



Ordinary Meeting

Council Chambers

Date: 19 July 2017

Time: 9:00am

AGENDA

THE ORDINARY MEETING OF THE MAREEBA SHIRE COUNCIL WILL BE HELD AT COUNCIL CHAMBERS, ON **WEDNESDAY, 19 JULY 2017** AND THE ATTENDANCE OF EACH COUNCILLOR IS REQUESTED.

PETER FRANKS
CHIEF EXECUTIVE OFFICER

ORDER OF BUSINESS

MEMBERS IN ATTENDANCE

APOLOGIES/LEAVE OF ABSENCE/ABSENCE ON COUNCIL BUSINESS

BEREAVEMENTS/CONDOLENCES

DECLARATION OF ANY MATERIAL PERSONAL INTERESTS/CONFLICTS OF INTEREST

CONFIRMATION OF MINUTES

BUSINESS ARISING OUT OF MINUTES OF PREVIOUS MEETING

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CORPORATE AND COMMUNITY SERVICES

REGIONAL LAND USE PLANNING

ITEM-1 APPLICATION FOR DIVERSIFICATION OF PASTORAL HOLDING NO. 9/5559 - LOT 5112 ON HG843453

MEETING: Ordinary

MEETING DATE: 19 July 2017

**REPORT OFFICER'S
TITLE:** Planning Officer

DEPARTMENT: Corporate and Community Services

EXECUTIVE SUMMARY

Application has been made to the Department of Natural Resources and Mines (DNRM) for the diversification of Pastoral Holding No. 9/5559 over land described as Lot 5112 on HG843453, situated at Mount Mulligan - Kondaparinga Road, Mount Mulligan.

Under Pastoral Holding No. 9/5559, the subject land is currently used for pastoral purposes (livestock grazing). The application proposes to add the new purpose of low key tourism.

DNRM seeks Council's views on the inclusion of the additional purpose and also whether Council has knowledge of any local non-indigenous cultural heritage values associated with the land.

OFFICER'S RECOMMENDATION

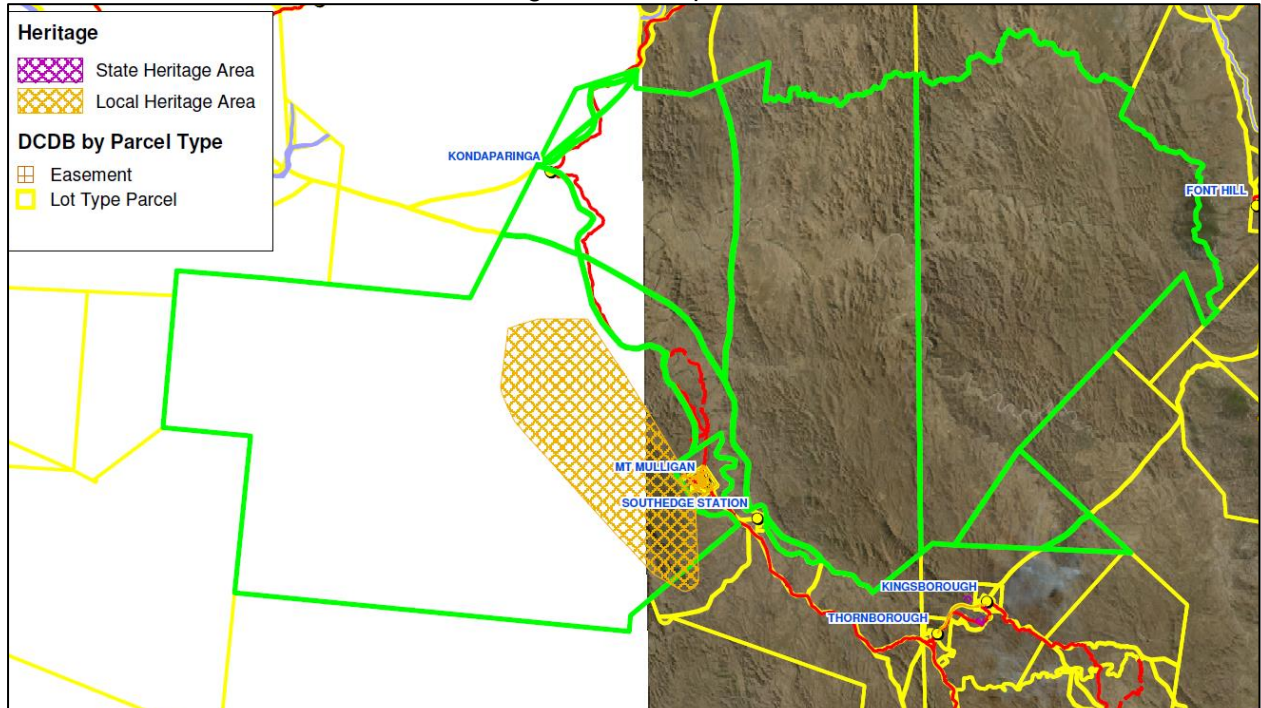
"That Council offer no objection to the inclusion of the additional purpose of low key tourism on Pastoral Holding No. 9/5559 over land described as Lot 5112 on HG843453 and advise the Department of Natural Resources and Mines that the Mount Mulligan rock formation, Township and mine is listed as a Local Heritage Area under the Mareeba Shire Council Planning Scheme - July 2016.

Further, the lessee should be advised that low key tourism may require development approval under the Mareeba Shire Council Planning Scheme."

BACKGROUND

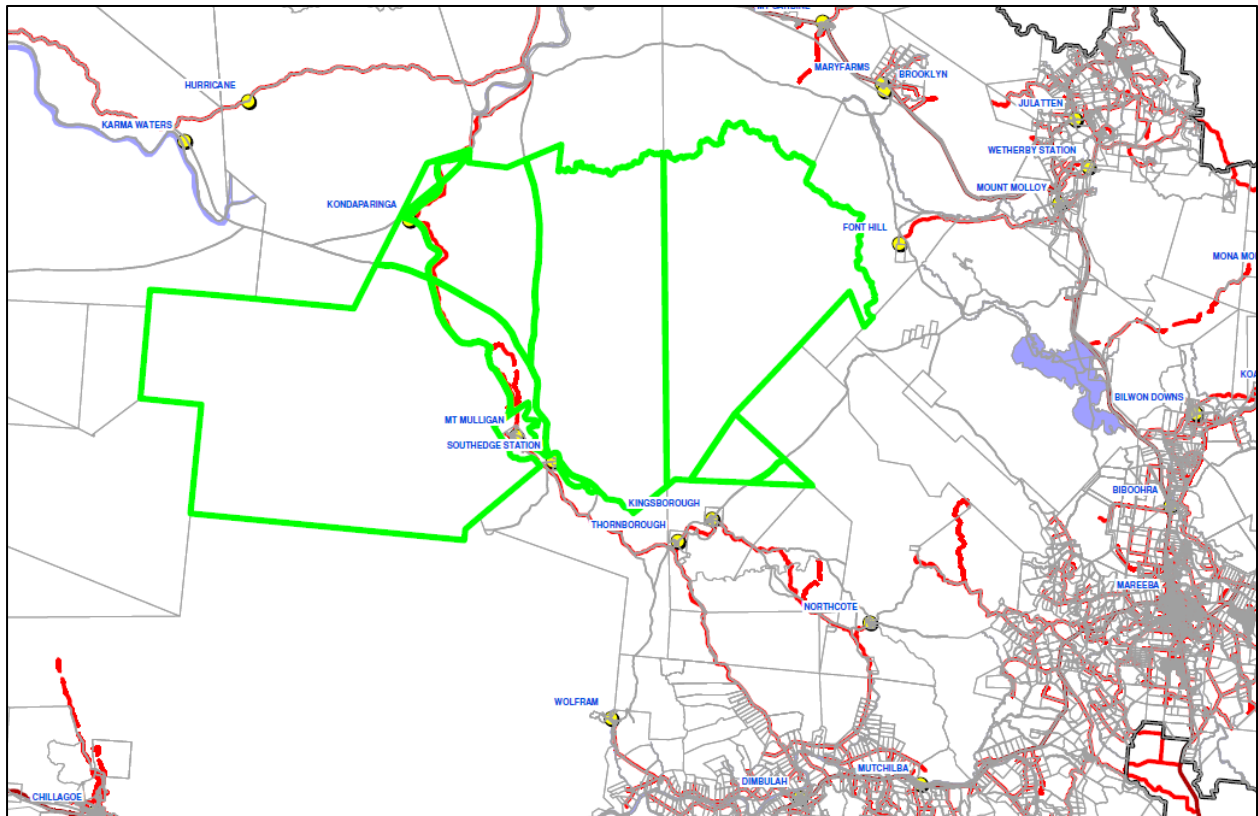
DNRM is currently considering an application for the inclusion of an additional purpose (low key tourism) on Pastoral Holding No. 9/5559 over land described as Lot 5112 on HG843453.

Lot 5112 has an area of 148,000 hectares and is situated north north-west of Dimbulah and contains the Mount Mulligan rock formation (shown in yellow hatching on the below plan). Lot 5112 also surrounds the Mount Mulligan Township.



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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Under Pastoral Holding No. 9/5559, the subject land is currently used for pastoral purposes (livestock grazing). The application proposes to add the new purpose of low key tourism.

DNRM seeks Council's views on the inclusion of the additional purpose and also whether Council has knowledge of any local non-indigenous cultural heritage values associated with the land.

LINK TO CORPORATE PLAN

Nil

CONSULTATION

Internal

Nil

External

Nil

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

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

Development of low key tourism activities on the subject land is likely to be assessable development under the Mareeba Shire Council Planning Scheme.

The subject land contains the Mount Mulligan rock formation and also adjoins the Mount Mulligan Township. The Mount Mulligan rock formation, Township and mine are listed as Local Heritage Areas under the Mareeba Shire Council Planning Scheme (**Attachment 2**).

FINANCIAL & RESOURCE IMPLICATIONS

Capital

Nil

Operating

Nil

IMPLEMENTATION/COMMUNICATION

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

ATTACHMENTS

1. Department of Natural Resources and Mines letter dated 27 June 2017.

Date Prepared: 10 July 2017

ATTACHMENT 1

Department of
Natural Resources and Mines

Author : Kim Gauld
File/Ref number: 2016/005428
Directorate/Unit: State Land Asset Management
Phone: (07) 4222 5427

27 June 2017

The Chief Executive Officer
Mareeba Shire Council
Email to: info@msc.qld.gov.au

Dear Sir/Madam

**APPLICATION FOR DIVERSIFICATION OF PASTORAL HOLDING 9/5559 DESCRIBED AS
LOT 5112 ON CROWN PLAN HG843453**

The department has received the above application. The proposed use of the land is as currently being used (pastoral purposes) with the added sub-purpose of Low Key Tourism.

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

Please advise if your Council has any issues, including any local non-indigenous cultural heritage values that the department should consider when assessing the application.

Objections to the application, and any views or requirements that may affect the future use of the land should be received by close of business on **31 July 2017**. If you offer an objection to the application, a full explanation stating the reason for the objection should be forwarded to this Office.

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

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

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

Postal :
DNRM Cairns
PO Box 5318
Townsville QLD 4810

Telephone : (07) 4222 5427
Fax: (07) 4799 7533

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

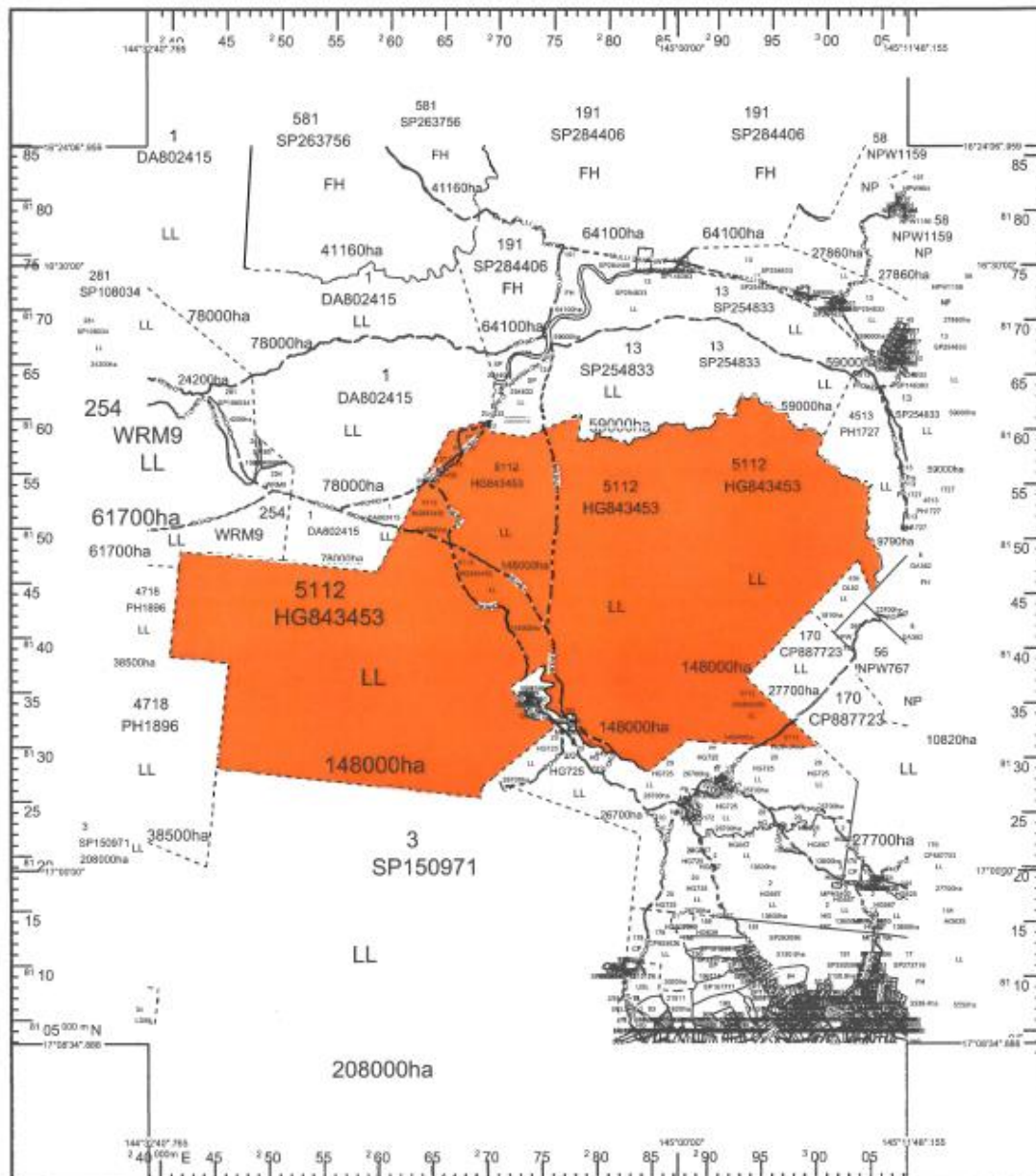
All future correspondence relative to this matter is to be referred to the contact Officer at the address below or by email to Townsville.SLAMS@dnrm.qld.gov.au. Any hard copy correspondence received will be electronically scanned and filed. For this reason, it is recommended that any attached plans,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

Please quote reference number 2016/005428 in any future correspondence.

Yours sincerely



Kim Gauld
Land Officer



STANDARD MAP NUMBER
7864-24112

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

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

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 27/06/2017

For additional information regarding this SmartMap see page 2.

Shading Rules have been applied.

DCDB 26/06/2017 (Lots with an area less than 0.009ha are not shown)

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

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

For further information on SmartMap products visit <http://www.gld.gov.au/property/mapping/smartmap>

SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base



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Resources and Mines) 2017.

ATTACHMENT 2
SCHEDULE 7
7.16 Mount Mulligan Locality
7.16.1. Mount Mulligan Mine and Township

Map Index: MUL01

Address: Mount Mulligan Road - Approximately 60km WNW of Mareeba

Property Description: The area encompassed by the outer boundary of OL065; which includes the following lots: Lot 77 on MPH14335, Lot 3 on MPH25170, Lot 82 on MPH14335, Lot 36 on MPH14335, Lot 303 on M6494, Lot 301 on M6494, Lot 208 on M6494, Lot 2 on MPH14335, Lot 14 on MPH 14335, Lot 2 on MPH25170, Lot 406 on M6494, Lot 605 on M6494, Lot 599 on OL65, Lot 6 on MPH3396, Lot 1093 on MPH14335, Lot 1106 on MPH1935, Lot 599 on OL65, Lot 1071 on MPH14335, Lot 64 on MPH25175, Lot 1 on MPH1931, Lot 2 on AP9474, Lot 202 on M6494, Lot 69 on MPH25175, Lot 21 on MPH14335, Lot 19 on MPH14335, Lot 1 on MPH14335, Lot 312 on M6494, Lot 212 on M6494, Lot 73 on MPH25175, Lot 12 on MPH 14335, Lot 10 on MPH14335, Lot 16 on M6493, Lot 413 on M6494, Lot 415 on M6494, Lot 417 on M6494, Lot 508 on M6494, Lot 3 on M6497, Lot 1 on M6494, Lot 1 on MPH3396, Lot 1302 on MPH25175, Lot 58 on MPH25175, Lot 78 on MPH25175, Lot 37 on 14335, Lot 4 on HG203, Lot 307 on M6494, Lot 307 on M6494, Lot 309 on M6494, Lot 209 on M6494, Lot 15 on MPH14335, Lot 211 on M6494, Lot 13 on MPH14335, Lot 504 on M6494, Lot 405 on M6494, Lot 11 on MPH14335, Lot 7 on MPH25170, Lot 414 on M6494, Lot 14 on M6493, Lot 3 on M6496, Lot 5 on MPH25176, Lot 1072 on MPH14335, Lot 1312 on MPH25175, Lot 34 on MPH14335, Lot 1336 on MPH 25175, Lot 302 on M6494, Lot 207 on M6494, Lot 304 on M6494, Lot 201 on M6494, Lot 210 on M6494, Lot 1 on MPH25170, Lot 16 on MPH14335, Lot 8 on MPH14335, Lot 501 on M6494, Lot 10 on M6493, Lot 11 on M6493, Lot 19 on M6494, Lot 12 on MPH25176, Lot 507 on M6494, Lot 509 on M6494, Lot 3 on MPH25176, Lot 72 on MPH25175, Lot 1095 on MPH14335, Lot 31 on MPH14335, Lot 32 on MPH14335, Lot 8 on MPH25170, Lot 305 on M6494, Lot 18 on MPH14335, Lot 214 on M6494, Lot 502 on M6494, Lot 404 on M6494, Lot 511 on M6494, Lot 4 on M6494, Lot 2 on MPH25176, Lot 38 on MPH14335, Lot 308 on M6494, Lot 22 on MPH14335, Lot 205 on M6494, Lot 203 on M6494, Lot 3 on MPH14335, Lot 17 on MPH14335, Lot 7 on MPH14335, Lot 21 on M6499, Lot 408 on M6494, Lot 503 on M6494, Lot 1 on M6493, Lot 17 on M6493, Lot 409 on M6494, Lot 5 on MPH3396, Lot 412 on M6494, Lot 510 on M6494, Lot 13 on MPH25176, Lot 1 on MPH3395, Lot 1 on MPH25176, Lot 1 on AP9474, Lot 1317 on MPH25175, Lot 1084 on MPH14335, Lot 1097 on MPH14335, Lot 42 on MPH14335, Lot 35 on MPH14335, Lot 801 on M6494, Lot 1309 on MPH25175, Lot 206 on M6494, Lot 310 on M6494, Lot 311 on M6494, Lot 4 on MPH14335, Lot 407 on M6494, Lot 6 on MPH25170, Lot 9 on M6493, Lot 410 on M6494, Lot 5 on M6494, Lot 70 on MPH25175, Lot 63 on MPH25175, Lot 33 on MPH14335, Lot 6 on M6494, Lot 3 on AP9474, Lot 39 on MPH14335, Lot 204 on MPH6494, Lot 20 on MPH14335, Lot 213 on M6494, Lot 6 on MPH14335, Lot 9 on MPH14335, Lot 403 on M6494, Lot 401 on M6494, Lot 505 on M6494, Lot 4 on MPH3396, Lot 2 on MPH3396, Lot 411 on M6494, Lot 416 on M6494, Lot 418 on M6494, Lot 15 on M6493, Lot 2 on M6496, Lot 7 on M6498, Lot 3 on MPH3396. Plus road reserves within the area including but not limited to Wason, McLeod and Harris Streets.

Physical Condition: Ranging from poor to good

Year Started: 1914 **Year Completed:** 1958

Satisfies Significance Criterion: A, B, C, D & E

Tenure: Various

LOCAL HERITAGE PLACES

Statement of Significance: Mount Mulligan Mine and Township is significant as a key component of the Chillagoe Company, which played an important role in the historical development of the greater Dimbulah District. The determination of the company to pursue a marginal coal mine reflects the importance of coal as an energy source for north Queensland mining operations and the desirability of securing a local source.

The township is significant through its direct association with the worst mining disaster in Queensland history when 75 miners died.

The place is important in demonstrating the pattern of Queensland's history as the earliest and longest-surviving State-owned mining settlement in Queensland. The Labor Governments' state enterprises policy had a major impact in the early to mid twentieth century in a number of industries, including mining.

The township is significant in Queensland history through direct association with the only coal mining operation in Far North Queensland. Despite its overall failings, the colliery was also regarded as one of the largest and most sophisticated to be constructed in Australia at the time, particularly with regard to the design of the coke ovens, the endless ropeway electric haulage system, and the use of electrical powered equipment underground.

The township is significant as the location of the longest operating co-operative mining settlement in Queensland established through the State Branch of the Colliery Employee's Union (criterion A).

The brick kiln is significant through the intactness of its fabric and as the only example of its design to have survived in North Queensland (criterion B).

The township is significant because of its extensive archaeological features that provide evidence of an isolated community of waged miners, occupied entirely with coal mining. Everyday activities of the former community remain evident throughout the site and although there has been some disturbance of large historical community rubbish dumps, the size and relative isolation of the township has ensured a substantial degree of overall archaeological integrity.

The mine shafts and remnant infrastructure cover the spectrum of the mine's operation and have the potential to answer questions on the development of coal mining operations in north Queensland during the first half of the twentieth century. For example, extant early elements such as the open air explosives store contrast with the substantial ruins of the firebrick explosives store and cableway (criterion C).

The hospital is a significant example of a small general hospital, built with minor variations to standard Public Works Department specifications. The surviving building demonstrates evolutions occurring in inter-war hospital design and functions during the 1920s and 1930s, in response to new legislation that signalled a shift in community attitudes to health and child-care (criterion D).

The close physical proximity of the mine, railway and township to the mountain is visually dramatic and highly evocative; reinforcing the sense of isolation (criterion E).

Local History: Mount Mulligan was a small coal-mining community that existed between 1914 and 1958. The mine was established as a cheaper, local source of fuel, especially for the extensive Chillagoe Company facilities and the far north Queensland rail network. The town achieved notoriety on 19 September 1921 when 75 miners lost their lives in a coal dust explosion. The mine was worked mainly by the Chillagoe Company until 1923 when the Queensland Government took over, eventually passing it to the local Union on tribute from the State Government.

Kuku Djungan traditional owners knew Mount Mulligan as Nurrabullgin (or Ngarrabullgan), but it was officially named after the famous north Queensland prospector James Venture Mulligan,

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whose party camped beside the bluff in 1874. Between 1873 and 1880, Mulligan discovered two major North Queensland gold fields - the Palmer and the Hodgkinson - and a number of lesser tin and silver deposits.

Samples of coal were discovered in 1907 by Bill Harris, a resident of the mining settlement of Woodville, while prospecting for gemstones in the gorge of Richards Creek at Mount Mulligan. John Moffat's Irvinebank Company undertook initial prospecting leases in 1907, followed by J.S. Reid's Chillagoe Company in 1910. Initial exploration was also executed by several small local syndicates.

From 1907 to 1911, the Chillagoe Company conducted its operations on a narrow profit margin subject to fluctuations in lead and copper prices - by 1911 the company was grossly overcapitalised. In an attempt to solve its problems, the company approached the government for assistance while developing a colliery and coke works at Mount Mulligan in the search for cheaper fuel.

Government geologist L.C. Ball was sent to Mount Mulligan in 1911 to carry out an extensive survey of the coal deposits. He concluded that the future of the field depended wholly on the construction of a railway from Mount Mulligan to connect with the Chillagoe line. In 1912 the government agreed to build a railway from Dimbulah to Mount Mulligan. As construction proceeded, the cost was to be reimbursed by the Chillagoe Company, who were in turn required to provide Queensland Railways' coal requirements on the Cairns - Mareeba line. To finance the railway, the Chillagoe Company underwent reconstruction in March 1913. The company was liquidated and its assets passed to Chillagoe Limited. James Watson was appointed General Manager of the Mount Mulligan operations in 1914. Chillagoe Limited was lavish in their capital expenditure for Mount Mulligan, installing innovative and sophisticated equipment and machinery.

With the development of the mine, a township was surveyed and land sold at auction at Thornborough court house in April 1914. Early conditions had been rough and included the use of some rock shelters for accommodation. However, these were replaced by tents and iron huts that spreading across the town reserve. More substantial public establishments such as stores and hotels were soon followed, in addition to essential infrastructure such as a brick-making plant and a dam, which was constructed on top of the mountain.

In April 1914, the Mount Mulligan Progress Association instructed the police to remove the Aboriginal community who lived on waterholes at the base of the mountain, near the township. Instructions were to relocate them some distance away to the Hodgkinson Valley below the township of Woodville.

The railway arrived in the township in August 1914, but the Mount Mulligan mine had already closed due to a lack of operating funds within the Chillagoe Company. Government pressure on the Chillagoe Company to fulfil its obligation to supply railway coal led to the reopening of Mount Mulligan in 1915. Work began on a coking plant and a ventilation plant was installed in No. 3 mine adit. The town was reoccupied and a school opened using a building relocated from nearby Gilmore. Another disused building, initially erected for construction of the railway, was used as a temporary hospital. According to the medical conventions of the day, it was located on high on the margins of the township to facilitate exposure to the healing properties of fresh air. Despite subsequent calls for a more substantial hospital facility, the building continued to be used for about twenty years, the only addition being a detached wooden maternity ward in 1924.

In September 1915, Chillagoe Limited acquired John Moffat's Mount Mulligan leases, giving the company full control of the centre of the coal bearing area. The general manager, Watson, installed mechanical coal cutters in 1919 in an effort to reduce the dependence on manpower in an era of labour scarcity caused by the war. A disadvantage of this system was they greatly increased the amount of coal dust in the mine.

The Ryan Labor government was elected in 1915 and began negotiations for the purchase of the Chillagoe Smelters as a State Enterprise, encouraged by a wartime rise in the demand for

LOCAL HERITAGE PLACES

copper and lead. Following several defeats in the Legislative Council, the Chillagoe and Etheridge Railway Bill finally received assent in November 1918, four days after the end of the war and the wartime need for copper and lead. The Act also provided for development of Mount Mulligan mine, which by 1920, was regarded as one of the largest and most sophisticated to be constructed in Australia at the time, particularly with regard to the design of the coke ovens, the endless ropeway electric haulage system, and the use of electrical powered equipment underground.

By the early 1920's Mount Mulligan Township had a population of approximately 350 people, and important social infrastructure such as a school and church; although no resident clergy. A moderate sized settlement for the district, the town continued to support two hotels and six stores; there were also regular picture shows. However, Mount Mulligan remained an isolated and marginal community. Transport in and out of the town was solely by rail and when a cyclone caused extensive damage to the town in February 1920, some key civic facilities, such as the church, were not replaced for thirty years.

Despite the isolation of the site and ownership of mine by the state, broader social divisions were also strongly maintained within the township. Mine officials occupied substantial houses on the slopes of the mountain, while miners were housed in simple iron roofed timber frame dwellings, corrugated iron huts, or tents. The substantial houses located to the east became known as 'snob hill' [sic]. Even those houses on wooden stumps along Wason Street were known as 'Jews' Alley' [sic], as anyone in Mount Mulligan who owned a house on stumps clad in corrugated iron before the 1950s, was considered affluent. Even patronage at the 'top and bottom pubs' were closely linked to perceived stature within the township.

The town achieved notoriety when at 9.25 am on 19 September 1921 a coal dust explosion killed all 75 men working underground at the time; this represented approximately twenty percent of the population of the township and devastating the community. It was (and still is) the third highest death toll from a coal mining disaster in Australia, and the highest ever in Queensland. The cause of the detonation and source of the explosion remain inconclusive. Recovery of the bodies was delayed by the existence of poisonous 'afterdamp gas' - all but one were removed by Friday 23 September, the last was discovered five months later. These victims of the disaster were the first to be buried in the cemetery, which had been established only months before. Ironically, the cemetery site had been prepared by some of the 75 miners who died during the explosion. Graves were initially defined with stone rubble borders and identified by a name painted on a small iron marker.

On 23 September 1921, E.G. Theodore, Premier of Queensland, established a Royal Commission to "Inquire into and report on the recent disaster at Mount Mulligan Coal Mine and also into the methods of mining carried on at such mine and further to make recommendations as may tend to prevent the recurrence of accidents of a like nature". The report, produced on 2 December 1921, attributed the cause of the explosion to unsatisfactory work procedures and poor supervision. The Commission was highly critical of the disregard for safety shown in the administration of the mine.

The mine suffered only superficial damage from the explosion and reopened for production early in 1922. The coke-works were successfully fired in August 1922, with the first consignment railed to the Chillagoe smelters in September.

The Mount Mulligan disaster precipitated the financial collapse of the last remnants of the Chillagoe Company's empire. In July 1923 the mine was taken over by the State. The government immediately commenced underground and surface re-development. The mine operations were found to be inefficient and the coal of poor quality, unsuitable on the whole for coking. The coke works were dismantled in 1925 and production declined steadily.

The state's acquisition of the mine coincided with the civil peak of the Mount Mulligan community. The population continued to grow, as evidenced by the school's enrolment, which climbed to 138 pupils by 1928. The increasing role of government in public health and the passage of the Maternity Act in 1922 also facilitated the erection of new maternity facility at

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Mount Mulligan Hospital; although the community argued it would have preferred a new general hospital as most women had their babies at home.

In February 1927 the Chillagoe State Smelters closed. Part of the network of interdependent mining facilities operating within the district, its closure was a serious blow to Mount Mulligan. The official reason for the closure was "difficulties" in the smelter's management, but the later Mungana Inquiry (1930) exposed corrupt financial practices, that also encompassed aspects of the Mount Mulligan operation.

The mine was subsequently operated by the local union 'on tribute' from the state government from 1929 - 1947. Maintenance and marketing problems continued to plague the operation, with the mine flooding each wet season. Production and population decline during this period, with most of the retained miners being married men with families. In 1937 the tributers took further steps to address the outlook of mine, undertaking a major redevelopment with the opening of a new No 5 adit. A new mine, the King Cole, was opened by Tableland Tin Dredging NL to obtain fuel for its steam dredge. Much of the surface plant at Mount Mulligan was also updated in the early 1950s.

Improvements also occurred in the township during the Union's operation of the mine. A new general hospital was erected in 1937 on level ground along the eastern end of Harris Street. The lots had been specifically acquired for the purpose and enabled the 1924 maternity ward to be relocated from near the cemetery and established as a semi-detached ward. Another semi-detached building containing the nurses quarters was erected at the rear of the group. The provision of general hospitals to regional communities in Queensland was spurred by the Australian Labor Party's ambition to nationalise the health system. The passage of the Hospitals Act in 1923 and the establishment of the Hospital Board system led to the rapid expansion of public health facilities in Queensland from 1920-1940.

Mount Mulligan was part of the Mareeba Hospital Board and its new facility was, very typical of the Queensland adaption of the 'pavilion style' hospital. Typical features of small regional hospitals at this time were a single storey timber and tin building, which used wide verandahs and breezeways to control heat. Unable to provide separate pavilions for males and females, the larger wards were separated by smaller rooms for private patients and medical staff. Ablutions and domestic facilities were in semi-detached structures to the rear.

Even in the latter years, public investment continued within Mount Mulligan. A Roman Catholic Church was erected 30 years after the previous church was destroyed in a cyclone. A connecting road to Dimbulah was established and diesel generators were installed for domestic electrical supply. A new change house for the miners was also built in 1952. However, the future of the township and mine were essentially sealed that same year when Queensland Railways, the mine's biggest customer, began using diesel locomotives. The final blows occurred in 1957 when both the King Cole Mine and main shaft closed; the former due to structural instability and the latter because of subsidence and ventilation difficulties. The operation had always been marginal and when the move to diesel became clear further investment to address the issues became unfeasible.

The mine plant was taken to Collinsville, and many of the miners followed. Businesses and houses were raided to Cairns and in 1958 the town was completely abandoned. Only the hospital, purchased as the homestead for Mount Mulligan cattle property, still stands in the town.

Physical Description: The entire site is dominated by the Mount Mulligan escarpment, which runs approximately north-west/south-east. An extensive site, it contains both built remnants and archaeological features. The built features include the intact hospital, chimney, brick kiln, and cemetery. There are also the recognisable ruins of the mine entrance, fan shaft, two explosives magazines, power plant, bath-house, playing fields and coke-works. The more archaeological features include remnants of the ropeway, machinery, building foundations (for a variety of sites including the tippler, commercial premises, public venues and residents), railway formations, culverts, public dumps, and domestic refuse.

LOCAL HERITAGE PLACES

The main mine entry (No. 2 Adit) is located at the base of the eastern side of the escarpment. The location of the mining infrastructure and the township itself was determined by the location of the adit. Mining infrastructure and housing spreads out roughly 180° towards the east from the mine shaft, although the main colliery infrastructure is concentrated around the former ropeway formation that extends out in a north-easterly direction from the main tunnel. The railway formation extends roughly north-south to bisect the town, with the majority of the domestic and commercial districts located on its eastern side. The cemetery is located at the top of the north-eastern quarter of the township.

The archaeological remains of the Mount Mulligan Township and Mine are organised into three main categories:

1. The mine and associated infrastructure.
2. The township.
3. The cemetery.

Mine and Associated Infrastructure: Remains of the mine's surface infrastructure are spread over a wide area extending from the pit head at the base of the Mount Mulligan escarpment to the colliery treatment and loading facilities 500 metres away at the railway siding. The mine and treatment plant were connected by an endless ropeway formation along which are the remains of associated buildings. The main tunnel which figured in the 1921 explosion (formerly No 2 Adit) has become sodden and heavily vegetated near the entrance, which is partly blocked by a rock slip. The entrance to No. 3 fan tunnel, located above and about 50 metres south, is encased with concrete ducting. One section contains a 1950s inscription. Approximately 50m north of the mine entry are the heavy stone remains of the original explosives magazine.

At the commencement of the ropeway near the main tunnel entrance is the concrete floor of the earlier miners' bath house with a small Cornish boiler for heating. Along the ropeway formation, steel cables and some timber sleepers are still evident. Structures evident along the gentle incline of the ropeway to the plant area include remains of a camp occupied by one of the later miners, an explosives magazine constructed with retort bricks, the floor and tiled walls of the later (1950s) bath house, stumps of the miners' boarding house, concrete surface of the dining room and the stumps of the Chillagoe Company office. This structure has later been incorporated as part of a hut. There is archaeological evidence of other camp sites throughout this area, including a hut to the north that retains a 'bottle base' decorative garden feature.

Midway along the ropeway and about 100 -150 metres south are the foundations of the mines officers' houses commencing with the concrete stumps of the (1950s) State Mine electrician's house, the garden plots and concrete steps of the mine manager's house, and the concrete surface and tank stands of the mine engineer's house. Extending 300 - 400m south of the ropeway near the southern boundary of the colliery area, are the concrete surfaces of the State Mine houses of the 1923-25 period.

Located along the length of the railway sidings are the foundations of the colliery power plant, coal preparation and coking works. Commencing from the north end of the siding, the largest building remains are the brick kiln, followed by the high form-cast concrete walls of the power house.

Adjacent to the power house are brick sections of a double Babcock boiler with a cupola roof. Standing by the siding at the ropeway terminus are the concrete pillars and headstocks that supported the weighbridge, tippler and screens. Overlooking this area is the round brick chimney constructed in 1920 for the unsuccessful coke works project. The coke preparation plant and the coke ovens were demolished in the mid-1920s and remain as broken brickwork amid large heaps of coke dust. The coke siding cutting and concrete coke loading platform survive. The concrete and brick footings of a long line of high coal stockpile bins remain evident on the eastern side of the coke siding cutting.

Main Township: The township is concentrated around four main streets, Harris, McLeod, Wason and Watson. All streets in the township remain unsealed but in recent years have been cleared of vegetation and signed to aid visitors. The intersection of Harris and McLeod Streets

SCHEDULE 7

was the commercial centre of the township and the most intensively developed. Entry to the township is by way of an unmade crossing of Slip Creek, then up an incline to Harris Street.

At the eastern edge of Harris Street is the former hospital, the only intact and occupied building remaining in the township. It is a single storey timber structure on low wooden stumps and a corrugated iron roof. The front entrance has a decorative art-deco concrete frame built into the verandah that has Mount Mulligan Hospital embossed into the top; the word Hospital has been since partially removed and painted over. Some external components have been removed, such as the timber maternity building, which was taken to Dimbulah in 1958 and is the current Country Women's Association hall. The semi-detached former medical officer's office is extant on the western side of the main building, as is the rear utilities annex. Now occupied as a private residence, the main hospital complex is intact, although some minor alterations have been made such as the installation of modern kitchen facilities and toilet. A small number of rooms have also had internal dividing walls removed, although they can often still be read due to the survival of door frames and structural members. Decorative wooden breezeways are located above most internal doors, which are complimented by small rectangular glass windows above the external doors. French doors open onto a wide verandah around the three main facades of the central building.

From the hospital Harris Street continues in a westerly direction. On its north side are the sites of the Federal Hotel, a tennis court, a children's playground with a climbing frame, and then a billiard saloon, a haberdashery and a vegetable shop. None of the buildings survive but stumps and areas of concrete indicate their locations. The southern side of Harris Street has extant stone curbing and substantial building foundations for a house that was once a post office, a grocery store, the R.S.L. hall and Torpy's Hotel. Surviving evidence of the hotel includes concrete supports for timber verandah posts along the Harris and McLeod Street footpaths, a concrete lined cellar on the Harris and McLeod Street corner of the lot, short round timber stumps of the hotel and outbuildings, a brick copper hearth on the laundry site, and concrete surfaces of a garage shed on the McLeod Street frontage.

Along McLeod Street heading south from Torpy's Hotel are the sites of a row of commercial premises including a dance hall and picture theatre, a café, a butcher's shop, and a bakery. Some of these premises retain *in situ* associated artefacts and features, such as the bakery which contains a large brick oven and scattered bread tins. Beyond the McLeod Street intersection, continuing west along the north side of Harris Street, are the foundations of the police station buildings, another tennis court, and the stumps of Quill's store and adjacent house.

To the south of commercial premises is Slip Creek gully, which runs approximately east-west. The gully is quite deep and heavily vegetated. At the western edge of the gully is the road and railway embankment, under which has been constructed a drainage culvert. Made from concrete, it retains evidence of the form-work used for its construction and is in excellent condition. The gully has a level terrace of land along the southern side of the creek, which contains some structural ruins and associated artefacts. These sites appear domestic in nature and contrast markedly with the substantial ruins of the senior mine management houses near the main tunnel. Immediately above the gully on the southern ridge is the school site, which consists of a concrete pad with high-set timber stumps from two classroom buildings, urinal walls, and remnants of the playground fence. Round timber stumps of the teacher's house are located along Wason Street, which marks the southern edge of the township. A small number of other residences are scattered along the southern edge of Wason Street, including the remnants of 'Dyson's House', which is uncharacteristically made from brick. The remnants of a series of more substantial houses are located to the east.

Watson Street, on the northern edge of the township, also contains the ruins of a series of stumped wooden houses. The ruins vary but collectively comprise timber stumps, garden features, historical plantings, water tanks, corrugated iron and discrete artefact scatters. Watson Street continues northward, past a large sports oval on the left and a large rubbish dump on the right. The dump has been disturbed by collectors but retains substantial amounts of intact artefactual material including bottles, tins and drums. Two other similar dumps are

LOCAL HERITAGE PLACES

located on the eastern and southern edges of the town. At the end of Watson Street is the cemetery.

Cemetery: The cemetery reserve is located 500m north of the township centre. It is divided into four sections for Church of England, Roman Catholic, Other Denominations and Pagans. The cemetery contains 121 definable graves in the first three sections. Of these, twenty-eight graves (including four with multiple burials) contain headstones or inscribed markers identifying the occupants. Burials with headstones date from 1921 to 1935. Most headstones, including all of the explosion victims, are from Melrose & Fenwick's factory in Cairns. Mount Mulligan cemetery records contain the names or a reference (i.e. Unknown) to forty-six of the miners killed. However in six instances the records contain obvious duplications. The graves of forty-nine 1921 explosion victims can be identified with reasonable certainty based on the information in the cemetery records used in conjunction with the headstone inscriptions to determine the names of victims in graves between headstones.

Soon after the burials, the graves of the explosion victims were identified by a name painted on a small metal marker placed at the head of the grave. Thirty-five graves still contain these markers, though the painted names have long-since faded. Cemetery records show twelve graves recorded as 'unknown', which coincides with twelve victims who were listed at the time as 'unidentified'. A further four graves do not contain markers or any form of identification. However their locations suggest that they also relate to the explosion. The vast majority of the disaster victims are buried in the cemetery, with at least 69 graves identified that are confirmed or strongly believed to be associated with the explosion. One miner is known to have died of injuries at Mareeba and may have been buried there.

**ITEM-2 APPLICATION FOR CONVERSION OF TERM LEASE TO
FREEHOLD - LOT 154 ON HG378, DIMBULAH**

MEETING: Ordinary

MEETING DATE: 19 July 2017

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

DEPARTMENT: Corporate and Community Services

EXECUTIVE SUMMARY

Application has been made to the Department of Natural Resources and Mines (DNRM) for the conversion of Term Lease TL 0/235929 over land described as Lot 154 on HG378, Parish of Borneo to freehold.

Term Lease TL 0/235929 has been held by the owners of adjoining Lot 2 on RP719799 who have used Lot 154 for agricultural and grazing purposes in conjunction with Lot 2 on RP719799. Should the conversion be successful, it is expected that the land will continue to be used for agriculture and grazing purposes.

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

OFFICER'S RECOMMENDATION

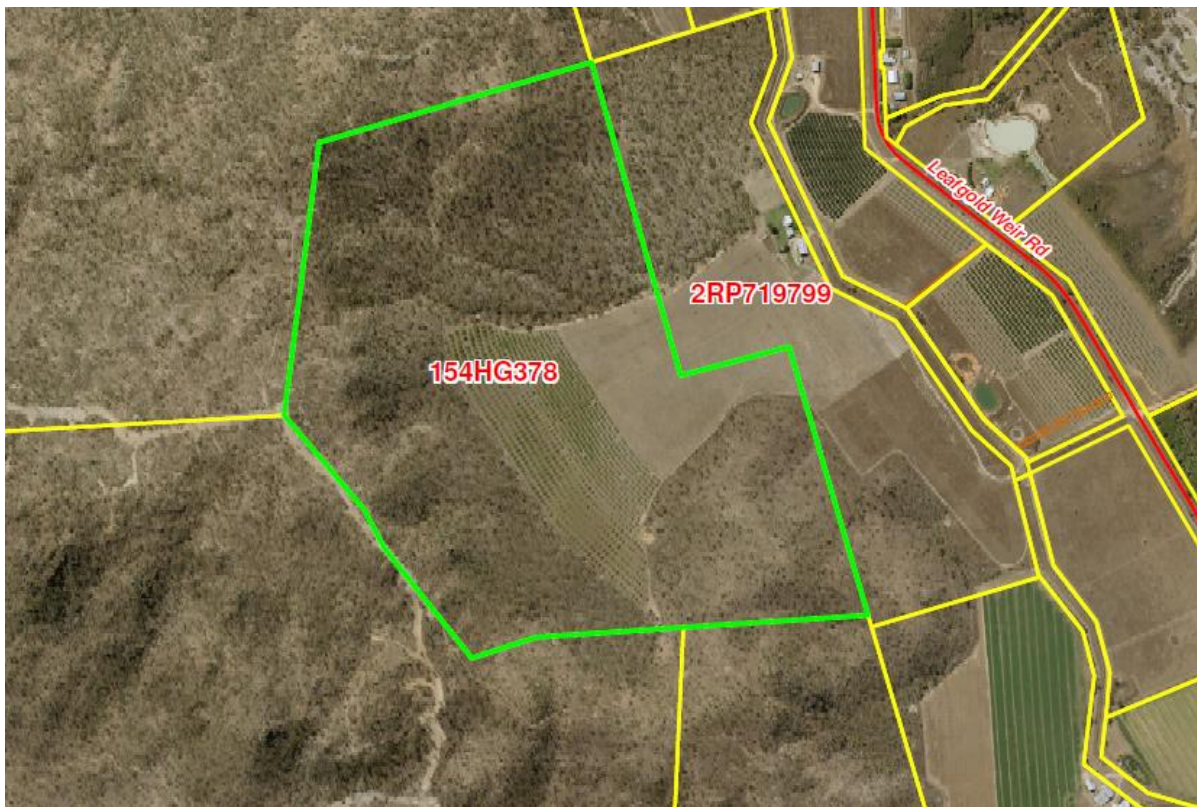
"That Council offer no objection to the conversion to freehold of the term lease over land described as Lot 154 on HG378, subject to its amalgamation with an adjoining freehold allotment, due to Lot 154 on HG378 having no road frontage."

BACKGROUND

DNRM is currently considering an application for the conversion to freehold of Term Lease TL 0/235929 over land described as Lot 154 on HG378.

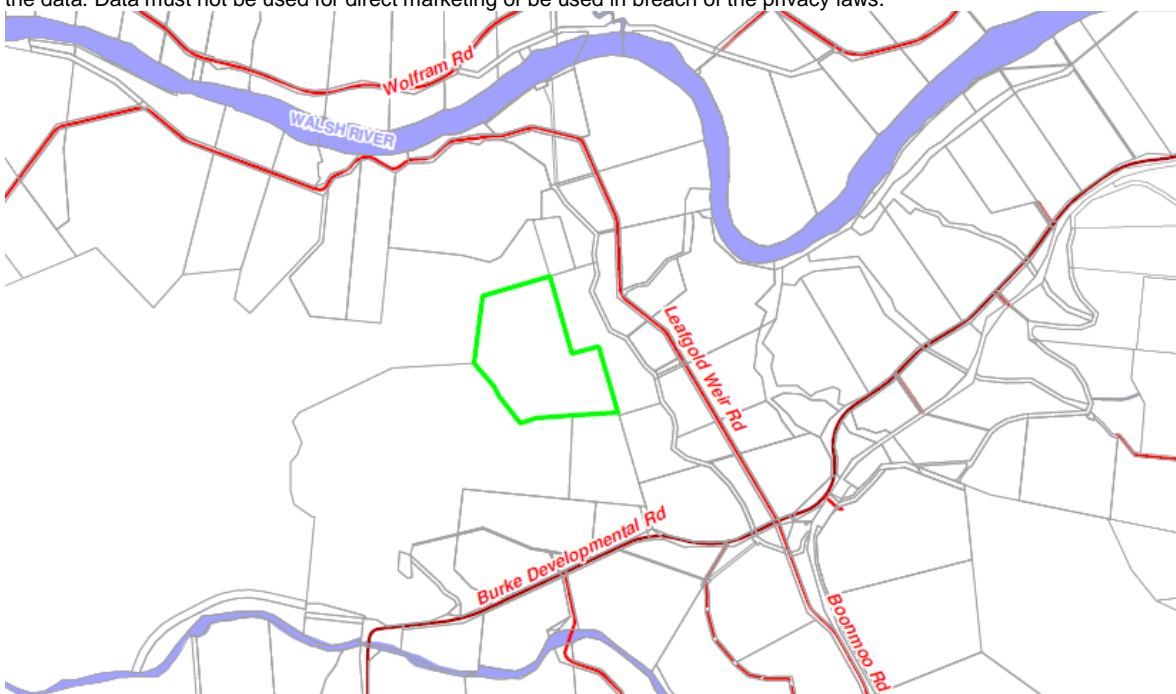
The land has an area of 73.147 hectares and is situated off Leafgold Weir Road, west of Dimbulah. It is currently used for grazing and agricultural purposes and it is expected that this use will continue if the conversion is successful.

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



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LINK TO CORPORATE PLAN

Nil

CONSULTATION

Internal

Nil

External

Nil

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

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

Due to Lot 154 on HG378 having no road frontage, it is recommended that its conversion to freehold be subject to it being amalgamated with an existing adjoining freehold allotment.

FINANCIAL & RESOURCE IMPLICATIONS

Capital

Nil

Operating

Nil

IMPLEMENTATION/COMMUNICATION

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

ATTACHMENTS

1. Department of Natural Resources and Mines letter of 30 June 2017.

Date Prepared: 4 July 2017

ATTACHMENT 1Department of
Natural Resources and Mines

Author Stephen Lavery
File / Ref number 2017/001933
Directorate / Unit State Land Asset Management
Phone (07) 4222 5427

30th June 2017

Mareeba Shire Council – Property Services
Via Email: info@msc.qld.gov.au

Dear Sir/ Madam

Application for conversion of Term Lease TL 0/235929 over Lot 154 on HG378 to Freehold

The department has received the above application. The enclosed Smartmap shows the subject land and the surrounding locality.

Please advise the Department of your agency's views or requirements that the Department should consider when assessing this application. Objections to the application, and any views or requirements that may affect the future use of the land should be received by close of business on **11th August 2017**. If your agency offers an objection to the application, a full explanation stating the reason for the objection should be forwarded to this Office.

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

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

If you wish to discuss this matter please contact Stephen Lavery on (07) 4222 5427.

All future correspondence relative to this matter is to be referred to the contact Officer at the address below or by email to Townsville.SLAMS@dnrm.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.

Postal :
DNRM Cairns
PO Box 5318
Townsville
4810 QLD

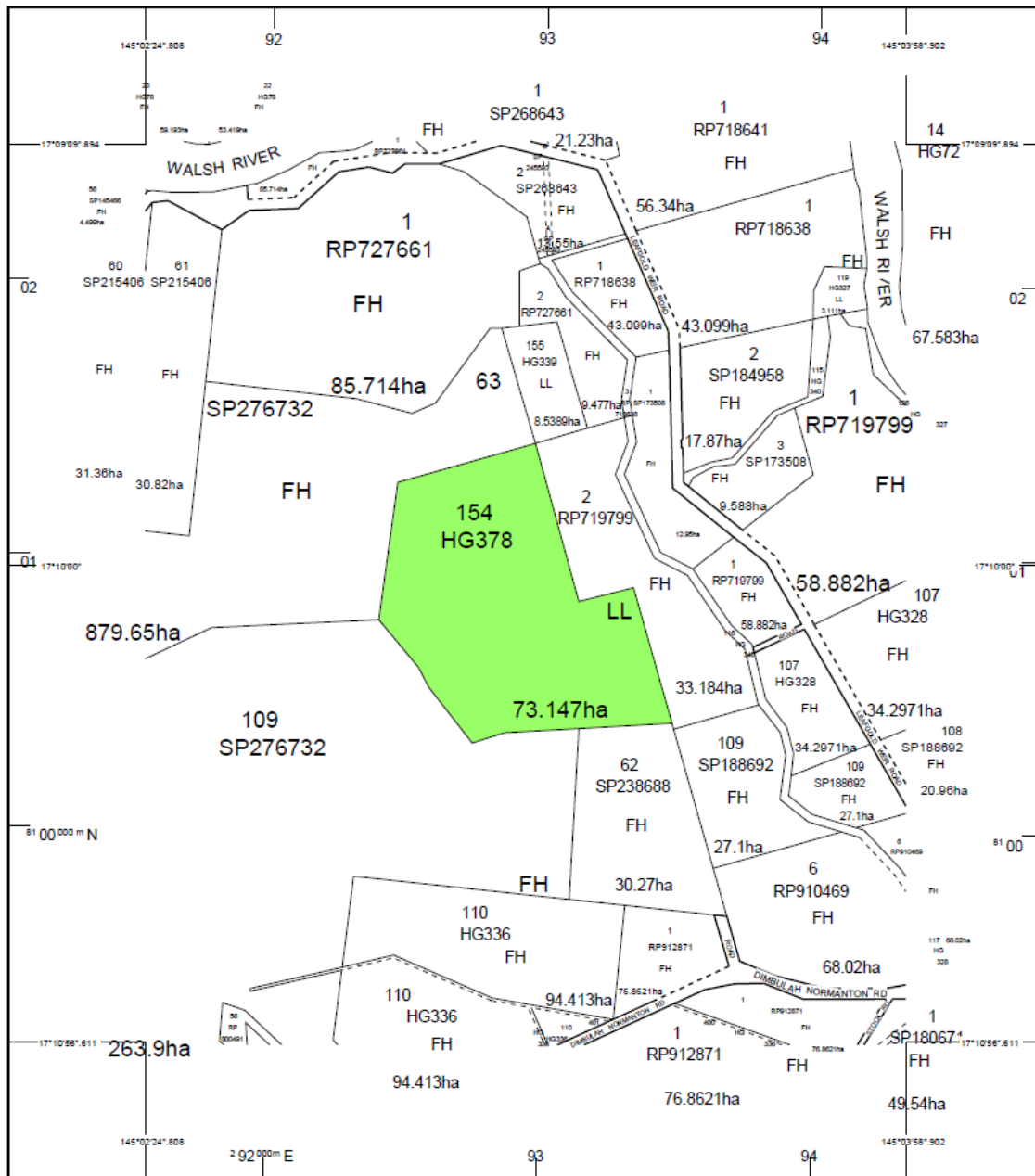
Telephone : (07) 4222 5427
Fax: (07) 4799 7533

Please quote reference number 2017/001933 in any future correspondence.

