received from landowners reporting suspected infestation of Parthenium Weed. These are followed up by Land Protection officers with findings relayed to the landowner. In June all suspected sightings proved negative.

Siam Weed: Land Protection staff undertook a thorough survey of the bed and banks of Back Creek from Emu Creek at Petford to the Lappa Junction Road near the Garrumbah Reserve. Several immature plants were destroyed, and the sites were marked on Land Protection maps for follow-up inspections.

In July 2019, Council officers and affected landowners joined forces to treat an outbreak of Siam Weed at Sandy Creek Mt Molloy. Funding was received in late April 2020 from the Communities Environment Program that allowed for a follow-up investigation and treatment of the area from the Mulligan Highway to where Sandy Creek junctions with Rifle Creek near Mt Molloy. All new plants were removed, and the locations mapped. Extended surveys in areas Rifle Creek below the infestation found no new plants or incursions.

Joint Work Programs with Biosecurity Queensland: During the month of June, Land Protection staff spent several days with operators from Biosecurity Queensland working on new emerging weeds on and around the former Southedge Research Station on McMillan Road. The weeds were Panicle Joint Vetch and White Ball Acacia. Works involved extended surveys searching for the weeds, removing them and mapping the locations onto the State Weeds map. Following on from the joint effort, Biosecurity Queensland will be able to manage the site going forward.

Council Land (town halls, road verges, easements): Have been sprayed to remove goats head burr, bindies and common weeds.

Tramp Ants: As a part of Council's commitment to the electric ant removal program from Debel Close, staff have slashed nominated sites in the project area for sniffer dogs to be able to access the area to locate nests.

Feral Pigs: After receiving reports from ratepayers in Kuranda and Mt Molloy of feral pigs damaging gardens and yards, several traps have been loaned out to the affected landowners. Toxic baits have been laid on some isolated cattle operations.

Wild Dogs: Toxic baits have been laid in conjunction with affected primary producers on six (6) large scale cattle properties to the north and west of Dimbulah as well as some smaller land holdings in the Kuranda and Mt Molloy areas.

Fire Management:

All programmed fuel reduction burns have been completed except for Vaughan Street, Granite Creek and the reserves adjacent to the Pioneer Cemetery in Mareeba. These areas were too green to burn and a second attempt to undertake the burns has been programmed for August.

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

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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.

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

9.7 INFRASTRUCTURE SERVICES, WATER AND WASTE OPERATIONS REPORT - JUNE 2020

Date Prepared: 1 July 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 June 2020.

RECOMMENDATION

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

Water Treatment	Mareeba	Kuranda	Chillagoe	Dimbulah	Mt Molloy*
Water Plant average daily production (kL)	6,955	940	232	308	96
Number of Connections	3,922	1,010	123	247	123
Average daily water consumption per connection (L)	1,773	931	1,883	1,245	780

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

Wastewater Treatment	Mareeba	Kuranda
Wastewater Plant average daily treatment (kL)	2,211	201
Number of Connections	3,507	348
Average daily inflow per connection (L)	631	577

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.

