



Ordinary Meeting

Council Chambers
Date: 16 August 2017
Time: 9:00am

AGENDA

THE ORDINARY MEETING OF THE MAREEBA SHIRE COUNCIL WILL BE HELD AT COUNCIL CHAMBERS, ON **WEDNESDAY, 16 AUGUST 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

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CORPORATE AND COMMUNITY SERVICES**REGIONAL LAND USE PLANNING**

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

MEETING: Ordinary

MEETING DATE: 16 August 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.

A report tabled at Council's Ordinary Meeting on 19 July 2017 recommended that the application be refused.

At this meeting, Council resolved to defer consideration of the application until the 16 August 2017 meeting and request that officers prepare a report outlining possible conditions of approval.

The proposed conditions are presented below.

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:

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

And

The assessment manager does consider that the assessment manager's decision conflicts with a relevant instrument.

Details of the conflict with the relevant instrument	Reason for the decision, including a statement about the sufficient grounds to justify the decision despite the conflict
<p>1. The proposed development is in conflict with Performance Outcome PO1 and Acceptable Outcome AO1 of the Reconfiguring a Lot Code:</p> <p>PO1 <i>Lots include an area and frontage that:</i></p> <ul style="list-style-type: none"> (a) <i>is consistent with the design of lots in the surrounding area;</i> (b) <i>allows the desired amenity of the zone to be achieved;</i> (c) <i>is able to accommodate all buildings, structures and works associated with the intended land use;</i> (d) <i>allow the site to be provided with sufficient access;</i> (e) <i>considers the proximity of the land to:</i> <ul style="list-style-type: none"> (i) <i>centres;</i> (ii) <i>public transport services; and</i> (iii) <i>open space; and</i> (f) <i>allows for the protection of environmental features; and</i> (g) <i>accommodates site constraints.</i> <p>AO1.1 <i>Lots provide a minimum area and frontage in accordance with Table 9.4.4.3B.</i></p>	<p>The subject site and surrounding allotments are not mapped as Good Quality Agricultural Land (GQAL). Council considers that the subject land is not suitable for sustainable agricultural production and further, it is improbable that adjoining allotments will be developed for significant agriculture purposes in the future.</p> <p>In assessing the potential for intensive animal husbandry, Council has applied the S-Factor methodology developed for the assessment of meat poultry farms. The typical meat poultry farm established within the Mareeba Shire accommodates up to 200,000 birds. A buffer distance of 845m is calculated for this farm size. Applying this buffer from the centre of the subject land would cover in excess of 30 surrounding rural and rural residential allotments.</p> <p>This demonstrates that it is not possible for intensive animal husbandry to achieve this separation distance. Separation distances for the establishment of a piggery or feedlot are expected to be no less than that required for a meat poultry farm.</p> <p>The subject land is located within the Mareeba Shire Planning Scheme 2004's Preferred Area No 3 - Clohesy River Area.</p> <p>Council at its Ordinary Meeting held on 15 June 2016 requested that Council officers progress an investigation into a potential rural precinct area centred around Koah Road and to encompass all land within Preferred Area No 3 - Clohesy River Area.</p> <p>Whilst this investigation is still ongoing, the proposed development is considered to be consistent with this long term planning intent and represents the highest and best use of the subject land.</p>

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

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
7939-LL1 Rev A	Proposed Reconfiguration of a Lot (1 lot into 2 lots)	Twine Surveys Pty Ltd	24/4/2017

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)**(a) Development assessable against the Planning Scheme**

1. Development must be carried out substantially in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
 - found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.
2. Timing of Effect
 - 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the endorsement of the plan of survey, except where specified otherwise in these conditions of approval.
3. General
 - 3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure or the payment of infrastructure charges within the conditions of approval.
 - 3.2 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
 - 3.3 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to the endorsement of the plan of survey and at the rate applicable at the time of payment.
 - 3.4 The developer must relocate (in accordance with FNQROC standards) any services such as water, sewer, drainage, telecommunications and electricity that are not wholly located within the lots that are being created/serviced where required by the relevant authority unless approved by Council's delegated officer.
 - 3.5 Where utilities (such as sewers on non-standard alignments) traverse lots to service another lot, easements must be created in favour of Council for access and maintenance purposes. The developer is to pay all costs (including Council's legal expenses) to prepare and register the easement documents.
 - 3.6 Any existing buildings or structures (pools/tennis courts or fences) and/or incidental works that straddle the new boundaries must be altered, demolished or removed, as required, to align with the new property boundaries and/or be wholly contained within a new allotment, unless approved by Council's delegated officer.