Yours sincerely

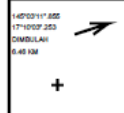
Stephen Lavery
Land Administration Officer

Enc SmartMap



STANDARD MAP NUMBER
7963-43421

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB
Lot/Plan 154/HG378
Area/Volume 73.147ha
Tenure LANDS LEASE
Local Government MAREEBA SHIRE
Locality DIMBULAH
Segment/Parcel 21486/6

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 28/06/2017
For additional information regarding this SmartMap see page 2.
Shading Rules have been applied.

DCDB 27/06/2017 (Lots with an area less than 3000m² are not shown)

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

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SmartMap

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



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(Department of Natural
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**ITEM-3 SURRENDER OF PERMIT TO OCCUPY AND MOST
 APPROPRIATE USE OF UNALLOCATED STATE LAND -
 LOT 1 ON PER6931**

MEETING: Ordinary

MEETING DATE: 19 July 2017

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

DEPARTMENT: Corporate and Community Services

EXECUTIVE SUMMARY

The Department of Natural Resources and Mines (DNRM) is currently considering an application to surrender a Permit to Occupy over unallocated state land (USL) described as Lot 1 on PER6931, situated at Northcote, Glen Russell. After surrender, DNRM is proposing that the USL revert to a Reserve for Township Purposes with Council as Trustee.

DNRM seeks Council's views on the application to surrender the Permit to Occupy and also whether Council has any knowledge of any local non-indigenous cultural heritage values associated with the land.

While Council officers do not object to the proposed surrender of the Permit to Occupy, Council officers cannot identify a need or justification for Council to accept Trusteeship of the USL if the Permit to Occupy is surrendered, particularly given the likely ongoing land management responsibilities associated with the Trusteeship.

It is therefore recommended that Council offers no objection to the surrender of the Permit to Occupy, but advise DNRM that Council does not wish to accept Trusteeship of the USL once the surrender is complete.

No known local non-indigenous cultural heritage values exist on the subject land.

OFFICER'S RECOMMENDATION

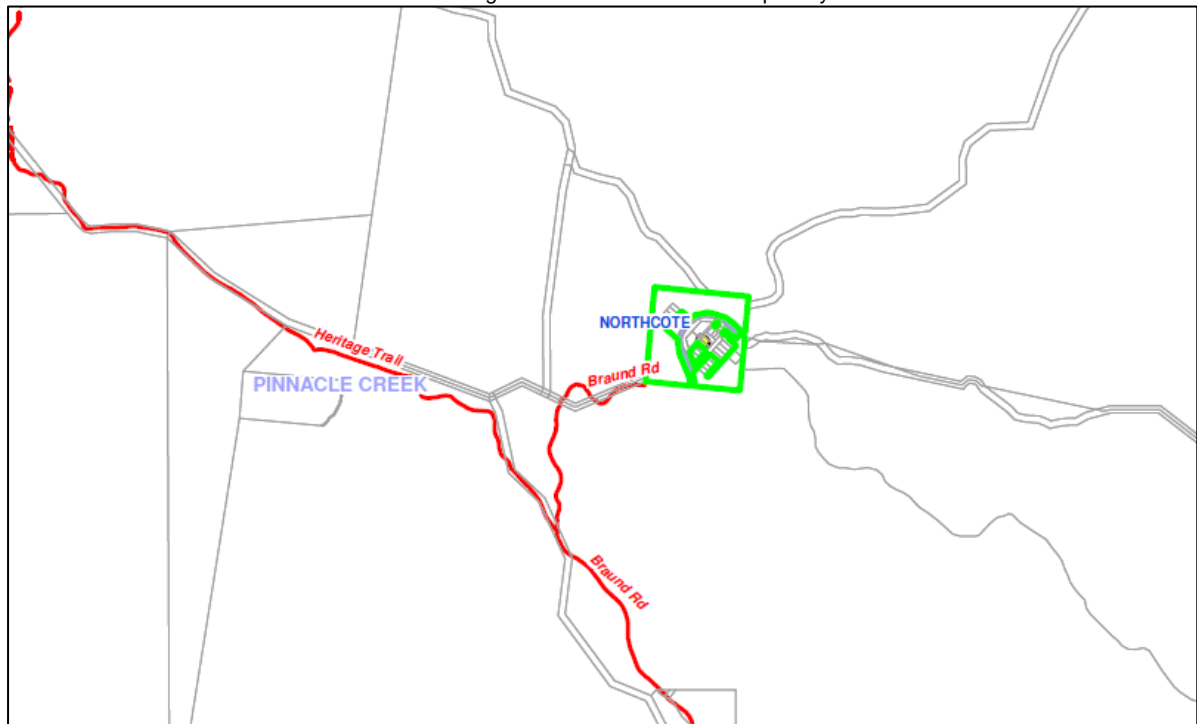
"That Council offer no objection to the surrender of the Permit to Occupy over Lot 1 on PER6931 (2017/002824) and advise the Department of Natural Resources and Mines that Council does not wish to accept Trusteeship of the land once the surrender is completed.

Further, Council advise the Department of Natural Resources and Mines that Council has no knowledge of any local non-indigenous cultural heritage values associated with the land."



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BACKGROUND

The Department of Natural Resources and Mines (DNRM) is currently considering an application to surrender a Permit to Occupy over unallocated state land (USL) described as Lot 1 on PER6931, situated at Northcote, Glen Russell. After surrender, DNRM is proposing that the USL revert to a Reserve for Township Purposes with Council as Trustee.

DNRM seeks Council's views on the proposed surrender of Permit to Occupy and also whether Council has knowledge of any local non-indigenous cultural heritage values associated with the land.

Lot 1 on PER6931 surrounds the Northcote Township at Glen Russell and has an area of 45.5 hectares. The land is unimproved and is zoned *Rural* under the Mareeba Shire Council Planning Scheme - July 2016.

Access to Lot 1 is gained via Braund Road which terminates at the western boundary of the lot. Multiple freehold land parcels exist within the Northcote Township; two (2) parcels are owned by third parties, with the remainder owned by Mareeba Shire Council. Access to the two (2) third party freehold parcels is gained through Lot 1 and through various Council owned parcels.

Advice from Council's Governance and Compliance Advisor indicates that there is no apparent need or justification for Council to accept Trusteeship over the land as a Town Reserve given the likely ongoing land management responsibilities associated with the Trusteeship.

LINK TO CORPORATE PLAN

Nil

CONSULTATION

Internal

Governance and Compliance Advisor

External

Nil

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Nil

POLICY IMPLICATIONS

The Mareeba Shire Council Planning Scheme - July 2016 places the subject land within the *Rural* zone.

Council officers have no knowledge of any non-indigenous cultural heritage values associated with the subject land.

FINANCIAL & RESOURCE IMPLICATIONS*Capital*

Nil

Operating

Nil

IMPLEMENTATION/COMMUNICATION

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

ATTACHMENTS

1. Department of Natural Resources and Mines email dated 6 July 2017.

Date Prepared: 10 July 2017

ATTACHMENT 1

From: MURPHY Tanya [<mailto:Tanya.Murphy@dnrm.qld.gov.au>]
Sent: Thursday, 6 July 2017 10:24 AM
To: Info (Shared)
Subject: DNRm submit request for Council views/requirement by 11/08/2017 - Application to Surrender Permit to Occupy over Lot 1 R6931

To: Chief Executive Officer
Mareeba Shire Council

APPLICATION TO SURRENDER PERMIT TO OCCUPY OVER LOT 1 ON PER6931 ELVAS CASE 2017 / 002824

The department has received the above application. The proposed use of the land is for it to return as a Reserve for Township Purposes.

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

Please advise if your Council has any issues, including any local non-indigenous cultural heritage values, that the Department should consider when assessing this application in terms of Section 167 (1) of the Land Act 1994. Particular attention in your reply should be given to the follow:

- The condition of the lease land;
- The extent to which the lease land suffers from, or is at risk of, land degradation;
- Whether part of the lease land has a more appropriate use from a land planning perspective;
- Whether part of the lease is needed for a public purpose.

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

Objections to the application, and any views or requirements that may affect the future use of the land should be received by close of business on 11 August 2017. If you offer an objection to the application, a full explanation stating the reason for the objection should be forwarded to this Office.

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

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

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

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

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@dnrm.qld.gov.au. Any hard copy correspondence received will be electronically scanned and filed. For this reason, it is recommended that any attached plans, sketches or maps be no larger than A3-sized.

Please quote reference number 2017/002824 in any future correspondence.

During the process of assessing this application it has been brought to the attention of the department that the reserve does not have a trustee (see attached title search). Can you please advise whether Mareeba Shire Council would be interested in becoming the trustee of the reserve as the purpose is TOWNSHIP. If you are interested please send an email to the abovementioned email address and state your interest, or please submit it with the views regarding this application.

Tanya Murphy
Land Administration Officer - State Land Asset Management
Service Delivery - North Region
Department of Natural Resources and Mines

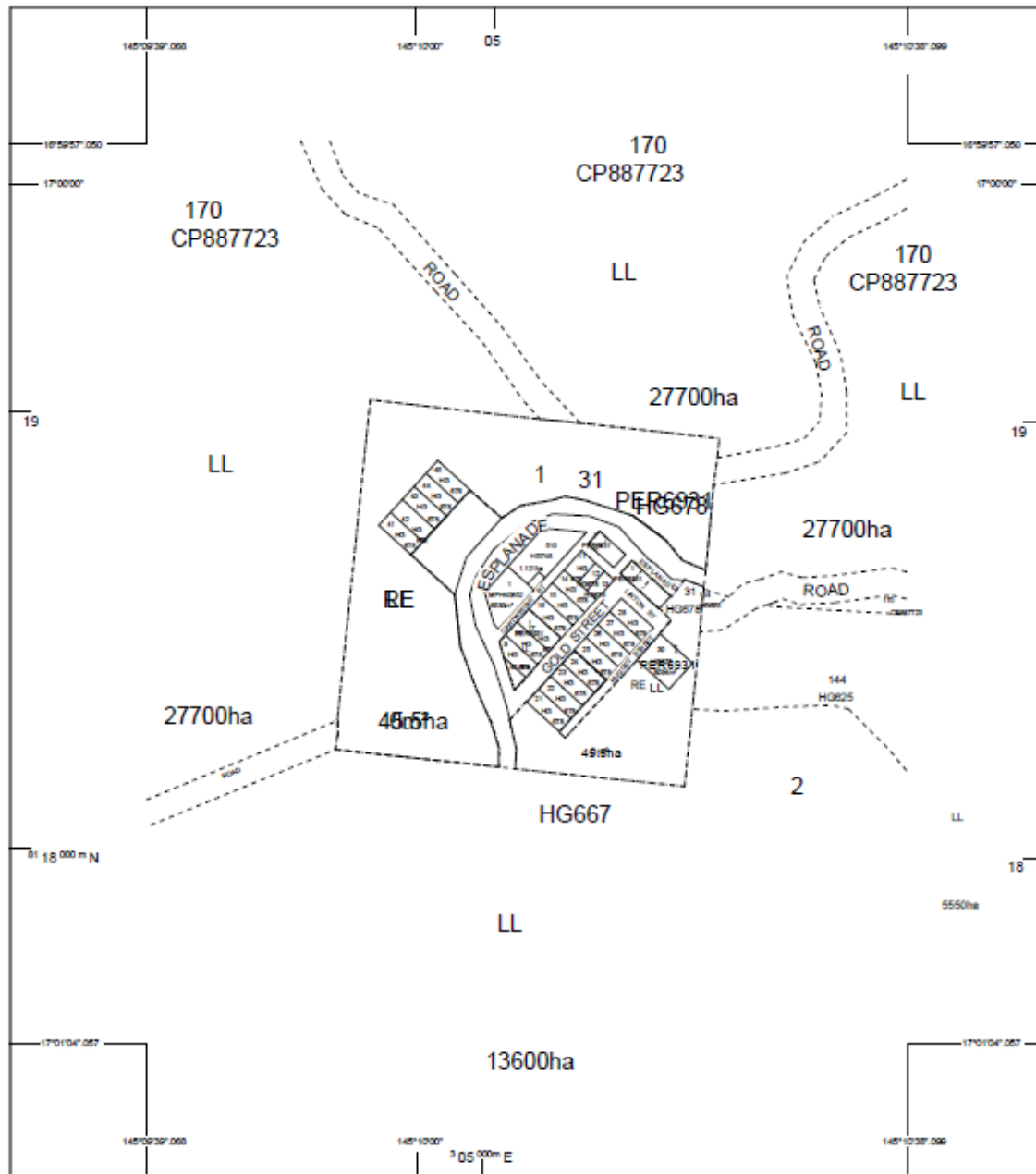
Telephone 07 4794 8910
Cloncurry Courthouse
Cnr Sheaffe and Daintree Streets
PO Box 7 CLONCURRY QLD 4824

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STANDARD MAP NUMBER
7963-41414

0 251 502 753 1004 1255 m
HORIZONTAL DATUM: GDA94 ZONE: 55 SCALE 1 : 12500

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	1/PER601
Area/Volume	45.5ha
Tenure	LANDS LEASE
Local Government	MAREEBA SHIRE
Locality	GLEN RUSSELL
Segment/Parcel	219571

CLIENT SERVICE STANDARDS

PRINTED (ddmm/yyyy) 13/06/2017

DCDB 13/06/2017 (Lots with an area less than 1500m² are not shown)

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**ITEM-4 PROPOSED AMENDMENT TO PLANNING SCHEME
POLICY 4 - FNQROC REGIONAL DEVELOPMENT
MANUAL****MEETING:** Ordinary**MEETING DATE:** 19 July 2017**REPORT OFFICER'S
TITLE:** Senior Planner**DEPARTMENT:** Corporate and Community Services

EXECUTIVE SUMMARY

Far North Queensland Regional Organisation of Councils (FNQROC) has recently undertaken a review of the regional development manual. The FNQROC Regional Development Manual is Planning Scheme Policy 4 of the Mareeba Shire Council Planning Scheme - July 2016.

The manual provides a comprehensive set of guidelines for carrying out various civil engineering works within the local government areas of: Cairns, Cassowary Coast, Cook, Douglas, Mareeba, and Tablelands.

The purpose of these latest amendments (referred to as Issue 7), is to ensure the manual continues to be functional and up to date and to provide a consistent set of standards to which all can refer.

This latest review has been delayed to ensure the process is initiated under the Planning Act 2016 which became effective on 3 July 2017. This proposed revision includes all recommended amendments from the submissions received.

OFFICER'S RECOMMENDATION

"That Council:

1. Amend Planning Scheme Policy 4 - FNQROC Regional Development Manual in accordance with Section 22 of the *Planning Act 2016* and Chapter 3 Minister's rules for making and amending a planning scheme policy.
2. Proceed to public consultation of the proposed amendments as required under Chapter 3 Minister's rules for making and amending a planning scheme policy.

BACKGROUND

Council adopted the FNQROC Regional Development Manual (Version 6) as a Planning Scheme Policy at its meeting on the 15 June 2016 and the policy took effect from 1 July 2016. Planning Scheme Policy 4 - FNQROC Regional Development Manual supports the Mareeba Shire Council Planning Scheme - July 2016.

LINK TO CORPORATE PLAN

Provision of well planned, integrated and timely infrastructure is a core matter to be considered in the preparation of a planning scheme and in achieving financial, environmental and social sustainability.

CONSULTATION

Internal

Representatives from each of the local governments continually work together to review and make amendments to the manual. This is an ongoing process to ensure the manual is contemporary and reflects the needs of the users.

External

Public consultation of the proposed amendment is currently planned to commence on Saturday 12 August 2017 and conclude Friday 22 September 2017. During this time, two workshops will be undertaken with industry to explain the proposed changes. The FNQROC Executive Officer has managed the review process and will coordinate the advertising and response to any submissions. A further report on any submission received will be presented in another report to the October/November Council meeting following the public consultation process and subsequent review of submissions received.

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

The risk of not continually updating the manual is that Council will eventually have a manual that is not functional in providing a consistent set of relevant standards to which all can refer.

POLICY IMPLICATIONS

In accordance with Chapter 3 Minister's rules for making and amending a planning scheme policy (PSP), the proposed amendments 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 Saturday 12 August 2017 and conclude on Friday 22 September 2017. During this time, two workshops will also be undertaken with the development industry to explain the changes.

A summary of the proposed amendments is attached to this report (Attachment 1). To reduce the bulk / size of this report, it was deemed impractical to include a copy of all proposed amendments as an attachment to this report.

A table summarising the planned actions and responsibilities over the coming months is as follows:

Action	Due Date	Responsibility
Send marked up development manual and proforma report to councils for Councils to resolve to amend the policy	23 June 2017	FNQROC
Council motion to amend the development manual	July 2017	Councils
Advertise the proposed amended policy through: - Cairns Post - Tablelander - Mossman/Port Douglas Gazette - Innisfail Advocate - Tully News - FNQROC Website Send e-subscriber advice to industry (note – all on mailing list have been moved to Development Manual Subscriber)	12 August 2017	FNQROC
Workshop with Industry on Proposed changes 28 August 2017	28 August 2017	FNQROC Councils Industry
Submissions to FNQROC on the amended manual due 22 September 2017	22 September 2017	Councils Industry
Send submissions on the amended manual to councils in preparation for next meeting	29 September 2017	FNQROC
Councils to review submissions prior to meeting 13 October 2017	29 September	Councils
Meeting to review and make recommendation on the submissions	13 October 2017	FNQROC Councils
Send list of submissions and recommendations with final development manual and report to councils for adoption	20 October 2017	FNQROC
Councils to adopt manual and advertise effective date	Oct/Nov-17	Councils

A further report on any submission received will be presented in another report to Council in October/November 2017 following the public consultation process and subsequent review of submissions received.

FINANCIAL & RESOURCE IMPLICATIONS*Capital*

Nil

Operating

Nil

IMPLEMENTATION/COMMUNICATION

NIL

ATTACHMENTS

1. Summary of proposed changes to FNQROC Development Manual

Date Prepared: 28 June 2017

ATTACHMENT 1

Item	Section	Title	Amend / New / Removal	Description	Comments	Action
GENERAL						
1	General		Comment	Can we please put a search function in to each section to search each section		We will endeavour to do this. I believe the search function will be on the development manual page rather than for the whole PANDOC version.
2	All Design and Specification Documents	All	delete	Remove 'Operational Works' wording on cover page	Confusion as to whether this applies to ROL & MCU application (as name corrected)	Recommended
3	Overall Change		Amend	Warrant change "works that will be in the ownership or maintenance responsibility of Council" to "All works which are subject to approval by Council"		Recommended however there is no such wording within any section of the development manual
USER GUIDE						
4	User Guide	Page 4	Amend	Amend subtitle "Construction Procedures" to "Construction Procedures for Operational Works Permits and for the Endorsement of Landscape Plans for Private Works MCU"		Not recommended Recommended change to introduction to include "as defined within the Planning Act 2016" Recommended definition inclusion in "Definitions and Acronyms"
5	User Guide	Page 4	Amend	Under subtitle "Design Manuals" add "The design standards are the minimum requirements for landscaping on private property MCU. The design standards ensure landscaping meets the objective of the local government policies, codes and industry standards."		Not recommended - there is no need for a separate focus on Landscape
6	User Guide	Page 4	Add	Under subtitle "Specifications" Add Landscaping and Clearing of vegetation.		Not recommended Recommended amendment to wording to include "....all development works"
7	User Guide	Page 4	Add	Under subtitle "Standard Drawings" add "and landscaping"		Not recommended Recommended amendment to wording to include "....adopted standard drawings to set minimum standards required for development works"
APPLICATION PROCEDURES 1						
8	API	Operational Checklist	Needs to be in API	Link to Operational Checklist	Currently the Operational Checklist is a Supplementary Document and not within API	Recommended an updated version inclusion as Appendix B "Operational Checklist" and additional wording added to API.08
9	API.01	Introduction	Amend	Amend point 6 to include: Landscape plans are required to be submitted to council for material change of use (MCU), Reconfiguring of lot (ROL) and subdivisions. a. Material Change of Use (MCU) building applications – All building applications for new buildings were required under the provisions of the Planning Scheme Policy or as a condition of a Town Planning Permit or a site-specific application such as material change of use, subdivision, single dwelling on hill slopes, designated land where development is to occur on land with vegetation including established trees as an additional site plan is required indicated details of all trees. b. Reconfiguring of a lot / Subdivision applications – All applications for approval of engineering designs and specifications for subdivisions are required to show details of Parks/Reserves Planning, Playground, play spaces, street trees planning, buffer zone planting, hill slope development works. c. All applications for works within the road reserves need to show detail of paving, footpath and verge width, footpath planters, separate engineering designs required for road works, drainage, irrigation, water supply, water management, and irrigation design to be consulted with council for proposed parts, traffic islands and roundabouts. d. It is recommended that the landscape designer makes contact with the council's Engineering Assessment and Inspection team during the concept stage of a design for a part, complicated subdivision or landscape. An initial meeting will enable clarity on Council's strategies and policies for landscaping of public spaces.		Not recommended Recommended change to API.01 (6) to include "plans for landscape works should be prepared by a"
10	API.01	Introduction	Amend	Amend Clause 7 to include site and existing vegetation photographs and endorsement of landscape plans for MCU.		Not Recommended Recommended including "Site and existing vegetation photographs" to API.01.17)

Item	Section	Title	Amend / New / Removal	Description	Comments	action	
11	AP1.02	Pre-Engagement Discussions			Add to Clause 1, 'or endorsement of a landscape plan MCIU'	Not Recommended, Recommended inclusion of 'or Material Change of Use'.	
12	AP1.03	Design Requirements	Add		Add to Clause 1, 'or endorsement of a landscape plan MCIU'	Not Recommended	
13	AP1.03	Design requirements	Amend	Amend point 1 for: 'Council may request a Road safety audit at its discretion. Road Safety Audits are to be undertaken by a TMG registered Road Safety Auditor or a suitably experienced person per the Council's Road Safety Audit Policy'.	Existing requirement is that a RSA is undertaken for every application. We do not receive this, however and at the same time do not believe it is necessary for every application.	Recommended	
14	AP1.05	Documentation	Add 1b And 1c		1b. Lodgement of Landscaping Plans for Endorsement MCIU 1c. Lodgement of Operational Works Permit for Clearing of Vegetation	1b. Associated with the lodgement of the Application for Endorsement of Landscaping Plans a application form must be prepared and paid as required and a Cover Page and Specifications for the works are to be submitted to Council:- Being such, the application form must be completed and signed by the applicant and be submitted with the landscape plans and application form, endorsing the landscape designer to check and sign off that the landscape design complies with FNCIOCC S8 D9 and the conditions of the development approval and planning scheme policy; landscaping 1c1. Council may refuse assessing an application for landscape endorsement if the landscape plan does not comply with the minimum FNCIOCC standards, Planning Scheme Policy for Landscaping or the conditions for the landscaping in the Decision made by Council in relation to the application. 1c. Associated with the lodgement of the Application for Operational Works Permit, Clearing of Vegetation, a Report to be submitted to Council, endorsing the applicant to check and sign off that the information on what required a permit is correct and how to contact an Arborist.	Not Recommended
15		Operational Works and Landscaping Application Procedures		1. The application process for submitting landscape plans for endorsement of a landscape plan MCIU for endorsement of a landscape plan MCIU is to be undertaken by the applicant. The application form must be completed and signed by the applicant and be submitted with the landscape plans and application form, endorsing the landscape designer to check and sign off that the landscape design complies with FNCIOCC S8 D9 and the conditions of the development approval and planning scheme policy; landscaping 2. The application process for submitting landscape plans for endorsement of a landscape plan MCIU for endorsement of a landscape plan MCIU is to be undertaken by the applicant. The application form must be completed and signed by the applicant and be submitted with the landscape plans and application form, endorsing the landscape designer to check and sign off that the landscape design complies with FNCIOCC S8 D9 and the conditions of the development approval and planning scheme policy; landscaping 3. The application process for submitting landscape plans for endorsement of a landscape plan MCIU for endorsement of a landscape plan MCIU is to be undertaken by the applicant. The application form must be completed and signed by the applicant and be submitted with the landscape plans and application form, endorsing the landscape designer to check and sign off that the landscape design complies with FNCIOCC S8 D9 and the conditions of the development approval and planning scheme policy; landscaping 4. The application process for submitting landscape plans for endorsement of a landscape plan MCIU for endorsement of a landscape plan MCIU is to be undertaken by the applicant. The application form must be completed and signed by the applicant and be submitted with the landscape plans and application form, endorsing the landscape designer to check and sign off that the landscape design complies with FNCIOCC S8 D9 and the conditions of the development approval and planning scheme policy; landscaping		Not Recommended	

Item	Section	Title	Amend / New / Removal	Description	Comments	Action
16		Operational Works and Landscaping Assessment Procedures	Add	<p>Assessment and inspection:</p> <p>1. The applicant must submit EIA of the date of completion for any landscaping in writing and if required arrange for a works acceptance inspection for landscaping. A pre-inspection checklist will be sent to the applicant to be completed and sent back to EIA. This checklist will state the date of the inspection and record that the landscaping works is at an acceptable standard for an inspection #5230902.</p> <p>2. During the inspection checklist for Works Acceptance for ROL and MUC will be checked to ensure the works comply with PNC&CC #5230999.</p> <p>3. Landscaping Endorsement or Decision Notice may require the landscaping works to undergo a defect liability period or maintenance period following the works acceptance inspection. A certificate of compliance will be issued at the end of the defect liability period or maintenance period. If a defect liability period is required, documentation will be sent detailing the relevant comments, certificate of compliance for works acceptance and include the date for the off maintenance Final Works Acceptance Inspection #5230910.</p> <p>If the landscaping is not part of a subdivision or a combined Operational Works Application all final works acceptance inspection checklist is completed and if the landscaping complies with PNC&CC and the conditions a certificate of compliance is issued #5230910.</p>	<p>1. All plans are not required to be submitted with the application for Endorsement of Landscaping Plans - two large and a plan available as PDF format also to be changed under AP108 #41 Design Plans for landscaping plans</p> <p>2. Add annual report for Operational Works Application for Vegetation Clearing #5230962</p>	<p>Not Recommended</p>
17	AP108	Supporting Information	1. Remove 2. Add	1.1x At Landscaping Plans	<p>1. All plans are not required to be submitted with the application for Endorsement of Landscaping Plans - two large and a plan available as PDF format also to be changed under AP108 #41 Design Plans for landscaping plans</p> <p>2. Add annual report for Operational Works Application for Vegetation Clearing #5230962</p>	<p>Not Recommended</p>
18	AP108	Supporting Information	Under subheading Design Plans add new item 6 after item 5	<p>The Council may request during the assessment of the application the digital AutoCAD file of the water and sewerage reticulation drawings for the purpose of including the reticulation layout in the GIS system.</p>	<p>GIS requirement</p>	<p>Recommended with amended wording to take out water and sewerage references.</p>
19	AP120	Landscaping Plan	Major review of section			<p>reviewed wordings for this section is recommended</p>
20	CP1	Table of Contents	Hyperlink all sub sections within CP1	CONSTRUCTION PROCEDURES 1		
21	CP108	Documentation to be provided prior to Pre-Start	Add	<p>1. "A copy of the 'For Construction' drawings inclusive of any amendments required by the Operational Works approval (pdf) & electronic version must be submitted to the Council"</p> <p>2. "A statement of compliance (if not supplied) Operational Works including results of geotechnical tests indicating subgrade CBFS, including any remediation measures required to meet design subgrade design. Design to be certified by a PRQR qualified person."</p>	<p>Often the Op Works approval involves amendment to design. A revised design is therefore required for Council record of final 'For Construction' plan. Also often pavement tests have not been undertaken by the Op Works submission stage. Information required for Council asset management purposes</p>	<p>Recommended</p>
22	CP121	As Constructed Submission	Amend	<p>Amend clause 4.2. The following items must be submitted as part of the 'As Constructed' submission:</p> <p>Approved Final Engineering Drawings in the same electronic format as the As Constructed data - PDF and DWG file. i.e. remove the words 'to suitable and add the words 'and DWG file'.</p>		<p>Not Recommended</p>
23	CP127	Early Pre-Approval and Bonding of Uncompleted Works	Add	<p>Add: Early pre-approval requests will only be considered for those stages of works completed in the development plan. Parts of a stage will not be considered for early pre-approval.</p> <p>Delete (if -) of clause of Agreement and Appendix Q.</p>	<p>Comments are added as a result of changes to the Land Sales Act 1984 (2015)</p>	<p>Not Recommended</p>

Item	Section	Title	Amend / New / Removal	Description	Comments	Action
24	CP1	Appendix A, 8 of 14	Delete	Delete reference to VSA 03-2002: 19.5	No longer required as Hunter Water	Not recommended as this relates to Disinfection
25	CP1	Appendix A Inspection and Test Requirements (page 11)	Add	Insert as first Element of Work: 'Permanent Tree Management'. Insert under Consulting Engineer's responsibility. 'HOLD POINT Upon completion of survey, submit an Arborist's report and survey plan indicating trees proposed for retention, management & protection planning as per AS3970 Protection of Trees on Development Sites, for retention & protection. Insert under Councils Responsibility: 'WITNESS POINT Join in section of Tree Protection Zones for trees to be retained and a protected prior to clearing and grubbing.'	Involves the involvement of an arborist at survey/consultation/design phase prior to clearing and grubbing.	Not recommended
26	CP1	Appendix C, 1 of 10	Delete	Delete items 9 and 10 hold and witness points	No longer required - linked to VSA 03-2002: 19.5	Not recommended as this relates to Disinfection
27	CP1	Appendix E	Delete	Delete reference to Planning and Environment Act 1990	no longer valid	Not recommended
28	CP1	Appendix H	Final Works Acceptance	Add landscaping components	No item is for council inspection - retaining checklist is for PPEC sign-off	Not recommended for inclusion within the development manual as it is a checklist for the inspector. Will be added as a supplementary document to industry is aware of what council will be looking for.
29	CP1 Appendix P	As Constructed Digital Data and drawing standards, 35. Road Network, 9a Traffic Islands (a25)	Delete	Delete 15 Road Network, 9a Traffic Islands	Redundant requirement for road attributes - still into compulsory and only required if different to PQACC specs	Not recommended
30	CP1 Appendix P	Attribute Information Requirements 1a Constructed 1 - 4. Roads (a27 of 28)	Add	4) Roads - add sentence at the end of first paragraph 'An 'As Constructed' drawing is not acceptable if it does not include at minimum the compulsory attributes listed below.	Redundant requirement for road attributes - still into compulsory and only required if different to PQACC specs	Not recommended
31	CP1 Appendix P	Attribute Information Requirements 1a Constructed 1 - 4. Roads (a27 of 28)	Amend	4) Roads - Retain existing requirements for a. Pavement/Jurisdiction b. Retaining and c. Road layout into compulsory and mandatory if the very form PQACC. Deletion of a couple of items	Redundant requirement for road attributes - still into compulsory and only required if different to PQACC specs	Not recommended
32	CP1 Appendix P	19. Attribute Information Requirements - 1. Water, (a27)	Amend	Split 1c. Mains, d. Valves and Hydrants, e. Reservoirs, f. Water Meter, g. Pump Stations attributes into compulsory and Desirable.	Redundant requirements for as constructed attributes	Not recommended
33	CP1 Appendix P	19. Attribute Information Requirements 1a Constructed 2. Sewer (a24)	Amend	Split 1b. Valves, h. Manholes/Maintenance Shafts, c. Endings, d. Sewer Pipes, e. Stormwater / Over Flow, f. Pumps and Lift Stations, g. Water Pits, h. Property Connected Branch attributes into compulsory and Desirable.	Redundant requirement for as constructed attributes	Not recommended
34	CP1 Appendix P	19. Attribute Information Requirements - 3. Stormwater (a28)	Amend	Split 1b. Catch Drains, c. Stormwater Quality Improvement Device, d. Stormwater Pumps, e. Stormwater Ponds, f. Stormwater Chambers, f. Pipe Culvert, g. Pump Stations, h. Tidal Flap, attributes into compulsory and Desirable.	Redundant requirements for as constructed attributes	Not recommended
35	CP1 Appendix P	Attributes for Electrical controls	Action - Review the attributes for electrical controls i.e. Page 12 and 20 of Appendix P		No action for change proposed	Not recommended
36	CP1 Appendix P	Dwelling Requirements	Amend	Amend item vi under section d. of 2) Sewer (p. 20 of 238) to read 'Pipe Length - 10m Length...' Repeat same for xiii under rising mains	Are pipe lengths now required to be shown as the slope length in or as the horizontal length between nodes? Traditionally horizontal lengths have been provided with slope length determined via extrapolation from the pipe invert levels. Are lengths required to be measured from node point to node point or from pipe intersection to pipe intersection at each respective node?	Not recommended
DP1 - Development Principles						
37	DP1.04	Vegetation Protection and Environmentally Sensitive Areas	Amend	Amend clause 2 point 1. to read 'Not less than the calculated Structural Root Zone clear of tree trunks of adjacent trees, as per AS3970:2009.'		Not recommended

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Item	Section	Title	Amend / New / Removal	Description	Comments	Action
53	D1.17	Access to Allotments	Add	New point: "Location of access and the distance provided must be in accordance with AS2885.3 - Parking facilities - Off Street Parking - A10."		Recommened
54	D1.18	Parking Provision	Amend	Note 3 amendment: "Where necessary property boundaries shall be indicated to meet this requirement, unless it can be demonstrated that the proposed required services can be accommodated within the restricted verge."		Recommened
55	D1.20	Bikeways	Amend	Amend of Point 1.1 reference to read: "..... appropriate joining is accordance with Australian and the Manual of Uniform Traffic Control (MUTCD)".		Recommened
56	D1.21	Kerb and Channel	Add	New point: "Kerbs ramps are to be provided perpendicular to the carriageway and directionally in line with the opposing access ramp on the other side of the carriageway."		Recommened
57	D1.22	Signs and Road markings	Add	Add new clause: Edge line RRP Ms should be installed 50mm from the edge line on the traffic line side (i.e. the right hand side of the traffic line edge line). RRP Ms are not to be installed within a bicycle lanes or on road shoulders that may be used by cyclists.		Recommened
58	D1.22	Signs & Road markings	Delete	Point 5 to be deleted "Signs located in graded areas....."		Recommened
59	D1.22	Signs & Road markings	Add	Add "For any new installation of the marking two parts of point is required"		Recommened
60	D1.22	Signs & Road markings	Add	Add additional point: "Bicycle lane marking must be in accordance with the standard drawing "SDRP"		Recommened
61	D1.24	Pedestrian Foot Bridges	Amend	Amend item 2: "The clear width of all pedestrian bridges shall match the width of the approaching pathway / alleyway, but not be less than 2m and should have square points to control access."		Recommened
62	D1.24	Pedestrian Foot Bridges	Amend	Amend item 3: "Designers shall consult with Council as access is large to confirm location, width, Road Immunity, durability, etc."		Recommened
63	D1.29	Entering Sight Distance (ESD)	Delete	Remove the requirement for ESD (Clause 2)	The requirement for ESD at Intersections has been removed from Australia	Recommened
D3 - ROAD PAVEMENT						
64	D3.15	Subsoil Drains, clause 6	Amend	D3.15 identifies in kerbed roads, the preferred location for the line of the trench is direction behind the kerb however SD05.5 nominates the normal location for the subsoil under the kerb.		Recommened amendment to read under the kerb
D4 - STORMWATER DRAINAGE						
65	D4.05	Design Average Recurrence Interval	Amend	Remove reference to table 7.02.1	The Manual references several external guidelines that form its basis. As they are external documents, that undergo their own revision process, I think that it may be a good idea to pull all specific Table or Section references out, and simply refer to a reference as "per QUDMR" or "per Austroads" for example. This would remove the need to hunt down where an external resource may now sit (within a revised document) and requiring an update of the Manual for simply amending references.	Recommened
D6 WATER RETICULATION						
66	D6.01 clause 3	Scope	Amend	Replace the reference to WSA with CTM Water Alliance Design and Construction Code in the second dot point.	Incorporation of CTM Design and Construction Code	Recommened
67	D6.02 clause 4 (new)	General	new clause	Insert the following new clause "FNRQOC specification SS (Water Reticulation) contains addenda to the CTM/SSQ standard drawing list and shall be used in addition to the FNRQOC standard drawings and local authority specific standard drawings."	Incorporation of CTM Design and Construction Code	Recommened

Item	Section	Title	Amend / New / Removal	Description	Comments	Action
68	D6.04 Note	Reference documents	Amend	Amend the note to read "Where Acts or reference documents are updated, references should be made to the current version excluding the CTM Code and the Water Services Association of Australia (WSAA)".	Incorporation of CTM Design and Construction Code	Recommended
69	D6.04	Reference documents	new	Insert 'CTM Water Alliance Design and Construction Code' after Council Approved Product Register	Incorporation of CTM Design and Construction Code	Recommended
70	D6.06 clause 3	Existing Mains	Amend	Add amendment to wording of clause 3.inadequate cover or be less than 600mm horizontally clear of the back of kerb.....	Operations requirement	Recommended
71	D6.07 clause 1	Design Criteria - Flow parameters	Amend	Change Average Daily Consumption to be 400 L/EP/10 from the existing FMQKOC requirement of 500 L/EP/10.	Change based on demand studies undertaken by CIC	Not Recommended, recommended amendment specific to Cairns Regional Council within D6.07
72	D6.07 clause 2 a)	2 Pressure Parameters	Add	Insert after the Table 'Note 1: Where building envelope pressure is less than 30m, a notation is to be placed on the rate file advising the owner that any booster pump required to align pressure to the building is to be supplied, installed, maintained and replaced at the property owners expense.'	To address customer complaints about pressures	Recommended
73	D6.07 clause 2 a)	2. Pressure Parameters	Add	Insert after Note 2 above 'The minimum pressure in the table is for the purpose of design and is not a guaranteed minimum pressure. Refer to the SP-3 Customer Service Standard for standards of service.'	Clarification to avoid disagreement over standards of service.	Recommended with the exclusion of '...standards of service.'
74	D6.07 clause 7	Design Criteria - Head loss Calculations	Amend	CIC is proposing to adopt the Darcy-Weisbach method over the Hazen-Williams method. Table to be provided	Darcy-Weisbach is considered a better coefficient to use than Hazen-Williams. HW is sensitive to diameter and velocity and results in a less robust outcome. Carvino has prepared a Technical memo - refer: MS264893	Recommended
75	D6.07 clause 8	Design Criteria - Road Crossings	amend	Change point 2 and 3 to read 'Collector' only not 'Trunk Collector'	QILM there is confusion whether minor collectors require DILM. Noting this changes should make it clear.	Recommended
76	D6.07 clause 9 (NEW)	Design Criteria	New	Insert following clause 'Over Crossings' 1. Check crossing area to be in DIL or PE 2. An arborist report is to be prepared to assess the risk associated with trees within 10m either side of the water main alignment	Not clear in FMQKOC or WSA Arborist report to deal with potential risk from tree falls	Recommended with a line class to be confirmed with Council
77	D6 Water New Sect 1?	Building over or near Water Infrastructure	new/amend	Add a new section D6.?? Building over Water Infrastructure Add wording 'refer to the requirements set out in D7.16 Building over or near Sewerage Infrastructure'	Provide guidance to developers, consultants and homeowners about the process and requirements for building near water mains etc.	Recommended
78	D6.10 clause 1	Reticulation network	Add	Include at the end of the first paragraph 'Where water reticulation is to be laid on nonstandard alignment, manhole shafts are to be used.'		Recommended
79	D6.10	Table D6.2 Standard Alignments	Add	Mareeba Shire Council at 2.0m and 2.0m		Recommended
80	D6.11	Cover	New	Insert the following text after the last dot point 'Where the above minimum cover cannot be achieved, the following treatment options may be used, subject to approval from Council.' Then insert the treatment options from the attached technical memo.	This clarification is provided to avoid disputes about when to replace or lower mains and what the treatment shall be.	Recommended
81	D6.14	Irrigation	Amend	Amend clause 3 to read 'All irrigation connections to Council's water network (existing or proposed) must be completed by Council approved subcontractors or under council supervision at the developer's cost.'		Recommended in part.
82	D6.16	Pump Stations	Add	At point 1 add at the end of the first sentence 'in accordance with SD XXXX.'		Recommended

Item	Section	Title	Amend / New / Removal	Description	Comments	Action
83	D6.16	Pump Stations	Amend	At the end of the paragraph, insert the following sentence: 'Approval shall be obtained for the use of other types of pumps.'		Recommended with inclusion of 'and at council's discretion'.
84	D6.16	Pump Stations	Amend	Amend Clause 2 to include: '...day reservoir capacity is provided; this may include provision for a three phase inlet to allow the connection of a mobile generator unit, at council's discretion.'		Recommended
85	D6.16 clause 6	Pump Stations	amend	Include at the end of the sentence: 'Roof sheeting and associated flashing, capping etc. in colour Bond Jasper' and the building in 'Dulux Regent P14 BS'.	This is a further clarification about pump station requirements	Not Recommended. Recommended wording 'internal and external pump station materials and surfaces are to be finished as approved by council.'
86	D6.16 clause 7 (NEW)	Pump Stations	New	Insert as new item 7: 'Factory Acceptance testing is to be undertaken and the designer is to arrange a suitable time and date with Council for testing before the switchboard is installed at site.'	This is a further clarification about pump station requirements	Recommended with amendment.
87	D6.16 clause 8 (NEW)	Pump Stations	New	Insert as a new item 8: 'Underground consumer mains in conduits shall be provided between the electricity supply company's off-take point and the pumping station switchboard.'	This is a further clarification about pump station requirements	Recommended with amendment.
88	D6 Appendix A	Addendum Title	Delete and new	Delete WSA 03 2002 and replace with 'CTM WATER SERVICES DESIGN AND CONSTRUCTION CODE Part 8: Water VERSION 0.2 May 2016'	Incorporation of CTM Design and Construction Code	Recommended (with workshop to occur)
89	D6 Appendix A	Body of addendum A	Delete and new	Major review to incorporate CTM Design and Construction Code	Incorporation of CTM Design and Construction Code	Recommended (with workshop to occur)
D7 Sewerage						
90	All	Table of Contents	Hyperlink all sub sections within D7			Recommended - PDF Error
91	D7.01 clause 3	Scope	Amend	Replace clause 3 point (B) with the following text: 'Any relevant criteria contained within the Cairns Townsville Mackay (CTM) Water Alliance Design and Construction Code identified in D7.04 which is applicable to Trunk Ring Joint Gravity systems - refer addenda at the back of this section; and'	Incorporation of CTM Design and Construction Code	Recommended
92	D7.01 clause 3	Scope	Amend	Replace clause 3 point (C) with the following text: 'The criteria contained within the Water Services Association of Australia (WSAA) publications identified in D7.04. While vacuum and pressure sewer systems WSA codes are listed, they are still considered unconventional infrastructure - refer D7.07; and'	Incorporation of CTM Design and Construction Code	Recommended
93	D7.01 clause 4 (New)	Scope	New clause	Insert new clause 4 with the following: 'Aspects of modification or clarification of the CTM Water Alliance Design and Construction Code are detailed in Appendix A of this manual.'	Incorporation of CTM Design and Construction Code	Recommended
94	D7.01 clause 6	Scope	amend	Shift previous clause 4 to clause 5; see next row	Incorporation of CTM Design and Construction Code	Recommended
95	D7.01 clause 3 (NEW) General	General	new clause	Re-number original clause 6 to clause 7 and remove 'SEO Water Supply and Sewerage' and replace with 'CTM Water Alliance Design and Construction Code'	Incorporation of CTM Design and Construction Code	Recommended
96	D7.01 clause 3 (NEW) General	General	new clause	Insert the following new clause: 'PHOROC specification 56 (Sewerage Reticulation) contains addenda to the CTM/SEO standard drawing list and shall be read in addition to the PHOROC standard drawings and local authority specific standard drawings.'	Incorporation of CTM Design and Construction Code	Recommended
96	D7.04 Note	Reference documents	amend	Amend the note to read: 'Where Acts or reference documents are updated, reference should be made to the current version including the CTM Code and the Water Services Association of Australia (WSAA)'	Incorporation of CTM Design and Construction Code	Recommended

Item	Section	Title	Amend / New / Removal	Description	Comments	Action
97	D7.04	Reference documents	add	Insert under Council Approved Products Register 'CTM Water Alliance Design and Construction Code (May 2015)'	Incorporation of CTM Design and Construction Code	Recommended
98	D7.07 Sewerage New Sect 7.16 or perhaps 7.07?	Building over or near Sewerage Infrastructure	New	New section added	Provides guidance to developers, consultants and homeowners about the process and requirements for building over or near sewers etc.	Recommended amended submission
99	D7.08 clause 1b	Table 7.2 Sewerage Loadings	Amend	Change the C1 value for PWWF from 5 to 3.5.	This is now in line with the stated value in DERM on page 57	Recommended
100	D7.08 clause 2a	Table 7.3 Pipe Velocities	Amend	Amend the value for manholes in PVC from 0.013 to 0.0128.	This is now in line with the stated value in WSA page 65	Recommended
101	D7.08 clause 2a	Table 7.3 Pipe Velocities	Amend	Amend the value for manholes in Poly from 0.013 to 0.0128.	This is now in line with the stated value in WSA page 65	Recommended
102	D7.08 clause 2a	Table 7.3 Pipe Velocities	Amend	Amend the value for minimum velocity at PWWF from 0.6 m/s to 0.7 m/s.	This is now in line with the stated value in WSA 02 on page 64.	Recommended
103	D7.08 clause 2a	Table 7.4 Minimum Grades for gravity sewers	amend	<p>Delete and replace the following minimum grades:-</p> <p>Por 1 in 60 delete 1.66% and replace with 1.65%</p> <p>Por 1 in 80 delete 1.25% and replace with 1.2%</p> <p>Por 1 in 150 delete 0.67% and replace with 0.55%</p> <p>Por 1 in 150 delete 0.67% and replace with 0.55%</p> <p>Por 1 in 200 delete 0.34% and replace with 0.32%</p> <p>Por 1 in 420 delete 0.24% and replace with 0.25%</p> <p>Por 1 in 570 delete 0.18% and replace with 0.17%</p> <p>Por 1 in 900 delete 0.11% and replace with 0.12%</p>	<p>This is to align with the requirements in WSA 02 and DERM 129</p> <p>Not recommended. Recommend deleting minimum grade % as it does not relate to grade measurement already in the table. This means DERM and WSA requirements.</p>	Recommended
104	D7.08 clause 5 a (NEW)	Sewer Depths	new	Insert new clause a. 'Minimum pipe cover over sewers shall be in accordance with CTM Table 4.3 (Clause 4.6.3)'	Note that drawing S3015 has also been amended to align.	Recommended
105	D7.08 clause 5 b (NEW)	Sewer Depths	new	Insert new clause b. 'Gravity sewerage clearance requirements shall be in accordance with CTM Table 4.2. '	Incorporation of CTM Design and Construction Code	Recommended
106	D7.08 clause 6 (NEW)	Sewer Depths	New	Insert the following new clause 'All road crossings under industrial roads, Collector (minor and major) or higher order roads where the sewer is less than 1.5 meters below the crown level is to be in DICL for the full width of the road formation'	To clarify when DICL is to be installed.	Recommended with amendment.
107	D7.40	Manholes	New	Insert the following new clause 'Provide a flat area of 1.5 meter radius around the manhole lid where manholes are located in batters. Where the manhole is located on the standard alignment to a side or rear boundary provide a clear area on three sides.'	This requirement is usually conditioned in operational works.	Recommended
108	D7.44	Property connections	Amend	Amend point 5 to read 'Property connections into mains/sewerage shall not be permitted unless in circumstances approved by Council and carried out in accordance with the manufacturers requirements'	This is a further clarification	Recommended with minor amendment
109	D7.44	Property connections	Amend	replace the drawing reference in clause 11 from S3010 to S3005.	Correction	Recommended
110	D7.14 clause 12	Property connections	Add	At the end of clause 12 point 11 insert the following 'The designer is to include the measured drop into the sewer relating into account the house drain connection (see filling that will be used'	This is a further clarification	Recommended
111	D7.15	On-site Sewerage Facilities	New	Insert new clause 4 that states the following 'The minimum separation distance between on-site facilities (ie. disposal trenches and the lift and water mains is to be 10 meters'. Renumber the clauses.	This clearance is not specified in the AS or wastewater code	Recommended

Item	Section	Title	Amend / New / Renewal	Description	Comments	Action
112	D7.16	General	New	Insert new clause 6 which states the following: "Where the calculated C1 value is less than 3.5, the pump operation mode shall be duty/standby. Where the calculated C1 value is 3.5 and greater, the pump operation mode shall be standby. This requirement is to be confirmed with Council."	Provides clarification on the operation mode of the pump station.	Recommended
113	D7.16	General	Delete	Remove original clause 6 that relates to wet well washers.	Wet well washers are not required by CEC.	Not Recommended. Recommend amendment to state Cairns Regional Council an exception for wet well washers.
114	D7.17 clause 8	Pump Stations	New	Insert at the end of clause 8 the following: "The requirements of fencing of pump stations is to be confirmed with Council at the time of Operational Works application."	Outcome of Mt Peter SPS, where operations have had to pay for fencing post construction	Recommended
115	D7.17 clause 13	Pump Stations	Amend	Amend wording in clause 13 by adding after the word "...application insert in Gabarr Band Jasper and any buildings are to be painted in Dulux Bogart #14 B5."	Clarification for CEC painting requirements.	Not Recommended. Recommend amendment to be stainless steel
116	D7.17 clause 14	Pump Stations	amend	Amend the last sentence of the clause to read: "The standby generator contained within a roof structure will be located a minimum of 300mm above the A81000 year flood event"	This is a further clarification	Recommended with additional wording related to three phase inlet.
117	D7.17 New Clause 15	Pump Stations	new	Insert the following new clause: "The design of the pump station shall consider measures to prevent damage from vandalism to metal building hoisted boards, this may include screws and other ground equipment"	Outcome of Mt Peter SPS, operations to pay for fencing post construction	Recommended
118	D7.17 New Clause 16	Pump Stations	new	Insert the following new clause: "Factory Acceptance Testing is to be undertaken and the designer is to arrange a suitable time and date with Council for testing before the switchboard is installed at site"	Request from Operations	Recommended with amendment.
119	D7.18	Table 7.14 Sewerage Pumping station Design criteria, Item 1	amend	For the Pump motor driver, adapted design parameters, delete and replace with the following: $< 4 \text{ MW} - \text{Direct On Line Starter (DOL)}$ $< 4 \text{ MW} - 2 \times 2 \text{ MW} - \text{VFD}$ $> 2 \text{ MW} - \text{special design, refer to Council}$	This is a further clarification	Recommended
120	D7.18	Table 7.14 Sewerage Pumping station Design criteria, Item 1	new	Insert in the Comments column of Item 1 after the second sentence: "Variable Frequency Drives should be considered for pump stations that discharge into a common rising main." For DOL and VFD refer to Council's Standard Electrical Drawings."	This is a further clarification	Recommended
121	D7.18	Table 7.14 Sewerage Pumping station Design criteria	New	Insert new item at item 8: "Sizing of overflow pipe" with the adopted design parameter as "Equal to RWAF". Renumber the clause.	This is a further clarification	Recommended
122	D7.18	Table 7.14 Sewerage Pumping station Design criteria	amend	Amend wording in original item 9 (Duty Point) to read: "With static head corresponding to Bottom water level and pipe friction factor as follows determine Duty point 1 and 2."	This is a further clarification	Recommended
123	D7.18	Table 7.14 Sewerage Pumping station Design criteria	New	Replace reference to Hazen Williams formula to Darczy-Weibach formula in Duty Point	Darcy-Weibach is considered a better coefficient to use than Hazen Williams. HW is sensitive to diameter and velocity and results in a less robust outcome. Candno has prepared a Technical memo - refer: #5264893	Recommended
124	D7.19	Table 7.15 Pressure Main Design	New	Replace reference to Hazen Williams formula to Darczy-Weibach formula in Duty Point	Darcy-Weibach is considered a better coefficient to use than Hazen Williams. HW is sensitive to diameter and velocity and results in a less robust outcome. Candno has prepared a Technical memo - refer: #5264894	Recommended