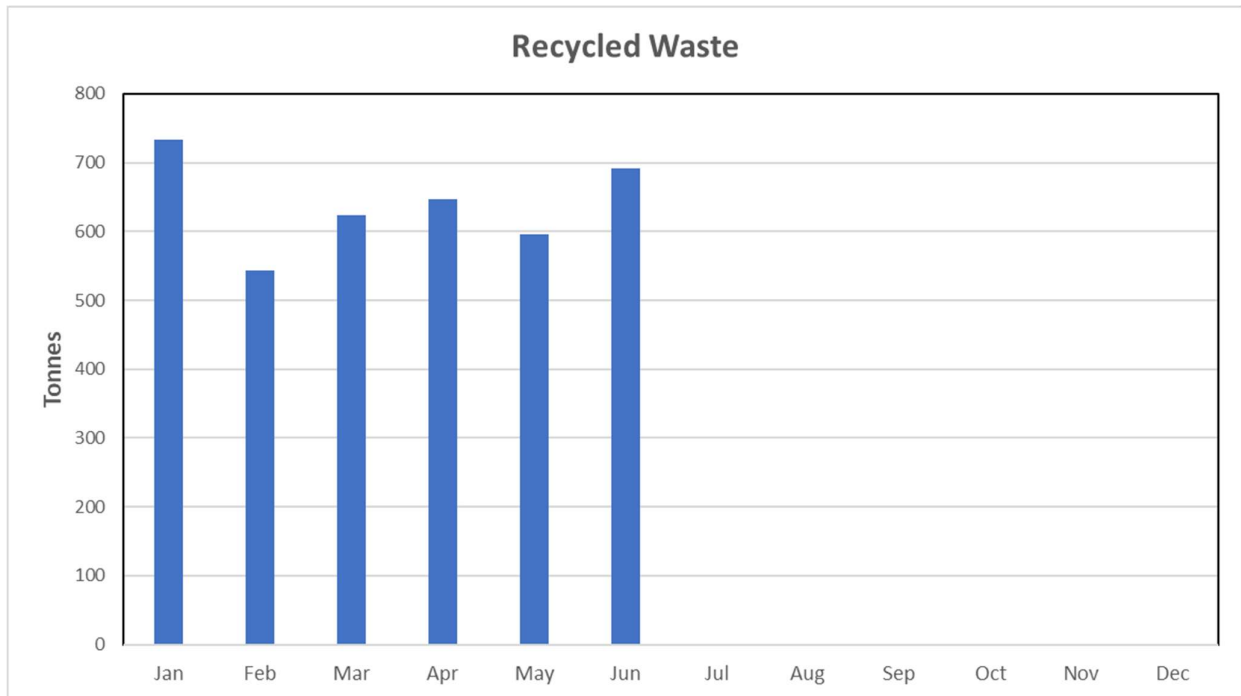
Water Mains	Jan 2020	Feb 2020	Mar 2020	April 2020	May 2020	Jun 2020
Water main breaks	4	9	11	10	8	8
Unplanned water interruptions	4	9	11	10	8	8
Sewerage main breaks and chokes	3	3	5	4	4	2