Item	Section	Title	Amend / New / Removal	Description	Comments	Action
125	Appendix A	Addendum to CTM Code	New	Appendix A now contains addendums to the CTM Code.	This addenda is to modify the CTM Code to avoid inconsistency with PHOCOC Requirements	Recommended
126	Appendix B	Addendum to WSA Code	New	Appendix B now contains addendums to the WSA Code.	This addenda has been amended to reflect the CTM Code and other minor changes	Recommended
127	D9.03	Reference Documents	Add	DB PUBLIC UTILITIES Add AS 1158 Lighting of Pedestrian Crossings		Recommended
128	D9.07	Utilities	Amend	Point 8 - Change reference to 'AS 1158.4 - 2015 Lighting of Pedestrian Crossings'.		Recommended
129	D9.07	Utilities	Amend	Point 11 - Change offset to be 1,000 mm (1+/- 20mm) from the outer edge of carriageway to centre of pole.		Recommended
130	D9.07	Utilities	Add	New point 12(1) - The edge of a new driveway shall be no closer than 1.5m to any power pole or street light pole.		Recommended with amend from 1.5m to 1.0m
131	D9.07	Utilities	Add	New point 12(1) - The preferred lighting arrangement for roundabouts with a central island diameter of 6m or greater is a centrally located short arm high mast lighting column.		Recommended
132	D9.07	Utilities	Add	New point 12(2) - An offset of 1.12m from invert of kerb to centre of pole shall apply to light poles in the vicinity of corners, in accordance with AS/NZS 1158.1.2:2010. This is to allow for the possibility of long vehicles riding up over the kerb whilst turning.		Recommended
133	D9	Table D9.1 Lighting Categories	Amend	Category 14 remove Suburban Normal 32 Watt CFL	Comments added as a result of procurement changed within Egon (2015)	Recommended
D9 Landscaping						
134	D9.01	General Scope	Amend	Amend wording of item 1.1 - "This section sets out the minimum standards for landscaping for projects including landscaping within new subdivisions -> Reconfiguration of a lot (RCL) on street works and landscaping for assessable private developments such as Material Change of Use (MCU) applications		Not Recommended
135	D9.01	General Scope	Amend	Amend Point 2: This manual contains procedures for the design of: 'a. Open spaces - include: 1. verges and street tree planting 2. buffer rounds 3. traffic islands and roundabouts 4. foot paths and podium level planting Amend a subsection to include a: "Visual" enhancement of the streetscapes b. The use of a wide range of fit-for-purpose plant species with an emphasis on native and particularly endemic species to develop increased habitat and plant diversity in order to provide a food source for indigenous fauna and reduce the potential impact of disease from monocultures." c. Accessibility		Recommended
136	D9.02	Objective	Amend	Include: AS/NZS 3001 Quality Management Systems		Recommended
137	D9.03	Reference Documents	Add	Include Biosecurity Act and Regulation		Recommended
138	D9.03	Reference Documents	Add	Include AS 2303 Tree Suck for Landscaping Use		Recommended
139	D9.03	Reference Documents	Add			Recommended
140	D9.04	General	Delete and Add	Delete points 2 and 3 and replace with: '2.1 All landscaping work that is undertaken in accordance with the Council's Landscaping Policy must ensure that the proposed work complies with the Planning Scheme Policy Code and PHOCOC Development Manual'. 2.1 Council should be consulted prior to the commencement of the design to ascertain whether there are any site specific design requirements, policy documents that the designer should be aware of or particular requirements that the council might have for each project. Some local authorities have plant selection guidelines and urban planting themes.		Recommended

Item	Section	Title	Amend / New / Removal	Description	Comments	Action
141	D9.05	Existing Vegetation	Amend	<p>Amend existing wording for: 1. The following information shall be included as part of the landscape plan submission indicating information about the proposed treatment, classification and description of existing vegetation to be retained or removed. The following information must be listed in tabular format for existing vegetation with a Diameter at Breast Height (DBH) greater - a. Position b. Height c. Diameter at Breast Height (DBH) - Tree Protection Zone (TPZ) d. Diameter at root flare/Structural Root Zone (SRZ) e. Identify dead / defective trees not worth keeping f. Botanic Name / Common Name if known g. Crown spread Measurements taken as per AS4770- Projection of Trees on Development Sites</p>		Recommended
142	D9.06	Verges	Add	<p>Add 1. Allowing and proposed street trees in verges must be shown on the landscaping plan. 2. When presented with a verge less than 1600mm in width, council must be consulted during the concept planning stages to discuss suitable species for on-street trees. Street trees are best suited for verges greater than 1600mm width, refer standard drawing S4210.</p>		Recommended
143	D9.06	Verges	Amend	<p>Amend point 3 [proposed point 5] to read: 3.5. Aside from grass establishment and tree planting, landscaping of the verge between the property boundary and kerb is not Council requirement. Where there is a mallard for planting on the verge between the property boundary and a footpath, landscape planning can be an alternative to curbing subject to council approval. However, additional landscaping within the verge may be considered subject to Council approval. Council may consider retaining trees in the case of engineering road services or alternatively limited to ground covered or small plants less than 1500 mm height.</p>		Recommended
144	D9.06	Verges	Add	<p>Add additional clause: 6. Road barriers must be positioned on either side of the on-street trees where there is a location of trees within 2m of services, sewer and infrastructure. Refer S4210.</p>		Recommended
145	D9.07	Street Tree Planting	Amend	<p>Amend point 4 to read: 4. Tree species must be selected in accordance to the councils planning scheme policy for landscaping plant list. Tree species shall be selected for their suitability to the site conditions i.e. small trees under power lines, drought resistance, soil suitability)</p>		Recommended
146	D9.07	Street Tree Planting	Amend	<p>Amend point 5 to read: 5. To ensure consistency in growth rate and form all trees must be well established in their root and branch formation as per AS 2003 Tree Stock for Landscape Use. A minimum 25 litre container should ensure a good survival factor.</p>		Recommended
147	D9.07	Street Tree Planting	Amend	<p>Amend Point 6 to read: 6.a. Biosecurity Regulation 2016 Schedule 4 Category 2 Restricted Matter- Section 13 Part 1 Invasive Plants</p>		Recommended

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Item	Section	Title	Amend / New / Removal	Description	Comments	action
163	D9.21	Paving and	Add	Add new clause: '5. edging (not linear) installed at 250mm above ground level to be installed if sand is used for the surfacing e.g. playgrounds, pathways, footpaths, etc. edging (not linear) with the surface level is not an acceptable edging.'		Recommended
164	D9.21	Paving and	Amend	Amend 6 (new 7) - replace linear with REPLAS		Not Recommended. Recommended. Amend wording to remove proprietary product name.
165	D9.23 clause 1	General	Add	At the end of the second sentence, include ' and are to be installed by a licensed plumber. '	This is a clarification	Recommended
166	D9 landscaping		Rearrange	Rearrange document subsections to allow for a more logical flow. Section D9.23 should be moved to section D9.21 as the document needs provision of water, water features and then irrigation (general)	This is a general comment only	Recommended
S1 Earthworks						
167	S1.08	Clearing and Grubbing	Amend	Amend Clause 7: "...must only be done under direction of the project Architect or suitably qualified person." Replace the word "person" with "Council officer".	To ensure quality control	Recommended
168	S1.09	Topsoil Operations	Amend	Amend Clause 2: "... unless under direction or advice of the project Architect or suitably qualified person." Replace the word "person" with "Council officer".	To ensure quality control	Recommended
169	S1.11	Excavations	Amend	Amend Clause 8: "... unless under direction or approval of the project Architect or suitably qualified person." Replace the word "person" with "Council officer".	To ensure quality control	Recommended
170	S1.13	Trenching Operations	Amend	Amend Clause 6: "... unless under direction or approval of the project Architect or suitably qualified person." Replace the word "person" with "Council officer".	To ensure quality control	Recommended
171	S1.13	Trenching Operations	Add	Add Clause 7: Where alignment of conduits or pipes cannot avoid the Tree Protection Zone of a tree selected for retention and protection, alternative methods of installation may be considered in consultation with and under direction of the project Architect, i.e. boring under the tree, hand digging through the TPZ to create space under or between roots or Hydro excavation using a high volume water jet only, to avoid damage to the part of the roots. Any excavation past the TPZ requires refilling with good quality topsoil and watered in to remove any voids formed as a result of the excavation.	Provides alternatives to clause 6	Recommended with the inclusion of in consultation with council.
172	CCTV Commentary			Amend commentary	172	Keep in commentary
S5 Water Specifications						
174	S5.01 clause 3	Scope	Add	Replace the reference to WSA in clause 3 with a reference to "CTM Alliance Water Service Design and Construction Code Version 0.2 May 2015"	Incorporation of CTM Design and Construction Code	Recommended
175	S5.02	Reference documents	Add	Before Australian Standards, insert "CTM Code - CTM Water Alliance Design and Construction Code Version 0.2 May 2015"	Incorporation of CTM Design and Construction Code	Recommended
176	S5.02	Reference documents	Amend	Amend the WSA reference on Page 2 from WSA 02- 2002 to WSA 02 2011	This is an update to the version	Recommended
177	S5.02	Reference documents	Amend	Under Water Services Association of Australia amend the clause to include the words in bold "WSA 03- 2002 Dual Water Supply Systems - Supplement to the Water Supply Code of Australia"	This is a clarification	Recommended
178	S5.02	Reference Documents	Add	Include AS 4459- Pressure Equipment - Manufacture		Recommended
179	S5.02	Reference Documents	Add	Include AS 3992- Pressure equipment - Welding and brazing qualification		Recommended
180	S5.02	Reference Documents	Add	Include AS 4041- Pressure Piping		Recommended

Item	Section	Title	Amend / New / Remove	Description	Comments	Action
181	SS.03 clause 2 (v) (NDW)	Pipes General	Add	Insert the following material 'In Stainless steel'	Inclusion of stainless steel as a material	Recommended
182	SS.05	Polyethylene Pipe (PE)	Amend	Amend point 2 to read 'PE pipes to be minimum R1000 PH16'		Recommended
183	SS.06 clause 2	Ductile Iron	Amend	Amend clause 2 to include the text in bold 'Socketed pipes to be class PH16 and where cover is less than minimum, then use the alternative 'flange' type socketing joint or approved equivalent. Flanged pipes to be class PH16.'	This is a clarification	Recommended
184	SS.08 (NDW)	Stainless Steel	Add	Insert new subsection for Stainless Steel pipes to read 'Stainless steel pipe is to be 316 stainless steel spiral wound pipe. Joining of SS pipes at bends are to be undertaken by the contractor by welding on site. Welding is to be carried out in accordance with AS4453. Qualification of welding procedures and welders is to comply with AS3992. Weld arrangements for joining of stainless steel pipe is to be full penetration butt welds in accordance with AS4041 Class 2A. Weld arrangements for attachment of flange retaining rings are to comply with the relevant requirements of AS4041 Class 2A. On site welds are to be ground smooth removing any slag and sharp projections that may damage the plastic lining, but in such a way as to maintain the welds integrity.'	SS subsections after SS.08 to be renumbered	Recommended
185	SS.08 (original)	Bedding Material	Add	At the end of the clause insert the following 'Bedding material supplied by Cairns Regional Council is an acceptable alternative bedding material'	CRC now supplies regular and it has been used successfully in recent projects and CRC is trying to increase its use.	Recommended with alternative wording and removing supply by Cairns Regional Council.
186	SS.23	Anchor Blocks	New	Insert a NDW numbered item 3 that reads 'The bottoms of anchor blocks are to be shown on the as-constructed drawing.'		Not recommended.
187	SS.29	Flushing and Disinfection	Delete	Remove clause 5 as this is a duplication of clause 4.	Correction	Recommended
188	SS.29	Flushing & Disinfection	Delete	Remove - appears to be no longer required		Not recommended.
189	SS.31 (NDW)	Construction (NDW)	New	Insert new section SS.31 and state the following: 'Mentor balls are to be installed at changes in direction and at XXX Spacing. Mentor balls shall be omit balls or approved equivalent and installed in accordance with the manufacturer's specification'		Not recommended - is a design requirement included in D6 and is not for specification.
190	Appendix A	Amendments to standard drawings	Amend	Appendix A heading to be changed to 'CTM Water Alliance Design and Construction Code Version 0.2 May 2015'	Incorporation of the CTM Code CRC to provide an updated standards table for standard drawings	Not recommended - it is recommended to reference identified SEQ standard drawings - namely... (may be provided)
191	Appendix B	Amendments to standard drawings	Amend	Correct the heading in 'Dual Water Supply Systems Vers 1.2 - WSA 03-2002'	This is a correction	Recommended
SS Sewerage specifications						
192	S6.01 clause 3	Scope	New	Insert a new a. and renumber the rest. Include 'a. CTM Alliance Water Services Design and Construction Code Version 0.2 May 2015'	Incorporation of CTM Design and Construction Code. The reference to WSA02 is still required as WSA deals with rubber ring jointed gravity pipeline systems while the CTM Code primarily deals with smart sewer systems.	Recommended
193	S6.01 clause 5	Scope	Add	Include a reference to CTM in clause 5 as written in bold 'The requirements of this manual will take precedence over the CTM Water Alliance Design and Construction Code and the Water Services Association of Australia Codes.'	Incorporation of CTM Design and Construction Code.	Recommended
194	S6.02	Reference documents	Add	Under Water Services Association of Australia amend to include 'CTM Water Alliance Design and Construction Code Version 0.2 May 2015'	Incorporation of CTM Design and Construction Code.	Recommended
195	S6.02	Reference documents	Delete	Remove the reference to WSA 05 - 2006. This code has been superseded		Recommended

Item	Section	Title	Amend / New / Renewal	Description	Comments	Action
196	S6.14	Bedding	Add	Insert new item 2, and renumber remainder of this section '2'. Regulus material supplied by Cairns Regional Council is an acceptable alternative bedding material.	CRC now supplies regulus and it has been used successfully in recent projects and CRC is trying to increase its use.	Not recommended. Recommended similar wording and removing reference to Cairns Regional Council
197	S6.18	Anchor Blocks	Add	Insert a NDM clause 3 that reads: "The locations of anchor blocks are to be shown on the constructed drawing."	This is a clarification	Not recommended. Is already in CPT.
198	S6.19	Property connection branches	Amend	Amended the wording of dot point 4 to include the amendments in bold as follows: "The position of each riser, junction or end of a side line shall be clearly marked by the Contractor on completion of backfilling with an approved metallic marker tape or wire to the end of the PCB and held in a vertical position during backfilling. The top end of the tape or wire shall be left flush with ground level."	This is a minor clarification	Recommended
199	S6.31	Tolerances	Delete and add	Delete the text and table under the heading and insert: Tolerances are to be in accordance with the CTM Alliance Water Services Design and Construction Code Version 0.2 May 2015.	Incorporation of CTM Design and Construction Code. CTM/SEQ contained more detail on tolerances	Not recommended. Recommended including WSA construction tolerances - Andy to provide.
200	Appendix A	Amendments to standard drawings	Amend	Change the heading of Appendix A to "CTM Water Alliance Design and Construction Code Version 0.2 May 2015".	CRC to provide an updated table of amendments to standard drawings	Not recommended - it is recommended to reference identified SEQ standard drawings - namely... Andy to provide
S8 Landscaping						
201	S8.01	Scope	Add	Add to end of point 1. "for subdivisions and private landscaping works."		Not recommended.
202	S8.02	Landscaping - Reference documents	Add	Add to Reference documents list: AS3303:2015 Tree Stock for Landscaping Use Add CPTED Guidelines for Queensland Part 4 by Qld Gov.		Recommended
203	InnewS8.05	New section to Synthetic Turfing	New	S8.05 SYNTHETIC TURFING 1. Synthetic Turf must be coloured green. Alternative colours such as 'Field', 'Cliff', 'Gold' are not acceptable to Council. 2. Machine Gauge must range between 7mm and 10mm. 3. Pile Height must range between 30mm and 40mm. 4. Pile Weight 1500 grams to 2500 grams. 5. Suction (per 10cm) must range between 10 and 1.3. 6. Primary backing must be UV resistant, non-filamented plain and or fleeced polypropylene fabric and manufactured with heavy metal free yarns. Yarns must be protected against UV degradation and light stress meets the highest standards. Add: 1. All tests are used for any landscaping on any existing and future Council managed land must comply with Australian Standard AS3303:2015 "Tree Stock for Landscaping Use". Amend Clause 4.15 with new clause added: Change "...covered container" to "...covered vehicle or where transporting larger trees, the trees shall be covered adequately to protect from wind and sunburn." Amend point 3a (new day to read "Trees - 25 litre/300mm container for street tree planting". Amend point 3 (new) replace Land Protection Act with Biosecurity Regulation Amend Table S8.01 Fertiliser Types: Remove under Chemical Type in Tree Planting row: "Inorganic" Replace all under Type of Application "Fertiliser Tablets (2 per tree)" with "Organic based fertiliser and water gel/capsule, mixed in to backfill as per manufacturer's recommendations specific to soil structure and texture". Add: 1. All Season Gold is the preferred 300g Australian owned product type of Synthetic Turf that Council recommends. Synthetic turf products must comply with AS9001 Quality Management Systems as certified manufacturers of synthetic grass products to ensure consistent quality.		Not recommended.
204	S8.06	Plant Stock	New	Add: 1. All tests are used for any landscaping on any existing and future Council managed land must comply with Australian Standard AS3303:2015 "Tree Stock for Landscaping Use".		Recommended
205	S8.06	Plant Stock	Amend	Amend Clause 4.15 with new clause added: Change "...covered container" to "...covered vehicle or where transporting larger trees, the trees shall be covered adequately to protect from wind and sunburn."		Recommended
206	S8.06	Plant Stock	Amend	Amend point 3a (new day to read "Trees - 25 litre/300mm container for street tree planting".		Recommended
207	S8.06	Plant Stock	Amend	Amend point 3 (new) replace Land Protection Act with Biosecurity Regulation		Recommended
208	S8.08	Fertiliser	Amend	Amend Table S8.01 Fertiliser Types: Remove under Chemical Type in Tree Planting row: "Inorganic" Replace all under Type of Application "Fertiliser Tablets (2 per tree)" with "Organic based fertiliser and water gel/capsule, mixed in to backfill as per manufacturer's recommendations specific to soil structure and texture".		Recommended
209	InnewS8.14	Synthetic Turf (Artificial Grass)	Add	Add: 1. All Season Gold is the preferred 300g Australian owned product type of Synthetic Turf that Council recommends. Synthetic turf products must comply with AS9001 Quality Management Systems as certified manufacturers of synthetic grass products to ensure consistent quality.	Document provided however it has been split between design and specification.	Not recommended.

Item	Section	Title	Amend / New / Removal	Description	Comments	Action
210	S8.14	Planting	Amend	Amend Point 9 to read: '9. To ensure establishment, all trees shall be appropriately staked with 'hardwood or recycled plastic staking, extending into the ground to a depth of 300mm. Trees to be loosely staked and supported by a temporary support system as per attached Refer Standard Drawing S420 for details.		Recommended
211	S8.14	Planting	Amend	Amend point 11. Remove Pencil shell or forest liller and replace with Natural Forest.		Recommended
212	S8.14	Planting	Add	Clause 12 add - 'The use of slow release drip irrigation watering is recommended.		Recommended
213	S8.15	General	Amend	Amend Point 1 to include 'For all landscaping of Council Assets that require irrigation'		Recommended
214	S8.15	General	Add	Add new Clause 'No constructed irrigation plans are required to be submitted to Council and Temporary irrigation removed prior to the works acceptance inspection'		Not Recommended
215	S8.15	General	Add	Add new Clause '3. Landscaping applications for private property Material Change of Use (MCU) are not required to provide Council with irrigation plans. Plans are required to be watered accordingly to ensure establishment.'		Not Recommended
Local Government Specifications						
216	Appendix P	Drafting Requirements	Amend	Replace the sub title prefix list as per attached	LIVE R4013914- WW Infrastructure 1/25/13 PNOROC Suburb. Man. up 11. 02-2016	Recommended
217	D40.5		Amend	Amend - figure D4.01 to remove Douglas ash from mapping.		Recommended
218	D40.5		Amend	Amend - reference in D40.5 reference to QUDM 2007 ASU table 7.02.1 which has been shifted to QUDM 2013 provisional table 7.3.1		Recommended
219	D6.17	Telemetry Systems	Delete this clause.	Details to be provided on electrical switchboard drawings.	LIVE R4586520- WW Infrastructure, PNOROC Amendments 2014. Proposed changes to D6.17, D7.13 and D7.25 of the CIC specific section.	Recommended
220	D7.13	Property Connection	Delete this clause	PNOROC has adapted the CIC drawing therefore no longer need this drawing	LIVE R4586520- WW Infrastructure, PNOROC Amendments 2014. Proposed changes to D6.17, D7.13 and D7.25 of the CIC specific section.	Recommended
221	D7.25	Telemetry Systems	Delete this clause.	Details to be provided on electrical switchboard drawings.	LIVE R4586520- WW Infrastructure, PNOROC Amendments 2014. Proposed changes to D6.17, D7.13 and D7.25 of the CIC specific section.	Recommended
222	S6.03	Pipes General	Amend	correct spelling of 'Manufacturers'	This is a correction	Recommended
223	S6.21	Manholes	Grammar	Correct grammar in clause, eg. remove capital M from manhole and change 'Configuration' to 'configurations'	This is a correction	Recommended
224	S6.23	Pump Stations	Delete	Delete this clause.	CIC allows Cast in situ subject to approval and in accordance with Standard Drawings S3020	Recommended
225	CIC Standard Drawings	Miscellaneous	Delete	Delete all drawings and replace with new set of drawings for water pump station	CIC to supply revised drawings	Recommended deletion - replacements are recommended for the regional manual.
226	Appendix A and B	Field Outstation RTU requirements	Delete	Delete Appendix B	To be replaced by a new CIC Standard specification for switchboards. CIC to supply	Deleted
227	NEW Specification	NEW	Add	Insert in new section 'Standards Specification for Switchboard' document.	CIC to supply the specification	Not Recommended
228	NEW Design Guideline	NEW	Add	CIC to provide 'Design guideline for sewerage pumping station' document.	CIC to provide 'Design guideline for sewerage pumping station' document.	Not Recommended
229	NEW Design Guideline	NEW	Add	CIC to provide 'Design guideline for water booster pumping stations'.	CIC to provide 'Design guideline for water booster pumping stations'.	Not Recommended

Item	Section	Title	Amend / New / Removal	Description	Comments	Action
230	NEW Design Guideline	Waste Collection and Storage	New guideline	CIC to supply the new guideline	LUCAS2009-01-01 Infrastructure, FMS&CC 2016 Review, Draft Decision for Engineering Guidelines for Waste Storage and Collection	Not Recommended
231	New		New	FMS&CC Drawings Need a drawing outlining sound attenuation fencing for council roads outlining the positions (alignments) and requirements for fencing		Not recommended - TMR have a drawing for this.
232	New	Line Treatment with Official Bike path and Sealed shoulder	New	Add "Typical Bicycle Treatment drawing" (NBS20706) to standard drawing set.		Recommended
233	60292-02	New Water lift, pump station	New	draft marked up drawing provided		Recommended
234	60292-03	New Water lift, pump station				Recommended
235	50421	New Sewerage pump stations package (live into road plastic)	New	draft marked up drawing provided		Recommended
236	SI000	Concrete Kerb and Channel	Amend	Lapack, D&C 120mm high - square edge, AS design standards for mounting for average speed limit - 50/60/70/80/90/100. Also need a note re cutting out of kerb for property access		Could add but may need more info re kerb and channel
237	SI000			lower lapack that and well as live used would be a better option. It would require the need to cut in vehicle crossing saving council time and money	Ongoing complaints about live height of the FMS&CC Lapack Kerb	Could add but may need more info re kerb and channel
239	SI000	Concrete Kerb and Channel	Amend	Amend concrete kerb type x section - minimum thickness of concrete to be increased to 150mm Amend note 1 - Concrete M25 min for domestic and M30 min for industrial/commercial use in accordance with AS1379 and AS3600 Amend note 4 - Concrete testing to be conducted every 15m3 Amend edge restraint kerb type x section		Recommended
239	SI004	Typical Section for 4.5m verge		Footpath on 700mm alignment less SI035C - it doesn't match. Also need to check to ensure reflects current NBM requirements.		Amendment recommended to SI035
240	SI005	Typical road cross sections - sheet 1	Amend	SI005 - Access Place (0 - 25 Dwellings); Access Street (26 - 90 Dwellings)		Recommended
241	SI006	Typical road cross sections - sheet 2	Amend	SI006 - Minor Collector (91 - 300 Dwellings); Major Collector (301 - 600 Dwellings)		Recommended
242	SI007	Typical road cross section - sheet 3	Amend	SI007 - Roadside Note 4 - Median width may be reduced if right turn provision not required. Absolute minimum median width shall be 2.5m. Remove dimension '3.4' from Type 8 cross section (both add)		Recommended
243	SI008	Typical Road Cross Section - sheet 4	Amend	SI008 - Roadside Note 4 - Median width may be reduced if right turn provision not required. Absolute minimum median width shall be 2.5m.		Recommended
244	SI009	Typical Road Cross Section - sheet 5	Amend	SI009 - Add 2m wide footpath to one side of Type 12 Industrial Collector Street		Recommended
245	SI010	Typical Road Cross Sections	Amend	SI010 - Delete 0.67m Barrier Kerb and Channel and add dimensions of service corridor, being 0.3m + 1.2m offset from property boundary. Change 1.0 dimension to read 1.3m clearance between edge of carriageway and centre of light pole.	Changes based on results of recent residential trip survey and analysis.	Recommended in part
246	SI010	Public Utilities on Road Verges		800mm offset 4' - tolerance Footpath on 700mm alignment (see SI035C) also amend to reflect NBM and all requirements. Note on drawing to reflect 08/07/11.	Needs to match SI035C	Review of SI035 under way

Item	Section	Title	Amend / New / Removal	Description	Comments	Action
247	S1015C	Access Crossovers		See notes on vehicle clearance - drawing needs to reflect industry practice and planning constraints.		Noted - review of S1015 recommended
248	S1015C	Access Crossovers		Drawing shows 1200mm 'wings' however on a dwelling built to boundary a wing cannot be installed as it would encroach the neighbours property.		Review of S1015 recommended
249	S1015C	Access Crossovers		Need a note for cutting out of the kerb four roadside property		Review of S1015 recommended
250	S1015C	Access Crossovers		Need to acknowledge most residential crossovers are 5m wide or more at the kerb	See also S1100, reference to S3015	Review of S1015 recommended
251	S1015C	Access Crossovers		Amend dimension on foundation on plan section - 600mm min for residential applications and 1500mm for commercial and industrial		Review of S1015 recommended
				Amend plan section - include text 'property boundary' on the left edge of apron/face pin with kerb. The crossover must be within the confines of the property boundary		
				Amend - new note on plan to read: all crossovers not compliant with this drawing require Council approval		
				Amend - new notes: layback kerb may be left in situ and dowels installed, relocating or removing street trees require approval, 2m outlets to be clear of crossover and aprons, refer to PHQCC D9 for clearance from street trees, driveway to be 300mm clear from electrical discharging pillars, driveway edge to be 300mm clear of light and power poles		
				Amend - new note: where a concrete footpath abuts a concrete apron transition joint will be installed and the footpath levels may not be altered		
252	S1016	Kerb Ramps		Amend cross sections - add detail of transition between concrete and bedding layer to be consistent with S1015		Review of S1016 recommended
				Amend - plan to show crossover where layback kerb left in place and straight driveway to garage/road/land/apron		
				Amend dimension from property boundary to path to 700mm, amend pathway width to 2000mm		
253	S1016	Kerb Ramps	Re-note the number of redundant path ramps installed. Create an alternative for a call out and poured with path ramp	See PDF		Review of S1016 recommended
254	S1016	Kerb Ramps		kerb ramps that are not compliant in relation to the slope of the ramp must be in the direction of travel.		Review of S1016 recommended
				PHQCC does not provide an example where the ramp is located on a curve in the L&C which is often the case. TMS Std Dig 1406 is much denser. Recommend that we revise the drawing to match the TMR standard drawing 1406 drawing.		
				Amend section at barrier kerb - new note for no steps in invert and new dimension 1500mm from invert to start of transition		
255	S1016C	Pathways/Bikeways		Amend plan - repetition call out transition to barrier kerb 1200mm and layback kerb 2000mm		Review of S1016 recommended
				Amend section at barrier kerb - new note for no steps in invert and new dimension 1200mm from invert to start of transition		
				Amend perspective view - remove call into existing footpaths and add kerb, re-note footpath to existing levels		

Item	Section	Title	Amend / New / Removal	Description	Comments	Action
256	S10.26C	Pathways/Bikeways		Commentary around corner functions less than standard. 1 cond in sections of 400 x 400 to be formalised. S1004 to read as follows 700mm. See also D1.19 D9.12		Review of S10.26 recommended
257	S10.26C	Pathways/Bikeways		Amend concrete pathway/bikeway sections - pipe to rest below kerb top, pipe locations and allocations for dwelling, 25mm bedding sand to be increased to 50mm, 700mm clearance between path and property boundary. May use add standardised markers for buried assets Amend footpath verge section - multiple pipes at kerb 1000mm apart for PVC pipes. Verge adaptations may be launching! Amend expansion joint section Amend contraction joint section		Review of S10.26 Recommended
259	S10.06	Bikeway/Showdown Control Details		confirm availability (was that 890 x 40mm could not be bent in Cairns)		Recommend removal of dimensions
259	S10.00	Street Name Signs		Position of poles on easement roads - street poles would provide visibility and safety for the pedestrian side. Add additional street name suffix list or reference to what may be approved		Note on drawing does advice to place the street pole where there is best visibility.
260	S10.00	Street Name Signs		Drawing specifies PVC but C/C currently use Aluminium - change?		Recommend amendment for C/C
261	S10.00	Graded Kerb Inlet Pit Pipe dia. Less than 600mm		150mm clearance on section drawing - from inside or outside of pipe? Should there be a trafficable version?		External - Recommend amendment to drawing
262	S10.00	Graded Kerb Inlet Pit Pipe dia. Less than 600mm		Amend inlet pipe section - non slip surface but pointing to limited Amend note - 10 Inlet top to have a slip resistant surface		Recommend
263	S10.05	Graded Kerb Inlet Pit Pipe dia. Greater than 600mm		150mm clearance on section drawing - from inside or outside of pipe? Should there be a trafficable version?		External - Recommend amendment to drawing
264	S10.00B	Kerb Inlet Grate and Frame		drawing silent on locking tabs - add comment. Cast Iron alternative plus to be added.		Not Recommended - galvanised grates are preferred - cast iron rust shut and are heavier to lift. No need for locking
265	S10.05	Stormwater Manholes 1050 & 1300		150mm clearance on section drawing - from inside or outside of pipe? Add reference notes to see S4.10		External to be identified on the drawing.
266	S10.05	Subsurface Drainage Flushing Points/Outlet		Needs to be reflected on drawings S1004.1010 inclusive and S4.210 Needs note on drawings to refer to D4.09. Need clarification around flushing points and use of pit entry's as flushing point need clarification around clean line with also water parallel and under kerb and/or insufficient cover		Recommend adding note. Not recommended re clean - this is site specific
267	S10.05	Subsurface Drainage Flushing Points/Outlet		nominate the location for the line of the bench under the kerb however D4.15 nominations it directly behind the kerb. Conflict needs to be resolved.		D4.15 amended to say under the kerb
268	S1.00	Stormwater Drainage Entry Gates		Questions over suitability for continued use of grates if potential exists for entrapment against them for a person where a GPR exists only?		Situational - this is a typical drawing to illustrate if being used.
269	S1.00	Stormwater Drainage Entry Gates		Amend note - 6 all fittings and fixings to be stainless steel		Recommend

Item	Section	Title	Amend / New / Removal	Description	Comments	Action
270	S4.00	Stormwater Drainage Entry Gates		Reference S401.52 , central drainage option?		Clearly needed - no gates in d/ways.
271	S4.10	Concrete driveway for all-terrain vehicles		Amend - Minor constructability amendments to x-sections and notes		Recommend with additions
272	S2000 (B)	Valve Box Installation		Add note to drawing stating "50mm NB valves are not permitted in TRC"	Due to poor performance of 50mm dia. valves TRC no longer permits them - marked up as per available	Recommend
273	S2000 (B)	Valve Box Installation		Amend - Minor constructability amendments to x-sections and notes	No amendments shown on drawing provided	
274	S2001	Air Valve Pit Air Release		Remove air valves left hand side and add note that use of lift gate is to be appropriately used.	Air valve type and siting is a bit specific requirements of sites	Recommend
275	S2005	Hydrant Box Installation		Note 11 - reference S1035 - S1100		Recommend add reference to S2005. Not recommended for S1100
276	S2005	Hydrant Box Installation		Amend - Minor constructability amendments to x-sections and notes		Recommend
277	S2010	Kerb & Road Markers		Note 12 - no indication - not by construction or CMC, is this relevant?		Recommend deletion of note 12
278	S2010	Kerb & Road Markers		Amend - modify hydro notes to be FH and remove specification from encasing/protecting stamped in notes.		Recommend
279	S2012	Timber Manhole Posts		Update?		Recommend amendment to manhole posts as per S2010 and remove references timber
280	S2015	Thrust Block Details		Note 5 (stainless ball/cross) can include drawing (galvanized ball/cross) as the table uses 225 dia pipe as an example which is less commonly used than steel 200 or 300mm. May need a note that other sizes to be engineered or refer to WSA codes. Also ref S3.34		It is recommended to delete S2015 and replace with reference to SEQ-WAT-1205.1 and SEQ-WAT-1206.1
281	S2020 (B)	Main Connection Details		Note 5 developer to supply fittings. Council staff don't want the developer to supply		Recommend amendment and recommend delete note 4
282	S2020 (B)	Main Connection Details		Add note to drawing stating "50mm NB valves are not permitted in TRC"	Due to poor performance of 50mm dia. valves TRC no longer permits them - marked up as per available	Recommend
283	S2025	Water Reservoir Level Indicator Details		Reference to manual? Is a developer going to build this item? Ene?		Recommend deletion of drawing
284	S2028	Standard Arrangement of 200mm Water Service and Buried Water Installations		Developer should install all road crossings and property connections at subdivisional stage. Note 6 should be replicated ON the drawing and also on S20.35C.	This change would reduce the time taken for properties to be connected, reduce costs to council, and not damaged services, reduce ESC risk, reduce WWS risk with people working on an open road	Not recommended This requires a rather big operational change. It is suggested this is raised at the next CMC Development meeting for workshopping.
285	S2030	Sewerage Manholes		Include reference to D7.10 and S6.21		Not recommended Due process should be to refer to the manual.
286	S2035	House Connection Branches		Complete revision required with industry and CMC. Many of the fittings etc will not work unless below and 2m deep.	Agreed - it is suggested this is raised at the next CMC Development meeting for workshopping.	
287	S2015	Sewer Bedding and Trench Details		Under Note 8 repeat the cover requirements to "Refer CMC Table 4.8"	Incorporation of CMC Design and Construction Code	not recommended - CMC table 4.8 difficult to find.
288	S2030	Sewerage pump station cast in situ		Numerous amendments	marked up drawing provided	Recommend
289	S2025	Sewerage Pump Station Precast Units		Numerous amendments	marked up drawing provided	reviewed and recommend mark up as

Item	Section	Title	Amend / New / Removal	Description	Comments	Action
290	S1025	Sewerage Pump Station Precast Units		Numerous amendments	marked up drawing provided	provided for consultation.
291	S4100	Tree Guards		Title of drawing to reflect 'in road'.		Recommended
292	S4100	Tree Guards		Entrance kerb - is this Maintenance Item? (UGS Typical section)		Recommended and also amended 'guard' to 'barrier'
293	S4100	Tree Guards		1) Change 45 deg. and 60 deg. Angle Fixing drawings annotations (Varies 40mm minimum, arrows to indicate that the 40mm minimum is from root barrier to root barrier, not aligned with outside of kerb). 2) Add annotations to indicate distance between kerb and Channel to outside of tree guard to be 1.2m only. 3) Add annotations to Typical Section drawing to indicate distance between root barrier to be minimum 40mm. 4) Correct Note 4, Change "...of all Islands as shown", to "...of all Islands as shown for new plantings only and not for existing trees." 5) Add new Note 5 as follows: "Where installing guards around existing trees, the Structural Root Zone for the tree needs to be calculated in accordance with AS4370:2009 to determine minimum root space or 40mm inside the guard as for new trees. Contact Council's Arborist for advice."		Not recommended. Some already there and some not possible.
294	S4110	Traffic Island Medians		Root Guard and Subsoil not in the right location. Also ref S1095 and S1096-10		Recommended amendments
295	S4110	Traffic Island Medians		Amend - Minor constructability amendments to sections and notes		
296	S4200	Street Tree Planting		1) Remove "1000x800mm 50kg, 'Wood Eco mat', pinned with pins & No. off" 2) Amend kerb bed wire pins, it is tapered, 200mm long, 50mm wide 'No. off' required with matching practices 3) Amend wording in notes on drawing referring to stakes. Remove "to 1000mm neatly painted white" 4) Amend drawing, "2 no. of 21g 'Agiform' Saw release fertilizer tablets at base of planting rootball" 5) Amend wording in drawing specification. Replace brackets with: "10% slow release 12% moisture retentive organic based fertilizer and water gel crystals, mixed into soil as per manufacturer's instructions." 6) Add to notes on drawing: "All trees must comply with Australian Standard AS2003:2015 - Tree Stock for Landscaping Use" 7) A note is required to state that a root barrier must be installed on both sides of the tree in the presence of footpaths and services. 8) Tree planting in a verge less than 1600mm must be discussed with Council during the Council Planning stage.	Recommended all except note 8 - it is on another drawing.	
297	S4200	Street Tree Planting		Should reflect typical planting in typical 5m verge with only 1.8m from kerb to base of footpath. Root barrier at 20mm above finished level is too high next to a footpath and a constant source of defect on maintenance inspections		Drawing amended
298	S4200	Street Tree Planting		Needs note on drawing to refer to D409. Need clarification around flanking points and use of Pili entry's as flanking point and need clarification around closest flanking point with stormwater parallel and a wider kerb and/or insufficient cover		Not recommended. This is a case by case basis
299	S4200	Buffer Mound		Add point 5: Large Shade trees to be planted no higher than 1/3 from base of mound.		Recommended
300	S4200	Buffer Mound		Consideration of the planting position of trees on a buffer mound to allow for less root invasion of residential properties and to keep the canopy of trees low as possible in case of wind failure towards residences.		Recommended

Item	Section	Title	Amend / New / Renewal	Description	Comments	Action
301	SA300	Log Barrier Fencing & Timber Bollards		200 dia bollard not in use. Use 150mm. New drawing references recycled plastic - there five spec needs to reflect availability of recycled materials which came in 100, 125, 145 and 150mm sizes. Major plastic products need a separate drawing?		Recommened
302	SA300	Log Barrier Fencing & Timber Bollards		Amend note 8 to reflect proprietary removable bollards from Replas or the line		Not recommended - cannot include a proprietary product name.
303	SA300	Log Barrier Fencing & Timber Bollards		Amend notes - inclusion of recycled plastic as acceptable material		Recommened
304	SA300	Timber Bench Seat		Remove Timber from the drawing and notes		Recommened in part
305	SA370	Playground Edging		Alle malives such as Polyline?		Alternatives to be discussed with Council
306	SA370	Playground Edging		200 dia bollard not in use. Use 150mm. New drawing references recycled plastic - there five spec needs to reflect availability of recycled materials which came in 100, 125, 145 and 150mm sizes. Major plastic products need a separate drawing?		Recommened
307	SA370	Playground Edging		Amend note 8 to reflect proprietary removable bollards from Replas or the line		Recommened amend Note 4, not recommended to refer to a proprietary product.
308	SA370	Playground Edging		Amend notes - inclusion of recycled plastic as acceptable material		Recommened
309	SA390	Garden bed Edging		Include poured garden beds		Council specific
310	SA390	Advisory Signs		Alt above for plastic materials. New spec? ie. 200 x 300 board specified on 120mm posts, whereas Replas make 200 x 40 board filled in a 125mm square bollard		Recommened - recycled product, not recommended reference to proprietary product.
311	SA390	Advisory Signs		Amend notes - inclusion of recycled plastic as acceptable material		Recommened
312	SA390	Pest Access Gate		add a detail for removable bollards or add note to drawing to use S4300		Recommened
314	MSC S2000	Valve Box Installation	New MSC drawing	S2000 - 316 Location wire to be added. Loop of location wire to be 100mm long, concrete under valve.	Marked up drawing provided	Recommened
315	MSC S2005	Hydrant Box Installation	New MSC drawing	S2005-TTC-FH Location wire to be added to MSC Standard drawing and blue on to be moved from 100mm ferrule line to 100mm off MCC. Cut eye marker being damaged while located in carriage way. Concrete in front to be under 1.	Marked up drawing provided	Recommened
316	MSC S2015	Thrust Block Details	New MSC drawing	S2015 - TTC - Thrust block. Location wire and concrete under valve.	Marked up drawing provided	Recommened
317	MSC S2020	Main Connection Details	New MSC drawing	Mareeba would prefer charger pipe went with connection fitting. Nylon Olives to be used to prevent electrical earth leak. Please refer to plan S2020. Only change requested would be cast iron path box over mains ferrule box and the use of a white guide post with VM in large block letters. See attached photo. Guide post should also a pipe work damage from builders' vehicles and slanders. Location wire and path box over mains ferrule will reduce cost of boundary valve installation.	Marked up drawing provided	Recommened

**ITEM-5 A & A SALINOVIC - REQUEST TO ASSESS AND DECIDE
A PROPOSED DEVELOPMENT APPLICATION FOR
OPERATIONAL WORKS - CLEARING OF VEGETATION
UNDER THE SUPERSEDED MAREEBA SHIRE
PLANNING SCHEME 2004 (AMENDMENT NO 01/11) -
PREENQ/17/0026**

MEETING: Ordinary

MEETING DATE: 19 July 2017

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

DEPARTMENT: Corporate and Community Services

EXECUTIVE SUMMARY

Council is in receipt of a request for a proposed development application to be assessed and decided under the Superseded Mareeba Shire Planning Scheme 2004 (Amendment No.01/11).

The proposed development is for Operational Works – Clearing of Vegetation over land described as Lot 101 – 104 on SP202702, situated at Mason Road, Kuranda.

It is proposed to clear that part of Lot 101 – 104 as depicted on Plan 31509-01A, to return the subject land to grazing use. Aerial imagery taken in 1990 indicates that the vegetation to be cleared is recent regrowth and this is supported by its categorisation as non-remnant vegetation under the Vegetation Management Act 1999.

Whilst the level of assessment for the proposed development under the Superseded Mareeba Shire Planning Scheme 2004 (Amendment No.01/11) and the Mareeba Shire Council Planning Scheme 2016 remains the same (code assessable), the applicant considers that the introduction of additional overlays in the 2016 planning scheme has the effect of disadvantaging the proposed development.

An application under the Superseded Planning Scheme will require an assessment against the Natural and Cultural Heritage Features Overlay only, whereas the same application under the 2016 planning scheme would be assessable against three overlays.

A Council refusal of the request to assess and decide the proposed development under the Superseded Planning Scheme may lead to a claim for compensation under Part 3 of Chapter 9 of the Sustainable Planning Act 2009 (SPA).

It is recommended that Council approve the Applicant's request for Superseded Planning Scheme assessment.

OFFICER'S RECOMMENDATION

"That Council approve the request for the proposed development application for Operational Works – Clearing of Vegetation (code assessable) over land described as Lot 101-104 on SP202702, situated at Mason Road, Kuranda to be assessed under the Superseded Mareeba Shire Planning Scheme 2004 (Amendment No. 01/11), noting that a code assessable application has been lodged."

BACKGROUND

Under the *Sustainable Planning Act 2009* (SPA) a person can make a request to a local government asking it to apply a superseded planning scheme to the carrying out of development or to assess a development application or request for compliance under a superseded planning scheme.

These provisions relate to the right to compensation in chapter 9, part 3 of SPA, because an entitlement to compensation does not arise unless the person makes a request to apply a superseded planning scheme.

A request for a proposed development application to be assessed and decided under a Superseded Planning Scheme (Request DA(SPS)) must be made within one (1) year after:

- (a) the new planning scheme or planning scheme policy creating the superseded planning scheme took effect; or
- (b) the amendment of a planning scheme or planning scheme policy creating the superseded planning scheme took effect.

The Mareeba Shire Council Planning Scheme 2016 commenced on 1 July 2016.

The current Request DA(SPS) was received on 30 June 2017, within the one (1) year period.

Council must agree to the Request DA(SPS) or to refuse the request within 30 business days after receiving it, unless it extends the request period by no more than 10 business days.

If Council fails to decide the Request DA(SPS) within the statutory period, it is deemed to have agreed to the request.

The giving of a notice of agreement or the deeming of a decision to agree to a Request DA(SPS) triggers the start of two timeframes:

- (a) the period of time within which an 'as of right' development under a superseded planning scheme must start; and
- (b) the time (six (6) months) within which a DA(SPS) must be made.

For this Request DA(SPS), the applicant has concurrently submitted the DA(SPS).

A refusal of a Request DA(SPS) may lead to a claim for compensation under Part 3 of Chapter 9 of the Sustainable Planning Act 2009. Compensation is payable to an owner if a change to the planning scheme reduces the value of the interest and where the steps identified in SPA section 704(b)-(f) inclusive are satisfied.

The following five (5) events must occur to claim compensation:

- the planning scheme or planning scheme policy must have changed (this has occurred)
- request a DA (SPS) **(this has occurred)**
- refusal of request
- development application made under the new or amended planning scheme
- development application refused or approved in part and/or be subject to detrimental conditions

LINK TO CORPORATE PLAN

Nil

CONSULTATION

Internal
Council officers

External
King & Company Solicitors

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

A legal opinion has been obtained in relation to several recent Requests DA(SPS).

The officer's recommendation in this report has been drafted having regard to the legal advice obtained.

POLICY IMPLICATIONS

The request for Superseded Planning Scheme assessment has been made under Section 95(1)(b) of the SPA. The applicant has requested that Council agree to assess and decide a development application for Operational Works – Clearing of Vegetation under the Superseded Mareeba Shire Planning Scheme 2004 (Amendment No. 01/11). The full details of the Request DA(SPS) is provided in **Attachment 1**.

The zoning of the subject land is Rural under both the current and superseded planning schemes. The number of overlays applicable to the proposed development has increased to three (3) under the current planning scheme.

This report is not an assessment of the proposed development. Council officers will undertake a comprehensive assessment of the proposed development once Council has determined which planning scheme will apply to the assessment.

Public Notification/Submissions

Under the Superseded Mareeba Shire Planning Scheme 2004 (Amendment No. 01/11), the proposed development application for operational works is code assessable and does not require public notification. If the application were lodged under the current Mareeba Shire Council Planning Scheme 2016, the application would remain code assessable and public notification would not be required.

State and Commonwealth Legislation

An approval for the Request DA(SPS) does not impact on the applicant's obligations to comply with all State and Commonwealth legislation prior to and during any subsequent clearing of vegetation.

FINANCIAL & RESOURCE IMPLICATIONS*Capital*

Nil

Operating

Nil

IMPLEMENTATION/COMMUNICATION

A notice of Council's decision on the Request DA(SPS) will be issued to the applicant within five (5) business days of Council's decision.

ATTACHMENTS

1. Request for Development Application (Superseded Planning Scheme)

Date Prepared: 10 July 2017

ATTACHMENT 1

Development Permit for Operational Work
Clearing of Vegetation – Overlay Assessment (Code Assessment)
Assessment under Superseded Planning Scheme

Mason Rd, Kuranda

Lots 101 – 104 on SP202702

Applicant: A. & A. Salinovic

31059

DEVELOP
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CONFIDENCE™


Document Information

Job Number:	31059
Document Title:	Planning Assessment Report

Authors

	Name (Initial)	Title	Date
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Reviewed:	JAO	Office Principal	29/6/17
Reviewed:			
Approved:			

Release Information

Version	Date Released	Pages Affected	Remarks
V1.0	29/6/17	All	DA Submission

Contact Details

All queries regarding this document should be directed to the undersigned in the first instance.

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2.0 Details of Application

2.1 Site Details

Real Property Description	Lots 101-104 on SP202702
Address	Mason Road, Kuranda
Area	136.6505 ha
Owner(s)	Ante & Anica Salinovic
Existing Uses	Vacant Agricultural Land
Local Government Authority	Mareeba Shire Council
Planning Scheme	Mareeba Shire Council Planning Scheme 2004 (Superseded)
Planning Scheme Designation	Rural Zone

2.2 Application Details

Development Type	Development Permit for Operational Works
Level of Assessment	Assessable Development – Overlay Assessment (Code Assessment)
Proposal Summary	Clearing of vegetation
Referral Agencies	<i>Not applicable</i>
Applicant	A. & A. Salinovic
Applicant's Representative	Veris Attn: Michael Tessaro PO Box 7627 Cairns QLD 4870
Relevant Plans	<i>Proposal Plan 31509-01A, prepared by Veris</i>



3.0 Introduction

3.1 Overview

Veris has been commissioned by A. & A. Salinovic ('the applicants') to prepare and lodge an application for a Development Permit for Operational Works – Clearing of Vegetation (Overlay Assessment), on land located Mason Road, Kuranda, precisely described as Lots 101-104 on SP202702 ('the site').

The proposed vegetation clearing is depicted on Proposal Plan 31509-01A, Appendix 6.

It is requested that the proposed operational works be considered and assessed under the Superseded Planning Scheme (Mareeba Shire Council Planning Scheme 2004)

The Mareeba Shire Council Planning Scheme 2016 identifies that the prescribed level of assessment for proposed vegetation clearing would be code assessable and assessed by the following overlay codes:

- Environmental Significance Overlay Code;
- Hill and Slope Overlay Code;
- Bushfire Hazard Overlay Code.

The prescribed level of assessment under Superseded Planning Scheme is code assessable with the only applicable overlay by the Natural and Cultural Heritage Features Overlay.

The report herewith has been prepared on the basis that the proposal is assessed against the Superseded Planning Scheme.



4.0 Context Analysis

4.1 Local Context Analysis

The site is located on Mason Road, Kuranda and is depicted in Figure 1 below.

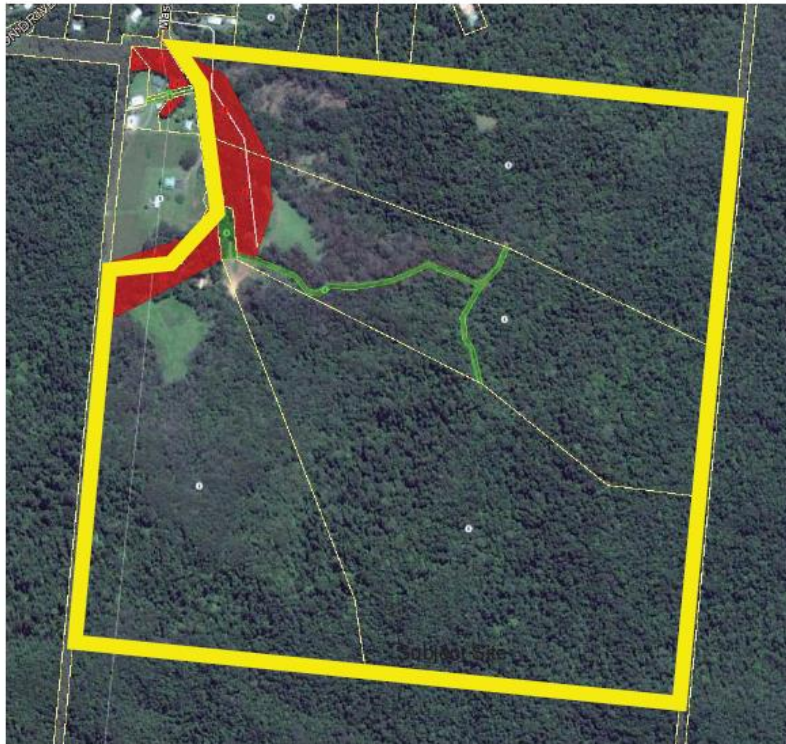


Figure 1 – Location of site (source – Google Earth)



Table 1 – Land uses surrounding the subject sites.

DIRECTION	LAND USE
North	Rural residential land
East	Barron Gorge Forest Reserve
South	Freehold vegetated land
West	Barron Gorge National Park

4.2 Site Analysis

The following section details an analysis of the site with regards to its features and the immediate vicinity.

4.2.1 Ownership & Tenure

The registered owner of the site is Ante and Anica Salinovic.

4.2.2 Easements

Easements are contained within the site. The proposed clearing will not impact on the function of the easements.