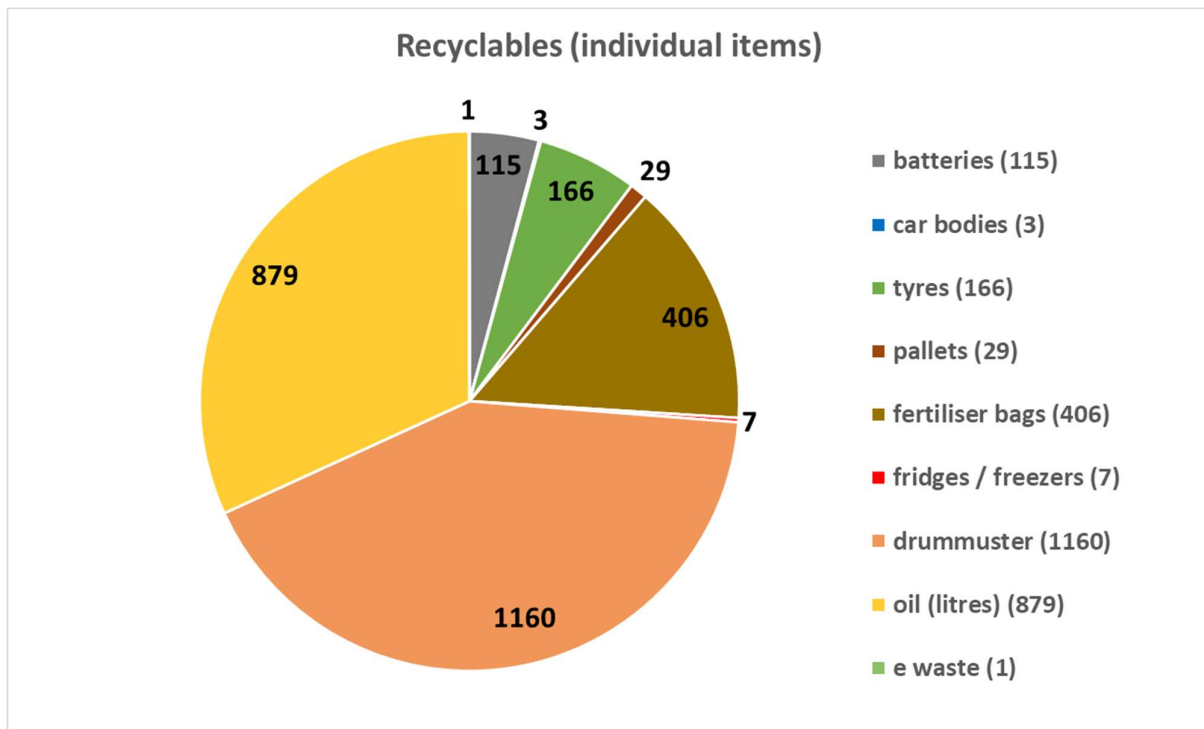
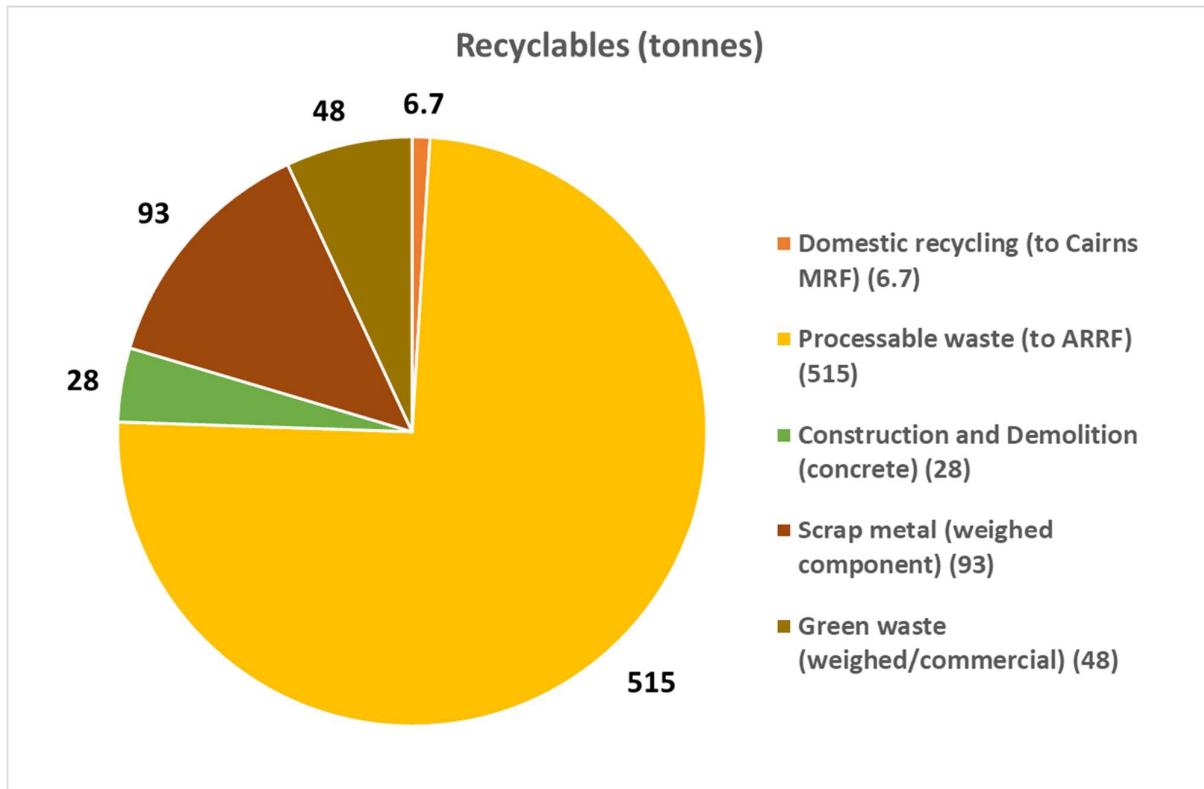
Waste Operations:

All transfer stations and Mareeba landfill are currently operational.