4.2.3 Existing Land Use

Sections of the site is clear of vegetation.

4.2.4 Roads and Site Access

The site has existing direct access to Mason Road, that is constructed to a sealed standard.

4.2.5 General Topography

The land gently slopes towards the west and flows into existing watercourses.



5.0 Proposal

5.1 Development Summary

The proposal is to clear an area of land within Lots 101-104 as depicted on the attached proposal plan 31509-01A, included as Appendix 6. The purpose of the clearing is to return the site to grazing purposes as undertaken in the early 1990's. The aerial photography included in Appendix 7, demonstrates that the land was previously cleared. The proposed clearing does not extend past the area that was previously cleared.

The site contains remnant vegetation regulated under the Vegetation Management Act 1999. The vegetation to be cleared is defined as non-remnant vegetation and therefore considered as exempt clearing. The proposed clearing does not require a development approval or a notification to be obtained from the Department of Natural Resources and Mines.

Protected Plants Flora Survey Trigger mapping identifies that there is land onsite with a high risk of containing native plants protected under the Nature Conservation Act 1992. Prior to any vegetation clearing occurring within these areas, a flora survey will be undertaken to ensure that there are no protected species within the subject areas.

To allow the application to proceed in an orderly fashion, it is requested that approval is granted in two (2) stages being:

1. Stage 1 – Clearing of non-remnant vegetation identified as not being within a high risk area.
2. Stage 2 – Clearing the balance of vegetation identified as being within the areas identified as high risk.

Stage 2 can be conditioned upon undertaking a flora survey in accordance with the Nature Conservation Act 1992 requirements.

In addition to the above, clearing of vegetation will not be undertaken within 25m of identified watercourses or within the areas within existing Covenants D, E and F on SP202702.

Clearing of the vegetation will be selective and will be undertaken with an excavator to ensure minimal impact.

Planning Assessment Report
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6.0 Planning Framework & Assessment

6.1 Referral Agencies

No referral triggers have been identified for this application

6.2 State Planning Policies

The Planning Scheme for Mareeba Shire adequately addresses the current State Planning Policies, therefore it is not proposed to address the State Planning Policies in this application.

6.3 The Mareeba Shire Planning Scheme 2004

The subject site is located within the Rural Zone and is assessed by the Significant Vegetation Overlay Code and Natural and Cultural Heritage Features Overlay.

6.4 Level of Assessment

The level of assessment has been determined to be Code Assessable

6.5 Public Notification

Public notification is not required for this development application.

6.6 Planning Scheme Assessment

It is requested that the proposed reconfiguration be considered and assessed under the Superseded Planning Scheme (The Mareeba Shire Planning Scheme 2004)



For the purposes of the application, the following elements will be assessed.

Code	Applicability of Code	Comment
Overlay Codes		
Significant Vegetation Overlay Code	The Code is applicable as clearing will be undertaken within area indicated as Category A on Planning Scheme Map V1.	<p>S1. No clearing will be undertaken within 25m of each high bank of an identified waterway. The slope stability and water quality of the watercourse will not be impacted by the proposed clearing. Clearing will be selective and will be undertaken with an excavator to ensure disturbance to the site.</p> <p>S2. N/A to this development.</p>
Natural and Cultural Heritage Features Overlay Code	This Code is applicable as the site includes a Scenic Area as identified on Planning Scheme Map N1.	<p>S1. N/A, the site does not contain Cultural Heritage Places</p> <p>S2. Protected Plants Flora Survey Trigger mapping identifies that there is land onsite with a high risk of containing native plants protected under the Nature Conservation Act 1992. Prior to any vegetation clearing occurring within these areas, a flora survey will be undertaken to ensure that there are no protected species within the subject areas.</p> <p>S3. No clearing will be undertaken within 25m of each high bank of an identified waterway. Clearing is being undertaken within previously cleared areas. Clearing will be selective and will be undertaken with an excavator to ensure disturbance to the site.</p> <p>S4. N/A, the site does not contain buildings or places local heritage significance.</p> <p>S5. N/A, the site does not contain buildings with Natural Heritage Features or Cultural Heritage Features.</p> <p>S6. N/A, the site does not contain buildings with Natural Heritage Features or Cultural Heritage Features.</p> <p>S7. N/A, the site does not contain Mineral Resources.</p>



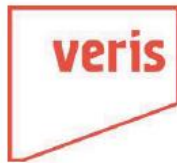
7.0 Conclusion of Assessment

7.1 Conclusion

The proposal is considered minor in nature and demonstrates significant compliance with the Mareeba Shire Planning Scheme 2004 (Superseded).

The level of clearing is considered an appropriate form for the site and will not impact the surrounding locality.

It is recommended that the proposed development be considered favourably by Council and approved subject to reasonable and relevant conditions.



8.0 Appendices

Appendix 1	IDAS Form 1
Appendix 2	IDAS Form 6
Appendix 3	Sustainable Planning Act – Form 2 Request for Consideration under the Superseded Planning Scheme
Appendix 4	Smart Map
Appendix 5	Existing Survey Plan – SP202702
Appendix 6	Proposal Plan 31059-01A
Appendix 7	Historical Aerial Photograph dated 3/13/1990



Appendix 1

IDAS Form 1

IDAS form 1—Application details

(Sustainable Planning Act 2009 version 4.3 effective 5 December 2016)

This form must be used for **ALL** development applications.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete this form (*IDAS form 1—Application details*)
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form and any other IDAS form relevant to your application must be used for development applications relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

PLEASE NOTE: This form is not required to accompany requests for compliance assessment.

Mandatory requirements

Applicant details (Note: the applicant is the person responsible for making the application and need not be the owner of the land. The applicant is responsible for ensuring the information provided on all IDAS application forms is correct. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the applicant.)

Name/s (individual or company name in full)	A. & A. Salinovic c/- Veris			
For companies, contact name	Attn: Michael Tessaro			
Postal address	PO Box 7627			
	Suburb	Cairns		
	State	QLD	Postcode	4870
	Country	Australia		
Contact phone number	(07) 4051 6722			
Mobile number (non-mandatory requirement)				
Fax number (non-mandatory requirement)				

Department of Infrastructure, Local Government and Planning

Email address (non-mandatory requirement)	m.tessaro
	@ veris.com.au
Applicant's reference number (non-mandatory requirement)	31059

1. What is the nature of the development proposed and what type of approval is being sought?
Table A—Aspect 1 of the application (If there are additional aspects to the application please list in Table B—Aspect 2.)

a)	What is the nature of the development? (Please only tick one box.)			
	<input type="checkbox"/> Material change of use	<input type="checkbox"/> Reconfiguring a lot	<input type="checkbox"/> Building work	<input checked="" type="checkbox"/> Operational work
b)	What is the approval type? (Please only tick one box.)			
	<input type="checkbox"/> Preliminary approval under s241 of SPA	<input type="checkbox"/> Preliminary approval under s241 and s242 of SPA	<input checked="" type="checkbox"/> Development permit	
c)	Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a <i>multi-unit dwelling</i> , 30 lot residential subdivision etc.)			
	Vegetation clearing			
d)	What is the level of assessment? (Please only tick one box.)			
	<input type="checkbox"/> Impact assessment	<input checked="" type="checkbox"/> Code assessment		

Table B—Aspect 2 of the application (If there are additional aspects to the application please list in Table C—Additional aspects of the application.)

a)	What is the nature of development? (Please only tick one box.)			
	<input type="checkbox"/> Material change of use	<input type="checkbox"/> Reconfiguring a lot	<input type="checkbox"/> Building work	<input type="checkbox"/> Operational work
b)	What is the approval type? (Please only tick one box.)			
	<input type="checkbox"/> Preliminary approval under s241 of SPA	<input type="checkbox"/> Preliminary approval under s241 and s242 of SPA	<input type="checkbox"/> Development permit	
c)	Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a <i>multi-unit dwelling</i> , 30 lot residential subdivision etc.)			
d)	What is the level of assessment?			
	<input type="checkbox"/> Impact assessment	<input type="checkbox"/> Code assessment		

Table C—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)

<input type="checkbox"/> Refer attached schedule	<input checked="" type="checkbox"/> Not required
--	--

2. Location of the premises (Complete Table D and/or Table E as applicable. Identify each lot in a separate row.)

Table D—Street address and lot on plan for the premises or street address and lot on plan for the land adjoining or adjacent to the premises (Note: this table is to be used for applications involving taking or interfering with water.) (Attach a separate schedule if there is insufficient space in this table.)

- ☐ Street address and lot on plan (All lots must be listed.)
- ☐ Street address and lot on plan for the land adjoining or adjacent to the premises (Appropriate for development in water but adjoining or adjacent to land, e.g. jetty, pontoon. All lots must be listed.)

Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)			Mason Road, Kuranda	4881	101-104	SP202702	Mareeba Shire
ii)							
iii)							

Planning scheme details (If the premises involves multiple zones, clearly identify the relevant zone/s for each lot in a separate row in the below table. Non-mandatory)

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)			
ii)			
iii)			

Table E—Premises coordinates (Appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay.) (Attach a separate schedule if there is insufficient space in this table.)

Coordinates (Note: place each set of coordinates in a separate row)				Zone reference	Datum	Local government area (if applicable)
Easting	Northing	Latitude	Longitude			
					<input type="checkbox"/> GDA94 <input type="checkbox"/> WGS84 <input type="checkbox"/> other	

3. Total area of land on which the development is proposed (indicate square metres)

136.6505

4. Current use/s of the premises (e.g. vacant land, house, apartment building, cane farm etc.)

Agricultural land

Department of Infrastructure, Local Government and Planning

5. Are there any current approvals (e.g. a preliminary approval) associated with this application? (Non-mandatory requirement)
☐ No ☐ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

6. Is owner's consent required for this application? (Refer to notes at the end of this form for more information.)
☐ No
☒ Yes—complete either Table F, Table G or Table H as applicable

Table F

Name of owner/s of the land	<i>Ante Salinovic + Anica Salinovic</i>
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	<i>x Ante Salinovic Anica Salinovic</i>
Date	<i>19/6/17</i>

Table G

Name of owner/s of the land	
<input type="checkbox"/> The owner's written consent is attached or will be provided separately to the assessment manager.	

Table H

Name of owner/s of the land	
<input type="checkbox"/> By making this application, I, the applicant, declare that the owner has given written consent to the making of the application.	

7. Identify if any of the following apply to the premises (Tick applicable box/es.)

- ☐ Adjacent to a water body, watercourse or aquifer (e.g. creek, river, lake, canal)—complete Table I
☐ On strategic port land under the *Transport Infrastructure Act 1994*—complete Table J
☐ In a tidal water area—complete Table K
☐ On Brisbane core port land under the *Transport Infrastructure Act 1994* (No table requires completion.)
☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* (no table requires completion)
☐ Listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* (no table requires completion)

Table I

Name of water body, watercourse or aquifer	

Department of Infrastructure, Local Government and Planning

Table J	
Lot on plan description for strategic port land	Port authority for the lot

Table K	
Name of local government for the tidal area (if applicable)	Port authority for the tidal area (if applicable)

8. Are there any existing easements on the premises? (e.g. for vehicular access, electricity, overland flow, water etc)

☐ No ☒ Yes—ensure the type, location and dimension of each easement is included in the plans submitted

9. Does the proposal include new building work or operational work on the premises? (Including any services)

☐ No ☒ Yes—ensure the nature, location and dimension of proposed works are included in plans submitted

10. Is the payment of a portable long service leave levy applicable to this application? (Refer to notes at the end of this form for more information.)

☒ No—go to question 11 ☐ Yes

10a. Has the portable long service leave levy been paid? (Refer to notes at the end of this form for more information.)

- ☐ No
- ☐ Yes—complete Table L and submit, with this application, the local government/private certifier's copy of the accepted QLeave form

Table L		
Amount paid	Date paid (dd/mm/yy)	QLeave project number (6 digit number starting with A, B, E, L, P or S)

11. Has the local government agreed to apply a superseded planning scheme to this application under section 96 of the *Sustainable Planning Act 2009*?

- ☐ No
- ☒ Yes—please provide details below

Name of local government	Date of written notice given by local government (dd/mm/yy)	Reference number of written notice given by local government (if applicable)

12. List below all of the forms and supporting information that accompany this application (Include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application)	
Description of attachment or title of attachment	Method of lodgement to assessment manager
IDAS Forms 1 & 6	Email
Planning Report with supporting information	Email

13. Applicant's declaration
<input checked="" type="checkbox"/> By making this application, I declare that all information in this application is true and correct (Note: it is unlawful to provide false or misleading information)

Notes for completing this form

- Section 261 of the *Sustainable Planning Act 2009* prescribes when an application is a properly-made application. Note, the assessment manager has discretion to accept an application as properly made despite any non-compliance with the requirement to provide mandatory supporting information under section 260(1)(c) of the *Sustainable Planning Act 2009*

Applicant details

- Where the applicant is not a natural person, ensure the applicant entity is a real legal entity.

Question 1

- Schedule 3 of the Sustainable Planning Regulation 2009 identifies assessable development and the type of assessment. Where schedule 3 identifies assessable development as "various aspects of development" the applicant must identify each aspect of the development on Tables A, B and C respectively and as required.

Question 6

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the application. If a development application relates to a state resource, the application is not required to be supported by evidence of an allocation or entitlement to a state resource. However, where the state is the owner of the subject land, the written consent of the state, as landowner, may be required. Allocation or entitlement to the state resource is a separate process and will need to be obtained before development commences.

Question 7

- If the premises is listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* it may be necessary to seek compliance assessment. Schedule 18 of the Sustainable Planning Regulation 2009 identifies where compliance assessment is required.

Question 10

- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
- The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the Building and Construction Industry (Portable Long Service Leave) Regulation 2013.

Department of Infrastructure, Local Government and Planning

Question 10a

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
- Building and construction industry notification and payment forms can be completed on the QLeave website at www.qleave.qld.gov.au. For further information contact QLeave on 1800 803 481.

Privacy—The information collected in this form will be used by the Department of Infrastructure, Local Government and Planning (DILGP), assessment manager, referral agency and/or building certifier in accordance with the processing and assessment of your application. Your personal details should not be disclosed for a purpose outside of the IDAS process or the provisions about public access to planning and development information in the *Sustainable Planning Act 2009*, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

OFFICE USE ONLY

Date received

Reference numbers

NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER

To

Council. I have been engaged as the private certifier for the building work referred to in this application

Date of engagement	Name	BSA Certification license number	Building classification/s

QLEAVE NOTIFICATION AND PAYMENT (For completion by assessment manager or private certifier if applicable.)

Description of the work	QLeave project number	Amount paid (\$)	Date paid	Date receipted form sighted by assessment manager	Name of officer who sighted the form

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure, Local Government and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.



Appendix 2

IDAS Form 6

IDAS form 6—Building or operational work assessable against a planning scheme

(Sustainable Planning Act 2009 version 3.1 effective 3 August 2015)

This form must be used for development applications for building work or operational work assessable against a planning scheme.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete *IDAS form 1—Application details*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form must be used for building work or operational work relating on strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* that requires assessment against the land use plan for that land. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

Mandatory requirements

1. What is the nature of the work that requires assessment against a planning scheme? (Tick all applicable boxes.)

- ☐ Building work—complete Table A
 ☒ Operational work—complete Table B

Table A

a) What is the nature of the building work (e.g. building, repairing, altering, underpinning, moving or demolishing a building)?

b) Are there any current approvals associated with this application? (e.g. material change of use.)

- ☐ No
 ☐ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

Table B

a) What is the nature of the operational work? (Tick all applicable boxes.)

<input type="checkbox"/> Road works	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Water infrastructure
<input type="checkbox"/> Drainage works	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Sewerage infrastructure
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage	<input checked="" type="checkbox"/> Clearing vegetation under the planning scheme
<input type="checkbox"/> Other—provide details	<input type="text"/>	

b) Is the operational work necessary to facilitate the creation of new lots? (E.g. subdivision.)

☒ No ☐ Yes—specify the number of lots being created

c) Are there any current approvals associated with this application? (E.g. material change of use.)

☒ No ☐ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

2. What is the dollar value of the proposed building work? (Inc GST, materials and labour.)	\$
3. What is the dollar value of the proposed operational work? (Inc GST, materials and labour.)	\$1,000.00

Mandatory supporting information
4. Confirm that the following mandatory supporting information accompanies this application

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
All applications involving building work or operational work		
A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which shows the following: <ul style="list-style-type: none"> the location and site area of the land to which the application relates (<i>relevant land</i>) the north point the boundaries of the relevant land the allotment layout showing existing lots, any proposed lots (including the dimensions of those lots), existing or proposed road reserves, building envelopes and existing or proposed open space (note: numbering is required for all lots) any existing or proposed easements on the relevant land and their function any access limitation strips all existing and proposed roads and access points on the relevant land. 	<input checked="" type="checkbox"/> Confirmed	

A statement about how the proposed development addresses the local government's planning schemes and any other planning documents relevant to the application.	<input checked="" type="checkbox"/> Confirmed	
A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Applications for building work (including extensions and demolition that is assessable development)		
Floor plans drawn to an appropriate scale (1:50, 1:100 or 1:200 are recommended scales) which show the following: <ul style="list-style-type: none"> the north point the intended use of each area on the floor plan (for commercial, industrial or mixed use developments only) the room layout (for residential development only) with all rooms clearly labelled the existing and the proposed built form (for extensions only) the gross floor area of each proposed floor area. 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Elevations drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation).	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Plans showing the size, location, proposed site cover, proposed maximum number of storeys, and proposed maximum height above natural ground level of the proposed new building work.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Plans showing the extent of any demolition that is assessable development.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Applications for operational work involving earthworks (filling and excavating)		
Drawings showing: <ul style="list-style-type: none"> existing and proposed contours areas to be cut and filled the location and level of any permanent survey marks or reference stations used as datum for the works the location of any proposed retaining walls on the relevant land and their height the defined flood level (if applicable) the fill level (if applicable). 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Applications for operational work involving roadworks		
Drawings showing: <ul style="list-style-type: none"> existing and proposed contours the centreline or construction line showing chainages, bearings, offsets if the construction line is not the centreline of the road and all intersection points information for each curve including tangent point chainages and offsets, curve radii, arc length, tangent length, superelevation (if applicable) and curve widening (if applicable) kerb lines including kerb radii (where not parallel to centreline) and tangent point changes (where not parallel to centreline) edge of pavement where kerb is not constructed position and extent of channelisation location and details of all traffic signs, guideposts, guardrail and other street furniture pavement markings including details on raised pavement markers 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

<ul style="list-style-type: none"> • catchpit, manhole and pipeline locations • drainage details (if applicable) • cross road drainage culverts (if applicable) • concrete footpaths and cycle paths • location and details for access points, ramps and invert crossings • changes in surfacing material. 		
Applications for operational work involving stormwater drainage		
Drawings showing: <ul style="list-style-type: none"> • existing and proposed contours • drainage locations, diameters and class of pipe, open drains and easements • manhole location, chainage and offset or coordinates and inlet and outlet invert levels • inlet pit locations, chainage and offset or coordinates and invert and kerb levels. 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Applications for operational work involving water reticulation		
Drawings showing: <ul style="list-style-type: none"> • kerb lines or edge of pavement where kerb is not constructed • location and levels of other utility services where affected by water reticulation works • pipe diameter, type of pipe and pipe alignment • water main alignments • water supply pump station details (if applicable) • minor reservoir details (if applicable) • conduits • location of valves and fire hydrants • location of house connections (if applicable) • location of bench marks and reference pegs. 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Applications for operational work involving sewerage reticulation		
Drawings showing: <ul style="list-style-type: none"> • location of all existing and proposed services • location of all existing and proposed sewer lines and manhole locations • location of all house connection branches • kerb lines or edge of pavement where kerb is not constructed • chainages • design sewer invert levels • design top of manhole levels • type of manhole and manhole cover • pipe diameter, type of pipe and pipe alignment • location of house connections (if applicable) • sewer pump station details (if applicable). 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Applications for operational work involving street lighting		
Drawings showing: <ul style="list-style-type: none"> • location of all light poles and service conduits • location of all other cross road conduits • type of wattage and lighting • any traffic calming devices • additional plans for roundabouts and major roads (if applicable) • details of any variations to normal alignment 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

<ul style="list-style-type: none"> • details of lighting levels. 		
Applications for operational work involving public utility services		
Drawings showing: <ul style="list-style-type: none"> • any existing light poles and power poles • any existing underground services • details of proposed services • alteration to existing services. 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Applications for operational work involving landscaping works		
Drawings showing: <ul style="list-style-type: none"> • the location of proposed plant species • a plant schedule indicating common and botanical names, pot sizes and numbers of plants • planting bed preparation details including topsoil depth, subgrade preparation, mulch type and depth, type of turf, pebble, paving and garden edge • the location and type of any existing trees to be retained • construction details of planter boxes, retaining walls and fences • the proposed maintenance period • irrigation system details. 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

Privacy—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

OFFICE USE ONLY

Date received

Reference numbers

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure, Local Government and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.



Appendix 3 Sustainable Planning Act – Form 2
Request for Consideration under the Superseded
Planning Scheme

Department of Infrastructure, Local Government and Planning

Request to apply a superseded planning scheme—Sustainable Planning Act form 2

(Sustainable Planning Act 2009 version 1.0 effective 18 December 2009)

This form is the approved form for requesting a local government to apply a superseded planning scheme under the *Sustainable Planning Act 2009*, section 95. All questions must be completed, unless the form states otherwise.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*.

To the attention of	Chief Executive Officer
Name of local government	Mareeba Shire Council
Postal address of local government	PO Box 154 Mareeba QLD 4880

1. Contact details of person making request:

Name/s (individual or company name in full)	A. & A. Salinovic c/- Veris
For companies, contact name	Attn: Michael Tessaro
Postal address	PO Box 7627 Cairns QLD 4870
Contact phone number	(07) 4051 6722
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
e-mail address (non-mandatory)	m.tessaro @ veris.com.au

2. What is the nature of the request?

- ☐ To apply a superseded planning scheme to the carrying out of assessable development, prohibited development or development requiring compliance assessment that was, under the superseded planning scheme, exempt development or self-assessable development

- ☒ To assess and decide a proposed development application under a superseded planning scheme
- ☐ To accept a development application for development that is prohibited development under the planning scheme and was assessable development under a superseded planning scheme, and to assess and decide the application under the superseded planning scheme
- ☐ To assess and decide a request for compliance assessment under a superseded planning scheme
- ☐ To accept a request for compliance assessment of development that is assessable development or prohibited development, and was development requiring compliance assessment under a superseded planning scheme, and to assess and decide the request under the superseded planning scheme

3. Please provide information about the street address for the premises to which this request relates (complete table A and/or table B as applicable. Identify each lot in a separate row. Refer to notes at the end of this form for more information)

Table A						
<input checked="" type="checkbox"/> street address/lot on the plan <input type="checkbox"/> street address/lot on plan for the land adjoining or adjacent to the premises (appropriate for development in water e.g. jetty, pontoon)						
Street address				Lot on plan description		Local government area (e.g. Logan, Cairns)
Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
		Mason Road, Kuranda	4881	101- 104	SP202702	Mareeba Shire

Table B—premises coordinates (appropriate for development in remote areas, over part of a lot or in water e.g. channel dredging in Moreton Bay)						
Coordinates (note: place each set of coordinates in a separate row)				Zone reference	Datum	Local government area (if applicable)
Easting	Northing	Latitude	Longitude			
					<input type="checkbox"/> GDA94 <input type="checkbox"/> WGS84 <input type="checkbox"/> Other	

4. Is a copy of the proposed development application or request for compliance assessment attached?

- ☐ Yes—proceed to question 8
- ☐ No

5. What is the nature of the proposal? (tick applicable box/es)

- ☐ material change of use of premises
- ☐ building work
- ☒ operational work
- ☐ reconfiguring a lot
- ☐ document or works

6. What type of approval will be sought? (tick applicable box/es)

- ☒ development permit
- ☐ preliminary approval
- ☐ development permit and preliminary approval —provide details below
- ☐ compliance permit
- ☐ compliance certificate

7. Provide a brief description of the proposal (e.g. six unit apartment building, 30 lot residential subdivision)

Vegetation Clearing

8. What are the details of the superseded planning scheme?

Title of superseded planning scheme or amendment creating the superseded planning scheme	Date new planning scheme or planning scheme amendment took effect	Provisions of superseded planning scheme relevant to the proposal
The Mareeba Shire Planning Scheme 2004	1 July 2016	Natural and Cultural Heritage Features Overlay

Notes for completing this form:

- A superseded planning scheme, for a planning scheme area, means the planning scheme, or any related planning scheme policies, in force immediately before:
 - the planning scheme or policies, under which a development application is made, took effect or
 - the amendment, creating the superseded planning scheme, took effect.
- The local government must decide the request within 30 business days of receiving the request. The local government may extend this period by not more than 10 business days. The person making the request must agree to any further extensions. If the local government does not decide the request within the relevant timeframes, then it is taken to have agreed to the request.
- If a planning scheme or planning scheme amendment creating a superseded planning scheme took effect on or after 18 December 2009, this request must be made within 1 year after the planning scheme or amendment creating the superseded planning scheme took effect. If the local government agrees that a development application or request for compliance assessment may be made under the superseded planning scheme, the application or request must be made within 6 months after the day the person is given or was entitled to be given, notice of the decision.
- If a planning scheme or planning scheme amendment creating a superseded planning scheme took effect before 18 December 2009, this request must be made within 2 years after the day the planning scheme or amendment creating the superseded planning scheme, took effect. If the local government agrees that a development application may be made under the superseded planning scheme, the application must be made within 20 business days after the day the person is given, or was entitled to be given, the local government's notice of the decision.

Privacy—please refer to your assessment manager for further details on the use of information recorded in this form.

OFFICE USE ONLY

Date received

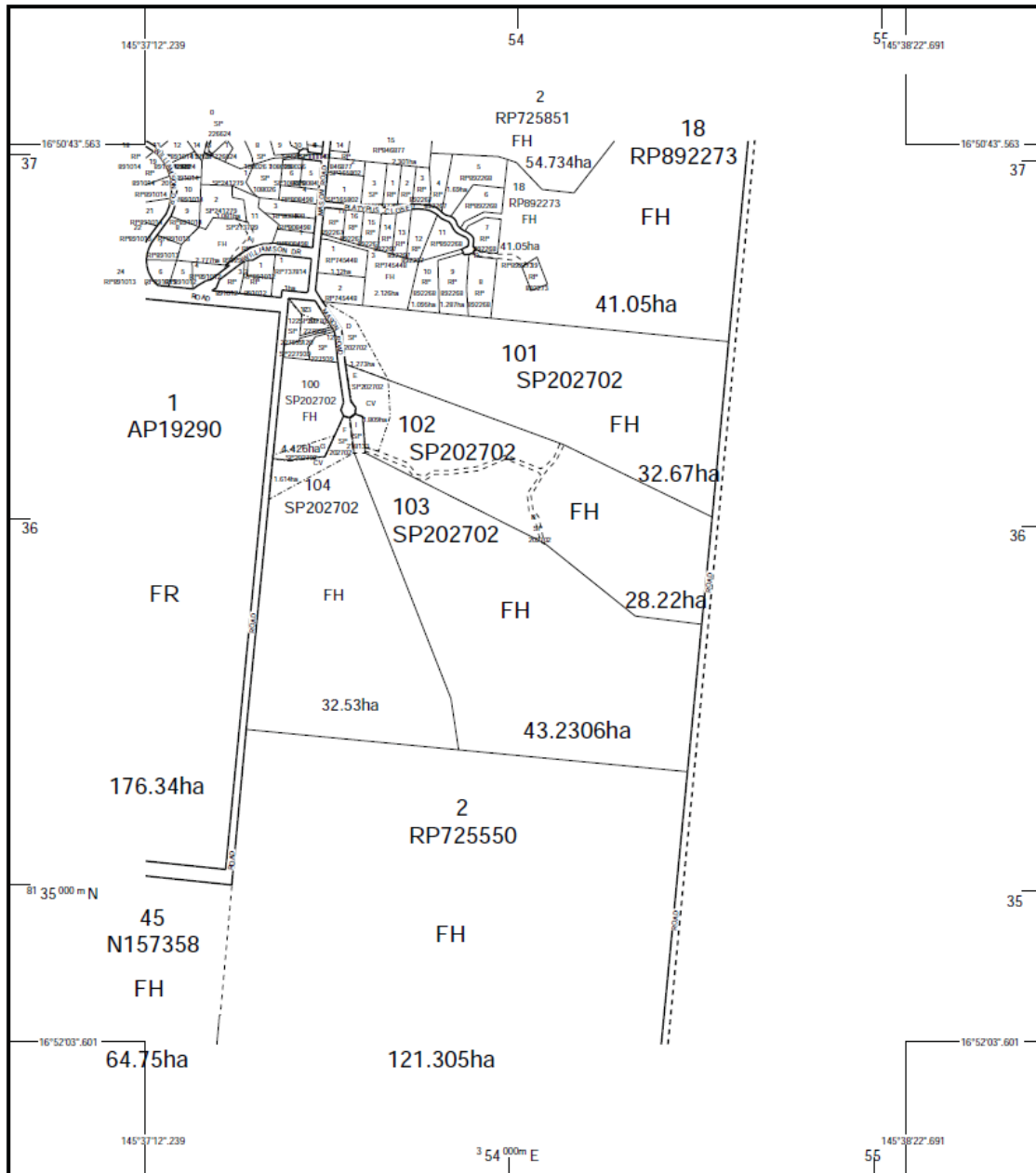
Reference numbers

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure, Local Government and Planning.



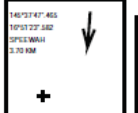
Appendix 4

Smart Map



STANDARD MAP NUMBER
8064-31334

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB
Lot/Plan 103/SP202702
Area/Volume 43.2306ha
Tenure FREEHOLD
Local Government MAREEBA SHIRE
Locality KURANDA
Segment/Parcel 9954/727

CLIENT SERVICE STANDARDS

PRINTED (ddmm/yyyy) 29/06/2017

DCDB 29/06/2017 (Lots with an area less than 1500m² are not shown)

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

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

SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base

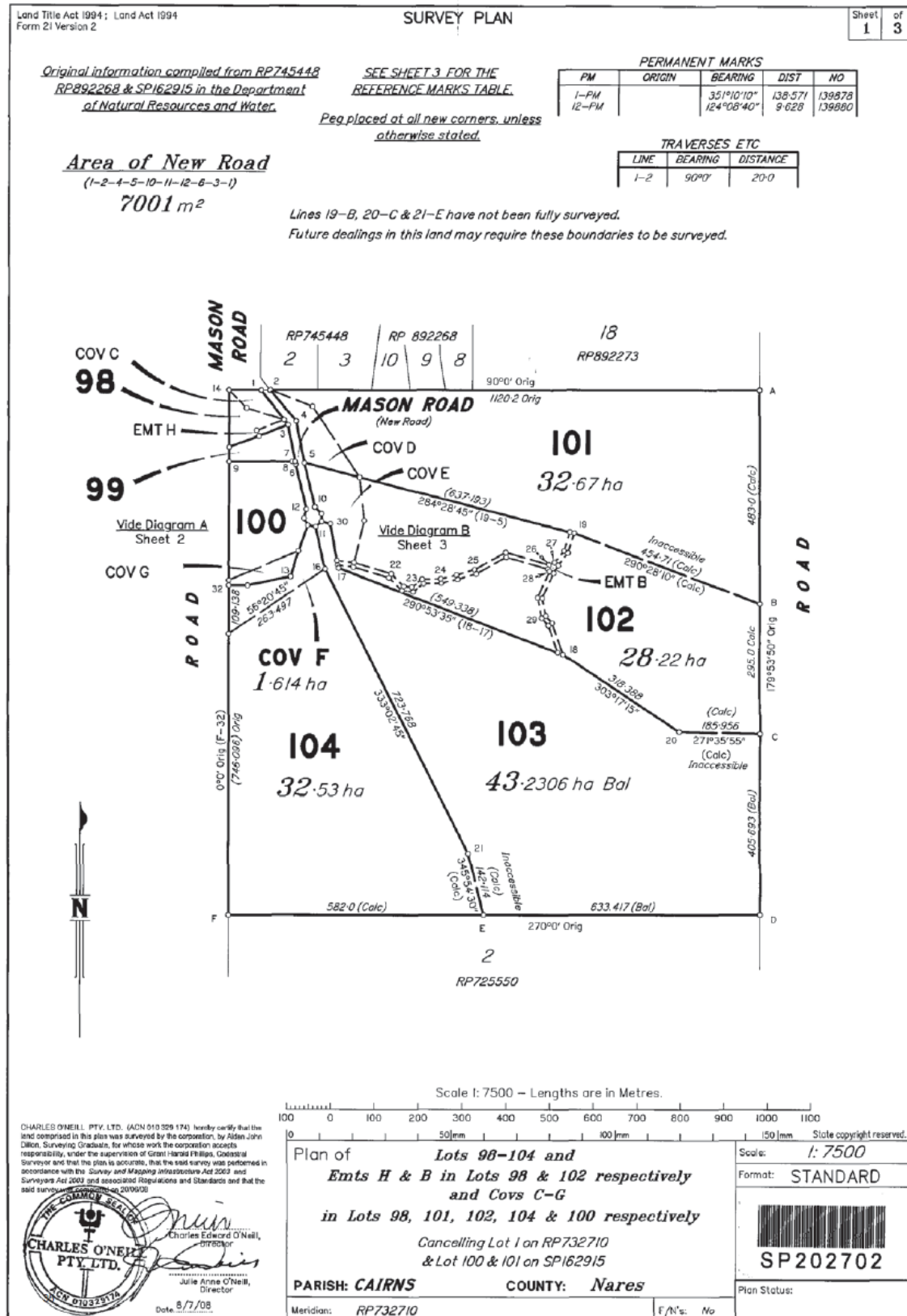


(c) The State of Queensland,
(Department of Natural
Resources and Mines) 2017.



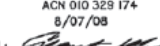


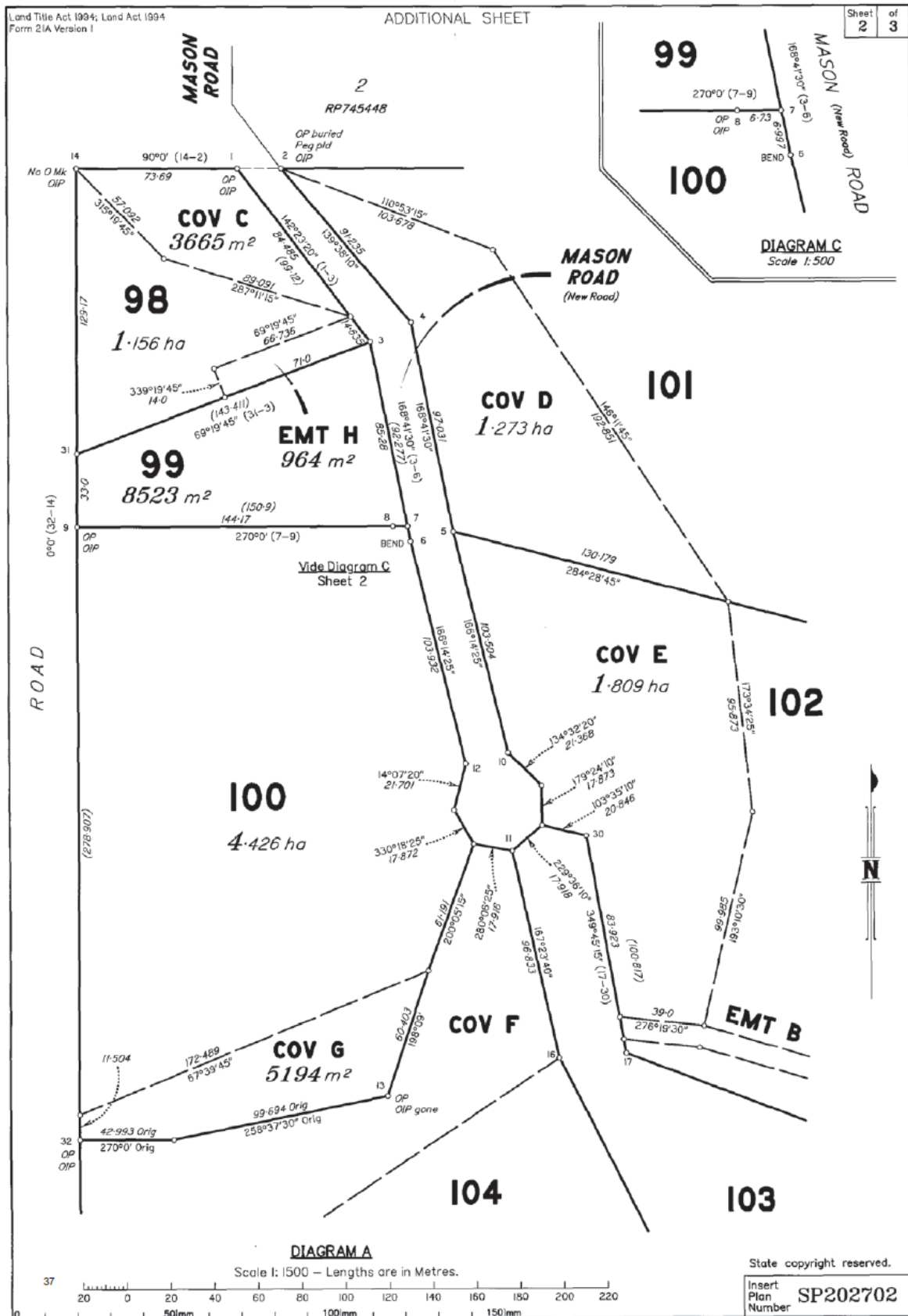
Appendix 5 Existing Survey Plan – SP202702

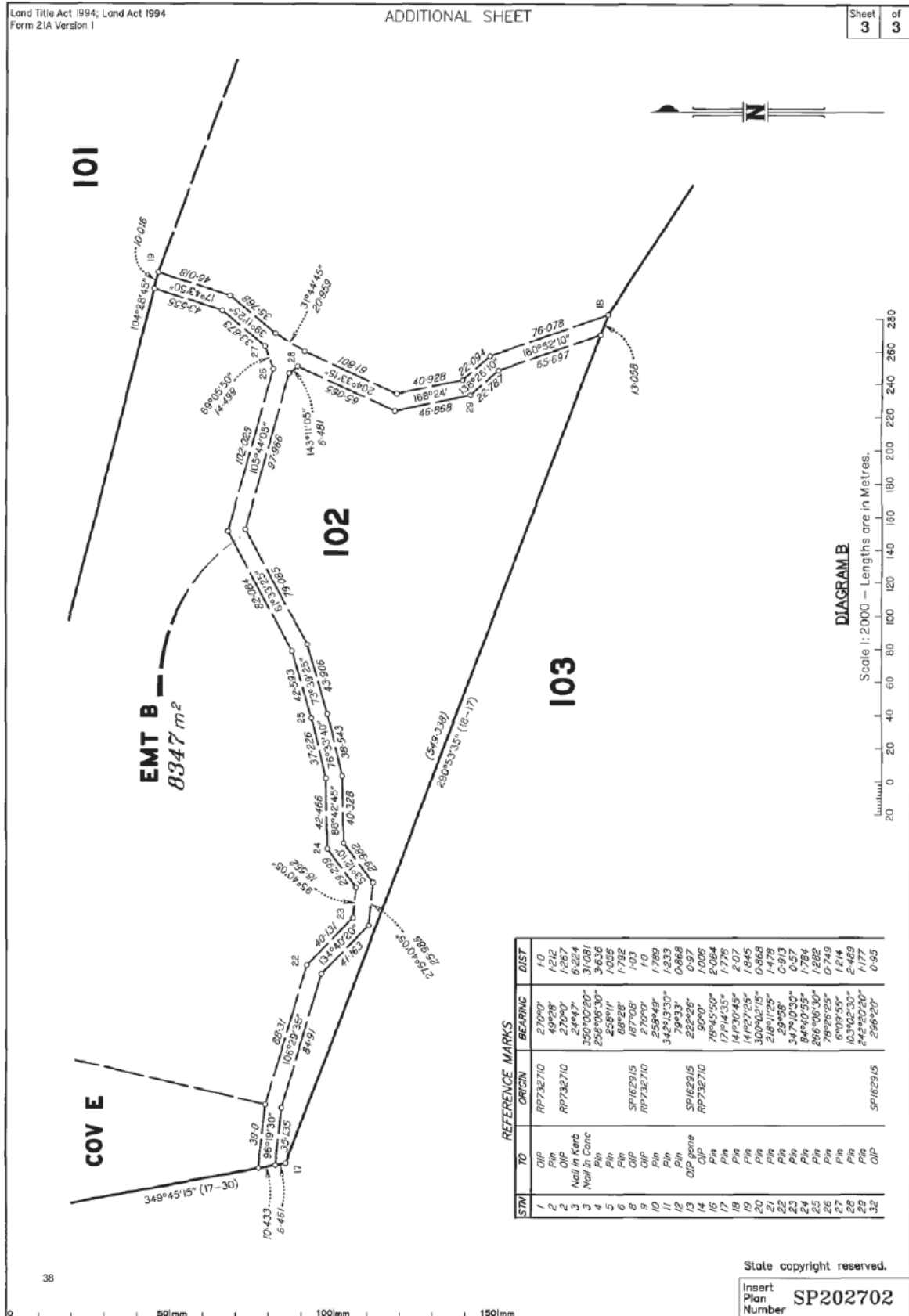
SP202702 V0 REGISTERED Recorded Date 14/11/2008 10:26 Page 1 of 4 Not To Scale



Copyright protects the shape being referred to by way. Unauthorised reproduction or amendment is not permitted.

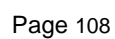
WARNING : Folded or Mutilated Plans will not be accepted. Plans may be rolled. Information may not be placed in the outer margins.																													
<div style="text-align: right; font-size: 1.2em; font-weight: bold;">712047231</div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div>CS 403</div> <div> \$884.80 <small>14/11/2008 10:26</small> </div> </div>	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Registered </div> <div style="width: 50%;"> 5. Lodged by MacDonnell's Law Cnr Shields & Grafton Sts CAIRNS QLD 4870 Ph: (07) 4030 0800 Fax: 4030 0899 Email: lodgements.clerk@MacDonnells.com.au <small>(Include address, phone number, reference, and Lodger Code)</small> </div> </div> <div style="text-align: right; font-size: 1.5em; font-weight: bold; margin-top: 10px;">754</div>																												
1. Certificate of Registered Owners or Lessees 1. We ANTE SALINOVIC & ANICA SALINOVIC TRUSTEE UNDER INSTRUMENT 708891311 ANTE SALINOVIC & ANICA SALINOVIC TRUSTEE UNDER INSTRUMENT 710773160																													
(Names in full) * as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994. * as Lessees of this land agree to this plan: <div style="margin-top: 10px;">  Ante Salinovic Signature of *Registered Owners * </div>																													
2. Local Government Approval. * Tablelands Regional Council hereby approves this plan in accordance with the: % Integrated Planning Act 1997																													
Dated this <u>Twenty-Third</u> day of <u>October</u> 2008. <div style="margin-top: 10px;">  # Steven William Ripper General Manager Development & Environment </div>																													
3. Plans with Community Management Statement: CM3 Number: Name:																													
4. References: Dept File: Local Govt: Surveyor: 5009SAL																													
6. Existing <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Title Reference</th> <th>Lot</th> <th>Plan</th> <th>Lots</th> <th>Covs</th> <th>Emts</th> <th>Road</th> </tr> </thead> <tbody> <tr> <td>21073217</td> <td>I</td> <td>RP732710</td> <td>98 - 99</td> <td>C</td> <td>H</td> <td>YES</td> </tr> <tr> <td>50478667</td> <td>100</td> <td>SP162915</td> <td>101 - 104</td> <td>D-F</td> <td>B</td> <td>YES</td> </tr> <tr> <td>50478668</td> <td>101</td> <td>SP162915</td> <td>100 - 104</td> <td>D-G</td> <td></td> <td>YES</td> </tr> </tbody> </table>		Title Reference	Lot	Plan	Lots	Covs	Emts	Road	21073217	I	RP732710	98 - 99	C	H	YES	50478667	100	SP162915	101 - 104	D-F	B	YES	50478668	101	SP162915	100 - 104	D-G		YES
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50478667	100	SP162915	101 - 104	D-F	B	YES																							
50478668	101	SP162915	100 - 104	D-G		YES																							
7. Portion Allocation: 8. Map Reference: 8064-31334																													
9. Locality: KURANDA																													
10. Local Government: Tablelands Regional Council																													
11. Passed & Endorsed: By: CHARLES O'NEILL PTY.LTD. ACN 010 329 174 Date: 8/07/08 Signed:  Designation: Cadastral Surveyor																													
12. Building Format Plans only. I certify that: * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road; * Part of the building shown on this plan encroaches onto adjoining lots and road																													
13. Lodgement Fees: <table style="width: 100%;"> <tr> <td>Survey Deposit</td> <td>\$</td> </tr> <tr> <td>Lodgement</td> <td>\$</td> </tr> <tr> <td>New Titles</td> <td>\$</td> </tr> <tr> <td>Photocopy</td> <td>\$</td> </tr> <tr> <td>Postage</td> <td>\$</td> </tr> <tr> <td>TOTAL</td> <td>\$</td> </tr> </table>		Survey Deposit	\$	Lodgement	\$	New Titles	\$	Photocopy	\$	Postage	\$	TOTAL	\$																
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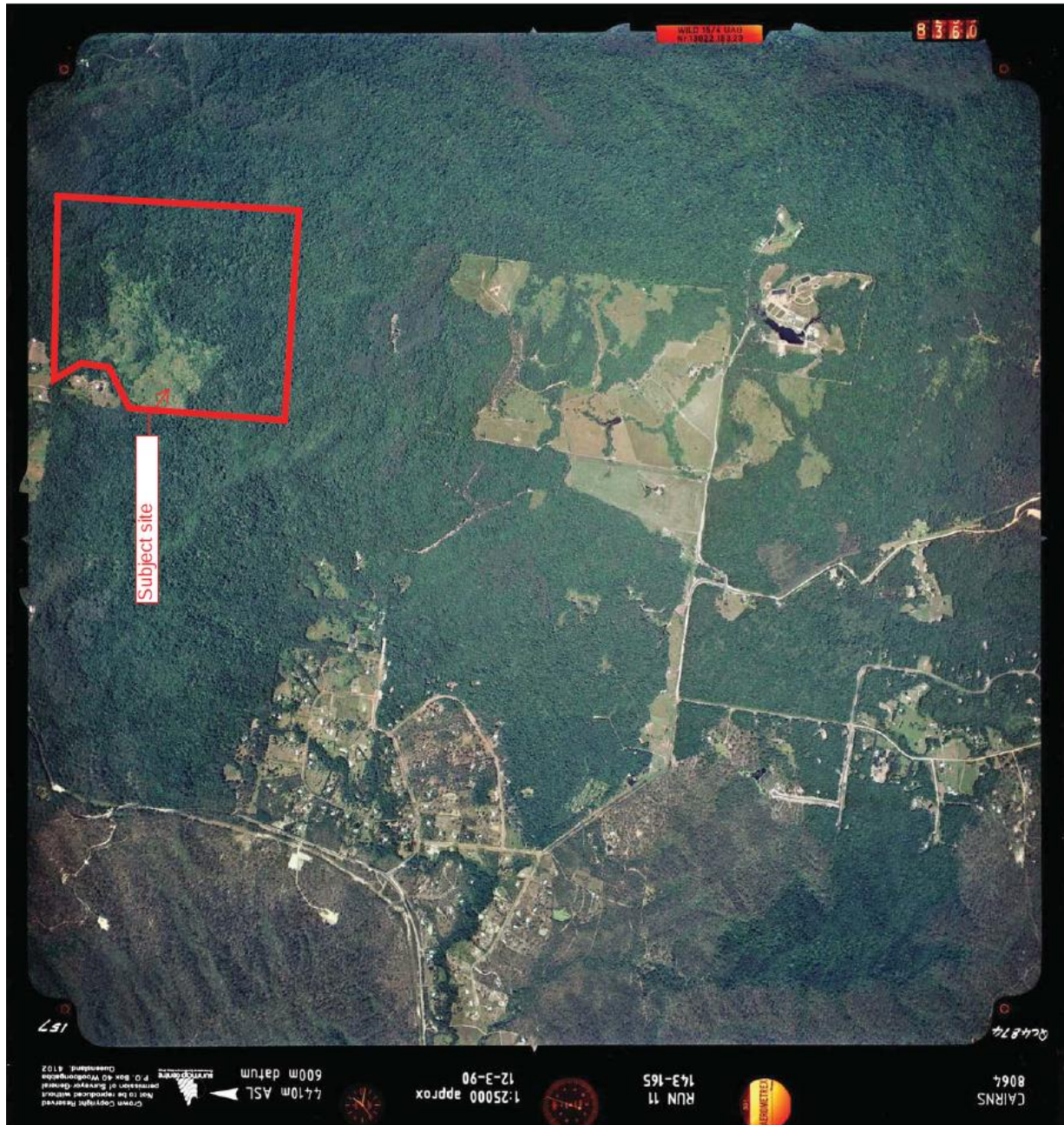


Appendix 6 Proposal Plan 31509-01A





Appendix 7 Historical Aerial Photography dated 3/12/1990~



ITEM-6 **M & G CASEY - RECONFIGURING A LOT - SUBDIVISION
(1 INTO 2 LOTS) - LOT 201 ON RP843530 - 182
KANERVO ROAD, KOAH - DA/17/0022**

MEETING: Ordinary

MEETING DATE: 19 July 2017

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

DEPARTMENT: Corporate and Community Services

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	M & G Casey	ADDRESS	182 Kanervo Road, Koah
DATE LODGED	30 May 2017	RPD	Lot 201 on RP843530
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Subdivision (1 into 2 lots)		

FILE NO	DA/17/0022	AREA	21.51 hectares
LODGED BY	Freshwater Planning	OWNER	M & G Casey
PLANNING SCHEME	Mareeba Shire Council Planning Scheme - July 2016		
ZONE	Rural zone		
LEVEL OF ASSESSMENT	Code Assessment		
SUBMISSIONS	n/a		

ATTACHMENTS: 1. Proposal Plan/s

EXECUTIVE SUMMARY

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

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

It has been assessed against the Mareeba Shire Council Planning Scheme and is in conflict with Performance Outcome PO1 and Acceptable Outcome AO1 of the Reconfiguring a Lot Code.

Both proposed allotments are smaller than the desired minimum reconfigured lot size of 60 hectares for land within the Rural zone.

The intent of the planning scheme for the rural zone is to discourage the creation of additional small rural lots. The proposed development, which essentially proposes the creation of an additional small rural lifestyle allotment, is in conflict with this intent.

It is recommended that the application be refused.

OFFICER'S RECOMMENDATION

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

APPLICATION		PREMISES	
APPLICANT	M & G Casey	ADDRESS	182 Kanervo Road, Koah
DATE LODGED	30 May 2017	RPD	Lot 201 on RP843530
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Subdivision (1 into 2 lots)		

and in accordance with the Sustainable Planning Act 2009, the applicant be notified that the application for a development permit for the development specified in (A) is:

Refused by Council for reasons set out in (B).

(A) REFUSED DEVELOPMENT: Development Permit for Reconfiguring a Lot - Subdivision (1 into 2 lots)

(B) ASSESSMENT MANAGER'S REASONS FOR REFUSAL:

1. The proposed development is in conflict with Performance Outcome PO1 and Acceptable Outcome AO1 of the Reconfiguring a Lot Code:

PO1

Lots include an area and frontage that:

- (a) *is consistent with the design of lots in the surrounding area;*
- (b) *allows the desired amenity of the zone to be achieved;*
- (c) *is able to accommodate all buildings, structures and works associated with the intended land use;*
- (d) *allow the site to be provided with sufficient access;*
- (e) *considers the proximity of the land to:*
 - (i) *centres;*
 - (ii) *public transport services; and*
 - (iii) *open space; and*
- (f) *allows for the protection of environmental features; and*
- (g) *accommodates site constraints.*

AO1.1

*Lots provide a minimum area and frontage in accordance with **Table 9.4.4.3B**.*

2. That there are not sufficient grounds to justify approval, despite the identified conflicts."

THE SITE

The subject land is described as Lot 201 on RP843530 and is situated at 182 Kanervo Road, Koah.

The land has an area of 21.51 hectares with a frontage of approximately 537.22 metres to Kanervo Road. Kanervo Road is constructed to gravel standard from its intersection with the Kennedy Highway, up to and including the full frontage with the subject land.

Access to the subject land is obtained via a crossover off Kanervo Road, located in proximity to the northern boundary.