Recycling

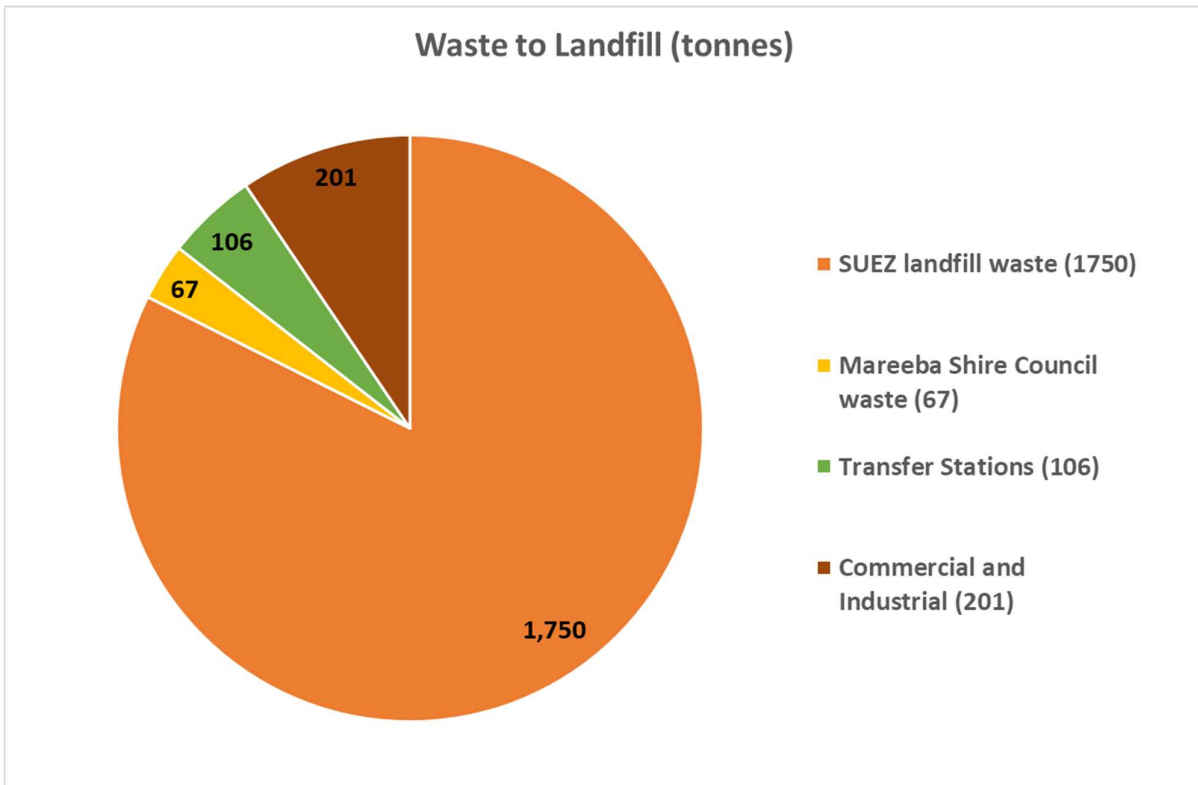
Waste material collected at each of the waste transfer stations are either deposited directly to the Mareeba landfill, recycled or transported to the SUEZ Advanced Resource Recovery Facility (ARRF) in Cairns for processing.





Waste to Mareeba Landfill

Waste directed to Mareeba Landfill is primarily residual waste from the SUEZ Advanced Resource Recovery Facility (ARRF) plant in Cairns, with minor quantities received from the waste transfer stations (Mareeba included), commercial and industrial waste, and waste that Mareeba Shire Council produces from its own activities.