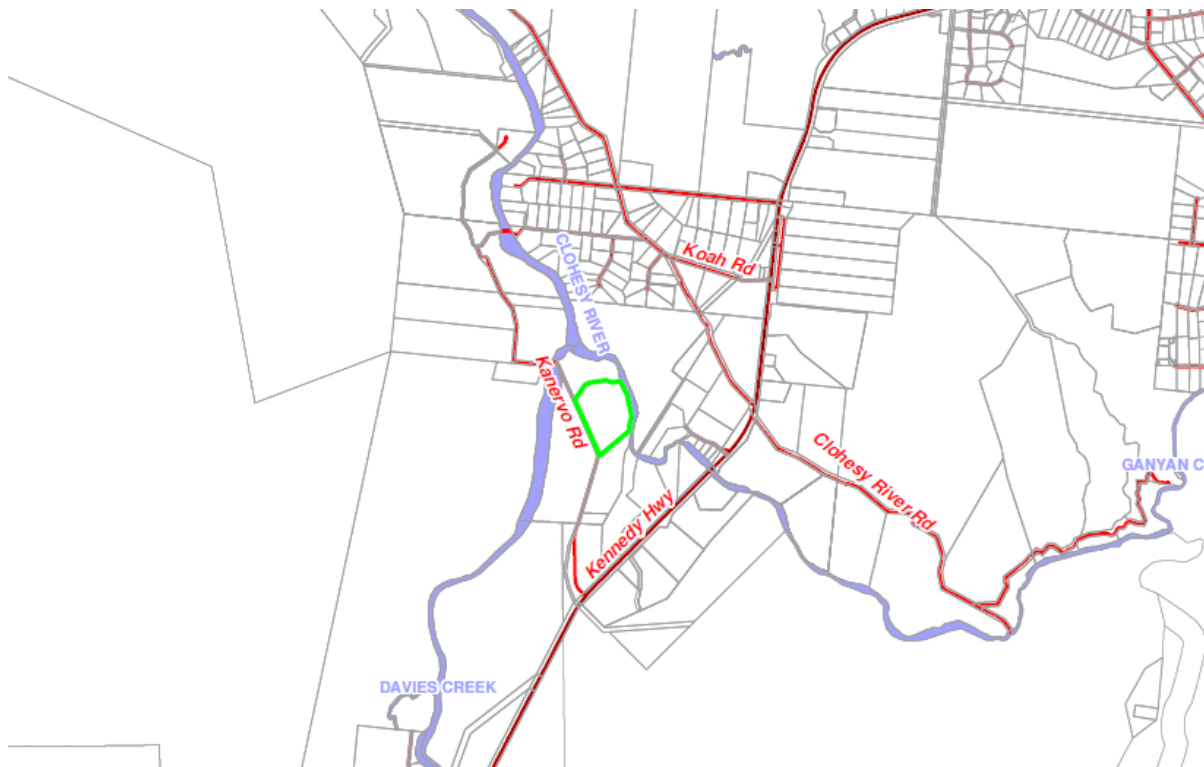
The subject land is improved by a dwelling house and shed. Rural activities conducted on the site include grazing, orchard and flower production. Clohesy Creek forms the eastern boundary of the subject land. A narrow corridor of sparse vegetation remains along the bank of Clohesy Creek.

All adjoining allotments are zoned Rural under the Mareeba Shire Council Planning Scheme - July 2016 and are developed for rural living purposes.



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 Reconfiguring a Lot - Subdivision (1 into 2 lots) in accordance with the plans shown in **Attachment 1**.

The details of the proposed allotments are as follows:

- Lot 21 - area of 4 hectares, approximately 110 metres frontage to Kanervo Road;
- Lot 22 - area of 17.51 hectares, approximately 427.22 metres to Kanervo Road.

All established structural improvements (dwelling and shed) will be located within proposed Lot 22. Proposed Lot 21 will be vacant at the time of its creation.

Electricity and telecommunication services are available to the existing allotment and can be extended to service both proposed allotments.

Each proposed allotments will be provided with an FNQROC Development Manual compliant access.

REGIONAL PLAN DESIGNATION

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

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

PLANNING SCHEME DESIGNATIONS

	<i>Land Use Category</i>
Strategic Framework:	<ul style="list-style-type: none">• Rural Other
	<i>Natural Environment Elements</i>
Zone:	<ul style="list-style-type: none">• Biodiversity Areas
	Rural zone
Overlays:	Bushfire Hazard Overlay
	Environmental Significance Overlay
	Flood Hazard Overlay
	Hill and Slope Overlay

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 - July 2016

Relevant Development Codes

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

- 6.2.9 Rural zone code
- 8.2.3 Bushfire hazard overlay code
- 8.2.4 Environmental significance overlay code
- 8.2.6 Flood hazard overlay code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.4 Reconfiguring a lot 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
Rural zone code	The application complies with applicable acceptable/probable solutions/performance criteria.
Bushfire hazard overlay code	The application complies with applicable acceptable/probable solutions/performance criteria.
Environmental significance overlay code	The application complies with applicable acceptable/probable solutions/performance criteria.
Flood hazard overlay code	The application complies with applicable acceptable/probable solutions/performance criteria.
Landscaping code	The application complies with applicable acceptable/probable solutions/performance criteria.
Parking and access code	The application complies with applicable acceptable/probable solutions/performance criteria.
Reconfiguring a lot code	<p>The application complies with applicable acceptable/probable solutions/performance criteria apart from the following:</p> <ul style="list-style-type: none"> ▪ PO1 and AO1 <p>Refer to planning discussion section of this report.</p>
Works, services and infrastructure code	The application complies with applicable acceptable/probable solutions/performance criteria.

(e) Planning Scheme Policies

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

All development works will be conditioned to be designed and constructed in accordance with the FNQROC Development Manual.

(f) Additional Trunk Infrastructure Condition (Section 650 of SPA)

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

Section 650 of SPA allows Council to condition additional trunk infrastructure outside the PIA if the development is deemed to create additional demand on trunk infrastructure which therefore results in additional trunk infrastructure costs for Council.

The development, creating an additional allotment, is predicted to place additional demand on Council's trunk transport infrastructure (roads).

the developer must pay a one off payment of \$4,500.00 (per additional lot) as a contribution toward trunk infrastructure with the amount of the contribution increased on 1 July each year in accordance with the increase for the PPI index for the period starting on the day the development approval takes effect, adjusted by reference to the 3-yearly PPI index average to the date of payment.

The trunk infrastructure for which the payment is required is:

- The trunk transport infrastructure servicing the land (\$4,500.00)

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

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

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

REFERRALS

Concurrence

This application did not trigger a referral to a Concurrence Agency.

Advice

This application did not trigger a referral to an Advice Agency.

Internal Consultation

Technical Services

PLANNING DISCUSSION

Noncompliance with the Performance Outcomes and Acceptable Outcomes of the Reconfiguring a Lot Code are summarised as follows:

Conflicts with the Reconfiguring a Lot Code

PO1

Lots include an area and frontage that:

- (a) is consistent with the design of lots in the surrounding area;*
- (b) allows the desired amenity of the zone to be achieved;*
- (c) is able to accommodate all buildings, structures and works associated with the intended land use;*
- (d) allow the site to be provided with sufficient access;*
- (e) considers the proximity of the land to:*
 - (i) centres;*
 - (ii) public transport services; and*
 - (iii) open space; and*
- (f) allows for the protection of environmental features; and*
- (g) accommodates site constraints.*

AO1.1

*Lots provide a minimum area and frontage in accordance with **Table 9.4.4.3B**.*

Comment

Existing Lot 201 on RP843530 has an area of 21.51 hectares which is already well below the 60 hectares minimum area nominated in Table 9.4.4.3B.

Proposed Lots 21 and 22 would have areas of 4 hectares and 17.51 hectares respectively.

The areas of proposed Lots 21 and 22 are not consistent with the intent of maintaining larger allotment areas within the Rural zone.

It is acknowledged that multiple small rural and rural residential allotments already exist in the locality, however the majority of the small allotments were created prior to the commencement of the current planning scheme.

The proposed reconfiguration conflicts with PO1.

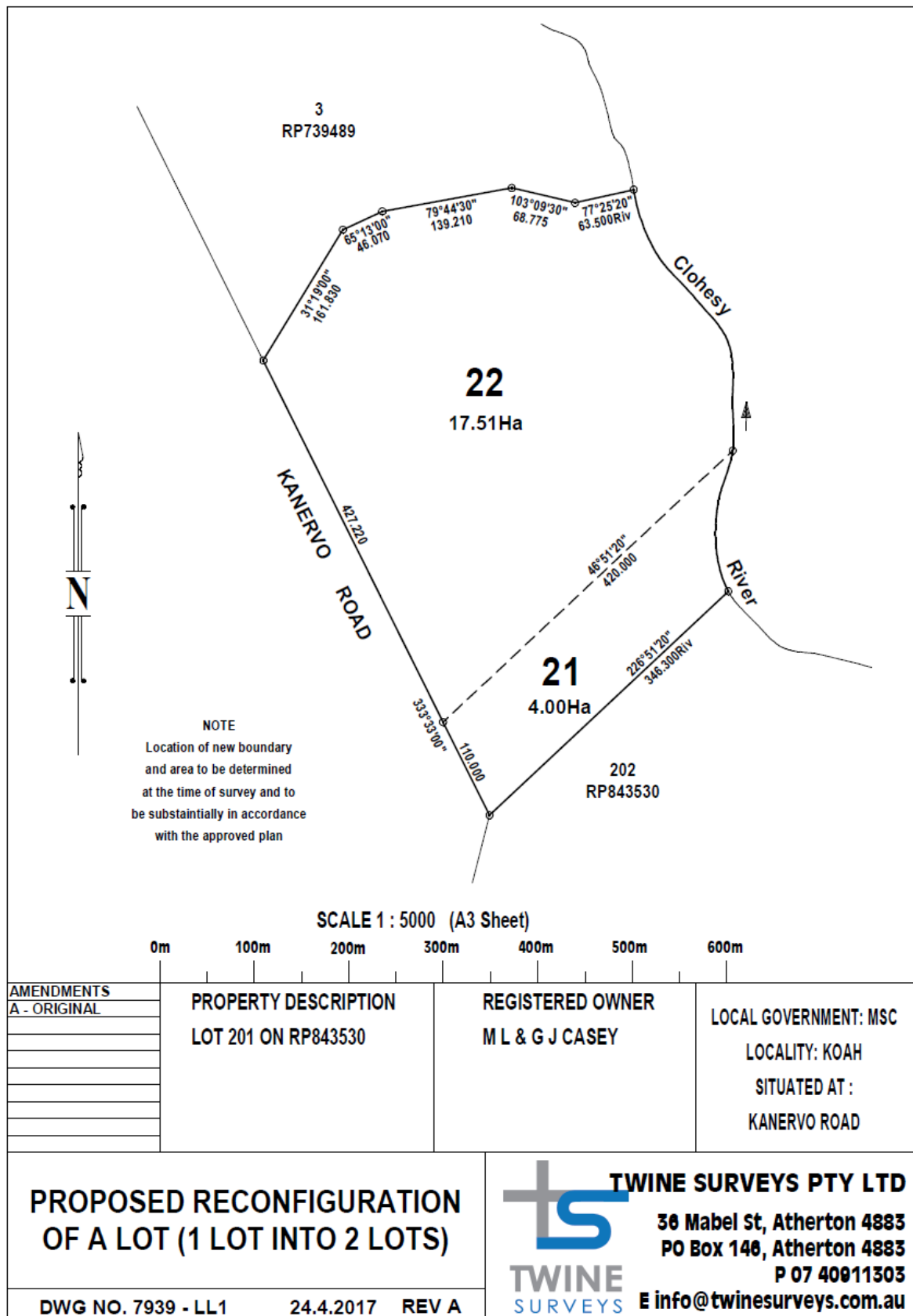
The intent of the planning scheme for the rural zone is to discourage the creation of additional small rural lots. The proposed development, which essentially proposes the creation of an additional small rural lifestyle allotment, is in conflict with this intent. Furthermore, there are not sufficient grounds to justify approval despite the identified conflicts.

It is recommended the application be refused.

Date Prepared: 30 June 2017

ATTACHMENT 1

APPROVED PLANS



ITEM-7 **A EASTON - REQUEST TO ASSESS AND DECIDE A PROPOSED DEVELOPMENT APPLICATION FOR RECONFIGURING A LOT - SUBDIVISION (1 INTO 48 LOTS) UNDER THE SUPERSEDED MAREEBA SHIRE PLANNING SCHEME 2004 (AMENDMENT NO 01/11) - PREENQ/17/0028**

MEETING: Ordinary

MEETING DATE: 19 July 2017

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

DEPARTMENT: Corporate and Community Services

EXECUTIVE SUMMARY

Council is in receipt of a request for a proposed development application to be assessed and decided under the Superseded Mareeba Shire Planning Scheme 2004 (Amendment No.01/11).

The proposed development is for Reconfiguring a Lot – Subdivision (1 into 48 lots) over land described as Lot 16 on N157227, situated at 77 Barnwell Road, Kuranda.

The proposed development, as depicted on Plan HRP16295-004-MP-001B, would subdivide the subject land into the following allotments:

- 47 'rural residential' type allotments; and
- 1 drainage reserve

Whilst the level of assessment for the proposed development under the Superseded Mareeba Shire Planning Scheme 2004 (Amendment No.01/11) and the Mareeba Shire Council Planning Scheme 2016 remains the same (code assessable), the zoning of the subject land has changed under the 2016 planning scheme.

The Superseded Mareeba Shire Planning Scheme 2004 (Amendment No.01/11) placed the subject land into the Myola zone (various precincts). The overall outcomes of the Myola zone allowed for appropriately serviced and staged urban development.

The Mareeba Shire Council Planning Scheme 2016 places all of the subject land into the Rural zone, and residential development is only supported where it supports rural uses. The applicant considers that the change from the Myola zone to the Rural zone represents a 'back zoning' of the subject land which has the effect of disadvantaging the proposed development.

A Council refusal of the request to assess and decide the proposed development under the Superseded Planning Scheme may lead to a claim for compensation under Part 3 of Chapter 9 of the Sustainable Planning Act 2009 (SPA), for the perceived 'back zoning'.

It is recommended that Council approve the Applicant's request for Superseded Planning Scheme assessment.

OFFICER'S RECOMMENDATION

"That Council:

1. Approve the request for the proposed development application for Reconfiguring a Lot – Subdivision (1 into 48 lots) over land described as over land described as Lot 16 on N157227, situated at 77 Barnwell Road, Kuranda to be assessed under the Superseded Mareeba Shire Planning Scheme 2004 (Amendment No. 01/11)."
2. Notify the applicant, as per Section 99 of the *Sustainable Planning Act 2009*, that a development application for the proposed development must be received by Council within six (6) months of the date of Council's decision to approve the request to accept the proposed Development Application under the Superseded Mareeba Shire Planning Scheme 2004 (Amendment No. 01/11)."

BACKGROUND

Under the *Sustainable Planning Act 2009* (SPA) a person can make a request to a local government asking it to apply a superseded planning scheme to the carrying out of development or to assess a development application or request for compliance under a superseded planning scheme.

These provisions relate to the right to compensation in chapter 9, part 3 of SPA, because an entitlement to compensation does not arise unless the person makes a request to apply a superseded planning scheme.

A request for a proposed development application to be assessed and decided under a Superseded Planning Scheme (Request DA(SPS)) must be made within one year after:

- (a) the new planning scheme or planning scheme policy creating the superseded planning scheme took effect; or
- (b) the amendment of a planning scheme or planning scheme policy creating the superseded planning scheme took effect.

The Mareeba Shire Council Planning Scheme 2016 commenced on 1 July 2016.

The current Request DA(SPS) was received on 30 June 2017, within the one (1) year period.

Council must agree to the Request DA(SPS) or to refuse the request within 30 business days after receiving it, unless it extends the request period by no more than 10 business days.

If Council fails to decide the Request DA(SPS) within the statutory period, it is deemed to have agreed to the Request.

The giving of a notice of agreement or the deeming of a decision to agree to a Request DA(SPS) triggers the start of two timeframes:

- (a) the period of time within which an 'as of right' development under a superseded planning scheme must start; and
- (b) the time (six (6) months) within which a DA(SPS) must be made.

For this Request DA(SPS), the applicant has not submitted the DA(SPS) at this time.

A refusal of a Request DA(SPS) may lead to a claim for compensation under Part 3 of Chapter 9 of the Sustainable Planning Act 2009. Compensation is payable to an owner if a change to the planning scheme reduces the value of the interest and where the steps identified in SPA section 704(b)-(f) inclusive are satisfied.

The following five (5) events must occur to claim compensation:

- *the planning scheme or planning scheme policy must have changed (**this has occurred**)*
- *request a DA (SPS) (**this has occurred**)*
- *refusal of request*
- *development application made under the new or amended planning scheme*
- *development application refused or approved in part and/or be subject to detrimental conditions*

LINK TO CORPORATE PLAN

Nil

CONSULTATION

Internal

Council officers

External

King & Company Solicitors

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

A legal opinion has been obtained in relation to the recent Requests DA(SPS).

The officer's recommendation in this report has been drafted having regard to the legal advice obtained.

POLICY IMPLICATIONS

The request for Superseded Planning Scheme assessment has been made under Section 95(1)(b) of the SPA. The applicant has requested that Council agree to assess and decide a development application for Reconfiguring a Lot - Subdivision (1 into 48 lots) under the Superseded Mareeba Shire Planning Scheme 2004 (Amendment No. 01/11). The full details of the Request DA(SPS) is provided in **Attachment 1**.

Whilst the level of assessment for the proposed development under the Superseded Mareeba Shire Planning Scheme 2004 (Amendment No.01/11) and the Mareeba Shire Council Planning Scheme 2016 remains the same (code assessable), the zoning of the subject land has changed under the 2016 planning scheme.

The Superseded Mareeba Shire Planning Scheme 2004 (Amendment No.01/11) placed the subject land into the Myola zone (various precincts). The overall outcomes of the Myola zone allowed for appropriately serviced and staged urban development.

The Mareeba Shire Council Planning Scheme 2016 places all of the subject land into the Rural zone and residential development is only supported where it supports rural uses. The applicant considers that the change from the Myola zone to the Rural zone represents a 'back zoning' of the subject land which has the effect of disadvantaging the proposed development.

This report is not an assessment of the proposed development. Council officers will undertake a comprehensive assessment of the proposed development once Council has determined which planning scheme will apply to the assessment, and if a development application is subsequently received.

Public Notification/Submissions

Under the Superseded Mareeba Shire Planning Scheme 2004 (Amendment No. 01/11), the proposed development application for reconfiguring a lot is code assessable and does not require public notification. If the application were lodged under the current Mareeba Shire Council Planning Scheme 2016, the application would remain code assessable and public notification would not be required.

State and Commonwealth Legislation

An approval for the Request DA(SPS) does not impact on the applicant's obligations to comply with all State and Commonwealth legislation.

FINANCIAL & RESOURCE IMPLICATIONS

Capital
Nil

Operating
Nil

IMPLEMENTATION/COMMUNICATION

A notice of Council's decision on the Request DA(SPS) will be issued to the applicant within five (5) business days of Council's decision.

ATTACHMENTS

1. Request for Development Application (Superseded Planning Scheme)

Date Prepared: 10 July 2017

ATTACHMENT 1

Our Ref HRP16295.Superseded Request.001.doc
Contact Dominic Hammersley

Cardno (Qld) Pty Ltd
ABN 57 051 074 992

30 June 2017

15 Scott Street
Parramatta Park QLD 4870
Australia

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

P.O. Box 1619
Cairns QLD 4870
Australia

Attention: Development Assessment

Phone: 61 7 4034 0500

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

www.cardno.com

Dear Sir/Madam,

WRITTEN NOTICE IN RESPECT TO A SUPERSEDED PLANNING SCHEME (MAREEBA SHIRE PLANNING SCHEME 2004) TO ASSESS AND DECIDE A PROPOSED DEVELOPMENT APPLICATION SEEKING A DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (1 INTO 48 LOTS) OVER LAND AT 77 BARNWELL ROAD, KURANDA MORE PROPERLY DESCRIBED AS LOT 16 ON N157227

We act for Andrew Easton ('the proposed applicant'), in lodging the following written notice to Mareeba Shire Council ('Council'), to have the abovementioned proposed development application assessed and decided under the superseded *Mareeba Shire Planning Scheme 2004* (the 'superseded planning scheme'), in accordance with Section 95(1)(b) of the *Sustainable Planning Act 2009* ('the SPA').

In accordance with Section 95(2) of the SPA, this written notice is given within one (1) year the day after the *Mareeba Shire Planning Scheme 2016* came into effect, which occurred on 1 July 2016.

In accordance with Section 95(3) of the SPA, this written notice is:

- a) In the approved form, being accompanied by the SPA form: 'Request to apply a superseded planning scheme – Sustainable Planning Act form 2' (**Attachment A**);
- b) Accompanied by the fee fixed by resolution of Council for a request for an application to be considered under a superseded planning scheme, being \$885.00; and
- c) Accompanied by a description of the proposed development, including a proposed subdivision plan (**Attachment B**).

The proposed applicant is currently working to prepare the proposed development application to be consistent with the provisions of the incoming *Planning Act 2016*, which will commence on 3 July 2017.

We note that Council's next meeting is 19 July 2017. We identify that it is unlikely that Council will have sufficient time to prepare and make its decision. In this regard we anticipate that Council will request an extension of time in order that Council may consider the request at its 16 August 2017 meeting. We refer to Section 96(2) of the SPA that facilitates a 10 day extension, which the proposed applicant is prepared to accommodate.

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Kenya • New Zealand • Nigeria • Papua New Guinea • Peru • Philippines • Singapore •
United Arab Emirates • United Kingdom • United States • Operations in over 100 countries

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Should you have any queries in relation to this request, please contact me.

Yours faithfully



Dominic Hammersley
Business Unit Manager – Northern Australia
Principal, Planning
For Cardno
(07) 4034 0503
dominic.hammersley@cardno.com.au

Enc: Attachment A – Request to apply a superseded planning scheme – Sustainable Planning Act form 2
Attachment B – Description of Proposed Development

Attachment A

Request to apply a superseded
planning scheme – Sustainable
Planning Act form 2

Department of Infrastructure, Local Government and Planning

Request to apply a superseded planning scheme—Sustainable Planning Act form 2

(Sustainable Planning Act 2009 version 1.0 effective 18 December 2009)

This form is the approved form for requesting a local government to apply a superseded planning scheme under the *Sustainable Planning Act 2009*, section 95. All questions must be completed, unless the form states otherwise.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*.

To the attention of	Chief Executive Officer
Name of local government	Mareeba Shire Council
Postal address of local government	PO Box 154 Mareeba QLD 4880

1. Contact details of person making request:

Name/s (individual or company name in full)	Andrew Easton c/- Cardno
For companies, contact name	Dominic Hammersley
Postal address	PO Box 1619 Cairns QLD 4870
Contact phone number	(07) 4034 0500
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
e-mail address (non-mandatory)	dominic.hammersley @ cardno.com.au

2. What is the nature of the request?

- ☐ To apply a superseded planning scheme to the carrying out of assessable development, prohibited development or development requiring compliance assessment that was, under the superseded planning scheme, exempt development or self-assessable development

- ☒ To assess and decide a proposed development application under a superseded planning scheme
- ☐ To accept a development application for development that is prohibited development under the planning scheme and was assessable development under a superseded planning scheme, and to assess and decide the application under the superseded planning scheme
- ☐ To assess and decide a request for compliance assessment under a superseded planning scheme
- ☐ To accept a request for compliance assessment of development that is assessable development or prohibited development, and was development requiring compliance assessment under a superseded planning scheme, and to assess and decide the request under the superseded planning scheme

3. Please provide information about the street address for the premises to which this request relates (complete table A and/or table B as applicable. Identify each lot in a separate row. Refer to notes at the end of this form for more information)

Table A

- ☒ street address/lot on the plan
- ☐ street address/lot on plan for the land adjoining or adjacent to the premises (appropriate for development in water e.g. jetty, pontoon)

Street address				Lot on plan description		Local government area (e.g. Logan, Cairns)
Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
	77	Barnwell Road, Kuranda	4881	16	N157227	Mareeba

Table B—premises coordinates (appropriate for development in remote areas, over part of a lot or in water e.g. channel dredging in Moreton Bay)

Coordinates (note: place each set of coordinates in a separate row)				Zone reference	Datum	Local government area (if applicable)
Easting	Northing	Latitude	Longitude			
					<input type="checkbox"/> GDA94 <input type="checkbox"/> WGS84 <input type="checkbox"/> Other	

4. Is a copy of the proposed development application or request for compliance assessment attached?

- ☐ Yes—proceed to question 8
☒ No

5. What is the nature of the proposal? (tick applicable box/es)

- ☐ material change of use of premises
☐ building work
☐ operational work
☒ reconfiguring a lot
☐ document or works

6. What type of approval will be sought? (tick applicable box/es)

- ☒ development permit
☐ preliminary approval
☐ development permit and preliminary approval —provide details below
☐ compliance permit
☐ compliance certificate

7. Provide a brief description of the proposal (e.g. six unit apartment building, 30 lot residential subdivision)

The proposal involves the subdivision of the site into 48 lots.
 Further detail is provided in the enclosed written notice.

8. What are the details of the superseded planning scheme?

Title of superseded planning scheme or amendment creating the superseded planning scheme	Date new planning scheme or planning scheme amendment took effect	Provisions of superseded planning scheme relevant to the proposal
Mareeba Shire Council Planning Scheme 2004	1 July 2016	Myola Zone Code, Natural and Cultural Heritage Features Overlay Code, Natural Disaster - Bushfire Overlay Code, Reconfiguring a Lot Code

Notes for completing this form:

- A superseded planning scheme, for a planning scheme area, means the planning scheme, or any related planning scheme policies, in force immediately before:
 - the planning scheme or policies, under which a development application is made, took effect or
 - the amendment, creating the superseded planning scheme, took effect.
- The local government must decide the request within 30 business days of receiving the request. The local government may extend this period by not more than 10 business days. The person making the request must agree to any further extensions. If the local government does not decide the request within the relevant timeframes, then it is taken to have agreed to the request.
- If a planning scheme or planning scheme amendment creating a superseded planning scheme took effect on or after 18 December 2009, this request must be made within 1 year after the planning scheme or amendment creating the superseded planning scheme took effect. If the local government agrees that a development application or request for compliance assessment may be made under the superseded planning scheme, the application or request must be made within 6 months after the day the person is given or was entitled to be given, notice of the decision.
- If a planning scheme or planning scheme amendment creating a superseded planning scheme took effect before 18 December 2009, this request must be made within 2 years after the day the planning scheme or amendment creating the superseded planning scheme, took effect. If the local government agrees that a development application may be made under the superseded planning scheme, the application must be made within 20 business days after the day the person is given, or was entitled to be given, the local government's notice of the decision.

Privacy—please refer to your assessment manager for further details on the use of information recorded in this form.

OFFICE USE ONLY

Date received

Reference numbers

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure, Local Government and Planning.

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Attachment B

Description of Proposed Development

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DESCRIPTION OF PROPOSED DEVELOPMENT

Sustainable Planning Act 2009, Section 95(3)(c)

Site Details	
Address	77 Barnwell Road, Kuranda
Real Property Description	Lot 16 on N157227
Land Area	57.617 hectares
Land Owner	Andrew Easton, Adrienne Peta Easton and Barbara Colburn Martin

Proposed Development	
Proposed Applicant	Andrew Easton
Approval Sought	Development Permit for Reconfiguring a Lot
Description	1 into 48 lots
Summary	<p>The proposed development involves the subdivision of the site into 48 lots, comprising:</p> <ul style="list-style-type: none"> • 47 non urban residential lots; and • one (1) drainage reserve. <p>The minimum lot size within the development is 4,008m².</p> <p>Access to the development will be provided from Leilas Way, with three new local roads proposed from Leilas Way to provide access to individual lots.</p> <p>A draft development application has not been prepared on the basis that any development application would be made and assessed under the <i>Planning Act 2016</i>, which is not currently in force.</p> <p>Further detail is provided in the enclosed subdivision plan.</p>

Town Planning Framework	
The proposed development application will be lodged after 3 July 2017 and will therefore be subject to assessment under the <i>Planning Act 2016</i>	
Mareeba Shire Planning Scheme 2004	
Zone	<ul style="list-style-type: none"> • Myola Zone (Precinct A) • Myola Zone (Precinct C)
Overlays	<p>Significant Vegetation Overlay</p> <ul style="list-style-type: none"> • Category A <p>Natural and Cultural Heritage Features Overlay</p> <ul style="list-style-type: none"> • Ridgelines • Waterway <p>Natural Disaster – Bushfire Overlay</p> <ul style="list-style-type: none"> • Medium Bushfire Hazard
Level of Assessment	Code Assessment
Applicable Codes	<ul style="list-style-type: none"> • Myola Zone Code • Natural and Cultural Heritage Features Overlay Code • Natural Disaster – Bushfire Overlay Code • Reconfiguring a Lot Code
State Planning Policy	
State Interests	<ul style="list-style-type: none"> • Biodiversity



ITEM-8 REEVER AND OCEAN PTY LTD - REQUEST TO ASSESS AND DECIDE A PROPOSED DEVELOPMENT APPLICATION FOR RECONFIGURING A LOT - SUBDIVISION (12 INTO 186 LOTS) UNDER THE SUPERSEDED MAREEBA SHIRE PLANNING SCHEME 2004 (AMENDMENT NO 01/11) - PREENQ/17/0029

MEETING: Ordinary

MEETING DATE: 19 July 2017

REPORT OFFICER'S TITLE: Senior Planner

DEPARTMENT: Corporate and Community Services

EXECUTIVE SUMMARY

Council is in receipt of a request for a proposed development application to be assessed and decided under the Superseded Mareeba Shire Planning Scheme 2004 (Amendment No.01/11).

The proposed development is for Reconfiguring a Lot – Subdivision (12 into 186 lots) over land described as Lots 17 & 18 on N157227, Lots 1 & 2 on RP703984, Lot 22 on N157227, Lot 20 on N157423, Lots 19 & 95 on N157452, Lot 43 on N157359, Lot 129 on NR456, Lot 290 on N157480 and Lot 131 on N157491, situated at 112 Barnwell Road and 301 Boyles Road, Kuranda.

The proposed development, as depicted on Plan HRP16299-003-MP-01B, would subdivide the northern portion of the subject land into the following allotments:

- 175 'rural residential' type allotments
- 4 drainage reserves; and
- 7 balance allotments

Whilst the level of assessment for the proposed development under the Superseded Mareeba Shire Planning Scheme 2004 (Amendment No.01/11) and the Mareeba Shire Council Planning Scheme 2016 remains the same (code assessable), the zoning of the subject land has changed under the 2016 planning scheme.

The Superseded Mareeba Shire Planning Scheme 2004 (Amendment No.01/11) placed the subject land into the Myola zone (various precincts) and the Rural zone. The overall outcomes of the Myola zone allowed for appropriately serviced and staged urban development.

The Mareeba Shire Council Planning Scheme 2016 places all of the subject land into the Rural zone and residential development is only supported where it supports rural uses. The applicant considers that the change from the Myola zone to the Rural zone represents a 'back zoning' of the subject land which has the effect of disadvantaging the proposed development.

A Council refusal of the request to assess and decide the proposed development under the Superseded Planning Scheme may lead to a claim for compensation under Part 3 of Chapter 9 of the Sustainable Planning Act 2009 (SPA), for the perceived 'back zoning'.

It is recommended that Council approve the Applicant's request for Superseded Planning Scheme assessment.

OFFICER'S RECOMMENDATION

"That Council:

1. Approve the request for the proposed development application for Reconfiguring a Lot – Subdivision (12 into 186 lots) over land described as over land described as Lots 17 & 18 on N157227, Lots 1 & 2 on RP703984, Lot 22 on N157227, Lot 20 on N157423, Lots 19 & 95 on N157452, Lot 43 on N157359, Lot 129 on NR456, Lot 290 on N157480 and Lot 131 on N157491, situated at 112 Barnwell Road and 301 Boyles Road, Kuranda to be assessed under the Superseded Mareeba Shire Planning Scheme 2004 (Amendment No. 01/11)."
2. Notify the applicant, as per Section 99 of the *Sustainable Planning Act 2009*, that a development application for the proposed development must be received by Council within six (6) months of the date of Council's decision to approve the request to accept the proposed Development Application under the Superseded Mareeba Shire Planning Scheme 2004 (Amendment No. 01/11)."

BACKGROUND

Under the *Sustainable Planning Act 2009* (SPA) a person can make a request to a local government asking it to apply a superseded planning scheme to the carrying out of development or to assess a development application or request for compliance under a superseded planning scheme.

These provisions relate to the right to compensation in chapter 9, part 3 of SPA because an entitlement to compensation does not arise unless the person makes a request to apply a superseded planning scheme.

A request for a proposed development application to be assessed and decided under a Superseded Planning Scheme (Request DA(SPS)) must be made within one year after:

- (a) the new planning scheme or planning scheme policy creating the superseded planning scheme took effect; or
- (b) the amendment of a planning scheme or planning scheme policy creating the superseded planning scheme took effect.

The Mareeba Shire Council Planning Scheme 2016 commenced on 1 July 2016.

The current Request DA(SPS) was received on 30 June 2017, within the one (1) year period.

Council must agree to the Request DA(SPS) or to refuse the request within 30 business days after receiving it, unless it extends the request period by no more than 10 business days.

If Council fails to decide the Request DA(SPS) within the statutory period, it is deemed to have agreed to the Request.

The giving of a notice of agreement or the deeming of a decision to agree to a Request DA(SPS) triggers the start of two timeframes:

- (a) the period of time within which an 'as of right' development under a superseded planning scheme must start; and
- (b) the time (six (6) months) within which a DA(SPS) must be made.

For this Request DA(SPS), the applicant has not submitted the DA(SPS) at this time.

A refusal of a Request DA(SPS) may lead to a claim for compensation under Part 3 of Chapter 9 of the Sustainable Planning Act 2009. Compensation is payable to an owner if a change to the planning scheme reduces the value of the interest and where the steps identified in SPA section 704(b)-(f) inclusive are satisfied.

The following five events must occur to claim compensation:

- the planning scheme or planning scheme policy must have changed **(this has occurred)**
- request a DA (SPS) **(this has occurred)**
- refusal of request
- development application made under the new or amended planning scheme
- development application refused or approved in part and/or be subject to detrimental conditions

LINK TO CORPORATE PLAN

Nil

CONSULTATION

Internal

Council officers

External

King & Company Solicitors

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

A legal opinion has been obtained in relation to the recent Requests DA(SPS).

The officer's recommendation in this report has been drafted having regard to the legal advice obtained.

POLICY IMPLICATIONS

The request for Superseded Planning Scheme assessment has been made under Section 95(1)(b) of the SPA. The applicant has requested that Council agree to assess and decide a development application for Reconfiguring a Lot - Subdivision (12 into 186 lots) under the Superseded Mareeba Shire Planning Scheme 2004 (Amendment No. 01/11). The full details of the Request DA(SPS) is provided in **Attachment 1**.

Whilst the level of assessment for the proposed development under the Superseded Mareeba Shire Planning Scheme 2004 (Amendment No.01/11) and the Mareeba Shire Council Planning Scheme 2016 remains the same (code assessable), the zoning of the subject land has changed under the 2016 planning scheme.

The Superseded Mareeba Shire Planning Scheme 2004 (Amendment No.01/11) placed the subject land into the Myola zone (various precincts) and the Rural zone. The overall outcomes of the Myola zone allowed for appropriately serviced and staged urban development.

The Mareeba Shire Council Planning Scheme 2016 places all of the subject land into the Rural zone and residential development is only supported where it supports rural uses. The applicant considers that the change from the Myola zone to the Rural zone represents a 'back zoning' of the subject land which has the effect of disadvantaging the proposed development.

This report is not an assessment of the proposed development. Council officers will undertake a comprehensive assessment of the proposed development once Council has determined which planning scheme will apply to the assessment, and if a development application is subsequently received.

Public Notification/Submissions

Under the Superseded Mareeba Shire Planning Scheme 2004 (Amendment No. 01/11), the proposed development application for reconfiguring a lot is code assessable and does not require public notification. If the application were lodged under the current Mareeba Shire Council Planning Scheme 2016, the application would remain code assessable and public notification would not be required.

State and Commonwealth Legislation

An approval for the Request DA(SPS) does not impact on the applicant's obligations to comply with all State and Commonwealth legislation.

FINANCIAL & RESOURCE IMPLICATIONS

Capital

Nil

Operating

Nil

IMPLEMENTATION/COMMUNICATION

A notice of Council's decision on the Request DA(SPS) will be issued to the applicant within five (5) business days of Council's decision.

ATTACHMENTS

1. Request for Development Application (Superseded Planning Scheme)

Date Prepared: 10 July 2017

ATTACHMENT 1

Our Ref HRP16299.Superseded Request (RR).001.doc
Contact Dominic Hammersley

Cardno (Qld) Pty Ltd
ABN 57 051 074 992

30 June 2017

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

15 Scott Street
Parramatta Park QLD 4870
Australia

P.O. Box 1619
Cairns QLD 4870
Australia

Phone: 61 7 4034 0500

www.cardno.com

Attention: Development Assessment

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

Dear Sir/Madam,

WRITTEN NOTICE IN RESPECT TO A SUPERSEDED PLANNING SCHEME (MAREEBA SHIRE PLANNING SCHEME 2004) TO ASSESS AND DECIDE A PROPOSED DEVELOPMENT APPLICATION SEEKING A DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (12 INTO 186 LOTS) OVER LAND AT 112 BARNWELL ROAD AND 301 BOYLES ROAD, KURANDA MORE PROPERLY DESCRIBED AS LOTS 17 AND 18 ON N157227, LOTS 1 AND 2 ON RP703984, LOT 22 ON N157227, LOT 20 ON N157423, LOTS 19 AND 95 ON N157452, LOT 43 ON N157359, LOT 129 ON NR456, LOT 290 ON N157480 AND LOT 131 ON N157491

We act for Reeve and Ocean Pty Ltd ('the proposed applicant'), in lodging the following written notice to Mareeba Shire Council ('Council'), to have the abovementioned proposed development application assessed and decided under the superseded *Mareeba Shire Planning Scheme 2004* (the 'superseded planning scheme'), in accordance with Section 95(1)(b) of the *Sustainable Planning Act 2009* ('the SPA').

In accordance with Section 95(2) of the SPA, this written notice is given within one (1) year the day after the *Mareeba Shire Planning Scheme 2016* came into effect, which occurred on 1 July 2016.

In accordance with Section 95(3) of the SPA, this written notice is:

- a) In the approved form, being accompanied by the SPA form: 'Request to apply a superseded planning scheme – Sustainable Planning Act form 2' (**Attachment A**);
- b) Accompanied by the fee fixed by resolution of Council for a request for an application to be considered under a superseded planning scheme, being \$885.00; and
- c) Accompanied by a description of the proposed development, including a proposed subdivision plan (**Attachment B**).

The proposed applicant is currently working to prepare the proposed development application to be consistent with the provisions of the incoming *Planning Act 2016*, which will commence on 3 July 2017.

We note that Council's next meeting is 19 July 2017. We identify that it is unlikely that Council will have sufficient time to prepare and make its decision. In this regard we anticipate that Council will request an extension of time in order that Council may

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Kenya • New Zealand • Nigeria • Papua New Guinea • Peru • Philippines • Singapore •
United Arab Emirates • United Kingdom • United States • Operations in over 100 countries

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consider the request at its 16 August 2017 meeting. We refer to Section 96(2) of the SPA that facilitates a 10 day extension, which the proposed applicant is prepared to accommodate.

Should you have any queries in relation to this request, please contact me.

Yours faithfully



Dominic Hammersley
Business Unit Manager – Northern Australia
Principal, Planning
For Cardno
(07) 4034 0503
dominic.hammersley@cardno.com.au

Enc: Attachment A – Request to apply a superseded planning scheme – Sustainable Planning Act form 2
Attachment B – Description of Proposed Development

Attachment A

Request to apply a superseded
planning scheme – Sustainable
Planning Act form 2

Department of Infrastructure, Local Government and Planning

Request to apply a superseded planning scheme—Sustainable Planning Act form 2

(Sustainable Planning Act 2009 version 1.0 effective 18 December 2009)

This form is the approved form for requesting a local government to apply a superseded planning scheme under the *Sustainable Planning Act 2009*, section 95. All questions must be completed, unless the form states otherwise.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*.

To the attention of	Chief Executive Officer
Name of local government	Mareeba Shire Council
Postal address of local government	PO Box 154 Mareeba QLD 4880

1. Contact details of person making request:

Name/s (individual or company name in full)	Reever and Ocean Pty Ltd c-/ Cardno
For companies, contact name	Dominic Hammersley
Postal address	PO Box 1619 Cairns QLD 4870
Contact phone number	(07) 4034 0500
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
e-mail address (non-mandatory)	dominic.hammersley @ cardno.com.au

2. What is the nature of the request?

- ☐ To apply a superseded planning scheme to the carrying out of assessable development, prohibited development or development requiring compliance assessment that was, under the superseded planning scheme, exempt development or self-assessable development

- ☒ To assess and decide a proposed development application under a superseded planning scheme
- ☐ To accept a development application for development that is prohibited development under the planning scheme and was assessable development under a superseded planning scheme, and to assess and decide the application under the superseded planning scheme
- ☐ To assess and decide a request for compliance assessment under a superseded planning scheme
- ☐ To accept a request for compliance assessment of development that is assessable development or prohibited development, and was development requiring compliance assessment under a superseded planning scheme, and to assess and decide the request under the superseded planning scheme

3. Please provide information about the street address for the premises to which this request relates (complete table A and/or table B as applicable. Identify each lot in a separate row. Refer to notes at the end of this form for more information)

Table A

- ☒ street address/lot on the plan
- ☐ street address/lot on plan for the land adjoining or adjacent to the premises (appropriate for development in water e.g. jetty, pontoon)

Street address				Lot on plan description		Local government area (e.g. Logan, Cairns)
Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
	112	Barnwell Road, Kuranda	4881		Refer to written notice	Mareeba
	301	Boyles Road, Kuranda	4881			

Table B—premises coordinates (appropriate for development in remote areas, over part of a lot or in water e.g. channel dredging in Moreton Bay)

Coordinates (note: place each set of coordinates in a separate row)				Zone reference	Datum	Local government area (if applicable)
Easting	Northing	Latitude	Longitude			
					<input type="checkbox"/> GDA94	
					<input type="checkbox"/> WGS84	
					<input type="checkbox"/> Other	

4. Is a copy of the proposed development application or request for compliance assessment attached?

- ☐ Yes—proceed to question 8
- ☒ No

5. What is the nature of the proposal? (tick applicable box/es)

- ☐ material change of use of premises
- ☐ building work
- ☐ operational work
- ☒ reconfiguring a lot
- ☐ document or works

6. What type of approval will be sought? (tick applicable box/es)

- ☒ development permit
- ☐ preliminary approval
- ☐ development permit and preliminary approval —provide details below
- ☐ compliance permit
- ☐ compliance certificate

7. Provide a brief description of the proposal (e.g. six unit apartment building, 30 lot residential subdivision)

The proposal involves the subdivision of the site into 186 lots.

Further detail is provided in the enclosed written notice.

8. What are the details of the superseded planning scheme?

Title of superseded planning scheme or amendment creating the superseded planning scheme	Date new planning scheme or planning scheme amendment took effect	Provisions of superseded planning scheme relevant to the proposal
Mareeba Shire Council Planning Scheme 2004	1 July 2016	Rural Zone Code, Myola Zone Code, Natural and Cultural Heritage Features Overlay Code, Natural Disaster - Bushfire Overlay Code, Reconfiguring a Lot Code

Notes for completing this form:

- A superseded planning scheme, for a planning scheme area, means the planning scheme, or any related planning scheme policies, in force immediately before:
 - the planning scheme or policies, under which a development application is made, took effect or
 - the amendment, creating the superseded planning scheme, took effect.
- The local government must decide the request within 30 business days of receiving the request. The local government may extend this period by not more than 10 business days. The person making the request must agree to any further extensions. If the local government does not decide the request within the relevant timeframes, then it is taken to have agreed to the request.
- If a planning scheme or planning scheme amendment creating a superseded planning scheme took effect on or after 18 December 2009, this request must be made within 1 year after the planning scheme or amendment creating the superseded planning scheme took effect. If the local government agrees that a development application or request for compliance assessment may be made under the superseded planning scheme, the application or request must be made within 6 months after the day the person is given or was entitled to be given, notice of the decision.
- If a planning scheme or planning scheme amendment creating a superseded planning scheme took effect before 18 December 2009, this request must be made within 2 years after the day the planning scheme or amendment creating the superseded planning scheme, took effect. If the local government agrees that a development application may be made under the superseded planning scheme, the application must be made within 20 business days after the day the person is given, or was entitled to be given, the local government's notice of the decision.

Privacy—please refer to your assessment manager for further details on the use of information recorded in this form.

OFFICE USE ONLY

Date received

Reference numbers

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure, Local Government and Planning.

4



Attachment B

Description of Proposed Development

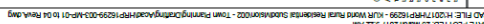
DESCRIPTION OF PROPOSED DEVELOPMENT

Sustainable Planning Act 2009, Section 95(3)(c)

Site Details	
Address	112 Barnwell Road and 301 Boyles Road, Kuranda
Real Property Description	Lots 17 and 18 on N157227 Lots 1 and 2 on RP703984 Lot 22 on N157227 Lot 20 on N157423 Lots 19 and 95 on N157452 Lot 43 on N157359 Lot 129 on NR456 Lot 290 on N157480 Lot 131 on N157491
Land Area	626.6526 hectares
Land Owner	Reever and Ocean Pty Ltd

Proposed Development	
Proposed Applicant	Reever and Ocean Pty Ltd
Approval Sought	Development Permit for Reconfiguring a Lot
Description	12 into 186 lots
Summary	<p>The proposed development involves the subdivision of the site into 186 lots, comprising:</p> <ul style="list-style-type: none"> • 175 non urban residential lots; • four (4) drainage reserves; and • seven (7) balance lots. <p>The minimum lot size within the development is 4,043m².</p> <p>Access to the development will be provided from Barnwell Road, with a number of new local roads provided throughout the site to provide access to individual lots.</p> <p>The extent to which the site is proposed to be subdivided is limited to the northern portion of the site comprising Lots 17 and 18 on N157227, Lots 1 and 2 on RP703984, Lot 22 on N157227 and Lot 20 on N157423.</p> <p>It is also important to note that the proposed subdivision layout is reliant on the closure of a number of existing road reserves. The proposed applicant is currently finalising the closure of these roads with the Department of Natural Resources and Mines. The road closures may result in the amalgamation of balance lots that may comprise part of the land the subject of the subdivision and have been included for completeness.</p> <p>A draft development application has not been prepared on the basis that any development application would be made and assessed under the <i>Planning Act 2016</i>, which is not currently in force.</p> <p>Further detail is provided in the enclosed subdivision plan.</p>

Town Planning Framework	
The proposed development application will be lodged after 3 July 2017 and will therefore be subject to assessment under the <i>Planning Act 2016</i>	
Mareeba Shire Planning Scheme 2004	
Zone	<ul style="list-style-type: none"> • Myola Zone (Precinct A) • Myola Zone (Precinct C) • Myola Zone (Precinct E) • Rural Zone <p>Note: The extent to which residential lots are proposed as part of the development is limited to that area of the site located within the Myola Zone.</p>
Overlays	<p>Significant Vegetation Overlay</p> <ul style="list-style-type: none"> • Category A • Category B <p>Natural and Cultural Heritage Features Overlay</p> <ul style="list-style-type: none"> • Ridgelines • Waterway • Scenic Areas <p>Natural Disaster – Bushfire Overlay</p> <ul style="list-style-type: none"> • Low Bushfire Hazard • Medium Bushfire Hazard <p>Note: The proposed development does not involve the provision of residential lots within the Category B area of the Significant Vegetation Overlay or the Scenic Areas of the Natural and Cultural Heritage Features Overlay</p>
Level of Assessment	Code Assessment
Applicable Codes	<ul style="list-style-type: none"> • Myola Zone Code • Rural Zone Code • Natural and Cultural Heritage Features Overlay Code • Natural Disaster – Bushfire Overlay Code • Reconfiguring a Lot Code
State Planning Policy	
State Interests	<ul style="list-style-type: none"> • Biodiversity • Natural Hazards, Risk and Resilience



GOVERNANCE AND COMPLIANCE

ITEM-9 DEVELOPMENT AND GOVERNANCE QUARTERLY REPORT MARCH TO JUNE 2017

MEETING: Ordinary

MEETING DATE: 19 July 2017

**REPORT OFFICER'S
TITLE:** Manager Development and Governance

DEPARTMENT: Corporate and Community Services

EXECUTIVE SUMMARY

This report presents the key activities and achievements of the Development and Governance Group for the April to June 2017 quarter.

OFFICER'S RECOMMENDATION

"That Council receive and note the quarterly reports of the Development and Governance Group for April to June 2017."

BACKGROUND

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

- Governance and Compliance
- Building and Plumbing
- Regional Land Use Planning
- Local Laws and Environmental Health

GOVERNANCE AND COMPLIANCE

Some of the main issues dealt with by the Governance and Compliance section during the quarter were as follows:

Leases

The following trustee leases or management agreements were finalised this quarter:

- Mareeba Heritage Centre Inc;
- Koah Sports and Social Club Inc - draft agreement with KSSC for comment.

In consultation with Council's solicitors, a draft lease template has been prepared which is to be used primarily for non-commercial entities seeking tenure over land for which Council is the trustee.

Complaints Management

Details of complaints received/processed during the quarter ending 30 June 2017 are displayed in the table below:

Complaints carried over from previous period (January to March 2017)	2
Complaints lodged during reporting period (April to June 2017)	7
Complaints finalised during reporting period (April to June 2017)	5
Complaints still in process (not finalised) during reporting period (April to June 2017)	4

BUILDING AND PLUMBING

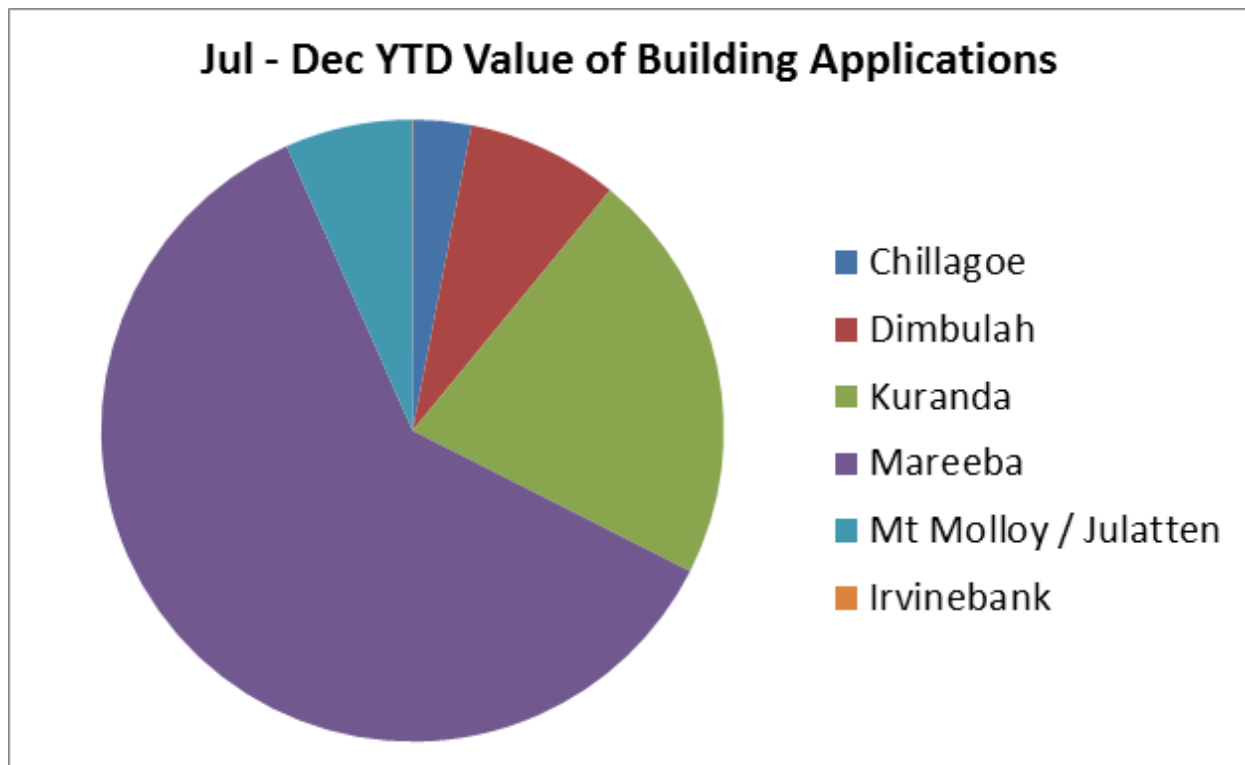
Building Approvals

Building and plumbing approval statistics point to a softening of the construction market across the shire during the year. There were eight (8) fewer building approvals granted compared to the corresponding quarter last financial year with both the number and average value of dwellings also down. 27 houses were approved in fourth quarter 2016/17 compared with 36 in 2015/16. The average new house build was reported as down approximately \$15,000 to \$250,366 per application.

Commercial activity was also down from the previous financial year's figures. Even allowing for the fact that almost \$14M was invested in three projects alone (at the Mareeba Industrial Park) during the June quarter last year, the total cost of commercial applications for this quarter were down by about \$3.5M.

	Jan - Mar 2017		Jan - Mar 2016	
Type	\$	App.	\$	App.
Dwellings	6,759,869	28	9,517,595	36
10A (Sheds, ETC)	1,559,159	45	1,693,309	43
Commercial	37,000	3	14,047,298	5
Others	236,450	13	409,566	10
Total	8,592,478	89	25,667,769	94

	2017 FY		2016 FY	
Type	\$	App.	\$	App.
Dwellings	32,517,639	126	31,680,678	139
10A (Sheds, ETC)	6,142,594	155	5,822,766	167
Commercial	2,338,383	17	20,443,323	27
Others	1,369,293	38	2,023,326	43
Total	42,367,909	336	59,970,093	376

**Regulatory Tasks**

Building Services dealt with 153 formal customer requests in this period, for a range of issues. All CR's were resolved without recourse to enforcement action.

Currently a process is being developed to capture better data on the nature of requests to this section, with an aim to come up with targeted strategies that focus on specific problem areas e.g. sheds being used as dwellings.

A project to enable Building, Plumbing & Planning Officers to issue on the spot fines for breaches of development legislation has been completed. The internal processes required to record the required events in Tech One still needs to be carried out but advice from the department is that fines can now be issued and can be registered on an ad hoc basis with SPER as required.

REGIONAL LAND USE PLANNING**New Development Applications**

31 development applications were lodged in the June quarter 2017 compared to 30 lodged in the June quarter 2016.

Development Applications received/approved during quarter:

	June Quarter 2017	June Quarter 2016
New Development Applications lodged	31	30
Decision Notices issued under delegated authority	13	12
Negotiated Decision Notices issued under delegated authority	Nil	1
Decision Notices issued (from Council Minutes)	6	8
Negotiated Decision Notices issued (from Council Minutes)	1	2
Extensions to relevant period issued	2	4
Change to existing Development Approval issued	1	1
Building Work approvals issued under delegated authority	7	2
Survey Plans endorsed	12	9
Notices issued under SPA	Nil	Nil
Planning Appeals and other Court proceedings	Nil	Nil

LOCAL LAWS AND ENVIRONMENTAL HEALTH
Environmental Health

The Environmental Health section responded to a total of 79 enquiries, complaints and service requests for the quarter relating to the following matters:

	4th Quarter 2016 - 2017	2016 - 2017 year to date	2015 - 2016 year to date
Food Complaints	3	12	9
Food Enquiry	19	86	141
Health Enquiry	6	17	33
Pollution	21	76	86
Flying Foxes	25	86	23
Public Health Complaint, Enquiry	4	31	49
General Service Enquiry	0	16	14
Other	1	8	13
Total	79	332	368

Notices Issued, Inspections Carried Out, Applications Processed

Environmental Health

	4th Quarter 2016 - 2017	2016 - 2017 year to date	2015 - 2016 year to date
Animals Impounded	188	709	680
Regulated Parking infringements issued	78	222	569
Animal Management infringements issued	27	407	431
Local Laws Infringements issued	19	37	70
Warning letters issued	73	294	N/A
Compliance Notices issued	9	47	N/A
Food Inspections done	95	182	261

Animals

	4th Quarter 2016 - 2017	2016 - 2017 year to date	2015 - 2016 year to date
Dangerous Aggressive dogs	53	170	180
Missing/Lost/Found	38	171	121
Barking Complaints	77	213	135
Restrained for Collection	54	167	163
Council traps	45	186	144
Straying Animals	92	412	390
Too Many Animals	11	32	36
Enquiries, Unregistered, Hygiene, unleashed	66	205	218
Cruelty	0	3	4
Total	436	1559	1391

Others Area

	4th Quarter 2016 - 2017	2016 - 2017 year to date	2015 - 2016 year to date
Pollution	16	30	26
Abandoned Vehicles	0	17	14
Overgrown	8	12	15
Commercial Use of Roads	4	10	27
Illegal Camping	4	30	35
Illegal Signs	0	4	8
Parking, illegal parking	8	34	43
Obstruction of Footpath	0	6	1
General Enquiries	7	23	39
Other	1	2	7
Total	48	168	215

Dog Registration

As at the 30 June 2017 council has a registered population of 3701 dogs in the shire.

	4th Quarter 2016 - 2017	2016 - 2017 year to date	2015 - 2016 year to date
New Registrations	225	733	658
Deceased	46	184	80
Left the area	20	106	73
Other	4	24	11

LINK TO CORPORATE PLAN

GOV 5 - Conduct a work management systems and procedures review to develop an efficient organisation supported by cost effective work practices and systems

ENV 2 - Maintain a proactive response to public health and safety matters including incorporating CPTED principles in town centres and commercial developments

ENV 3 - Appropriate consideration is given to planning and development controls, design guidelines, traditional ownership and sustainable development principles when making planning decisions

CONSULTATION

Internal

Senior Planner
 Senior Building & Plumbing Officer
 Coordinator Environmental Health & Local Laws
 Governance & Compliance Adviser

External

Nil

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Capital

Nil

Operating

Nil

IMPLEMENTATION/COMMUNICATION

Nil

ATTACHMENTS

Nil

Date Prepared: *10 July 2017*

ITEM-10 MONTHLY DELEGATIONS UPDATE

MEETING: Ordinary

MEETING DATE: 19 July 2017

REPORT OFFICER'S TITLE: Manager Development and Governance

DEPARTMENT: Corporate and Community Services

EXECUTIVE SUMMARY

As part of the monthly delegations update service provided by MacDonnells Law, Council is advised of amendments to various pieces of legislation that require amendments to existing delegations or new delegations to be made by Council. The only changes proposed in this report relate to the Planning Act 2016 ("PLAA").

OFFICER'S RECOMMENDATION

"That:

1. Council delegates the exercise of the powers contained in the attached Instrument of Delegation to the Chief Executive Officer, with such powers to be exercised subject to any limitations contained in Schedule 1 of the Instrument of Delegation.
2. Any prior delegations of power relating to the same matters contained in the attached Instrument of Delegation are revoked."

BACKGROUND

At the meeting of Council held on 21 June 2017, Council delegated to the Chief Executive Officer the necessary statutory powers under the Planning Act 2016 to enable him to perform the requirements of his role effectively and efficiently manage the operations of the Council.

Council subscribes to a monthly delegations update service provided by MacDonnells Law, under which MacDonnells review the myriad pieces of legislation that provide statutory powers to local government and they then advise the subscribing Councils of any changes to legislation that require amendment of existing delegations or new delegations to be made by Council.

The attached Table of Delegable Powers displays the Planning Act 2016 legislation recently reviewed by MacDonnells and the amendments to be made as a result thereof. If you require the Table of Delegable Powers in its entirety please contact Manager Development and Governance.

As previously advised, the PLAA replaces the Sustainable Planning Act 2009 ("SPA"). The accompanying Planning Regulation 2017, which commenced on 3 July 2017, has recently

been enacted. The Planning Regulation 2017 has been reviewed and it is confirmed that it does not contain any delegable or authorised person powers that need to be contained in Tables. However, its content did necessitate changes to the Table of Delegable Powers for the PLAA to reflect the powers that Council may have as a Referral Agency under the PLAA. Some additional, minor, changes for quality control purposes have also been made.

As previously advised, it is recommended that from 3 July 2017, Council should implement or update delegations for PLAA in accordance with the enclosed instruments. However, it is also recommended that Council continues to maintain its existing delegations under SPA after 3 July, as there are transitional arrangements under the PLAA for existing development applications and other existing planning matters that means SPA continues to apply in some circumstances.

Limitations to the Exercise of Power

All delegations are made subject to the following limitations:

1. The Chief Executive Officer may sub-delegate the powers.
2. Where Council in its budget or by resolution allocates an amount for the expenditure of Council funds in relation to a particular matter, the delegate in exercising delegated power in relation to that matter, will only commit the Council to reasonably foreseeable expenditure up to the amount allocated.
3. The delegate will not exercise any delegated power in relation to a matter which, to the delegate's knowledge, adversely affects, or is likely to adversely affect, the Council's relations with the public at large.
4. The delegate will not exercise any delegated power in relation to a matter which has already been the subject of a resolution or other decision of the Council (including a policy decision relating to the matter).
5. The delegate will not exercise any delegated power in a manner, or which has the foreseeable effect, of being contrary to an adopted Council policy or procedure.
6. The delegate will only exercise a delegated power under this resolution in a manner which complies with the requirements of Council's Planning Scheme and any exercise of power which involves a departure from or variation of those requirements will only be undertaken by Council.
7. The delegate will not exercise any power which cannot lawfully be the subject of delegation by Council.
8. Where the delegate refuses a particular matter, or an appeal is made in respect of the delegate's decision, the delegate will refer the matter to Council.
9. Where enforcement action is taken such as the issue of a notice or an order requiring compliance, the details of such action will be reported to Council for information.
10. The delegate will not exercise any delegated power where an application under a planning scheme would result in conflicting land uses, including an existing use or existing use right.

Section 60(2)(b) to 64(6)(b)

(a) Power to approve applications that require code assessment and that are in compliance with

relevant assessment benchmarks of the following type:

- (i) Material change of use - code assessment applications under the Council planning schemes;
- (ii) Reconfiguration of a lot - code assessment applications under the Council planning schemes including:
 - Creating up to 10 lots plus balance;
 - Rearranging boundaries of lots;
 - Creating an easement to give access to a lot from a constructed road;
 - A dividing land by a lease not exceeding 10 years.
- (iii) Environmentally relevant activities - all ERAs devolved to local government;
- (iv) Operational work; and
- (v) All building work.

LINK TO CORPORATE PLAN

GOV 5: Conduct a work management systems and procedures review to develop an efficient organisation supported by cost effective work practices and systems.

CONSULTATION*Internal*

Director Corporate and Community Services

External

MacDonnells Law

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

There are legal implications for local government if management is not aware of the delegated powers and powers of authorised persons that are required for their sections to operate efficiently.

The statutory powers of employees, whether delegated to their position by the Chief Executive Officer or obtained as a result of an appointment as an authorised person under particular statutes, will be invalid if they cannot be supported by an instrument documenting the particulars.

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

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Capital

Nil

Operating

Nil

IMPLEMENTATION/COMMUNICATION

Nil

ATTACHMENTS

1. Amendments to Table of Delegable Powers

Date Prepared: *3 July 2017*

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

CHAPTER 2 – PLANNING

~~Part 3 – State Planning Instruments~~

Entity power given to	Section of PA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers	Date of Sub-Delegation	Limitations and Conditions
Person	40(2)(e)	Power to make a written submission about the instrument to the Minister.				

Part 3 - Local Planning Instruments

Division 2 – Making or amending planning schemes

Local Government	18(3)	Power to consult with the Chief Executive about the process for making or amending <u>by the planning scheme.</u>				
Local Government	48(3)(b)	Power to consider amended notice given by the Chief Executive about the process for making or amending the planning scheme				

Table of Delegable Powers
Planning Act 2016

Current as at 25 May 2017

Entity power given to	Section of PA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers	Date of Sub-Delegation	Limitations and Conditions
Local Government	19(1)(a)	Power to apply a planning scheme as a categorising instrument in relation to prescribed tidal works in the tidal area for its non-port local government area, even if area is tidal area outside local government area to the extent prescribed by regulation.				
Local Government	19(1)(a)	In certain circumstances, Power to apply a planning scheme as a categorising instrument in relation to prescribed tidal works in the tidal area for its non-port local government area to the extent prescribed under the Coastal Act, section 167(5) (a).				
Local Government	20(2)	Power to amend a planning scheme by following the process in the Minister's rules, <u>instead of complying with section 18.</u>				
Local Government	23(4)	Power to make or amend a TLPL by following the process in the Minister's rules.				
Division 3 – State Powers for local planning instruments						
Local Government	26(3)(c)	Power to may make a submission to the Minister about taking the action.				

Entity power given to	Section of PA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers	Date of Sub-Delegation	Limitations and Conditions
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Part 5 -Designation of premises for development of infrastructure

Local Government	37(6)	Power to follow the process in the designation process rules before making or amending a designation.				
Local Government	42(2)	Power to include a note about the making, amendment, extension or appeal of a designation in the planning scheme.				
Local Government	42(4)	Power to include a note in the planning scheme in a way that ensures the other provisions of the scheme that apply to the designated premises remain effective.				

CHAPTER 3 – DEVELOPMENT ASSESSMENT

Part 1 - Types of development and assessment

Local Government	46(3)(a)	Power to seek agreement in writing from referral agencies about the giving of an exemption certificate.				
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Table of Delegable Powers
Planning Act 2016

Current as at 25 May 2017

Entity power given to	Section of PA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers	Date of Sub-Delegation	Limitations and Conditions
Part 2 - Development applications						
<u>Assessment Manager</u>	<u>51(4)(a)</u>	<u>Power to be satisfied an application complies with subsections (1) to (3).</u>				
<u>Assessment Manager</u>	<u>51(4)(b)</u>	<u>Power to be satisfied an application complies with subsection (2) and (3).</u>				
<u>Assessment Manager</u>	<u>51(5)</u>	<u>Power to assess and decide if an application is a properly made application.</u>				
<u>Assessment Manager/ Referral Agency</u>	<u>52(1)</u>	<u>Power to consider notice to change or withdraw a development application.</u>				
<u>Assessment Manager</u>	<u>52(3)</u>	<u>Power to assess and decide if a change is a minor change.</u>				
<u>Assessment Manager/ Referral Agency</u>	<u>55(1)</u>	<u>Power to assess the application as required under section 45, as if the agency were the assessment manager.</u>				
<u>Referral Agency</u>	<u>55(2)(a)</u>	<u>Power to assess a development application against matters prescribed by the regulation.</u>				
<u>Referral Agency</u>	<u>55(2)(b)</u>	<u>Power to have regard to matters prescribed by the regulation for the assessment.</u>				

Table of Delegable Powers
Planning Act 2016

Current as at 25 May 2017

Entity power given to	Section of PA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers	Date of Sub-Delegation	Limitations and Conditions
<u>Referral Agency</u>	<u>55(4)</u>	<u>Power to give weight, considered appropriate in the circumstances to any amendment or replacement of the instrument or other document that came into effect after the application was properly made.</u>				
<u>Referral Agency</u>	<u>56(1)(a)</u>	<u>Power to decide to tell the assessment manager that the agency has no requirements for the application.</u>				
<u>Referral Agency</u>	<u>56(1)(b)</u>	<u>Power to decide to direct the assessment manager to do any or all of the following:</u> i. <u>to give any development approval subject to stated development conditions,</u> ii. <u>to give any development approval for only a stated part of the application;</u> iii. <u>to give any development approval only as a preliminary approval;</u> +iv. <u>to improve a stated currency period for a development approval given.</u>				
<u>Referral Agency</u>	<u>56(1)(c)</u>	<u>Power to decide to direct the assessment manager to refuse the application for stated reasons.</u>				
<u>Referral Agency</u>	<u>56(2)(a)</u>	<u>Power to decide to tell the assessment manager that the agency has no requirements for the variation request.</u>				

Table of Delegable Powers
Planning Act 2016

Current as at 25 May 2017

Entity power given to	Section of PA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers	Date of Sub-Delegation	Limitations and Conditions
<u>Referral Agency</u>	<u>56(2)(b)</u>	Power to decide to direct the assessment manager to do any or all of the following: i. <u>to approve only some of the variations sought.</u> +ii. <u>subject to section 61(3) to approve different variations from those sought.</u>				
<u>Referral Agency</u>	<u>56(2)(c)</u>	Power to decide to direct the assessment manager to <u>refuse the variation request.</u>				
<u>Referral Agency</u>	<u>56(3)</u>	Power to give advice about the <u>application to the assessment manager.</u>				

Part 3 - Assessing and deciding development applications

Division 2 – Assessment manager's decision

<u>Assessment Manager</u>	<u>60(2)(a)</u>	Power to assess and decide the extent to which the application complies with all of the <u>assessment benchmarks for the development.</u>				
Assessment Manager	60(2)(d)	To the extent the development does not comply with some or all the assessment benchmarks, power to decide to refuse the application <u>only if/where</u> compliance cannot be achieved by imposing development conditions.				

Table of Delegable Powers
Planning Act 2016

Current as at 25 May 2017

Entity power given to	Section of PA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers	Date of Sub-Delegation	Limitations and Conditions
Assessment Manager	61(3)(b)	Power to decide to refuse the variations orders sought.				
<p>Part 5 - Development Approvals</p> <p>Division 2 - Changing development approvals</p> <p>Subdivision 2 - Changes after appeal period</p>						
Referral Agency	78(3)(a)	Power to consider change application				
Assessment Manager	78(3)(c)	Power to consider change application				
Assessment Manager	78(6)	Power to consider change application referred from Minister.				
Assessment Manager Responsible Entity	79(2)(b)	Power to be satisfied the application complies with subsection (1)(b)(iii).				
Affected Entity	80(3)	Power to give the person who proposes to make the change application a notice (a pre-request response notice) that states— (a) whether the affected entity objects to the change; and				

Table of Delegable Powers
Planning Act 2016

Current as at 25 May 2017

			(b) the reasons for any objection.				
Entity power given to	Section of PA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers	Date of Sub-Delegation	Limitations and Conditions	
Responsible Entity	81(7)	Power to agree with applicant to an extension <u>of time</u> for <u>deciding</u> a minor change application.					
Subdivision 3 - Notice of Decision							
<u>Responsible Entity</u>	<u>83(1A)</u>	<u>Power to give a decision notice if a negotiated decision notice is not given in relation to the decision.</u>					
Division 4 – Lapsing of and extending development approvals							
Assessment Manager	87(2)(b)	Power to decide extend the currency period for a period that is different from the extension sought.					
Assessment Manager	88(3)	Power to any use <u>any</u> security paid under a condition stated in section 65(2)(e) <u>for the purpose stated</u> in the approval or agreement under section 67.					
Division 5 – Noting development approvals on planning schemes							
<u>Local Government</u>	<u>88(1)(b)</u>	<u>Power to give a variation approval.</u>					

Table of Delegable Powers
Planning Act 2016

Current as at 25 May 2017

Part 6 - Minister's powers
Division 3 – Minister's call in

Entity power given to	Section of PA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers	Date of Sub-Delegation	Limitations and Conditions
Person	102(2)	Power to make representations about the proposed calling <u>call in</u> notice.				

CHAPTER 4 – INFRASTRUCTURE

Division 3 - Development approval conditions about truck infrastructure

Subdivision 2 – ~~Changing charges during~~ relevant appeal period Conditions for extra trunk infrastructure costs

Part 4 - Infrastructure agreements

Public Sector Entity	151(2)	Power to tell the entity making the proposal if the recipient agrees into <u>into a</u> negotiations for an infrastructure agreement.				
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CHAPTER 5 – OFFENCES AND ENFORCEMENT

Enforcement notices

Entity power given to	Section of PA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers	Date of Sub-Delegation	Limitations and Conditions
Enforcement Authority	167(2)	Power to give <u>a</u> show cause notice.				
Enforcement Authority	168(4)(c)	Power to form a reasonable belief that the works are dangerous <u>and that it is not possible or practical to take steps to remove the danger</u>				

Part 4 -Offence proceedings in Magistrates Court

Representative Person	175(1)(a)	<u>With consent, Power to bring offence proceedings by consent for proceedings brought on in a representative capacity on behalf of a body of persons or a corporation.</u>				
Representative Person	175(1)(b)	<u>With consent, Power to bring offence proceedings brought on on behalf of an individual.</u>				

Table of Delegable Powers
Planning Act 2016

Current as at 25 May 2017

Part 5 - Enforcement orders in P&E Court

Entity power given to	Section of PA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers	Date of Sub-Delegation	Limitations and Conditions
Enforcement authority	180(13)(a)	Power to take action required under an order.				
Enforcement Authority	180(13)(b)	Power to recover the reasonable cost of taking the action as a debt owing to the authority from the defendant <u>respondent</u> .				

CHAPTER 6 – DISPUTE RESOLUTION

Part 2 - Development Tribunal

CHAPTER 7 – MISCELLANEOUS

Part 2 - Taking or purchasing land for planning purposes

<u>Local Government</u>	<u>263(3)</u>	<u>In certain circumstances, power to take or purchase land under the Acquisition Act.</u>				
<u>Local Government</u>	<u>265(3)</u>	<u>Power to give a limited, standard or full planning and development certificate for premises.</u>				

Table of Delegable Powers
Planning Act 2016

Current as at 25 May 2017

ITEM-11 OPERATIONAL PLAN 2016-17 QUARTERLY PROGRESS REPORT

MEETING: Ordinary

MEETING DATE: 19 July 2017

REPORT OFFICER'S TITLE: Manager Development & Governance

DEPARTMENT: Corporate and Community Services

EXECUTIVE SUMMARY

In accordance with section 174(3) of the Local Government Regulation 2012, the Chief Executive Officer must present a written assessment of the local government's progress towards implementing the annual operational plan at meetings of the local government held at regular intervals of not more than 3 months.

The attached report provides advice on progress in implementing the 2016/17 Operational Plan for the April to June 2017 quarter.

OFFICER'S RECOMMENDATION

"That Council receive and note the progress report on implementation of the 2016/17 Operational Plan for the April to June 2017 quarter."

BACKGROUND

The Local Government Regulation 2012 provides that a local government must prepare and adopt an annual operational plan for each year. The Operational Plan is a statement of specific works to be undertaken and services to be provided in order to progress the goals and objectives set out in a Council's Corporate Plan over a period of one year.

The Chief Executive Officer must present a written assessment of the local government's progress towards implementing the annual operational plan at meetings of the local government held at regular intervals of not more than 3 months.

The attached document provides a progress report on what action has been taken up to 30 June 2017 with respect to the items and projects listed in the Operational Plan.

LINK TO CORPORATE PLAN

The Operational Plan details those items or projects that can be carried out within a 12 month budget period to progress the goals and objectives set out in the Council's Corporate Plan and is therefore relevant to all strategies contained within the Corporate Plan.

CONSULTATION*Internal*

Director Corporate & Community Services

Director Infrastructure Services

All Managers

External

Nil

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

It is a statutory requirement for an assessment of progress in implementing the Operational Plan to be presented to Council at least on a quarterly basis.

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS*Capital*

Nil

Operating

Nil

Is the expenditure noted above included in the 2016/2017 budget?

N/A

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

N/A

IMPLEMENTATION/COMMUNICATION

N/A

ATTACHMENTS

1. Operational Plan 2016-17 Progress Report

Date Prepared: 10 July 2017



Operational Plan 2016-2017

OPERATIONAL PLAN 2016/17 - CORPORATE & COMMUNITY SERVICES DEPARTMENT					
No	Task/Activity	Corp Plan Ref	Outcome	Responsibility	Timeframe
FINANCE					
1	Enhance access to financial information.	GOV 5	More informed reporting and financial decision making.	Manager Finance	30 June 2017
2	Timely preparation of Financial Statements and resolution of recommendations.	GOV 1	Financial Statements are prepared in accordance with legislation.	Manager Finance	30 September 2016
3	Review full cost pricing models to ensure equitable allocation of costs across departments.	GOV 3	To better reflect actual business unit costs and incorporate into fees and charges.	Manager Finance	Ongoing
4	Continue to review and document internal processes to establish an improved level of control and transparency.	GOV 5	Improve processes to achieve more efficient operations and enhance internal controls.	Manager Finance	Ongoing
5	Ensure long term asset management planning and financial planning is updated to support financial sustainability.	GOV 1	Long term financial strategies in place for the ongoing financial management of Mareeba Shire.	Manager Finance	30 June 2017
DEVELOPMENT & GOVERNANCE					
6	Local Government Infrastructure Plan.	ENW 1	Progress the development of the Mareeba Shire Local Government Infrastructure Plan to allow the LGIP to be adopted by Council before 1 July 2018.	Senior Planner; Manager Finance; Director Infrastructure Services	June 2017
7	Planning Scheme Review - Environmental Significance Overlay.	ENW 1	Review the Mareeba Shire Council Planning Scheme Environmental Significance Overlay to include matters of local environmental significance.	Senior Planner	June 2017
8	Progress phases 2 and 3 of the sale of land within the Chillagee Industrial Estate.	ECON 2	Leased land within the Estate is sold to current lessees or other interested parties: Phase 2 - sale of leased but undeveloped lots (no improvements erected); Phase 3 - sale of leased lots that have substantial improvements erected on them.	Manager Dev & Governance	June 2017

Operational Plan 2016-2017

No	Task/Activity	Corp Plan Ref	Outcome	Responsibility	Timeframe	Officer Comment
9	Make new Local Laws and Subordinate Local Laws to replace the current suite of local laws carried over from Tablelands Regional Council.	ENW 2	A new set of five (5) MSC Local Laws and Subordinate Local Laws adopted by Council.	Coordinator Environmental Health & Local Laws	June 2017	<ul style="list-style-type: none"> The initial plan for local law review has been developed and subsequent council reports will be coming in the 2017/18 financial year.
INFORMATION SYSTEMS & CUSTOMER SERVICE						
10	Build lawn beam at Mareeba New Cemetery.	GOV 5	Continued availability of the necessary facilities to support interments.	Coordinator Customer Service	January 2017	<ul style="list-style-type: none"> The budget allocation for this project has been re-allocated to the construction of a beam in the newly defined 'Headstones on Beam' section, to be completed in 2017/18.
11	Develop 3 - 5 year ICT Strategy.	GOV 3 GOV 5	Deliver long-term ICT Strategy encompassing infrastructure and Information Systems with a focus on Cloud or Hosted solutions.	Manager Systems and Customer Service	June 2017	<ul style="list-style-type: none"> The ICT Strategy was adopted by Council during the General Meeting - 13 May 2017. Work will commence in 2017/18 as per the related implementation plan.
COMMUNITY WELLBEING						
12	Update long-term community plan.	GOV 1 GOV 4	Updated community priorities are reflected in a revised community plan which is aligned with the MSC Corporate Plan.	Manager Community Wellbeing	June 2017	<ul style="list-style-type: none"> Community engagement for town community plans was completed in 2016. Data is being analysed to update community plan. Workshop to be held later in the year to update shire strategies in the plan.
13	Investigate options for new Mareeba Library premises.	COM 2 COM 3 COM 4 ECON 3	Options for leasing and purpose of the building are costed and analysed to explore affordable strategies to create larger and more appropriate space for the delivery of Mareeba library services. Co-location models are considered and complementary functions and community partners identified.	Library Coordinator	Dec 2016	<ul style="list-style-type: none"> The option of extending the existing Mareeba Library premises is being explored. Further investigations are being made regarding the removal of the Egon transmission plant behind the library to determine if this is viable. Further details will be provided to councillors once these negotiations have been completed.
14	Coordinate the development of policies for the community management of Council's community facilities, especially facilities with multiple user groups and community halls.	COM 1 COM 2 COM 3	Council's community facilities are better utilized and well managed by community groups. Council is able to focus on asset management role.	Manager Community Wellbeing, Manager Development & Governance	June 2017	<ul style="list-style-type: none"> A review of the Community Leasing Policy was completed and a new policy adopted in February 2017. This review also resulted in the Rate Rebate and Remission Policy and the Community Partnerships Policy being amended. A Community Management of Halls Policy was adopted in February 2017. These policies enable Council to make fair and consistent decisions regarding community use of Council's community facilities and to offer equitable assistance to eligible not-for-profit groups in the shire. Community Engagement to inform relevant not-for-profit groups will commence in July. Management Agreements for the community management of halls are either underway or completed for the Mutchilba Hall, Koah Hall, Mareeba Sports Hall and Geraghty Park Hall.

No	Task/Activity	Comp Plan Ref	Outcome	Responsibility	Timeframe	Officer Comment
ORGANISATIONAL DEVELOPMENT						
15	Provide high-level advice and support to the Senior Management team in relation to evolving industrial relations legislation, including the negotiation of a new Certified Agreement and implementation of the new Local Government Industry Award when finalised by the QIRC.	GDV 5	Managers and supervisors kept up to date with industrial relations requirements. Framework for negotiation of a new Certified Agreement complies with legislative requirements and the new Local Government Industry Award.	Manager Organisational Development	Ongoing	<ul style="list-style-type: none"> New IR Act commenced 1 March 2017. Information sheets on important changes made available to supervisors on Sharepoint. Training sessions are being developed and delivered as part of the Council skills development and training program. Schedule for negotiation of new Certified Agreement postponed pending lodgement of documents by the PTEU regarding clarification of section 165 IR Act 2016, work on Council log of claims under on-going review
16	Development and delivery of the 2016/17 training program.	GDV 5	Skilled and competent employees within the workforce to meet current and future needs.	Manager Organisational Development	Ongoing	<ul style="list-style-type: none"> Skills Gap Analysis for supervisors and managers currently underway to assist in developing individual training plans, to enable focused training on areas of individual need Continuous monitoring has ensured training is delivered within budget at locations
17	Monitor, review and improve WHS policies, procedures, and systems to protect the health and safety of Council's employees.	GDV 5	Reduction in incidents, accidents, and work related injuries. Improved audit rating with LGM.	Manager Organisational Development	Ongoing	<ul style="list-style-type: none"> Areas of concern, particularly in relation to vehicle incidents, have been identified and specific strategies adopted to manage and minimise risks. Council injury frequency and duration rates are monitored and remain largely below the scheme averages.
OPERATIONAL PLAN 2016/17 - INFRASTRUCTURE SERVICES DEPARTMENT						
WORKS						
18	Undertake capital roadworks and drainage projects (excluding resals) in accordance with approved capital works schedule.	ECOV 3	Council's road and drainage networks are progressively upgraded.	Manager Works	Individual projects scheduled throughout year	<ul style="list-style-type: none"> In Progress Refer Council Report
19	Undertake bitumen roads resal and asphalt overlay program in accordance with budget allocation.	ECOV 3	Bitumen roads are maintained to a high standard and resals are carried out within the maximum period as determined by the asset system for all roads to be resaled.	Manager Works	June 2017	<ul style="list-style-type: none"> In Progress Refer Council Report
20	Undertake Parks & Gardens capital works projects in accordance with approved capital works schedule.	ECOV 3	Council's parks, gardens and reserves are progressively upgraded.	Manager Works	Individual projects scheduled throughout year	<ul style="list-style-type: none"> In Progress Refer Council report

No	Task/Activity	Comp Plan Ref	Outcome	Responsibility	Timeframe	Officer Comment
TECHNICAL SERVICES						
21	Therwine Street Redevelopment, Kuranda.	EDON 3	Refurbishment of upper and lower Therwine Street including streetworks, landscaping, underground power, lighting and street art.	Manager Technical Services	Complete Dec 2016	<ul style="list-style-type: none"> Further community discussion required
22	Mareeba Airport Development.	EDON 2	Overall upgrade of Mareeba Airport including lengthening and strengthening of runway, development of new lease area, new water supply and upgrade of adjacent road network.	Manager Technical Services	Complete Sept 2017	<ul style="list-style-type: none"> In Progress
23	Koah Hall Improvements.	COM 2	Undertake structural improvements to Koah Hall in line with engineering recommendation for use as a place of refuge during extreme weather events.	Manager Technical Services	Complete Nov 2016	<ul style="list-style-type: none"> Completed
WATER & WASTE						
24	Capping old Mareeba Landfill.	EDON 3	Meet DEHP licence requirements.	Manager Water & Waste	2 years	<ul style="list-style-type: none"> As per Council report
25	Develop Priority Infrastructure Plan (PIP) for Water and Wastewater.	EDON 3	The purpose of the PIP is to integrate and coordinate land use planning and infrastructure planning and ensure that trunk infrastructure is planned and provided in an efficient and orderly manner.	Manager Water & Waste	May 2018	<ul style="list-style-type: none"> Initial background work started with a formal inception meeting to be held between Jacobs and Council officers during March 2017
26	Mareeba Wastewater Treatment Plant refurbishment	EDON 3	The Mareeba sewerage treatment plant, which is more than 40 years old, is too small to cope with the size of the existing community, let alone allow for future growth. In addition it has not met its environmental licence requirements for more than 20 years, leaving the community liable for significant penalties for environmental damage. Council has moved away from the construction of a completely new wastewater treatment plant to the alternative of a fully refurbished and modern treatment plant capable of easily achieving environmental licence requirements for many years to come.	Manager Water & Waste	June 2017	<ul style="list-style-type: none"> As per Council report

MANAGEMENT OF OPERATIONAL RISKS

Identified operational risks will be managed in accordance with the Council's adopted Risk Management Policy and Strategic Risk Management Framework, having regard to the nature of the risks and the likelihood and consequence ratings applied to them as determined by the risk analysis process.

RISK MANAGEMENT POLICY OBJECTIVES	RISK MANAGEMENT PRINCIPLES	DESIRED RISK MANAGEMENT OUTCOMES
<p>The Council's policy objectives are as follows:</p> <ul style="list-style-type: none"> Align Council activities to and support business objectives identified in Council's corporate and operational plans; Maintain and improve the safety, reliability and quality of service provided by Mareeba Shire Council, within Council's controls and capabilities; Demonstrate transparent and responsible risk management processes which align with accepted best practice through the implementation of a comprehensive risk management framework; Minimise or eliminate adverse impacts from Council's services or infrastructure on the community, visitors and the environment; Capitalize on opportunities identified for Mareeba Shire Council; Safeguard Council's employees, contractors, committees, volunteers, assets, financial sustainability, property, reputation and information; Promote risk management principles as a strategic tool to ensure better informed decision making throughout Council; and Embed a culture of risk management across the Council. 	<p>The following principles have been adopted to ensure that the policy objectives are achieved:</p> <ul style="list-style-type: none"> Implementation of a risk management framework which is consistent with the Australian/New Zealand Risk Management Standard AS/NZS ISO 31000:2009 for making decisions on how best to identify, assess and manage risk throughout all areas of Council; Prioritise identified risks; and implement treatments progressively based on the level of risk assessed and the effectiveness of the current treatments; Integrate risk management with existing planning and operational processes, including the Corporate Plan. By integrating the various risk control measures into strategic planning ensures that Council's exposure to risk is minimised; Take into account relevant legislative requirements and political, social and economic environments in managing risk; Create a culture of risk awareness throughout the organisation through training, induction, promotion and risk review and reporting mechanisms; and Ensure resources and operational capabilities are identified and responsibility for managing risk is allocated. 	<p>The following are the desired risk management outcomes:</p> <ul style="list-style-type: none"> Well-defined risk management strategic framework and process with key accountabilities for achieving the identification, assessment and control of risk in all areas of Mareeba Shire Council; Risk management planning is integrated with corporate and operational planning; Staff are highly trained and motivated to achieve risk management objectives; All risk registers, procedures and key accountabilities are documented, reported and agreed to; and Systematic monitoring, review and reporting on the risk management process with corrective action where required.

ITEM-12 ADOPTION OF PROCESS FOR MAKING LOCAL LAWS

MEETING: Ordinary

MEETING DATE: 19 July 2017

**REPORT OFFICER'S
TITLE:** Compliance Coordinator

DEPARTMENT: Corporate and Community Services

EXECUTIVE SUMMARY

Section 28 of the Local Government Act 2009 (LGA) provides the head of power for Local Governments to make Local Laws. It states "A local government may make and enforce any local law that is necessary or convenient for the good rule and local government of its local government area."

The Council may, at any time, make a resolution pursuant to section 29(1) of the LGA to decide a different process for making a particular local law, as long as the process complies with the requirements of Chapter 3, Part 1 of the Act.

OFFICER'S RECOMMENDATION

"That Council in accordance with section 29 of the Local Government Act 2009 adopt the Process for Making Local Laws as attached."

BACKGROUND

Council's Local Laws were last reviewed during the period of amalgamation and made in 2011 and are therefore titled "*Tablelands Regional Council Local Laws 2011*". In order to remove the reference to Tablelands Regional Council from the title, Council needs to make new local laws and repeal the existing laws.

As a number of areas in the current local laws have been noted as being redundant, deficient or requiring amendment, it is suggested that Council commences a review of the existing local laws before resolving to make the new local laws.

Section 28 of the LGA provides the power for Councils to make a local law while section 29 requires that Councils adopt a local law making process which is consistent with the LGA. The LGA no longer requires the minimum 21 days for public consultation however many Councils have maintained this timeframe in their process for making local laws. Some Councils have referred to their Community Engagement Policy for the process of engaging with the community which provides them with flexibility in the process. For Mareeba Shire, it is suggested that Council maintains the 21 day minimum as Council's Community Engagement Policy has not been reviewed for some time and contains no timeframes or defined process for consultation.

LINK TO CORPORATE PLAN

Governance - Develop a clear communication plan to engage with communities, including by increased councillor availability, to achieve a greater understanding of Council decision making processes and policies.

CONSULTATION

Internal
Manager Development and Governance

External
Nil

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Capital
Nil

Operating
Advice and process requirements to be provided by Barrister, Dr Michael Limerick.

Is the expenditure noted above included in the 2017/2018 budget?
Nil

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

IMPLEMENTATION/COMMUNICATION

On commencement of the review of Local Laws, Managers and Coordinators will be briefed on the review process and be encouraged to participate in reviewing Local Law provisions relevant to their sections.

ATTACHMENTS

1. Local Law Making Process

Date Prepared: 10 July 2017



Process for Making Local Laws

Council Policy <input checked="" type="checkbox"/>	Internal Policy <input type="checkbox"/>	Guideline/Procedure <input type="checkbox"/>
Draft <input checked="" type="checkbox"/>	Final <input type="checkbox"/>	Version:
File ref:	Policy Section:	Development & Governance
Date Adopted:	Review Date:	
Author:	Compliance Coordinator	Review Officer: Manager Development & Governance

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1. FOREWORD

Pursuant to section 29(1) of the Local Government Act 2009 ('the LGA'), this document sets out the Council's process for making a local law.

2. INTRODUCTION

The LGA provides as follows:

29(1) Local law making process

A local government may decide its own process for making a local law to the extent that the process is not inconsistent with this part.

As section 29(1) indicates, Chapter 3, Part 1 of the Act sets out minimum procedural requirements that must be complied with by the Council in making any local law, but apart from these requirements, it is a matter for the Council to decide its own process for making a local law. The Local Government Act 2009 is much less prescriptive about local law making processes than the previous Local Government Act 1993, particularly in relation to public consultation. The former Act generally required public consultation for a minimum of 21 days for all local laws except model local laws and interim local laws.

This document sets out the general processes decided by the Council for making different types of local laws. For completeness, the document incorporates and repeats the processes required per the Act, but its main function is to fill in the gaps by indicating the Council's own processes for matters not stipulated by the Act.

3. DEFINITIONS (SEE SECTION 26, LGA)

1. A **local law** is a law made by a local government.
2. A **model local law** is a local law that the Minister has approved, by gazette notice, as being suitable for adoption by all local governments.
3. An **interim local law** is a local law that has effect for 6 months or less.
4. A **subordinate local law** is a local law that—
 - is made under a power contained in a local law; and
 - provides for the detailed implementation of the broader principles contained in the local law.

4. APPLICATION

The process set out in this document will be applicable whenever the Council decides to make a new local law (including one that amends an existing local law) unless the Council makes a resolution amending this process. The Council may, at any time, make a resolution pursuant to section 29(1) of the LGA to decide a different process for making a particular local law, as long as the process complies with the requirements of Chapter 3, Part 1 of the Act. This document indicates the elements of the local law-making process that are

stipulated by the Act and therefore cannot be changed by the Council by using the words 'legislative requirement'.

5. PROCESSES FOR MAKING LOCAL LAWS

(A). PROCESS FOR MAKING A MODEL LOCAL LAW

Step	Explanation
1. Council makes a resolution proposing to adopt the model local law and to repeal any existing local laws that would be inconsistent with the model local law.	<p>This places Council's intention to adopt the new local law on the public record and enables consideration of any consultation or public interest test processes required.</p> <p>Under the Act, the model local law can include a provision to repeal any existing local law that would be inconsistent with the model local law (see s.29A(2)(b) LGA). This will avoid the need for a separate repealing local law requiring a State interest check.</p>
2. Council reviews the model local law to identify any possible anti-competitive provisions, using the 'Guidelines to assist Local Governments to identify possible anti-competitive provisions in proposed local laws and proposed local law policies'	Legislative requirement – s.38 LGA, s.16 <i>Local Government Regulation 2012</i> .
3. If the model local law contains possible anti-competitive provisions, Council undertakes a Public Interest Test process in line with the 'National Competition Policy Guidelines for conducting public interest tests on possible anti-competitive provisions in local laws and local law policies'	Legislative requirement – s.38 LGA, s.16 <i>Local Government Regulation 2012</i> .
4. Council undertakes any appropriate community engagement in accordance with the Council's 'Community Engagement Policy' and 'Guide to Engagement'	Depending on the significance and impact of the proposed model local law, engagement might involve public advertising for a period of weeks and consideration of submissions by the public. Model local laws have already been subjected to Statewide community consultation by the State prior to gazettal, so the Council may decide not to undertake further engagement or to limit engagement to the subordinate local laws made under the model local law, as these generally contain the detailed regulation.
5. Council makes a resolution adopting the model local law (assuming any Public Interest Test/community engagement confirms the Council's desire to proceed).	Legislative requirement – local laws must be made by resolution (see s.29(2) LGA).
6. Council gives public notice of the local law by	Legislative requirement – s.29B LGA. See

publishing a notice of the making of the local law in the Government Gazette and on the Council's website, within one month of the date of the resolution to make the local law	s.29B(3) and (4) for requirements for the notices.
7. As soon as practicable after the notice is published in the Gazette, Council ensures copies of the local law are available for inspection and purchase by the public at its public office.	Legislative requirement – s.29B(5) LGA
8. Within 14 days after the notice is published in the Gazette, Council forwards to the Minister: a) a copy of the notice; and b) a copy of the local law in electronic form.	Legislative requirement – s.29B(7) LGA
9. Council updates its local law register	Legislative requirement – s.31 LGA and s.14 <i>Local Government Regulation 2012</i>

(B) PROCESS FOR MAKING A LOCAL LAW THAT IS NOT A MODEL LOCAL LAW OR INTERIM LOCAL LAW

Step	Explanation
1. Council makes a resolution proposing to make the local law.	This places Council's intention to adopt the new local law on the public record and enables consideration of any consultation or public interest test processes required.
2. Council contacts any relevant State government entities to seek their views about the overall State interest in the proposed local law.	Legislative requirement – s.29A(3) LGA.
3. Council reviews the local law to identify any possible anti-competitive provisions, using the 'Guidelines to assist Local Governments to identify possible anti-competitive provisions in proposed local laws and proposed local law policies'	Legislative requirement – s.38 LGA, s.16 <i>Local Government Regulation 2012</i> .
4. If the local law contains possible anti-competitive provisions, Council undertakes a Public Interest Test process in line with the 'National Competition Policy Guidelines for conducting public interest tests on possible anti-competitive provisions in local laws and local law policies'	Legislative requirement – s.38 LGA, s.16 <i>Local Government Regulation 2012</i> .
5. Council undertakes any appropriate community engagement in accordance with the Council's 'Community Engagement Policy' and 'Guide to Engagement'	Depending on the significance and impact of the proposed local law, engagement might involve public advertising for a period of weeks and consideration of submissions by the public.
6. Council considers the results of the State interest check, engagement with the community and Public Interest Test consultations and makes any amendments to the	Note that if the Council decides to change the draft local law, it will then consider whether or how much further community

proposed draft local law as necessary	engagement might be required regarding the revised draft.
7. Council makes a resolution to make the local law (either in its original form or as amended during step 6)	Legislative requirement – local laws must be made by resolution (see s.29(2) LGA).
8. Council gives public notice of the local law by publishing a notice of the making of the local law in the Government Gazette and on the Council's website, within one month of the date of the resolution to make the local law	Legislative requirement – s.29B LGA. See s.29B(3) and (4) for requirements for the notices.
10. As soon as practicable after the notice is published in the Gazette, Council ensures copies of the local law are available for inspection and purchase by the public at its public office.	Legislative requirement – s.29B(5) LGA
11. Within 14 days after the notice is published in the Gazette, Council forwards to the Minister: a) a copy of the notice; and b) a copy of the local law in electronic form.	Legislative requirement – s.29B(7) LGA
12. Council updates its local law register	Legislative requirement – s.31 LGA and s.14 Local Government Regulation 2012

(C) PROCESS FOR MAKING AN AMENDMENT TO AN EXISTING LOCAL LAW

To amend an existing local law requires a separate amending local law that contains the amendments. For example, the amending local law might contain only one provision, which inserts a new offence into the existing local law. To make an amendment to a local law, the process is the same as for making an entirely new local law – i.e. the process will be as per 'B. PROCESS FOR MAKING A LOCAL LAW OTHER THAN A MODEL LOCAL LAW OR INTERIM LOCAL LAW'.

This process will also apply where the Council amends an adopted model local law.

(D) PROCESS FOR MAKING AN INTERIM LOCAL LAW

The process for making an interim local law is the same as set out above under 'B. PROCESS FOR MAKING A LOCAL LAW OTHER THAN A MODEL LOCAL LAW OR INTERIM LOCAL LAW', except that steps 3 and 4 relating to anti-competitive provisions do not apply (see section 38(3) LGA). An interim local law can only have effect for 6 months or less (section 26(4) LGA) and must contain a provision stating when the local law expires (section 29(4) LGA).

(E) PROCESS FOR MAKING A SUBORDINATE LOCAL LAW

Step	Explanation
1. Council makes a resolution proposing to make the subordinate local law.	This places Council's intention to adopt the new subordinate local law on the public record and enables consideration of any consultation or public interest test processes required.
2. Council reviews the subordinate local law to identify any possible anti-competitive provisions, using the 'Guidelines to assist Local Governments to identify possible anti-competitive provisions in proposed local laws and proposed local law policies'	Legislative requirement – s.38 LGA, s.16 <i>Local Government Regulation 2012</i> .
3. If the subordinate local law contains anti-competitive provisions, Council undertakes a Public Interest Test process in line with the 'National Competition Policy Guidelines for conducting public interest tests on possible anti-competitive provisions in local laws and local law policies'	Legislative requirement – s.38 LGA, s.16 <i>Local Government Regulation 2012</i> .
4. Council undertakes any appropriate community engagement in accordance with the Council's 'Community Engagement Policy' and 'Guide to Engagement'	Depending on the significance and impact of the proposed subordinate local law, engagement might involve public advertising for a period of weeks and consideration of submissions by the public.
5. Council considers the results of any engagement with the community and Public Interest Test consultations and makes any amendments to the proposed draft subordinate local law as necessary	Note that if the Council decides to change the draft subordinate local law, it will then consider whether or how much further community engagement might be required regarding the revised draft.
6. Council makes a resolution making the subordinate local law (either in its original form or as amended during step 5)	Legislative requirement – local laws must be made by resolution (see s.29(2) LGA).
9. Council gives public notice of the subordinate local law by publishing a notice of the making of the subordinate local law in the Government Gazette and on the Council's website, within one month of the date of the resolution to make the local law	Legislative requirement – s.29B LGA. See s.29B(3) and (4) for requirements for the notices.
10. As soon as practicable after the notice is published in the Gazette, Council ensures copies of the subordinate local law are available for inspection and purchase by the public at its public office.	Legislative requirement – s.29B(5) LGA
11. Within 14 days after the notice is published in the Gazette, Council forwards to the Minister: a) a copy of the notice; and b) a copy of the local law in electronic form.	Legislative requirement – s.29B(7) LGA
12. Council updates its local law register	Legislative requirement – s.31 LGA and s.14 <i>Local Government Regulation 2012</i>

(F) PROCESS FOR MAKING AN AMENDMENT TO A SUBORDINATE LOCAL LAW

To amend an existing subordinate local law requires a separate amending subordinate local law that contains the amendments. To make an amendment to a subordinate local law, the process is the same as for making an entirely new subordinate local law – i.e. the process will be as per 'E. PROCESS FOR MAKING A SUBORDINATE LOCAL LAW'.

6. SUPPORTING DOCUMENTATION

Local Government Act 2009

Local Government (Operations) Regulation 2010

FINANCE

ITEM-13 FINANCIAL STATEMENTS FOR PERIOD ENDING 30 JUNE 2017

MEETING: Ordinary

MEETING DATE: 19 July 2017

**REPORT OFFICER'S
TITLE:** Manager Finance

DEPARTMENT: Corporate and Community Services

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with an overview of financial matters for the period 1 July 2016 to 30 June 2017.

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 16 August 2017, due to financial year end and the number of processes that need to occur to finalise these figures.

OFFICER'S RECOMMENDATION

"That Council note the financial report for the period ending 30 June 2017."

BACKGROUND

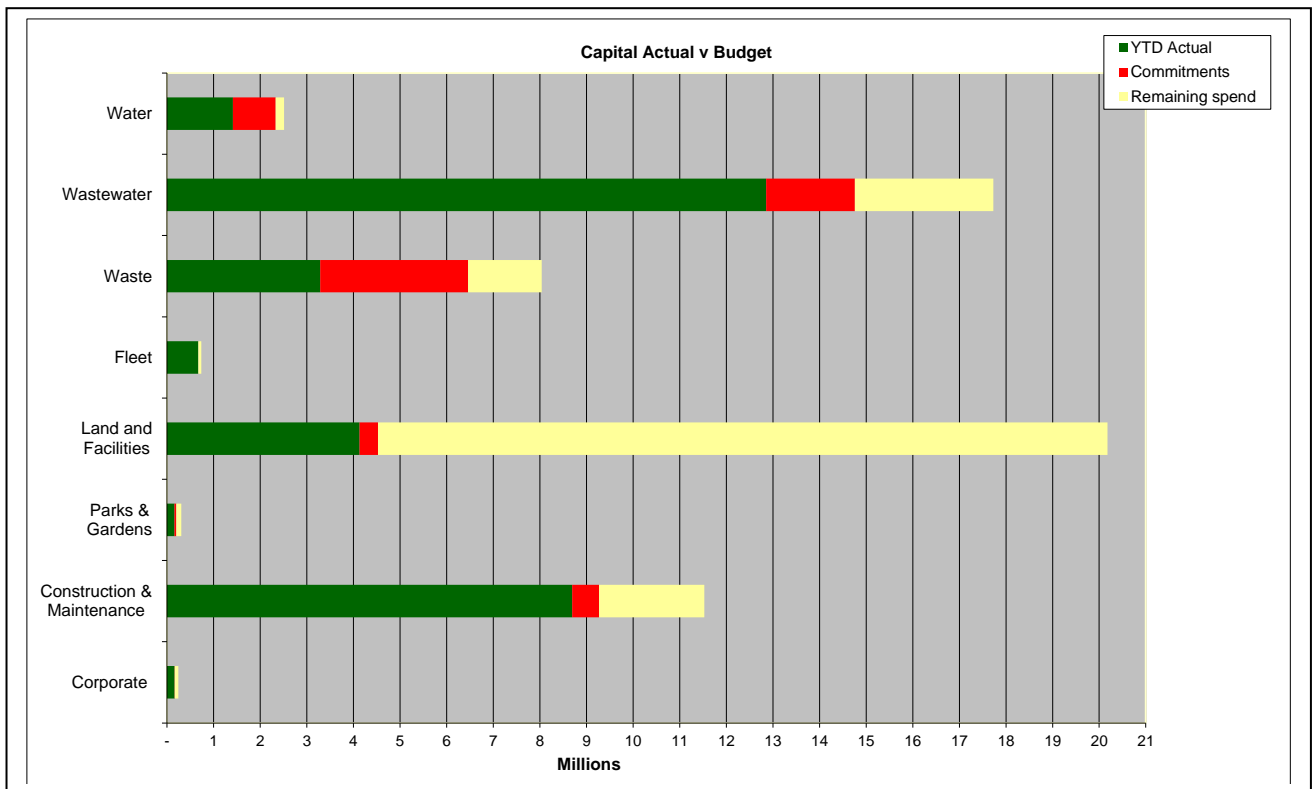
Financial Summary

The Budgeted Income Statement for the year ending 30 June 2017, will be presented to Council at its next meeting on 16 August 2017, 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 and presented to Audit Committee before external auditors commence their final audit onsite from 21 August.

Capital Expenditure

Total capital expenditure of \$37,944,678 (including commitments) has been spent for the period ending 30 June 2017 against the 2016/17 annual capital budget of \$60,914,307. This budget figure includes \$3.8M for the capital projects under the Works for Queensland Grant.



The significant remaining spend in the Land and Facilities section relates to the Mareeba Airport Re-development and this will occur in the 2017/18 financial year.

In the wastewater area the two major projects contributing to the variance are the Hastie and Kenneally Road which will be completed in the 2017/18 financial year.

In the construction and maintenance area the major projects that are contributing to the variance are Rob Veivers Drive and Bowers Street which will be completed in the 2017/18 financial year.