Illegally Dumped Waste

Council received 98 illegally dumped tyres (2 tonnes) and one (1) tonne of illegally dumped general waste through Mareeba Waste Transfer Station during the month of June.



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.

IMPLEMENTATION/COMMUNICATION

Nil

9.8 T-MSC2020-12 REGIONAL SEWER RELINING PROGRAM 2020/21

Date Prepared: 2 July 2020
Author: Manager Water and Waste
Attachments: Nil

EXECUTIVE SUMMARY

Council undertakes annual in-situ sewer relining works in order to maintain the sewer reticulation network. As our neighbouring councils undertake similar works, the Far North Queensland Regional Organisation of Councils (FNQROC) invited tenders on behalf of council for the 2020/21 Regional Sewer Relining Program under a collective procurement arrangement, with each council forming an individual contract with the selected contractor.

The sewer relining works were split into two packages:

Package 1 – Works associated with relining sewer lines up to 225 mm diameter

Package 2 – Works associated with relining sewer lines greater than 225mm diameter

Three (3) submissions were received for both Packages 1 and 2 and these were evaluated by the Project Steering Committee which included officers from FNQROC and each of the participating Councils.

Relining Solutions Pty Ltd is recommended for both packages as they provided a highly competitive submission and have the required capability, and experience with Council.

There is potential for the Scope to be varied to include relining required during 2021/22 and 2022/23 at each council's discretion.

RECOMMENDATION

That Council:

1. Awards Contract T-MSC2020-12 Regional Sewer Relining 2020/21 to Relining Solutions Pty Ltd based on the indicative works program and pricing the annual contract value is estimated to be in the vicinity of \$1,833,847.10 (excl GST); and
2. Notes that the contract may be extended, by agreement of both parties, to include relining in the 2021/22 and 2022/23 financial years.

BACKGROUND

Council undertakes annual in-situ sewer relining works in order to maintain the sewer reticulation network. The program aims to ensure the structural integrity of the sewer mains by protective relining of the sewer system. This extends the life of the asset and can also result in a substantial reduction in flow to the sewage treatment facilities and overall energy reduction, especially during the wet season or rain events, due to relining reducing infiltration in the lines.

Collective procurement arrangements established by the Far North Queensland Regional Organisation of Councils enable the participating member councils to achieve economies of scale in pricing and eliminates the risk of individual councils competing against each other for limited

supplier resources. The collective arrangement also includes the provision of performance bonds to ensure the works are completed within the agreed timeframes.

FNQROC invited tenders for the 2020/21 regional sewer relining program on behalf of the following member Councils:

- Cairns Regional Council
- Cassowary Coast Regional Council
- Mareeba Shire Council
- Tablelands Regional Council

The request for tender was advertised in the Cairns Post on Saturday 25 April 2020 and the tender period closed on Monday 1 June 2020.

TENDER EVALUATION

Submissions were received from the following companies for both packages 1 and 2:

- Insituform Pacific
- Interflow
- Relining Solutions

The submissions were evaluated against the following criteria and weightings by the Project Steering Committee:

- Technical Capacity, Key Personnel & Equipment 15%
- Local Business Profile 10%
- Value for Money 40%
- Works Program 20%
- Methodology 15%

Package 1

Relining Solutions provided the most competitive tender, receiving the highest score for both the non-price and price criteria. Relining Solutions head office is based in Kenmore East, Queensland and they have an office and depot in Cairns. They have previously successfully completed relining for council.

Whilst Insituform provided the second most competitive tender on price, they scored the lowest overall against the non-price criteria. Interflow scored the lowest overall with a significant difference on price.

Package 2

Whilst Insituform provided the most competitive tender overall, they scored the lowest against the non-price criteria. Insituform's head office is in New South Wales and their submission was dependent on the establishment of a base in Cairns as well as the award of all three packages of work. Their chosen methodology involving the use of glass reinforced plastic-based systems was explicitly excluded in the Specification and their programming was deemed unsuitable.