Other capital projects that are not completed will be carried forwarded into the 2017/18 financial year. A list of these capital projects will be given to Council once 30 June figures are finalised.

Loan Borrowings

Council's loan balance as at 30 June 2017 is as follows:

QTC Loans	\$6,531,041
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Rates and Sundry Debtors Analysis

Rates and Charges

The total rates and charges payable as at 30 June 2017 is \$2,933,492. However, if we were to adjust for the Unused Land Category N, the outstanding amount would be \$1,155,075.

The total outstanding rates for Category N is \$1,778,417. Council officers have commenced gathering the relevant information for the process to acquire these properties, as valueless land. As at 30 June 2016, the total rates and charges payable was \$1,607,123.

Rates were issued on 14 February 2017 for the six (6) months January to June 2017, with the discount period closing on 17 March 2017. Total Gross Rates and Charges levied for this six (6) month period were \$16,323,659.

Collection House collected \$158,231 for the month of June. Properties with an outstanding balance of \$50 or greater were sent to Collection House on 28 April 2017. This consisted of 468 properties with a total value of \$576,165.

The outstanding amount for properties currently with debt collection is \$715,041.

Sundry Debtors

The total outstanding for Sundry Debtors as at 30 June 2017 is \$1,754,141 which is made up of the following:

Current	30 days	60 days	90 + days
\$1,708,570	\$24,705	\$3,522	\$17,344
97.4%	1.4%	0.2%	1.0%

LINK TO CORPORATE PLAN

Nil

CONSULTATION

Internal

Director Corporate & Community Services
Financial Accountant

External

Nil

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

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.

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS*Capital*

Nil

Operating

Nil

IMPLEMENTATION/COMMUNICATION

Nil

ATTACHMENTS

Nil

Date Prepared: *6 July 2017*

INFRASTRUCTURE SERVICES

ITEM-14 INFRASTRUCTURE SERVICES - MONTHLY REPORT - JUNE 2017

MEETING: Ordinary

MEETING DATE: 19 July 2017

REPORT OFFICER'S TITLE: Director Infrastructure Services

DEPARTMENT: Infrastructure services

EXECUTIVE SUMMARY

This report sets out activities undertaken by the groups within Infrastructure Services during the month of June 2017.

It should be noted that the operational income and expenditure figures in this Report are not finalised due to financial year end and the number of processes that need to occur.

OFFICER'S RECOMMENDATION

"That Council receive and note the Infrastructure Services, Monthly Activities report for the month of June 2017."

BACKGROUND

WORKS GROUP

Maintenance Activities

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

Description	Activity
Spring Valley Road, Almaden	Grading unsealed roads
School Of Arts Street, Almaden	Grading unsealed roads
Fossilbrook Road, Barwidgi	Culvert repairs; grading unsealed roads
Bilwon Road, Bibbohra	Slashing
Hodzic Road, Bibbohra	Slashing
Strathleven Road, Gamboola	Grading unsealed roads
Euluma Creek Road, Julatten	Bitumen patching; slashing
Sides Road, Julatten	Bitumen patching; pavement repairs; slashing
Black Mountain Road, Julatten	Grading unsealed roads; slashing
Button Close, Julatten	Slashing
Koah Road, Koah	Road furniture; slashing
Barron Falls Road, Kuranda	Customer request; slashing
Coondoo Street, Kuranda	General operations; tree clearing / vegetation management
Masons Road, Kuranda	Slashing
Chewko Road, Mareeba	Slashing
Mcgrath Road, Mareeba	Slashing
Ray Road, Mareeba	Slashing
Bakers Road, Mt Molloy	Slashing
Speewah Road, Speewah	Slashing

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

Annual Budget	Year to Date Budget	Year to Date Actual
\$3,294,997	\$3,294,997	\$3,171,160

Capital Works

Work for Queensland

Sabin Road West Intersection Widen and Seal

Works at Sabin Road West commenced mid-April but the presence of ground water forced the project to be delayed until mid-May.

The project recommenced on 15 May and involved the widening and upgrading of the existing Malone Road and Sabin Road West intersection, the widening of Malone Road, the installation of concrete kerbing, driveway upgrades and a two-coat bitumen seal.

The existing subgrade was found to be unsuitable and was excavated to a depth of 500mm and replaced with rock and bidim prior to placing the base gravel.

The works are now complete including line marking.



Gilmore Road Widen and Seal

The Gilmore Road Widen and Seal project commenced late May. The extent of works include the widening of 1,400m of narrow road, the upgrading of existing accesses and a two-coat bitumen seal.

These works were sealed in late June and line marking completed in early July.



Bushy Creek Bridge - Mt Lewis Road

The load limit at Bushy Creek Bridge was reduced to 3 tonne earlier this year as a result of a Level Three bridge inspection.

Timber Restoration Systems from Caboolture were engaged to design and assist construction of a retrofit solution to return the bridge to T44 condition using a Glulam Girder, Kerb and Deck system.

Works commenced 1 June and were completed 29 June. The bridge was closed to all traffic between Wednesday 21 June and Sunday 25 June. During this time pedestrian access only was provided.

Minor approach works and an asphalt deck wearing surface are programmed for completion in mid-July.





2016/17 Capital Works

Algoma Road Culvert Renewal

Works commenced on 24 May at the Algoma Road culvert renewal site. The existing culvert was originally constructed using steel pipes and these had become rusted and the culvert was in a severe state of disrepair.

Four 750mm Ø black max pipes were inserted inside the existing steel pipes and the edges were sealed. Holes were bored through the top of the existing concrete deck and a sand/cement mix (grout) was poured around the new pipes.

Works were completed 12 June.

**Bowers Street Mareeba - Pavement Rehabilitation**

Works commenced early April on pavement rehabilitation at Bowers Street but due to the presence of ground water the project was deferred until early June.

The scope of works included the rehabilitation of 580m of pavement and a two-coat bitumen seal.

The project is progressing well and is programmed to be sealed early July and line marked later that month.



DTMR Third Party Work

FRND-267 Herberton - Petford Resheet

On 2 May work commenced on 3.39km of gravel resheeting on the Herberton-Petford Road. The project involved the addition of 150mm of Type 4.3 road base to the existing pavement for a width of 8m.

The resheet works are located at the end of the bitumen seal at Watsonville and continue through to Bakerville.

The project has a construction cost of \$482,469 and was completed and claimed 16 June.



FRND-287 Burke Developmental Road Culvert Replacement

On 20 June work commenced replacing two culverts at chainage 441.11 and chainage 442 on the BDR.

The project was completed and claimed 28 June.



TMR Routine Maintenance Performance Contract (RMPC)

Routine maintenance activities were undertaken during June 2017 at the following location;

Primary Location	Activity Name
Burke Developmental Road	Medium formation grading (western) with extras and 2 watercarts excludes traffic control
Kennedy Highway - Cairns / Mareeba	Rest area servicing
	Incident management
Mareeba - Dimbulah Road	Incident management
	Other vegetation control works
Mossman - Mt Molloy Road	Roadside litter collection; rural
	Other vegetation control works
Mulligan Highway - Molloy / Lakeland	Rest area servicing

The total claim to DTMR for the works listed above for the month of June 2017 was \$120,395.64

Parks and Gardens Section

Maintenance Activities

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

Location
Basalt Gully and Bi-Centennial Lakes, Mareeba
Arnold Park, Mareeba
Centenary Park, Mareeba
Byrnes Street Medians, Mareeba
Railway Park, Dimbulah
Parks, Library, CBD and Streets, Kuranda
Esplanade, Kuranda
Borzi Park, Mareeba
Davies Park, Mareeba
Vains Park, Mt Molloy
Street Mowing, Mareeba
Nursery, Mareeba
Furniture and Playground Equipment, Mareeba
Pool and Carpark, Kuranda
Mowing and Maintenance, Irvinebank
Basalt Gully, Mareeba

The table below shows the current budget position of Parks and Gardens maintenance for Mareeba Shire Council.

Annual Budget	Year to Date Budget	Year to Date Actual
\$1,545,967	\$1,545,967	\$1,869,743

Bridge Section

Maintenance Activities

Bridge maintenance activities accruing more than \$1,000 in expenditure were carried out in June at the following locations:

Location
Flaggy Creek Bridge
Chewko Road, Atherton Creek Bridge
Re-active Maintenance

Annual Budget	Year to Date Budget	Year to Date Actual
\$514,697	\$514,697	\$368,286

Mareeba Shire Council's bridge inspection program has been formalised and is operating under a works order system. 332 bridges and major culverts have been identified as requiring inspection within our local roads network.

To date, 277 inspections have been completed.

Land Protection Section

Annual Budget	Year to Date Budget	Year to Date Actual
\$394,729	\$394,729	\$435,724

Parthenium Weed: Property inspections were carried out on 'at risk' areas and no new incursions were found.

Gamba Grass: Roadside treatment and re-visit and re-treat the containment zone at the head of the Walsh River catchment.

Barron River Multi Species Aquatic Weed Clean up: This work, involving Council operators and the 3 volunteers from the Muluridji Corporation, has located the source of the Amazon Frogbit and the Water Lettuce on a bridge over Chinaman Creek. The source is almost certain to be from an emptied out aquarium. The group has removed these aquatic pests for the full length of Chinaman Creek and have now started on Atherton Creek. The group plan to clear down to Atherton Creek, into the Granite and clear the Granite to below the Granite Creek bridge.

Belly Ache Bush and Rubber Vine: The removal work continues in the upper Walsh catchment with the assistance of affected landowners from Petford to the Walsh River. Council are also working with Northern Gulf Group and the Mitchell River Group.

Vertebrate Pest Work: The first round of baiting for wild dogs on the broad scale cattle operations has commenced. Officers have coordinated and carried out baiting on Wrotham Park, Gamboola, Bellevue, Nychum as well as Wolfram, Mt Mulligan and Emu Creek holdings. Numerous smaller lots around Dimbulah have been baited for dogs and pigs.

Feral pigs have been grain baited across the cane fields of the Arriga, Springmount, Julatten and Mt Molloy areas.

Rabbits have been infected by the K5 rabbit haemorrhagic virus by moving dead rabbits that have died as a result of this virus. Flies and insects are vectors of spread of this virus so moving the carcasses helps to increase the infected range.

WATER AND WASTEWATER GROUP

Capital and Maintenance Works Projects

- Kuranda Suburban Water Security Upgrade Project - Major milestones achieved with the concrete reservoir at Platypus Close completed along with the construction and installation of the pressure pump shed and pump installation on Warril Drive for the pressure system and the demolition of the existing Hilltop Close Water Reservoir.

Hilltop Close Water Reservoir Demolition works



Platypus Close Water Reservoir Construction



- Hastie Road Sewer Main Project has been awarded to BJS Plumbing and Civil Contracting. This is a Work for Queensland fully funded project. Underboring the section of works at the Barron River commenced 26 June.



- Leachate Management Project at the Mareeba Landfill tender assessment complete and awarded to FGF Developments. A pre-start meeting for this project was held 29 May and the new pump station and pumps for the project have been ordered. Major works expected to begin early August.

Environmental Monitoring - Treatment

- Mareeba STP compliant with Transitional Environmental Plan (TEP).
- Kuranda STP remains compliant with licence conditions.
- Mareeba Landfill
 - non-compliant with surface waters conditions. Program notice submitted. TEP prepared and submitted to DEHP.

WASTE

Waste Operations

- 23 m³ of mulch sold in bulk sales
- 3 Tonnes of recyclable material transported to Cairns MRF (including chemical drums)
- Current Mareeba Landfill compaction rate of 0.95 tonnes per cubic metre
- The public have embraced the E-Waste recycling program with 1.12 tonnes transported for the month to the TechCollect facility in Cairns
- Julatten and Mt Molloy WTS platforms have been raised to accommodate the new JJ Richards Bulk bin height increase
- All transfer stations and Mareeba landfill are currently operational

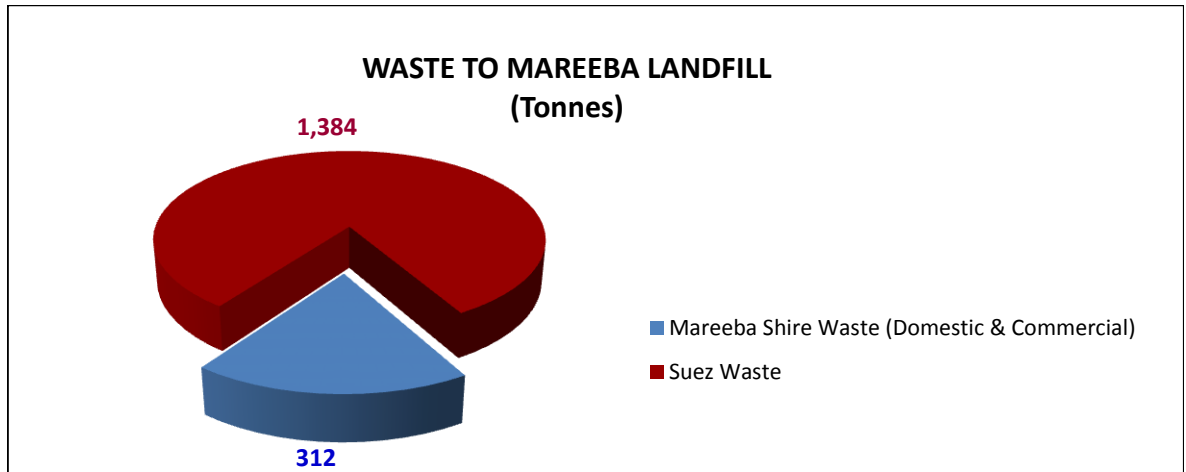
Old Mareeba Landfill Capping Project

- Eastern and northern leachate collection system complete and sumps installed
- Fabtech have commenced LLDPE liner installation
- LLDPE liner installation 50% complete
- Eastern LLDPE anchor trench established
- Sub-surface geo-composite drainage grid installation commenced on top of LLDPE

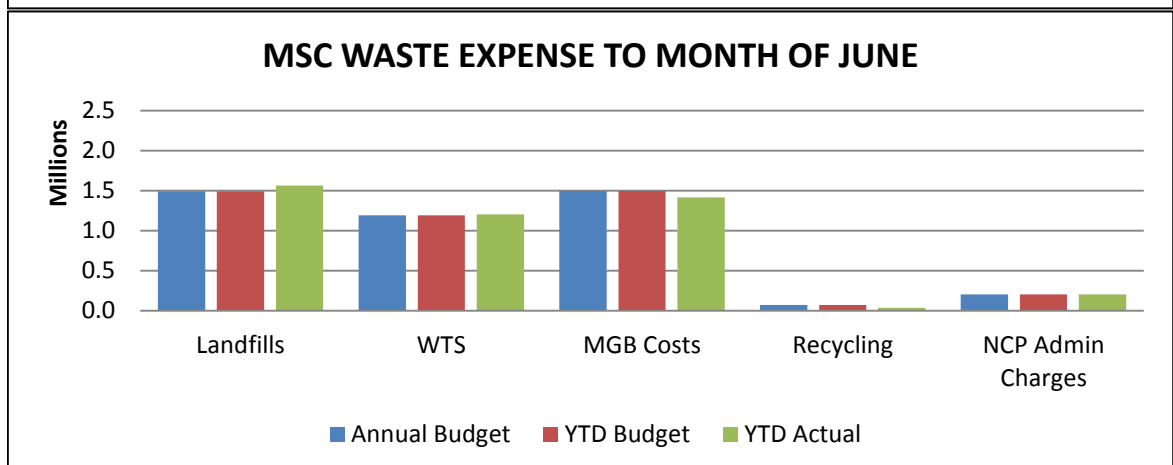
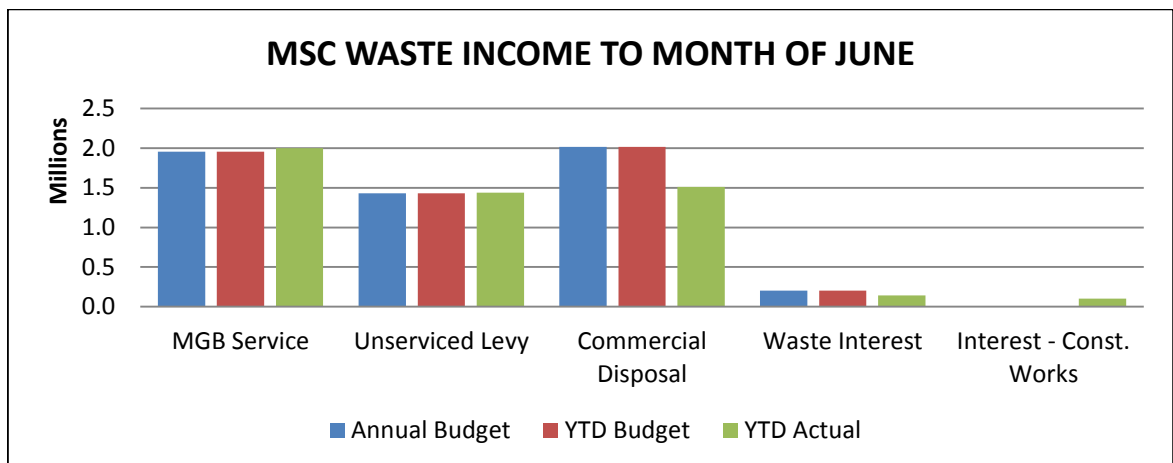


Waste to Mareeba Landfill

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



Financial Operational Budget Information (Per Budget Section Overall)



TECHNICAL SERVICES GROUP**Design**

- 2016/17 Capital Works
 - Bolwarra Road, Tate River Crossing Renewal and Upgrade - Tender specifications have been sent out.
 - Therwine Street, Kuranda - Redevelopment redesign being undertaken.
 - Rob Veivers Drive, Kuranda Rehabilitation and Widening - Design plans received from Design contractor along with specifications and forwarded to Works.
- 2017/18 Capital Works
 - Chewko Road, Mareeba - Detail Survey started
 - Oak Forest Road, Myola - Survey started
- Works for Queensland
 - Margherita Close, Mareeba Widening and Seal - Design complete, construction specifications have been prepared and forwarded to Works
- Miscellaneous Works
 - Smith Street, Mareeba - Investigation and concept design into steel barriers for median
 - Railway Avenue, Mareeba - Investigation and concept designs into RV and car parking

Subdivisions

- Current - Under Construction
 - Springmount Road and Kippin Drive Upgrade
- On Maintenance - Monitoring for 12 months as the Defects Liability Period prior to becoming a Council Asset.
 - Mt Emerald Wind Farm - Irrigation Pipeline Protection Slab
 - Amaroo Stage 8
 - Wylandra Stage 6B and 6C
 - Hoolahan Drive - Construction of easement drainage
- Operational Works
 - 112 Barnwell Road, Kuranda - Dam construction completed and being monitored. Rock protection constructed on downstream of dam wall.

Project Management**Building**

- Columbarium Wall at Dimbulah Cemetery completed.
- Hastie Road Sewer Rising Main Upgrade - Pipe installation, Hastie Road completed. Tracksons (underbore Barron River) established on site 26 June 2017. Two passes completed under river. Estimated time to complete under bore 21 July 2017.
- Mareeba Leagues Club Air-conditioning Replacement - components ordered, work to commence early August.

- Airfirst Pty Ltd is the successful contractor for the replacement of the air-conditioning units at the Mareeba Library. Meeting with Library staff and contractor 18 July 2017.
- Mareeba Pool Facilities Upgrade - Work has commenced, demolition of existing internal components of the male and female amenities completed, existing concrete floors to both amenities removed.
- PCYC Building upgrade commenced as recommended by Council's Building Certifier. Waiting for heritage requirements so these can be passed to the building contractor.
- Roof insulation to cottages at Dickenson Close, Lyons Street, Close Street and James Street completed.

Vandalism and Graffiti

During May 2017, 6 reports of graffiti and vandalism were recorded.

- Mareeba Rankin Street
- Kuranda Community Precinct
- Kuranda Centenary Park toilets
- Dimbulah Memorial Park toilets

Graffiti and Vandalism	Year to date actuals
2015-16	\$2,134
2016-17	\$16,546

Currently there is no allocated budget for graffiti and vandalism.

PROJECT PROGRESS REPORTS

MAREEBA AIRPORT UPGRADE

Funding

The Mareeba Airport Upgrade project is funded through a \$13 million grant from the State Government and a \$5 million grant from the Federal Government. Council has received milestone payments of \$1.6 million from the State Government and \$1 million from the Federal Government to date. Further payments will be due in September 2017 following lodgement of milestone reports.

Programme

A programme of works has been prepared which reflects the works and commitment made by Council in the funding agreements. The project is on schedule to meet final completion ahead of the target completion date of August 2018 as set in the funding agreement.

Construction of the Airside Infrastructure was scheduled to commence in July 2017, however, assessment and negotiation of tenders has taken longer than anticipated. It is planned to award the tender in August 2017 and commence construction soon thereafter.

Aviation Commercial Precinct - Early Works

Bonadio Farming has been engaged under QMSC2016-17 for early works on the Aviation Commercial Precinct, which includes completion of ground clearing, removal of underground

cobbles and boulders and reinstatement of the site. The contractor has almost completed removal of rocks from the northern section of the Aviation Commercial Precinct, with an estimated 20,000 cubic metres of rock removed and stockpiled to date. Significantly more rock has been encountered than anticipated, with work scheduled to be completed by the end of July 2017. This work has been necessary to mitigate risk associated with unfavourable ground conditions for construction of the new aviation commercial precinct.

Airside Infrastructure

Jacobs Engineering Group has been engaged to undertake the detailed design and documentation for the runway, taxiways, airfield lighting and aviation commercial precinct (Western Lease Area).

Four (4) firms were invited to tender on this work after being shortlisted through invitations for Expressions of Interest. Tenders closed on 9 May 2017 and conforming and non-conforming tenders were received from all four (4) tenderers. Evaluation of tenders has been completed and Council officers have obtained clarification and further pricing information from tenderers.

This process has taken longer than anticipated due to tender prices being higher than the available budget. A detailed report will be presented to Council regarding the tenders and funding at a later stage.

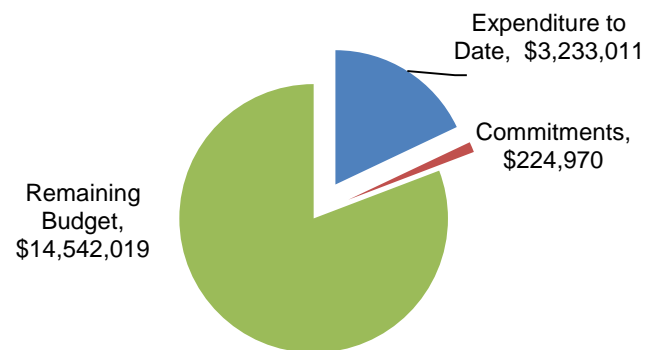
Stakeholder Engagement

A Communication and Stakeholder Engagement Plan has been developed, which sets out the engagement strategy for delivery phase of the project. Current airport users have been surveyed and an e-newsletter was distributed in late-April 2017. Further engagement work in relation to distribution of project information and engagement with local businesses regarding work opportunities on the project is underway.

Aviation Commercial Precinct Leasing Opportunities

To date, four (4) applications have been received for leasing of sites within the new aviation commercial precinct. Council has received many enquiries regarding leasing of land, with further lease applications expected to be received when construction of the airside infrastructure commences.

Expenditure



13 June 2017 - Excavation of rock for roads in aviation commercial precinct



20 June 2017 - Large rocks are set aside for rockbreaking prior to transporting to stockpile.

MAREEBA WASTEWATER TREATMENT PLANT - DESIGN & CONSTRUCTION CONTRACT TMSC2015-13

Funding

The Mareeba Wastewater Treatment Plant Upgrade project is funded through a \$1.5 million grant from the State Government's Building Our Regions program and a \$5 million grant from the Australian Government's National Stronger Regions Fund, with the balance of the project funded by Mareeba Shire Council. Further funding of \$411,000 has been received from the State Government's Local Government Grants and Subsidies Scheme for the upgrade of trade and industrial waste receival facilities.

The Australian Government has paid Council \$4.8 million to date from National Stronger Regions Fund. Payments of \$1.2 million have been received from the State Government's Building Our Regions program. The initial payment of \$123,300 has been received from the State Government's Local Government Grants and Subsidies Scheme.

Programme

Council has awarded Contract TMSC2015-13 Mareeba Wastewater Treatment Plant - Design and Construction to Downer Utilities Australia Pty Ltd.

Downer mobilised to site in late May 2016, supplied final 100% design stage drawings on 15 July 2016 and construction currently progressing ahead of schedule by several weeks. During June 2017, the following work was undertaken:

- Continuation of electrical installation;
- Construction of concrete site roads;

- Commencement of testing and running site equipment.
- Completion of Inlet Works by Aqseptence Group (formerly Bilfinger Water Technologies) under contract TMSC2015-09.

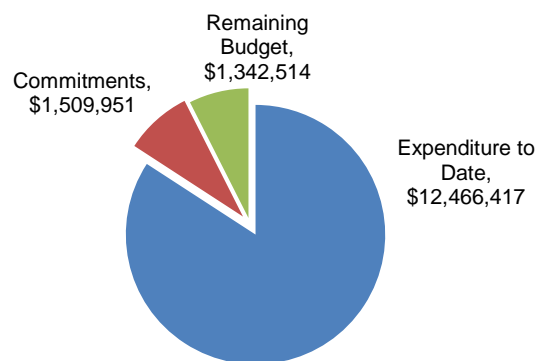
Minor delays to the project were experienced due to unseasonal wet weather in June 2017. This affected the road construction and electrical installation. However, overall completion remains on target, with practical completion scheduled for mid-July 2017.

Primary activities scheduled for July 2017 are continuation of electrical installation, civil works and testing of mechanical equipment in preparation for the wet commissioning trial in mid-July 2017. Training of Council's operators will commence in July 2017.

The official opening of the upgraded Mareeba Wastewater Treatment Plant is scheduled for Saturday, 29 July 2017.

Process cut-over is scheduled for early August 2017, with full handover of the plant to Council in August/September 2017, following successful commissioning, optimisation and process-proving by the contractor.

Expenditure





2 June 2017 - Construction of internal concrete roads



6 June 2017 - Mechanical installation for inlet works by Aqseptence Group



6 June 2017 - Trial-lift of diffusers in sequential batch reactor (SBR)



15 June 2017 - Bubble-testing the diffusers in the digesters successfully completed



15 June 2017 - Construction of site roads



20 June 2017 - Electrical cabling to chemical dosing area



20 June 2017 - Connection of compressed air lines to sludge dewatering press in preparation for commissioning



20 June 2017 - Construction of concrete site roads



20 June 2017 - Completed Inlet Works



23 June 2017 - Hydrostatic testing of basins to sequential batch reactor (SBR)

LINK TO CORPORATE PLAN

ECON 3 - Undertake the management of Council's assets in accordance with the long term asset management plans developed for all infrastructure asset classes to ensure the Shire's infrastructure networks are maintained and renewed to maximise their long term benefit to industry and the community.

CONSULTATION

Internal
Infrastructure Services staff

External
Nil

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Capital
Included in 2016/2017 budget

Operating
Included in 2016/2017 budget

Is the expenditure noted above included in the 2016/2017 budget?
Yes

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

IMPLEMENTATION/COMMUNICATION

Advice is provided to residents and businesses affected by any activities.

ATTACHMENTS

Nil

Date Prepared: 7 July 2017

TECHNICAL SERVICES

ITEM-15 TRAFFIC ADVISORY COMMITTEE - MINUTES OF MEETING HELD 20 JUNE 2017

MEETING: Ordinary

MEETING DATE: 19 July 2017

REPORT OFFICER'S TITLE: Director Infrastructure Services

DEPARTMENT: Infrastructure Services

EXECUTIVE SUMMARY

Minutes of the Mareeba Shire Council Traffic Advisory Committee Meeting held on Tuesday, 20 June 2017 are presented 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.

OFFICER'S RECOMMENDATION

"That Council notes the minutes of the Traffic Advisory Committee Meeting held 20 June 2017 and resolves to:

1. In respect to Item 16.12-12, Council consider having the Department of Transport and Main Roads relocate the 60kph speed limit sign on the Kennedy Highway (Atherton-Mareeba Road) approximately 200m south of the McIver Road intersection."

BACKGROUND

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

LINK TO CORPORATE PLAN

COM 3: Encourage the building of strong partnerships with community, private sector and government so as to build community capacity and develop strategies to encourage and support leadership and self-responsibility in the community

CONSULTATION

Internal
Nil

External
Nil

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Capital
Nil

Operating
Internal resources for investigation and follow up actions.

Is the expenditure noted above included in the 2017/2018 budget?
Nil

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

IMPLEMENTATION/COMMUNICATION

Nil

ATTACHMENTS

1. Minutes of Mareeba Shire Council Traffic Advisory Committee Meeting held 20 June 2017.

Date Prepared: 10 July 2017



TRAFFIC ADVISORY COMMITTEE MEETING
MAREEBA BOARDROOM, 65 RANKIN STREET, MAREEBA
TUESDAY, 20 JUNE 2017
9:30AM TO 10:03AM

MINUTES

PRESENT:

Transport and Main Roads (TMR) - Project Planning
Transport and Main Roads (TMR SRD) - Safety and Regulations Division
FNQ Sugar t/a Tableland Mill
Mackay Sugar
Queensland Police Service (QPS) - Mareeba
Mareeba Shire Council (MSC) - Councillor
Mareeba Shire Council (MSC) - Councillor
Mareeba Shire Council (MSC) - Councillor
Mareeba Shire Council (MSC) - Director Infrastructure Services
Mareeba Shire Council (MSC) - Minutes Secretary

Darryl Jones
Alison Barlow
Pat Ryan
Don Fowler
Cate Shanahan (for John Ridgway)
Kevin Davies
Angela Toppin
Alan Pedersen (Chair)
Pat White
Marjorie Anthony

APOLOGIES:

Mareeba Shire Council (MSC) - Councillor
Queensland Police Service (QPS) - Mareeba
Queensland Police Service (QPS) - Mareeba
QUBE Logistics

Mayor Tom Gilmore
Inspector Rolf Straatemeir
Inspector Monique Ralph (for Inspector Rolf Straatemeir)
Darren Fuller

1. MINUTES

Tuesday 21 March 2017

Minutes of the Mareeba Shire Council Traffic Advisory Committee Meeting held on Tuesday, 21 March 2017 were ratified by Council at their Ordinary Meeting of 19 April 2017.

2. BUSINESS ARISING FROM PREVIOUS MEETING

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Due Date
15.12.03	Performance Motors (Kevin Dunn)	Short passing lane on Kuranda range, too short of distance for passing, when wet causing accidents	<p>Funding application made by TMR for upgrading, application unsuccessful</p> <p>TMR investigating changing the short passing lane to an emergency pullover in the vicinity of "The Hole" near Streets Creek Road geometry needs to be reviewed</p> <p>TMR to advise further</p> <p>TMR advised \$3M available for upgrade, design currently underway</p> <p>TMR recently completed a Planning Study of the Range, identifying action plan strategies</p> <p>TMR to confirm funding available next FY</p> <p>to undertake some of these works</p> <p>Design phase 80% complete, no cost estimates at this stage, funding to be reviewed</p> <p>TMR advised design complete, tenders being called, anticipated works commence end of 2017</p> <p>No further action required by this Committee, resolved to remove from the minutes</p>	TMR	
16.03-03	Traffic Management Study Mareeba CBD	Council seeks to undertake a full traffic management study for the Mareeba CBD area, including vehicle and pedestrian movements, disability access and parking	<p>Letter to TMR 27/01/2016</p> <p>TMR interested in cost sharing agreement</p> <p>Draft Brief prepared and under review</p> <p>MSC provided TMR (Darryl Jones) draft hard copy of Brief, electronic draft copy to follow via email</p> <p>MSC met with DTMR on 09/09/2016 to finalise tender documents, minor changes required, waiting advice from TMR on cost sharing arrangement</p> <p>Letter from TMR offering contribution of up to \$55k (+GST) matching Council's funding allocation</p> <p>Tender responses received by MSC / TMR, pending evaluation: commencing week of 12 December</p> <p>Tender awarded to AECOM, cameras installed on 21/02/2017 at 9 intersections for 24 hours, data currently being analysed. Expected completion date is May 2017</p> <p>Meeting with QPS scheduled for 22/03/2017 to review data, It is anticipated a draft report will be ready early April with the final report expected May 2017</p> <p>Workshopped with Council and QPS, final report due end of June</p> <p>TMR to advise on update of timing</p>	MSC / TMR	30/06/2017

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Due Date
16.03-04	St Thomas's P&F Representative (Dave Saul)	St Thomas's P&F seeks approval for the temporary reduction of the speed limit around Centenary Park on Mareeba Market days, similar to the Yungaburra Markets	Locations for temporary signage identified and matter to be dealt with by TMR MSC to email signage proposal to TMR for consideration Signage plan forwarded to DTMR, waiting their official response TMR advised Traffic Management Plan required; TMR to meet with St Thomas's P&F Representative TMR seeks formal process of signage management TMR still waiting on TMP to be provided with details proposal. TMR to investigate requirements for persons with approval to change regulatory speed zone signage TMR waiting on Traffic / Event Management Plan from Market Coordinators MSC to follow up	TMR	31/08/2017
16.06-04	16.06-03 Councillor (Alan Pedersen) QPS (Inspector Rolf Straatemeier)	Enquiry received requesting a temporary 40kph zone on Byrnes Street from the Heritage Centre to the Cairns Connection road on market days What is required for "High Crash Zone" signs to be placed between Mareeba and Kuranda	Refer to Item 16.03-04		
16.06-08	Mareeba Chamber (Sam Musumeci)	Seeks the review of line marking and speed signage heading into the Mareeba Industrial Estate in particular Bower / Barrett Streets	QPS to liaise with TMR as to locations for low cost solutions QPS to advise TMR of suggested locations based on statistics Since upgrade at Brickworks Road, statistics have improved Upgrades subject to funding availability on Kennedy Highway TMR waiting advice on location, funding sought, assessment being undertaken on the Kuranda Range Road to Smithfield	QPS / TMR	
16.09-03	Shirley Osbourne Dimbulah/Mutchilba Community BBQ CRM/16/08/41	Access from Mareeba-Dimbulah Road to Chircan Road is too narrow - the intersection is too narrow for a low loader to turn into Chircan Road due to the size of the culvert. They currently load heavy vehicles on the highway which is dangerous practice but the heavy vehicles cannot get into Chircan Road to the property. Chircan Road is a Council road intersecting with a main road so any improvements require DTMR approval.	MSC to install traffic counters, review and investigate current signage Traffic counters to be installed, programmed to be carried out Traffic count to be completed, signage to be reviewed Summary of Results from traffic count for 2017 and 2013 presented MSC to review line marking Issue to be raised with TMR TAC Committee resolved to recommend Council write to the customer seeking their proposal Letter sent 01/12/2016 Item pending response from customer MSC to contact customer	MSC	31/08/2017

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Due Date
16.09.07	QPS (Inspector Rolf Straatemeier)	Keep Left Strategy - issue of international visitors failing to keep left	<p>Inter-Agency Workshop held 12/09/2016</p> <p>Workshops will be held every 2 weeks identifying strategies to address issue</p> <p>Funding is currently being sourced to undertake line marking and install warning signage similar to that used in Stanthorpe</p> <p>MSC currently working with QPS to identify high risk locations</p> <p>Fruit Growers to be approached to incorporate information for "keep Left Strategy" in safety inductions of backpackers</p> <p>Sites identified across the Tablelands for signage</p> <p>MSC to supply rubber wrist bands to Mareeba District Fruit & Vegie Growers</p> <p>Corflute signage to be provided to Mareeba District Fruit & Vegie Growers</p> <p>Meetings have continued, locations identified for placement of signs</p> <p>Funding being sought for purchase of signage;</p> <p>Individual councils making funds available for installation</p> <p>15 locations in Mareeba network and 15 locations in Tablelands network identified,</p> <p>Item pending funding advice</p> <p>TMR funding approved for purchase of signs</p> <p>Signs ordered and will be delivered to Council for installation</p> <p>Our Roads Our Rules pamphlets to be distributed to farms and signs to be installed on farm gates when exiting</p> <p>Next meeting is July, the campaign will then be managed by this committee</p>	MSC / QPS	20/06/2017
16.12.12	Councillor (Kevin Davies)	Request for the speed limit on the Atherton-Mareeba Road either side of the McIver Rd intersection can the 60 and 80 be relocated approximately 200m South of this intersection	<p>TMR to review and advise</p> <p>TMR advised on completion of speed review undertaken in 2016, it was concluded that the 80kph posted speed limit was appropriate for this location</p> <p>TAC Committee resolved to recommend Council consider reducing the speed limit</p>	TMR	31/07/2017
17.03.01	Cr Nipper Brown	Mulligan Highway - Request for signage on the northern entry into Mareeba (near Mary Andrews Park) prior to the Dimbulah Road turnoff stating all road trains must turn right. There have been instances where road trains did not turn and ended up in Byrnes Street, issued raised by trucking company	<p>TMR to investigate</p> <p>TMR designing sign, TMR to provide wording</p>	TMR	31/12/2017

Item	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Due Date
17.03-05	Sam Musumeci (Mareeba Chamber)	Shanty Creek Crossing on Shanty Creek Road - road has been improved considerably from a 4WD track to a good gravel road whereby tourists are driving standard vehicles between Jacques Australian Coffee Plantation and the Golden Drop Winery. Shanty Creek Crossing is quite deep and requires remedial works with a view to upgrading the crossing with a causeway to improve safety	MSC to raise Customer Request listing upgrade of crossing for future budget consideration Customer Request raised CRM/17/05979 No further action required by this Committee, resolved to remove from the minutes	MSC	
17.03-06	QUBE Logistics (Darren Fuller)	Causeways on the eastern side of Almaden have extensive sand build up. Contract awarded to QUBE who will be running B-Doubles every 30 mins from Mt Lucy Mine to Mourilyan Harbour	MSC to investigate and manage under RMPC Works completed No further action required by this Committee, resolved to remove from the minutes	MSC	

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

Nil

4. GENERAL BUSINESS

Item	Organisation	Issue	Recommendation / Follow Up action	Action Required by	Action Due Date
17.06-01	Cr Angela Toppin	Rankin Street Roundabout - Visibility is difficult of <i>Through traffic Stay Right Sign</i>	MSC to inspect	MSC	31/08/2017
17.06-02	Cr Kevin Davies	Truck stop signage difficult to see approaching Mt Carbine from West	TMR to inspect	TMR	
17.06-03	Cr Alan Pedersen	Turning lanes required on Mulligan Highway turning onto Blacks Road / Mary Andrews Park	External road works , MSC to check Developer Contributions Council to send request through to TMR	MSC	31/08/2017

5. FUTURE MEETINGS

Meeting dates for 2017:
Tuesday, 19 September
Tuesday, 5 December

6. CLOSURE

10:03am

ITEM-16 **PROPOSED ROAD NAMING OF UNNAMED ROAD RESERVES; LOCALITY OF ARRIGA, CHILLAGOE, IRVINEBANK, MAREEBA, MT CARBINE AND MT MOLLOY**

MEETING: Ordinary

MEETING DATE: 19 July 2017

REPORT OFFICER'S TITLE: Director Infrastructure Services

DEPARTMENT: Infrastructure Services

EXECUTIVE SUMMARY

Council is proposing to name unnamed road reserves within the locality of Arriga; Chillagoe; Irvinebank; Mareeba; Mt Carbine and Mt Molloy.

As these sections of unnamed roads are maintained by Council, they are eligible to be named which will assist with the ease of identification.

This report is presented for Council's consideration and determination.

OFFICER'S RECOMMENDATION

"That Council:

1. select the following road names from the approved list in accordance with Council's Road Naming Policy where no objections were received.
 - Galloway and Genocchio Roads
 - Volkman Road
 - Henson Road
 - Bryce Street
 - Dow Road
 - Weston Road
2. review the use of the approved list of proposed road names or select an alternative from the list provided by the residents."

BACKGROUND

As part of Council's on-going review of the road asset register, it was discovered that a number of unnamed roads maintained by Council were not named. The table below provides the region and location of the unnamed road and the proposed road name.

Locality	Unnamed Road/s Off	Proposed Road Name
Mareeba	Emerald End Road	Howell Road
	Henry Hannam Drive	Ganly Road
Chewko	Roos Road	Birrell; Brims and Eakin Roads
Arriga	Springmount Road	Galloway and Genocchio Road
	Tyrconnell Road	Lee Sye Road
	Kimalo Road	Volkman Road
Mutchilba	Mutchilba Road	Reichardt Road
Dimbulah	Metzger Road	Henson Road
Chillagoe	High Street	Barnes Street
	Frew Street	Bryce Street
	Eastern Street	Ferguson Street
	Aerodrome Road	Linedale and Dow Roads
Mt Molloy	Fraser Road	Fitzsimmons Road
Mt Carbine	Mulligan Highway	McDonagh and Gulliver Road
	Mulligan Highway	Weston Road

Locality maps are attached to this report clearly identifying in yellow the unnamed section of road referred to with the proposed road name.

The proposed road names have been selected from the approved lists provided in Council's Road Naming Policy which was developed specifically for the purpose of honouring fallen soldiers / pioneers from the defined district.

As per Council's Road Naming Policy the community and residents were given thirty days to respond with a submission in opposition or support of the proposed road naming. The Public Notice was placed in the Tablelands Advertiser on Friday 16 June 2017 and letters sent to adjoining property owners requesting feedback by COB on Friday, 30 June.

No objections / responses were received on the following proposed road names:

- Galloway and Genocchio Roads
- Volkman Road
- Henson Road
- Bryce Street
- Dow Roads
- Weston Road

Objections were received on the following proposed names of:

- Howell Road
- Ganly Road
- Birrell; Brims and Eakin Roads
- Lee Sye Road
- Reichardt Road
- Barnes Street
- Ferguson Street
- Linedale Road
- Fitzsimmons Road
- McDonagh and Gulliver Road

A summary is attached for Council's consideration.

LINK TO CORPORATE PLAN

ECON 3 - Undertake the management of Council's assets in accordance with the long term asset management plans developed for all infrastructure asset classes to ensure the Shire's infrastructure networks are maintained and renewed to maximise their long term benefit to industry and the community.

CONSULTATION

Internal
Manager Works
Assets Officer
Senior Planner

External
Adjoining Property Owners

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Capital
Nil

Operating
Nil

IMPLEMENTATION/COMMUNICATION

On approval of a road name from Council, property owners and Emergency Services will be advised in writing and Council's asset, rates and GIS officers will be provided with the approved names to update Council's records.

ATTACHMENTS

1. Locality Maps;
2. Summary of Feedback.

Date Prepared: 10 July 2017

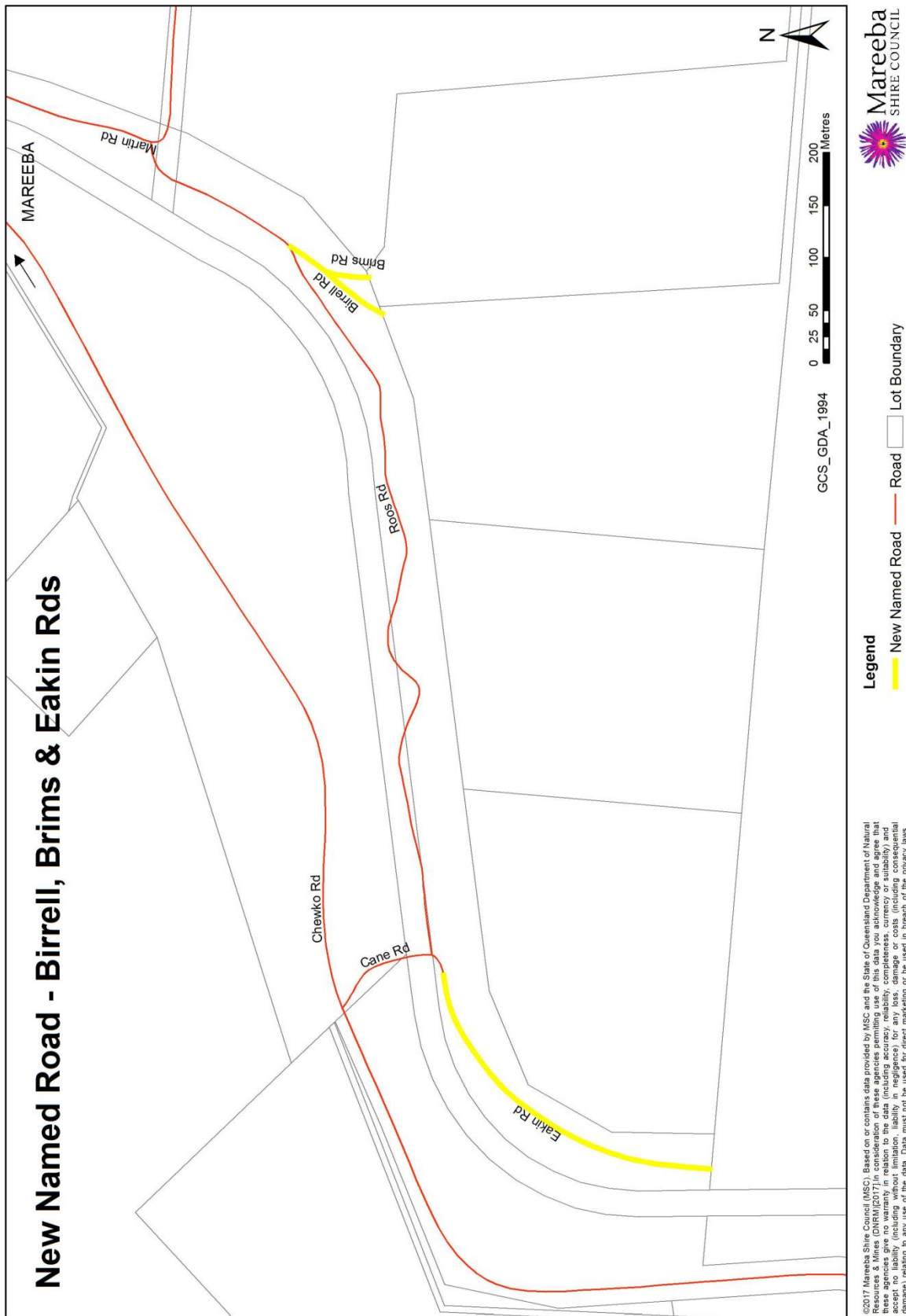


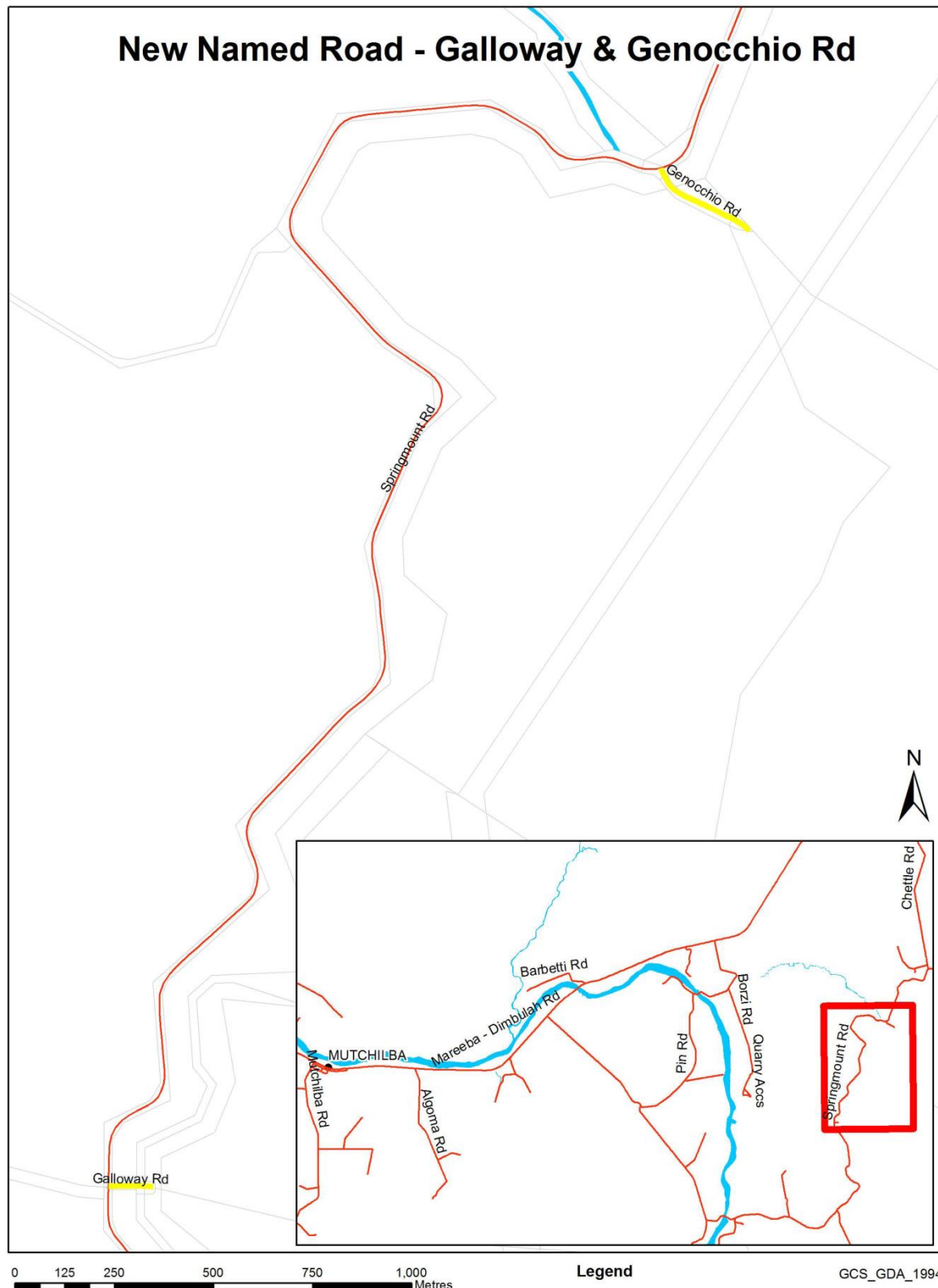


Legend

- New Named Road
- Road
- Lot Boundary

©2017 Mareeba Shire Council (MSC). Based on or contains data provided by MSC and the State of Queensland Department of Natural Resources & Mines (DNRM) [2017]. 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.

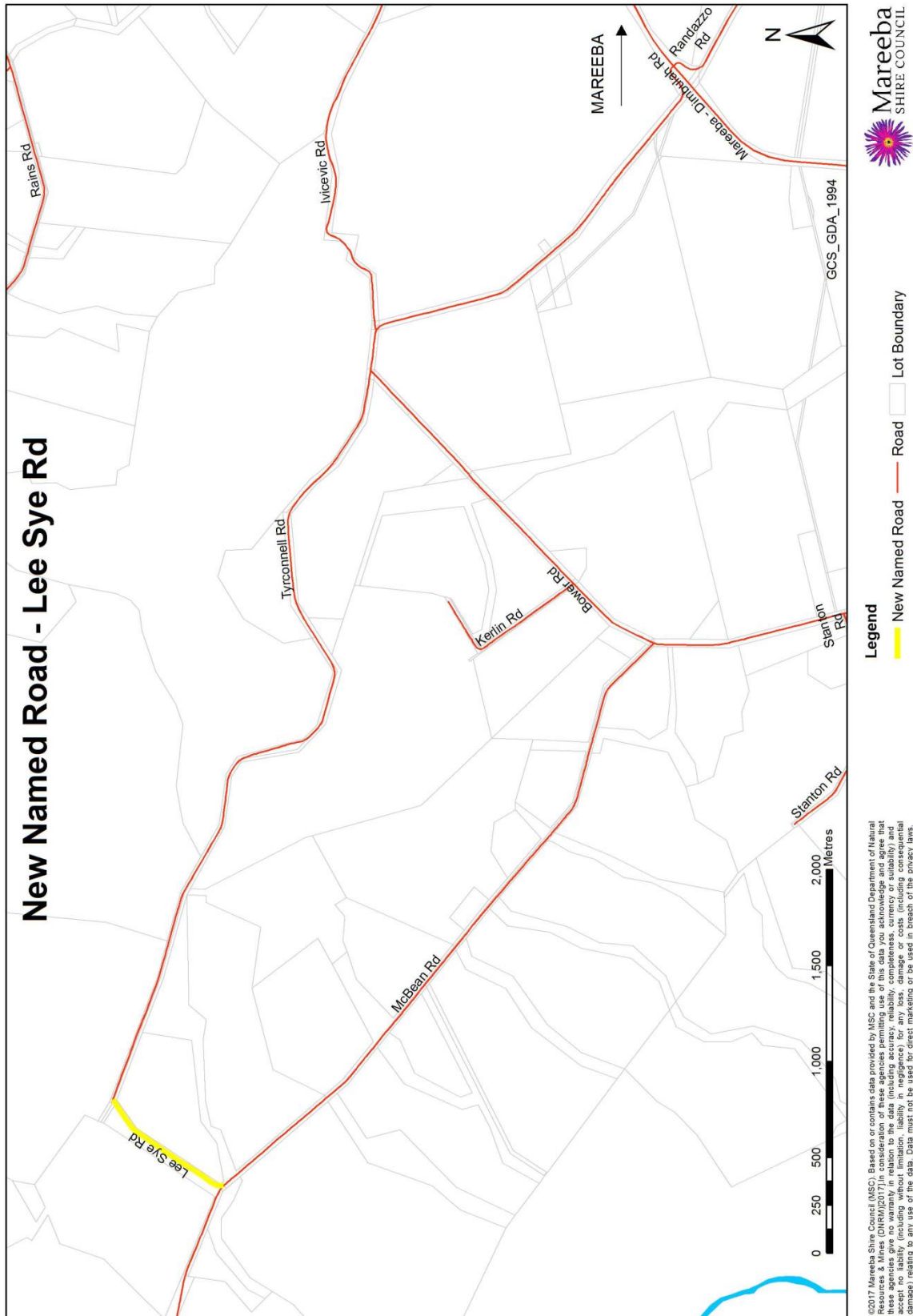


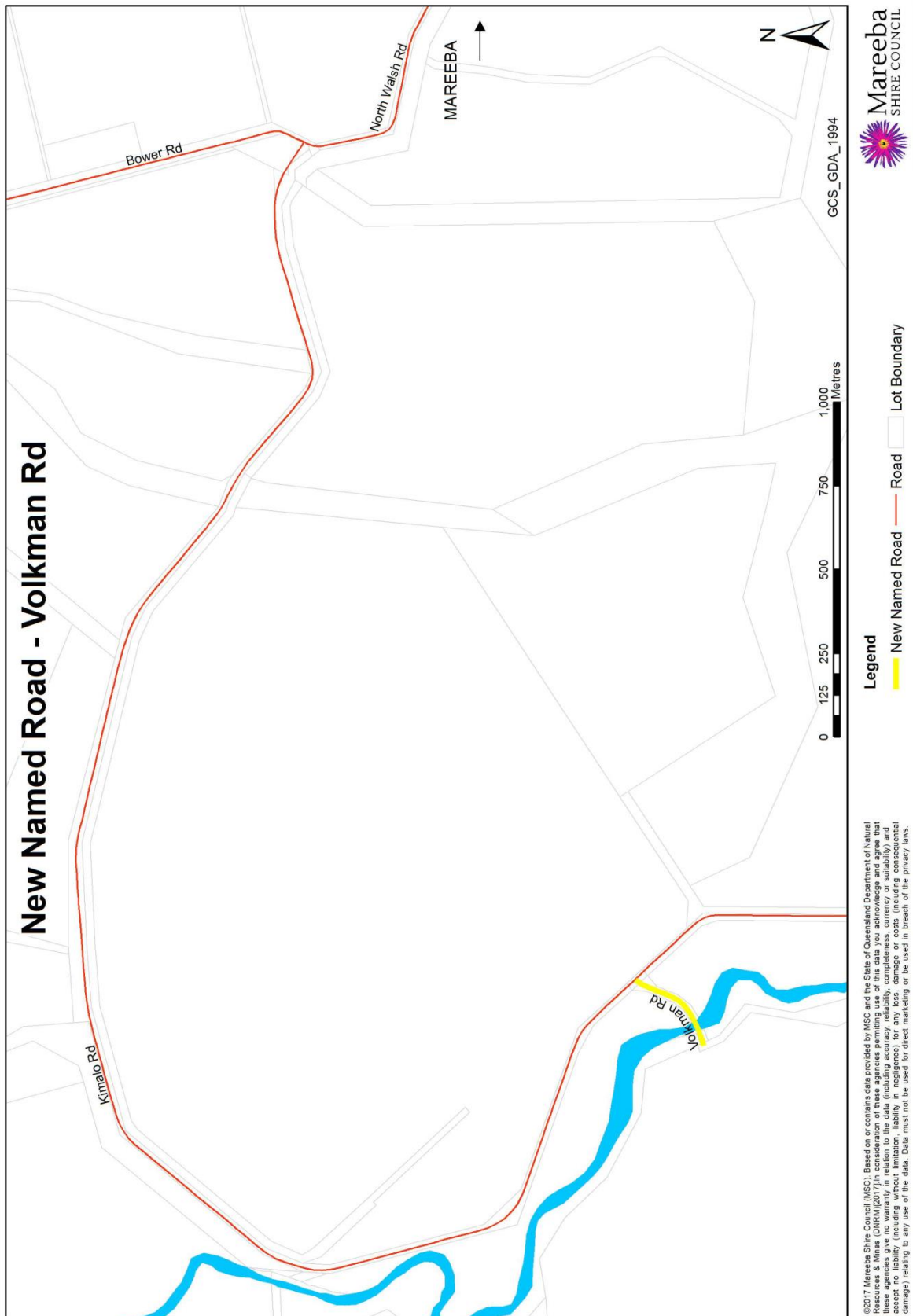


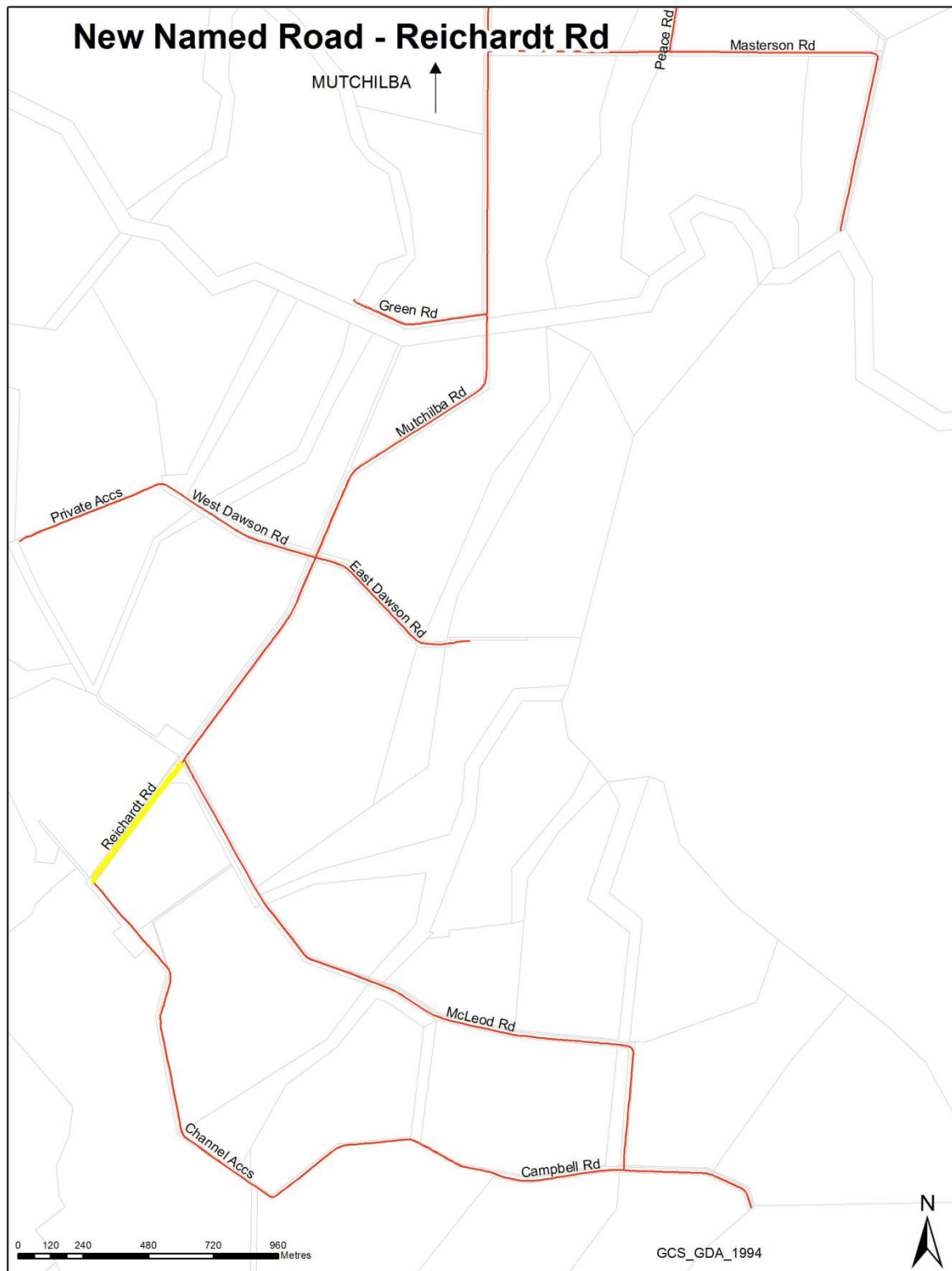
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Legend

- New Named Road
- Road
- Lot Boundary







Legend

- New Named Road
- Road
- Lot Boundary



Legend

- New Named Road
- Road
- Lot Boundary

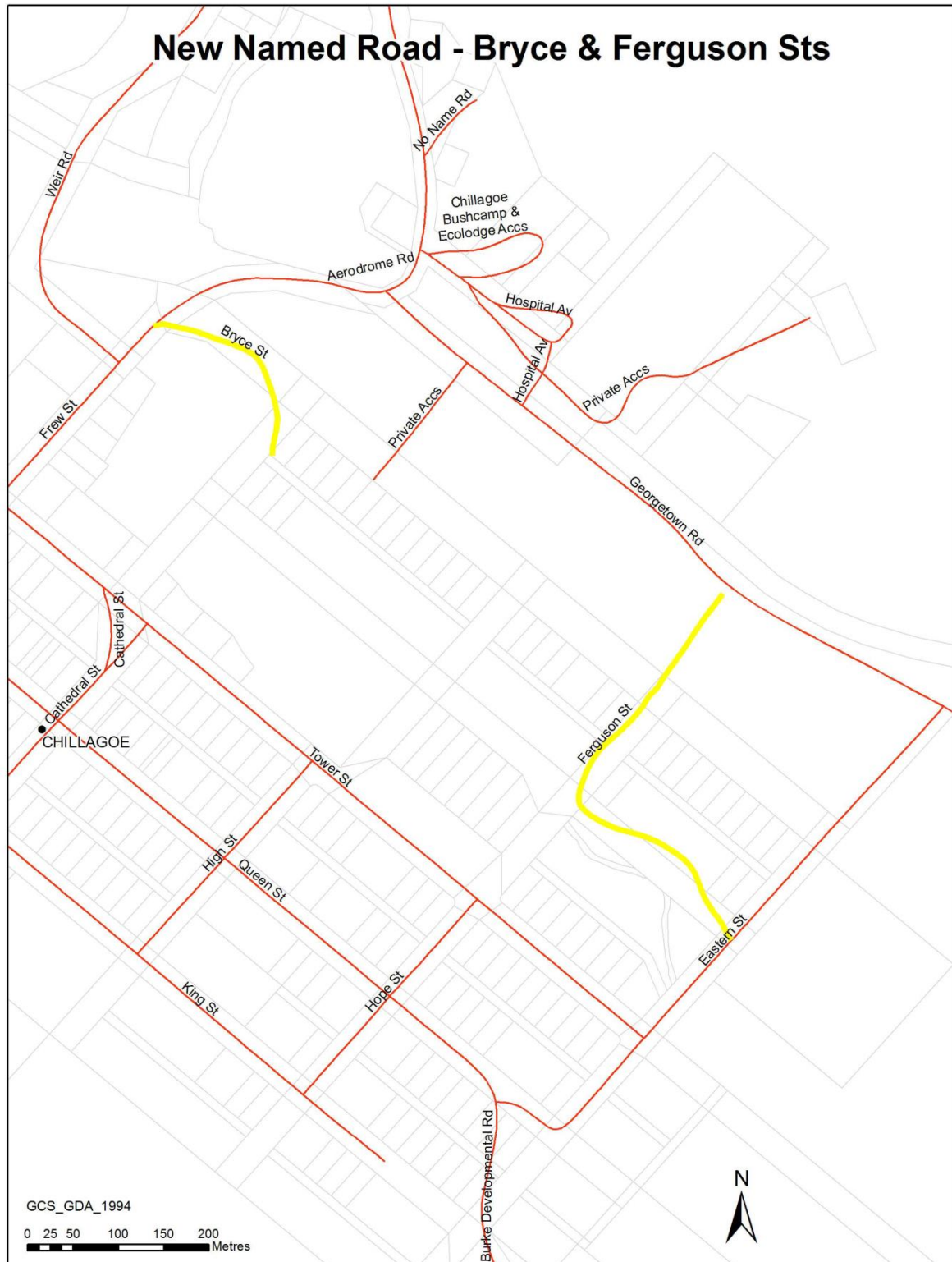
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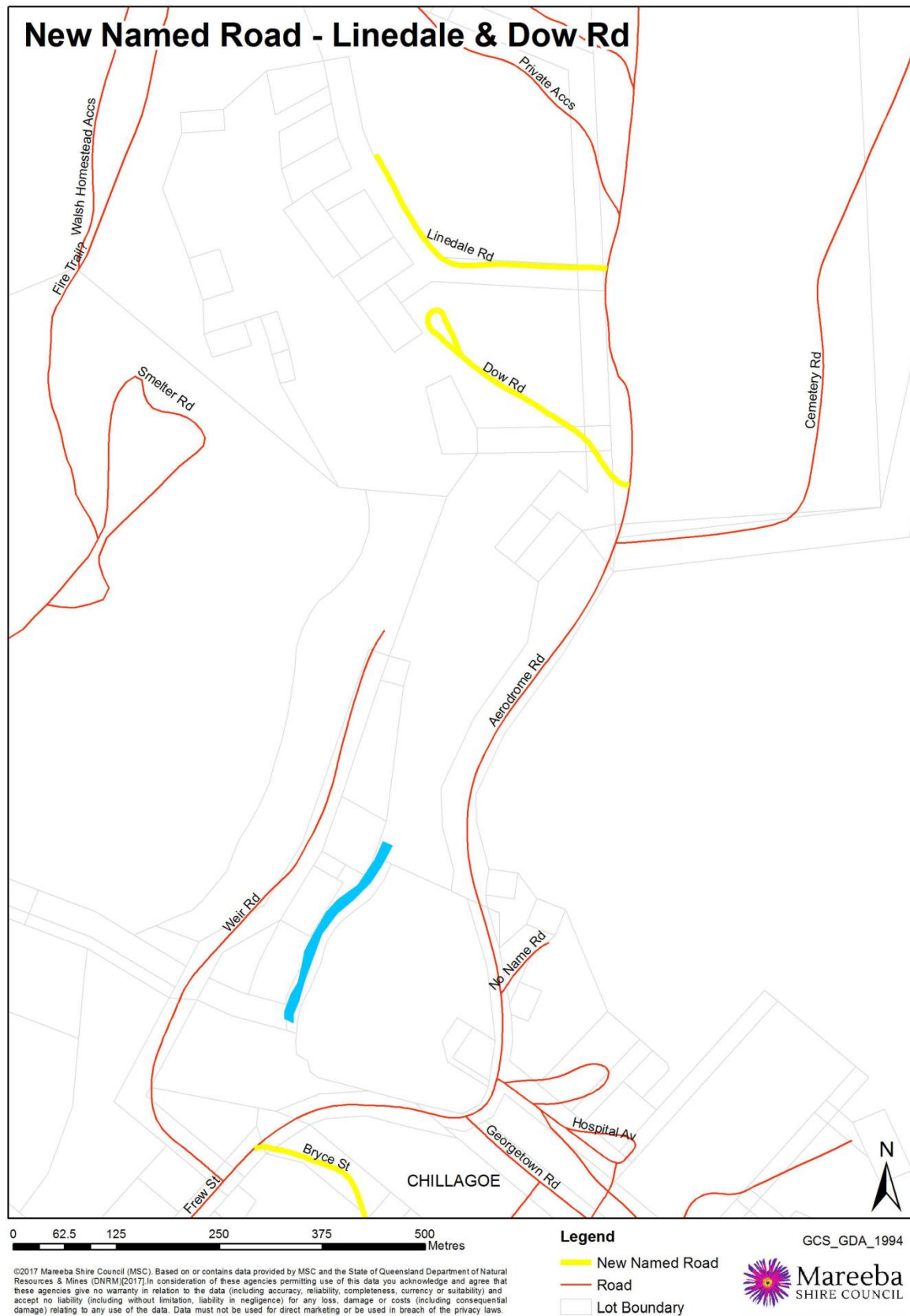
- New Named Road
- Road
- Lot Boundary

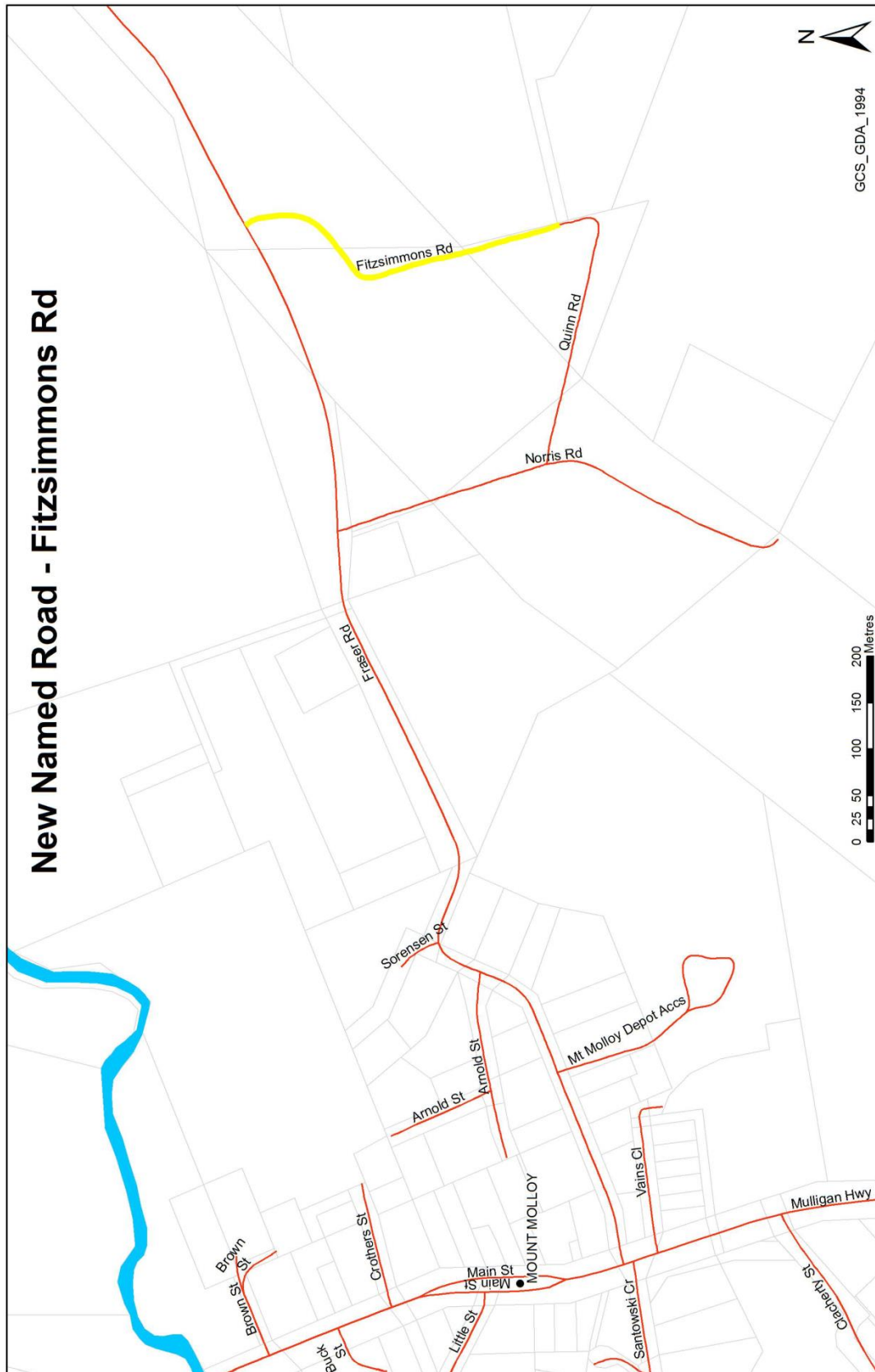
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Legend

- New Named Road
- Road
- Lot Boundary





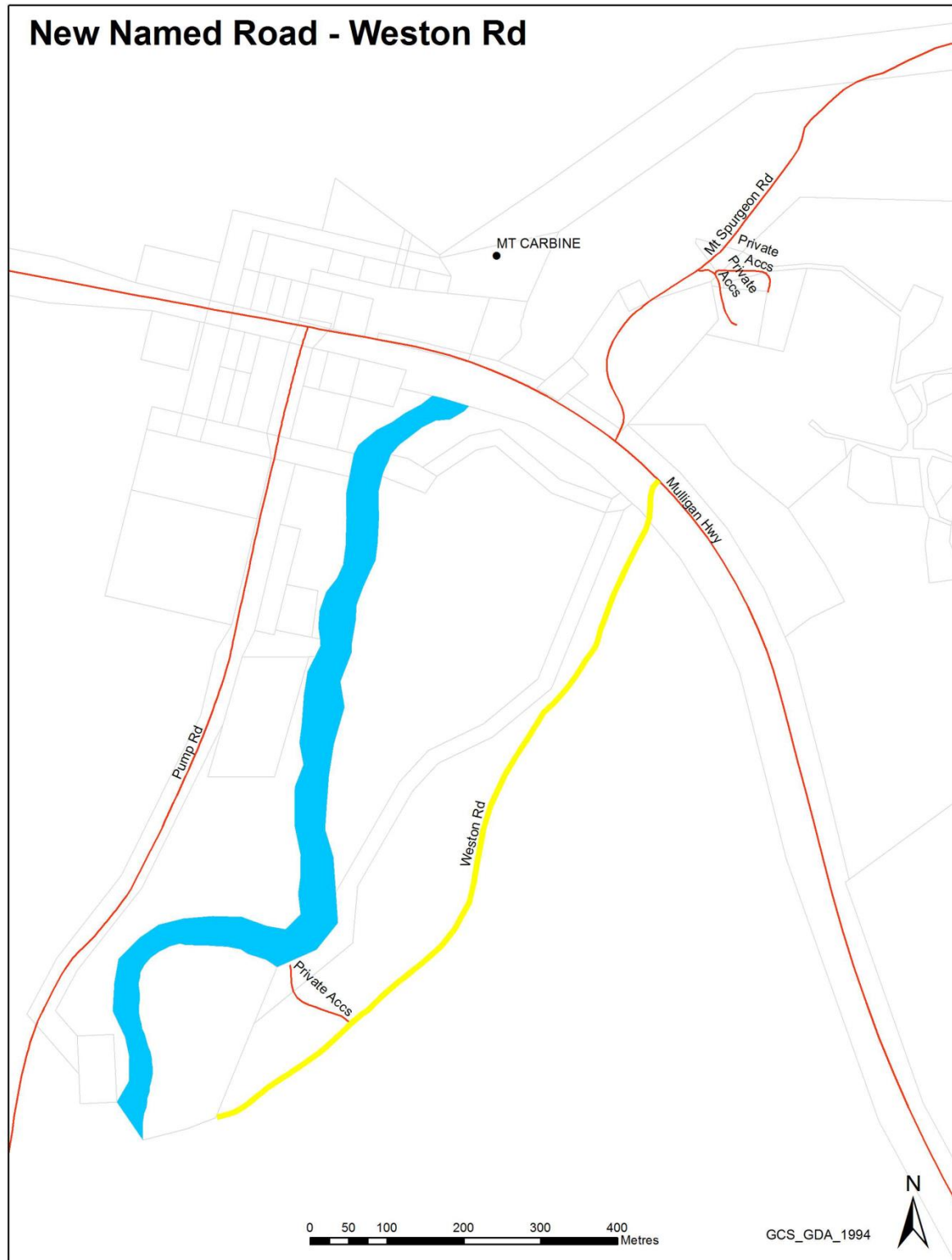
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Legend

- New Named Road
- Road
- Lot Boundary



Legend

- New Named Road
- Road
- Lot Boundary

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SUMMARY - PROPOSED ROAD NAMING OF UNNAMED ROAD RESERVE

Locality	Unnamed Road Off	Proposed Road Name	Letters Sent Out	Response Received	Objections	Comment/s	Suggestion made by
Mareeba	Emerald End Road	Howell Road	6	1	1	Resident does not object to "Howell" however requests consideration be given to naming the road "POWELL" road after Gordon Powell a WWII Veteran who will be presented with a French National Order of the Legion of Honour on 19 July 2017.	Cheryl Emmerson resident of the unnamed road reserve and daughter of Gordon Powell
	Henry Hannam Drive	Ganly Road	2	1	1	No objection to "Ganly" but would prefer "ZEBRA" Road, as the road is locally known and after the only farm on this road reserve	Jason Rockley, farmer on the unnamed road reserve
	Roos Road	Birrell, Brims and Eakin Roads	5	1	1	Expressed concerns of naming road, preference is retain "ROOS" Road	Gail and Sebastian Leonardi
Arriga	Springmount Road	Galloway and Genocchio Roads	11	0	0		
	Tyrconnell Road	Lee Sye Road	4	1	1	Lee Sye has no relevance to the area and suggests road be named "BALKAN" Road after farmers who developed the area.	Mirko Ivcevic
Mutchilba	Kimalo Road	Volkman Road	3	0	0		
	Mutchilba Road	Reichardt Road	4	3	3	Suggests road be named "DOVESI" as this road accesses Mr Dovesi's property which has been used exclusively by him for 40 years	Renato Dovesi
						Suggests road be named after the "LOWE" family who claims to have significantly contributed funds towards forming this road	George Lowe
						Suggests the continuation of "MUTCHILBA" Road as locally known	Raimond Bin for Jacqueline Bin
Dimbulah	Metzger Road	Henson Road	4	0	0		
Chillagoe	High Street	Barnes Street	8	3	2	Two residents prefer "BRODIE" Street, after a local resident who lived for many years in the area until he passed away recently.	
						1 letter returned unclaimed	
	Frew Street	Bryce Street	3	0	0		
	Eastern Street	Ferguson Street	6	2	2	Both residents suggested "BURDELL" Street, after the Burdell family who have in Chillagoe for more than 80 years and very active members of the Chillagoe community. A prominent geographic point named from the Ferguson family - Ferguson's Crossing.	Kerry Nethery Dawn Burdell

Locality	Unnamed Road Off	Proposed Road Name	Letters Sent Out	Response Received	Objections	Comment/s	Suggestion made by
	Aerodrome Road	Dow Road Linedale Road	9 9	0 1	0 1	Suggests retaining rural address of Aerodrome Road	Tony Little
Mt Molloy	Fraser Road	Fitzsimmons Road	5	1	2	Suggested "MUIRHEAD" Road after Philip Muirhead who pioneered this section of Mt Molloy and contributed heavily to the settlement of this area Requests "ATKIN" be considered for road name	Sophie Lyons Julia Atkin
Mt Carbine	Mulligan Highway	Gulliver Road McDonagh Road	4 4	1 1	1 1	Suggested "FARAWAY" Road, after the family who constructed the road 25 years ago or alternatively "GUMFLAT" Road as it has been traditionally known as Suggested "LUNDSTROM" Road after the Lundstrom family who has maintained this section of road for 32 years	Colleen, Warren and Craig Faraway Neil and Debra Lundstrom
	Mulligan Highway	Weston Road	4	0	0	1 letter returned unclaimed	

ITEM-17 ROAD NAME REQUEST - LUIGI BRUNO

MEETING: Ordinary

MEETING DATE: 19 July 2017

REPORT OFFICER'S TITLE: Director Infrastructure Services

DEPARTMENT: Infrastructure Services

EXECUTIVE SUMMARY

Correspondence has been received from Michael and Kathy Bruno of Mareeba requesting that a road or street be named after their father, Luigi Bruno in recognition of his contribution to the Mareeba community prior to his 85th birthday on 10 August 2017.

OFFICER'S RECOMMENDATION

"That Council note the request from Michael and Kathy Bruno and include for consideration in the current list of no names road being considered before Council or in accordance with Section 3.1.3 of the Road Naming Policy, add the name **Luigi Bruno** to the list of approved road names."

BACKGROUND

The Bruno family have written to Council requesting that a road or street be named after their father, Luigi Bruno in recognition of his contribution to the Mareeba Community. Mr Bruno is celebrating his 85th birthday on 10 August 2017 and the family requests consideration be given to this request prior to that date in his honour.

Mr Bruno has lived in Mareeba since 1956 and was the first High Class Tailor in Mareeba becoming a highly respected and sought after shop and business owner for many years.

Mr Bruno was also a long serving member of the Rotary Club contributing to many community events such as International Student Exchange, Mareeba Rodeo, community service as well as many charity fund raising events. He is also a current member of the Mareeba Bowls Club.

The road name proposed by the family is **Luigi Bruno Road** or similar.

LINK TO CORPORATE PLAN

ECON 3 - Undertake the management of Council's assets in accordance with the long term asset management plans developed for all infrastructure asset classes to ensure the Shire's infrastructure networks are maintained and renewed to maximise their long term benefit to industry and the community.

CONSULTATION

Internal
Nil

External
Nil

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Section 2.1 of the policy explains that the reason for the approved road name lists is that Council wishes to keep the links to the Mareeba Shire's local history and Aboriginal cultural heritage alive in a practical way which serves to honour our Traditional Owners, fallen soldiers, and historical identities.

FINANCIAL & RESOURCE IMPLICATIONS

Capital
Nil

Operating
Nil

IMPLEMENTATION/COMMUNICATION

Nil

ATTACHMENTS

1. Request from Michael and Kathy Bruno dated 3 July 2017.

Date Prepared: 12 July 2017

From: Michael Bruno
Sent: 3 Jul 2017 12:42:06 +1000
To: Info (Shared)
Cc: Cr. Angela Toppin
Subject: Michael and Kathy Bruno submit request for Road or Street to be named after father Luigi Bruno

To whom it may concern,

We the Bruno family would like to request that a Road or Street be named after our father Luigi Bruno as recognition of his contribution to Mareeba Community. Our father is turning 85 on the 10th August 2017 and we would be grateful if this could be achieved.

Luigi has lived in Mareeba since 1956 and was the first High Class Tailor in Mareeba becoming a highly respected and sort after shop and business owner for many years.

Luigi was also a long serving member of the Rotary Club contributing to many community events such as International Student Exchange, Mareeba Rodeo community service as well as many charity fund raising events. He is also currently a member of the Mareeba Bowls Club.

We were thinking 'Luigi Bruno Road' or similar.

Please advise if this is possible and if it could be achieved by the 10th August this year.

Kind regards,

Michael and Kathy Bruno

Sent from my iPhone

WORKS

ITEM-18 TENDER EVALUATION TMSC2017-17 TATE RIVER CROSSING (BOLWARRA ROAD) UPGRADE

MEETING: Ordinary Meeting

MEETING DATE: 19 July 2017

**REPORT AUTHOR/
OFFICER'S TITLE:** Contracts and Project Management Officer

DEPARTMENT: Infrastructure Services, Works

EXECUTIVE SUMMARY

The Tate River Crossing Upgrade Project will see the construction of a new causeway approximately 1.6m above the existing concrete base slab and widening to 4.5m width for the 252m length of the causeway on the Tate River Crossing, Bolwarra Road (chainage 49.90 to 50.2) including base head walls, piers, deck, delineation and signage.

Council has secured funding of \$384,000 under the Queensland Government's Community Resilience Fund and \$336,000 under the Queensland Government's Building Our Regions program with the remainder funded by Council.

Tenders for TMSC2017-17 Tate River Crossing closed at 2:00pm Wednesday, 5 July 2017 and two (2) responses were received.

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

OFFICER'S RECOMMENDATION

"That Council delegate authority to the Chief Executive Officer to negotiate, finalise and formally enter into a contract with one of the tenderers after consultation with Councillors regarding TMSC2017-17 for Tate River Crossing (Bolwarra Road) Upgrade."

BACKGROUND

This project will be to construct a new, higher and wider causeway across the Tate River on Bolwarra Road. The current Bolwarra Road Tate River crossing is too low and is cut off for extended periods of time after rain. The crossing is narrow, and at 252 metres in length, visibility is poor. There is a high risk of a major accident on the crossing and the existing crossing is nearing the end of its useful life.

A new, higher and wider crossing will build resilience connecting the vulnerable cattle stations to the Northern Beef Roads of Ootann Road, the Hann Highway and the Gulf Development Road so they can access sale yards and towns all year round. The project will

also improve flood resilience for the families and employees that work on the affected stations by improving their connectivity with the towns of Chillagoe, Mt Garnet, Ravenshoe, Atherton and Mareeba to enable access to services and supplies. The wider causeway is also necessary to improve safety of road users, particularly road trains.

The project is partially funded by the Queensland State Government through the Community Resilience Fund and Building Our Regions programs, with the balance funded by Council.

Tenders closed at 2:00pm Wednesday, 5 July 2017 and two (2) responses were received. The list of tenders received and the tendered amount is provided in the table below.

Tenderer	Price (ex GST)	Price (incl GST)
LDI Constructions Pty Ltd	\$2,288,496.00	\$2,515,146.60
Kenmac Constructions Pty Ltd	\$1,562,550.00	\$1,718,805.00

The tender prices received are in excess of the available project budget. Further negotiations with the tenderers, in accordance with the Conditions of Tendering detailed in the Tender Invitation will be necessary to deliver the project within the available funding for the project.

To ensure that construction can be completed prior to the 2017/18 wet season, it is proposed to delegate authority to the Chief Executive Officer to negotiate, finalise and enter into the Contract after consultation with Councillors. Council may decide not to accept any tenders it receives, however, if it does decide to accept a tender, it must be the most advantageous to Council having regard to the Sound Contracting Principles as defined in Section 104 of the Local Government Act 2009 and Council's Procurement Policy.

Tenders will be assessed on the following criteria and weightings:

Tender Price	40%
Demonstrated Understanding	25%
Relevant Experience	15%
Tenderer's Resources	10%
Local Content	10%

The recommended tender will be that which offers Council the best value for money, background, experience, skill and methodology to satisfactorily meet the requirements for construction of the Tate River Crossing Upgrade.

LINK TO CORPORATE PLAN

ECON 3 - Undertake the management of Council's assets in accordance with the long term asset management plans developed for all infrastructure asset classes to ensure the Shire's infrastructure networks are maintained and renewed to maximise their long term benefit to industry and the community.

CONSULTATION

Internal
Director Infrastructure Services

Manager Works
Coordinator Technical Services
Project Manager Civil

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS*Capital*

\$384,000 funded through Queensland Government's Community Resilience Fund

\$336,000 funded through Queensland Government's Building Our Regions program

Remainder funded by Council

Operating

Nil

Is the expenditure noted above included in the 2017/2018 budget?

Yes

IMPLEMENTATION/COMMUNICATION

Advice is provided to residents and businesses affected by any activities.

ATTACHMENTS

Nil

Date Prepared: 10 July 2017

WATER & WASTE

ITEM-19 QMSC2017-11 ROB VEIVERS DRIVE WATER MAIN

MEETING: Ordinary Meeting

MEETING DATE: 19 July 2017

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

DEPARTMENT: Infrastructure Services, Water and Waste

EXECUTIVE SUMMARY

The Rob Veivers Drive Water Main Project will see the design and construction and installation of 800 metres of 150mm water main from just after the Kennedy Highway turnoff to just prior to the Barang Street intersection.

This project was initially budgeted at a cost of \$150,000, funded through the water reserves. However, the actual project costs are higher than expected and have come in at \$220,000.

This report provides information to Council on the project and costs associated with the project and the request for a further \$70,000 from the water reserves to adequately complete the project.

OFFICER'S RECOMMENDATION

"That Council note the project QMSC2017-11 Rob Veivers Drive Water Main Upgrade and approve \$70,000 (exclusive of GST) from the water reserves to adequately complete the project."

BACKGROUND

This project is to design and construct a replacement water main to replace the existing and failing asbestos concrete water main which is susceptible to breakages and carry out these essential water main replacement prior to Council's Civil Works Crew upgrading the road pavement.

The upgrade of the water main at Rob Veivers Drive is a critical infrastructure project that will provide pre-requisite water services to enable new road pavement to be laid with the confidence that it will not require excavation to carryout maintenance on the existing aged asbestos concrete pipe work.

The project is funded from the water reserves and an initial cost estimate of the works at \$150,000 was undervalued thus requiring a further \$70,000 (exclusive of GST) which includes a small amount for contingency, from the water reserves to complete this critical project.

The project will see the supply, installation and commissioning of new 150mm water main from just after the Kennedy Highway turnoff, along Rob Veivers Drive to a point prior to the intersection at Barang Street.

Water and Waste were advised by Civil Works that they are scheduled to start the pavement works on Rob Veivers Drive on 31 July 2017.

The water main design and alignment works were carried out by Arup Consulting Engineering at the cost of \$13,550 (exclusive of GST) with the construction works to be carried out by FGF Developments at a cost of \$197,996.19 (exclusive of GST).

The relatively short turnaround time required a request for quote for the design and construction works almost simultaneously in the time frame available to achieve realisation of the project commenced on 3 July to ensure construction could be completed by 28 July.

LINK TO CORPORATE PLAN

***ECON 3** - Undertake the management of Council's assets in accordance with the long term asset management plans developed for all infrastructure asset classes to ensure the Shire's infrastructure networks are maintained and renewed to maximise their long term benefit to industry and the community.*

CONSULTATION

Internal

Supervisor Reticulation Services
Water and Waste Engineer
Water and Waste Operational Staff

External

Arup Consulting Engineers

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Capital

An additional \$70,000 is required which can be funded through Council Water Reserves

Operating

Nil

IMPLEMENTATION/COMMUNICATION

Advice is provided to residents and businesses affected by any activities.

ATTACHMENTS

Nil

Date Prepared: 29 June 2017

**ITEM-20 TENDER EVALUATION TMSC2017-05 KENNEALLY
ROAD SEWER RISING MAIN****MEETING:** Ordinary Meeting**MEETING DATE:** 19 July 2017**REPORT AUTHOR/
OFFICER'S TITLE:** Contracts and Project Management Officer**DEPARTMENT:** Infrastructure Services, Water & Waste Group

EXECUTIVE SUMMARY

The Kenneally Road Sewer Rising Main Project will see the design, construction, installation and commissioning of a new 300mm rising main on Kenneally Road from the existing pump station to an existing manhole at the end of Kenneally Road.

On 4 July 2017, it was announced that Council was successful in securing funding for 50 percent of the project costs under the Queensland Government Building Our Regions program. The remaining 50 percent is funded by Council.

Tenders for TMSC2017-05 Kenneally Road Sewer Rising Main Project closed at 11:00am Tuesday, 11 April 2017 and seven (7) responses were received.

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

OFFICER'S RECOMMENDATION

"That Council award Tender TMSC2017-05 Kenneally Road Sewer Rising Main to Koppen Construction for a total value of \$683,767 (exclusive of GST)."

BACKGROUND

This project will be to design and construct the new sewer rising mains to increase the capacity of the sewer trunk mains required for fast growing prime residential areas of town.

The upgrade of the sewer network capacity at Kenneally Road is a critical infrastructure project that will provide pre-requisite wastewater services to enable new subdivisions and future retail precincts. The wastewater network is already reaching capacity and larger pipes and pump station upgrades are essential to prevent sewage overflows and environmental licence breaches.

The project is partially funded by the Queensland State Government through the Building Our Regions Program.

The list of tenders received and the tendered amount is provided in the table below.

Tenderer	Price (ex GST)	Price (incl GST)
FGF Developments - Conforming	\$790,493.68	\$869,543.05
FGF Developments - Non conforming	\$746,493.68	\$821,143.05
JR & LM Trackson Pty Ltd - Conforming	\$891,118.94	\$980,230.83
JR & LM Trackson Pty Ltd - Non conforming	\$853,972.78	\$939,370.06
HEH Pty Ltd	\$788,749.00	\$867,623.90
Koppen Construction	\$685,487.00	\$754,035.70
LDI Constructions	\$1,091,801.00	\$1,200,981.10

The tender design was based on underboring a 90 metre long section of rising main across the Kennedy Highway and Mareeba Connection Road as required by the Department of Transport and Main Roads (DTMR). Due to the known presence of rock, underboring would have been very high risk in terms of additional costs and time delays to the project. Council officers were in negotiations with DTMR to permit trenching across the corridor in lieu of underboring but had not yet received confirmation at the time of expiry of the 90-day tender validity period.

Council requested to extend the tender validity period to such time that confirmation was received from DTMR regarding the installation method for the rising main across the highway. All tenderers agreed to the extension and in early July 2017, DTMR granted approval to install the rising main by trenching. This information was provided to tenderers and revised tender pricing was sought.

The list of re-priced tenders received and the tendered amount is provided in the table below.

Tenderer	Price (ex GST)	Price (incl GST)
FGF Developments	\$837,026.25	\$920,728.88
JR & LM Trackson Pty Ltd	Did not re-price	
HEH Pty Ltd	\$807,915.00	\$888,706.50
Koppen Construction	\$683,767.00	\$752,143.70
LDI Constructions	\$1,193,533.00	\$1,312,886.30

Tenders were assessed on the following criteria and weightings:

Tender Price	40%
Experience	20%
Key Personal	10%
Resources	10%
Understanding	20%

Price is a calculated formula dependent on the actual tender received against the median of all prices received. Scores for the other criteria are subject to knowledge of the tenderers performance on previous projects. Scores for each criterion are out of 10.

Scoring of the tenderers for this contract resulted in the following (scores out of 10):

Tenderer	Score	Rank
FGF Developments	7.9	2
JR & LM Trackson Pty Ltd	5.8	5
HEH Pty Ltd	7.6	3
Koppen Construction	8.7	1
LDI Constructions	6.9	4

The highest scoring tenderer, Koppen Construction, is a Cairns based contractor with experience in similar civil construction on water and wastewater reticulation projects in Cairns, Tolga and Port Douglas. Koppen Construction completed the Freshwater Creek Rising Main Project in Cairns for Cairns Regional Council in 2015.

Koppen Construction tendered a construction program showing the work being completed within 14 weeks of contract award. Koppen Construction supplied a logical, works methodology statement detailing how the work will be undertaken.

The scoring reflects the opinion that Koppen Construction offers Council the best value for money, background, experience, skill and methodology to satisfactorily meet the requirements for construction of the Kenneally Road Sewer Main.

The tendered price from Koppen Construction is within the available funding for the project.

LINK TO CORPORATE PLAN

ECON 3 - Undertake the management of Council's assets in accordance with the long term asset management plans developed for all infrastructure asset classes to ensure the Shire's infrastructure networks are maintained and renewed to maximise their long term benefit to industry and the community.

CONSULTATION

Internal

Water and Waste Manager
Supervisor Reticulation Services
Water and Waste Engineer
Contracts & Project Management Officer
Water and Waste Operational Staff

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Capital

50 percent funded through the Building Our Regions Program
50 percent funded by Council

Operating
Nil

Is the expenditure noted above included in the 2017/2018 budget?
Yes.

IMPLEMENTATION/COMMUNICATION

Advice is provided to residents and businesses affected by any activities.

ATTACHMENTS

Nil

Date Prepared: 10 July 2017

CHIEF EXECUTIVE OFFICER

ITEM-21 MSC SHOW HOLIDAY 2018

MEETING: Ordinary

MEETING DATE: 19 July 2017

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

DEPARTMENT: Office of the Chief Executive Officer

EXECUTIVE SUMMARY

Council has been contacted by the Treasurer with regard to the declaration of a Show Holiday for 2018. Council is required to put in a request for the declaration of show holidays before the 11 August 2017. This report recommends the current situation where three (3) separate dates are allocated across three (3) separate areas of the Shire linking them to the Shows closest to them.

OFFICER'S RECOMMENDATION

"That Council request the Treasurer to declare the following show holidays within the Mareeba Shire for 2018:

10 July 2018 for the parishes of Irvinebank, Myosotis and Western, which links to the Atherton Annual Show;

20 July 2018 for the Mareeba Shire Council area excluding the parishes of Irvinebank, Myosotis, Western, Mowbray, Salisbury, Riflemead and that part of the parish of Garioch located north of Hunter and Rifle Creeks, which links to the Cairns Annual Show;

23 July 2018 for the parishes of Mowbray, Salisbury, Riflemead and that part of the parish of Garioch located north of Hunter and Rifle Creeks, which links to the Mossman Annual Show."

BACKGROUND

The Holidays Act 1983 provides for the declaration of a show holiday within a Local Government area and Council has been advised that if it wishes to have such a holiday/s declared, a request must be submitted to the State Government before 11 August 2017.

As the Mareeba Shire does not have an Annual Agricultural, Horticultural or Industrial Show, it has previously linked these holidays to other Annual Shows in the region and has linked specific parishes to specific shows.

Below is an extract from the State Government's Show Holiday listing for 2017 in which the various parishes have dates declared and to which shows they link. These holidays were declared by the State following a request made by the Mareeba Shire Council last year.

11 July	Mareeba Shire - that part of Mareeba district within the parishes of Irvinebank, Myosotis and Western; the communities of Malanda, Atherton and Herberton and the districts of Ravenshoe, Mt Garnet, Millaa Millaa and Yungaburra.	Atherton Annual Show
21 July	Mareeba Shire - excluding the parishes of Irvinebank, Myosotis, Western, Mowbray, Salisbury, Riflemead and that part of the parish of Garioch located north of Hunter and Rifle Creeks.	Cairns Annual Show
24 July	Mareeba Shire - that part of the Mareeba district within the parishes of Mowbray, Salisbury, Riflemead and that part of the parish of Garioch located north of Hunter and Rifle Creeks.	Mossman Annual Show

LINK TO CORPORATE PLAN

COM 4: Encourage vibrant and active community participation in festivals and events, arts, culture and natural heritage activities that celebrate the community and its cultural diversity and enrich lifestyle and encourage tourism.

CONSULTATION

Internal
 Nil

External
 Nil

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND RISKS)

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Capital
 Nil

Operating
 Nil

IMPLEMENTATION/COMMUNICATION

The Treasurer will be informed that these dates are based on the current year's calendar and have not been finalised by the various show societies. Should they change the Treasurer will be informed.

ATTACHMENTS

Nil

Date Prepared: *10 July 2017*

BUSINESS WITHOUT NOTICE

NEXT MEETING OF COUNCIL

The next meeting of Council will be held at 9:00 am on Wednesday 16 August 2017

SUMMARY OF NEW PLANNING APPLICATIONS & DELEGATED DECISIONS FOR THE MONTH OF JUNE 2017

Summary of new Planning Development Applications and Delegated Decisions for June 2017

New Development Applications					
Application #	Lodgement Date	Applicant/ Address	Property Description	Application Type	Status
DA/17/0023	1/06/2017	R Posma Slape Road, Mareeba	Lots 28, 29, 30 & 31 on RP708044	Reconfiguring a Lot - Boundary Realignment	Approved on 15 June 2017.
DA/17/0024	6/06/2017	Pioneer North Queensland Pty Ltd 1589 Mareeba- Dimbulah Road, Mareeba	Lot 1 & 2 on RP743518	Material Change of Use - Extractive Industry (extension)	In referral stage.
DA/17/0025	15/06/2017	L & A Gostelow 135 Sabin Road West, Mareeba	Lot 556 on NR652	Reconfiguring a Lot - Subdivision (1 into 3 lots)	In referral stage.
DA/17/0026	20/06/2017	H Selita 5329 Kennedy Highway, Mareeba	Lot 3 on RP715469 & Lot 90 on RP881092	Reconfiguring a Lot - Boundary Realignment	In referral stage.
DA/17/0027	21/06/2017	Northern Building Approvals 106 Mason Street, Mareeba	Lot 1 on MPH3481	Material Change of Use - Multiple Dwelling (5 x 2 bedroom units)	In decision making stage.
DA/17/0028	23/06/2017	W & A Clarke 15 Lotus Lane, Kuranda	Lot 3 on SP108730	Reconfiguring a Lot - Subdivision (1 into 2 lots)	In referral stage.
DA/17/0029	23/06/2017	P English 343 Fantin Road, Koah	Lot 1 on RP746336	Material Change of Use - Air Services (Private Airstrip)	In information request stage.
DA/17/0030	27/06/2017	Northern Building Approvals 882 Wolfram Road, Dimbulah	Lot 23 on HG78	Material Change of Use - Secondary Dwelling	In acknowledgement stage.
DA/17/0031	27/06/2017	Byamho	Lot 231 on	Reconfiguring a Lot	In

June 2017 (Regional Land Use Planning)

		Farming Pty Ltd Bilwon Road, Bibbohra	SP268678	- Subdivision (1 into 2 lots)	acknowledgement stage.
DA/17/0032	29/06/2017	Kathleen Colless Pty Ltd 421 Wetherby Road, Mount Molloy	Lot 427 on SP287159	Reconfiguring a Lot - Subdivision (1 into 8 lots)	In acknowledgement stage.
DA/17/0033	30/06/2017	Northern Building Approvals 50 Chewko Road, Mareeba	Lot 19 on NR7652	Material Change of Use - Caretakers Accommodation	In acknowledgement stage.
DA/17/0034	30/06/2017	L & T Marsterson 548 McGrath Road, Mareeba	Lot 3 on RP708286	Material Change of Use - Tourist Park, Animal Keeping and Outdoor Sport & Recreation	In acknowledgement stage.
OW/17/0004	8/06/2017	Mount Emerald Wind Farm Pty Ltd Springmount Road & Kippin Drive, Arriga	Lot 7 on SP235244	Operational Works - Roadworks	Approved on 22 June 2017.

Decision Notices issued under Delegated Authority					
Application #	Date of Decision Notice	Applicant	Address	Property Description	Application Type
DA/17/0019	8/06/2017	P Ryle	1 Warril Drive, Kuranda	Lot 77 on RP742969	Reconfiguring a Lot - Subdivision (1 into 2 lots)
DA/17/0021	8/06/2017	Northern Building Approvals	26 Herberton Street, Mareeba	Lot 8 on RP700527	Reconfiguring a Lot - Subdivision (1 into 2 lots)
DA/17/0023	16/06/2017	R Posma	Slope Road, Mareeba	Lots 28, 29, 30 & 31 on RP708044	Reconfiguring a Lot - Boundary Realignment
OW/17/0004	22/06/2017	Mount Emerald Wind Farm Pty Ltd	Springmount Road & Kippin Drive, Arriga	Lot 7 on SP235244	Operational Works - Roadworks

June 2017 (Regional Land Use Planning)

Change to Existing Development Approval issued					
Application #	Date of Decision	Applicant	Address	Property Description	Application Type
OW/16/0001	9/06/2017	Reever and Pty Ltd	Barnwell Road, Kuranda	Lot 22 on N157227	Operational Works - Earthworks (Water Storage Dam) - Additional rock protection for dam toe.

Building Work assessable against the Planning Scheme Decision Notices issued under Delegated Authority					
Application #	Date of Decision	Applicant	Address	Property Description	Application Type
BAP/17/0008	6/06/2017	H & C Skennar	415 Oaky Valley Avenue, Mareeba	Lot 12 on SP198648	Application for Class 10a dwelling - building work assessable under Flood Hazard Overlay Code.
BAP/17/0009	15/06/2017	J Moretto	12 Kylie Close, Mareeba	Lot 15 on RP749168	Application for non-compliant gross floor area for class 10a shed.
BAP/17/0010	15/06/2017	P Barnett	Blythe Lane, Mareeba	Lot 206 on K4141	Application for non-compliant gross floor area for class 10a shed.

Survey Plans endorsed					
Application #	Date	Applicant	Address	Property Description	No of Lots
RC2006/14	1/06/2017	A & M Developments Pty Ltd	Norman Street South, Mareeba	Lot 200 on SP292108	2 lots
DA/16/0046	15/06/2017	H Selita	Springmount Road, Mutchilba	Lot 99 on SP173505	2 lots
RC2006/14	19/06/2017	A & M Developments	Norman Street South	Lot 200 on	7 lots

June 2017 (Regional Land Use Planning)

		Pty Ltd	& Hoevet Court, Mareeba	SP298281	
DA/16/0064	26/06/2017	Prime Constructions (Qld) Pty Ltd	Karobean Drive, Mareeba	Lots 1 & 2 on SP273691	Boundary Realignment
DA/15/0022	29/06/2017	J Fielder	117 Cedar Park Road, Koah	Lot 502 on RP749640	4 lots
REC/07/0052	29/06/2017	Hockey Machinery Sales Pty Ltd	Godwin Drive, Mareeba	Lot 99 on SP295188	2 lots
DA/16/0063	30/06/2017	P & J Ah Loy & L Mosch	760 Leadingham Creek Road, Dimbulah	Lot 122 on HG655 & Lot 191 on SP292096	Boundary Realignment

June 2017 (Regional Land Use Planning)