Relining Solutions provided the second most competitive tender on price, and again scored highest in the non-price criteria. Interflow scored the lowest overall again with a significant difference on price.

On this basis it is recommended that Relining Solutions be awarded both packages of work, incorporated into one contract.

RISK IMPLICATIONS

Environmental

Council requires Contractors to demonstrate awareness and commitment to the Environmental Management System.

Infrastructure and Assets

FNQROC has engaged an experienced program coordinator that will closely supervise all aspects of the contractor's work. The contract includes provision for retention monies to cover any defects.

Latent conditions may become evident once lines have been surveyed and cleaned prior to relining which may require additional works to be undertaken which may impact on the delivery schedule. The FNQROC program coordinator can work with the contractor and councils to mitigate the impact should it arise.

Wet weather or other delays may impact on the project delaying final completion date. The proposed date for completion includes contingency for delays.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

All relevant statutory requirements have been satisfied.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

This project has been fully costed.

Is the expenditure noted above included in the current budget?

Expenditure has been allocated to complete this project.

Operating

Council Staff Operating expenses have been allocated for this project.

Is the expenditure noted above included in the current budget?

Operating expenditure for this project has been allocated in the current budget.

LINK TO CORPORATE PLAN

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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 Planning & Environment Court Appeal No. 184 of 2019 - Horner v Mareeba Shire Council

This matter is considered to be confidential under Section 275 - f 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 starting or defending legal proceedings involving the local government.

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 JUNE 2020

Date Prepared: 2 July 2020
Author: Senior Planner
Attachments: Nil

Please see below information.

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

New Development Applications					
Application #	Lodgement Date	Applicant/ Address	Property Description	Application Type	Status
RAL/20/0003	05/06/2020	Glen & Allyson Sheppard C/- U&i Town Plan 29 Boyles Road, Kuranda	Lot 2 on RP726691	ROL (1 into 3 Lots)	In Confirmation stage
RAL/20/0004	24/06/2020	Teresa Sammut	5985 Kennedy Highway, Mareeba	ROL (Boundary Realignment)	In Confirmation stage

Decision Notices issued under Delegated Authority					
Application #	Date of Decision Notice	Applicant	Address	Property Description	Application Type
RAL/20/0002	04/06/2020	Department of Housing and Public Works C/- GHD Pty Ltd	154 Oak Forest Road, Kuranda	Lot 279 on NR7210	ROL Division by lease (Leases I to P) for a term exceeding 10 years

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					

June 2020 (Regional Land Use Planning)

Referral Agency Response Decision Notices issued under Delegated Authority					
Application #	Date of Decision	Applicant	Address	Property Description	Application Type
Nil					

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
MC2005/38 - REC/10/0028	8/06/2020	M Nucifora	La Spina Road, Mareeba	LOT 7 & 200 ON SP318302 (CANCELLING LOT 200 ON SP280052)	1 new Lot
RAL/18/0018	18/06/2020	BTM & S Stankovich Pty Ltd	Moondani Ave, Allara Street & Emerald End Road, Mareeba	LOTS 48 & 71 - 81 ON SP318292 (CANCELLING LOT 48 ON SP311020)	12 New Lots
RAL/19/0011	08/06/2020	John Anderson	437 Koah Road, Koah	LOTS 725, 727 & 728 ON SP311002 (CANCELLING LOT 272 ON NR8957)	2 New Lots plus balance Lot
RAL/19/0015	29/06/2020	Tanya Blake	8 Debel Close, Mareeba	LOTS 1 & 2 AND EASEMENT C IN LOT 1 ON SP315707 (CANCELLING LOT 6 ON RP903630)	1 New Lot
RC2006/14 - RCL/06/0013	23/06/2020	M Gallo A & M Developments Pty Ltd	Hoebet Court, Mareeba	LOTS 140, 146 & 147 ON SP320482 (CANCELLING LOT 200 ON SP318297)	3 New Lots

June 2020 (Regional Land Use Planning)