- 3.7 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements and to the satisfaction of Council's delegated officer.

3.8 Charges

All outstanding rates, charges and expenses pertaining to the land are to be paid in full.

3.9 Rural Addressing

The applicant must pay a contribution per additional lot for provision of rural addressing at the rate identified in the Fees and Charges Schedule at the time of payment.

3.10 Building setback from Kanervo Road - Dust Nuisance Minimisation

Any future dwelling house on proposed Lot 21 must be setback a minimum of 100 metres from the Kanervo Road road reserve.

4. Infrastructure Services and Standards

4.1 Access

An access crossover for each allotment, must be constructed from the edge of the road pavement, to the property boundary of each respective allotment, in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

4.2 Stormwater Drainage

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

4.3 Water Supply

Proposed Lot 22 must be provided with a water supply via:

- (a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or
- (b) on-site water storage tank/s:
 - (i) with a minimum capacity of 90,000L;
 - (ii) fitted with a 50mm ball valve with a camlock fitting;
 - (iii) which are installed and connected prior to the occupation or use of the development.

At the time of construction of a dwelling on proposed Lot 21, a water supply must be provided via:

- (a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or
- (b) on-site water storage tank/s:
 - (i) with a minimum capacity of 90,000L;
 - (ii) fitted with a 50mm ball valve with a camlock fitting;
 - (iii) which are installed and connected prior to the occupation or use of the development.

4.4 On-Site Wastewater Management

At the time of construction of a new dwelling on proposed Lot 21, any associated on-site effluent disposal system must be constructed in compliance with the latest version On-Site Domestic Wastewater Management Standard (ASNZ1547) to the satisfaction of the Council's delegated officer.

4.5 Electricity provision/supply

The applicant/developer must ensure that an appropriate level of electricity supply is provided to each allotment in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

Written advice from an Electricity Service Provider is to be provided to Council indicating that an agreement has been made for the provision of power reticulation.

4.6 Telecommunications

The applicant/developer must demonstrate that a connection to the national broadband network is available for each allotment, or alternatively, enter into an agreement with a telecommunication carrier to provide telecommunication services to each lot and arrange provision of necessary conduits and enveloping pipes.

5. Additional Payment Condition/s (section 650 of the Sustainable Planning Act 2009)

- 5.1 The additional payment condition has been imposed as the development will create additional demand on trunk infrastructure which will create additional trunk infrastructure costs for council.
- 5.2 The developer must pay \$4,500.00 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.

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

- The trunk transport network servicing the land (\$4,500.00 per additional allotment)

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

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

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

(D) ASSESSMENT MANAGER'S ADVICE

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

- (b) Endorsement Fees

Council charges a fee for the endorsement of a Survey Plan, Community Management Statements, easement documents, and covenants. The fee is set out in Council's Fees & Charges Schedule applicable for each respective financial year.

- (c) Compliance with applicable codes/policies

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

- (d) Notation on Rates Record

A notation will be placed on Council's Rate record with respect to each lot regarding the following conditions:

- conditions regarding on-site wastewater disposal system design (at time of dwelling construction)
- an approved source of water supply via bore or rainwater tanks
- Dwelling house setback for Lot 21

(e) Environmental Protection and Biodiversity Conservation Act 1999

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

(f) Cultural Heritage

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

(E) RELEVANT PERIOD

When approval lapses if development not started (s.341)

- Reconfiguring a Lot not requiring Operational Works – two (2) years (starting the day the approval takes effect);

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

- NIL

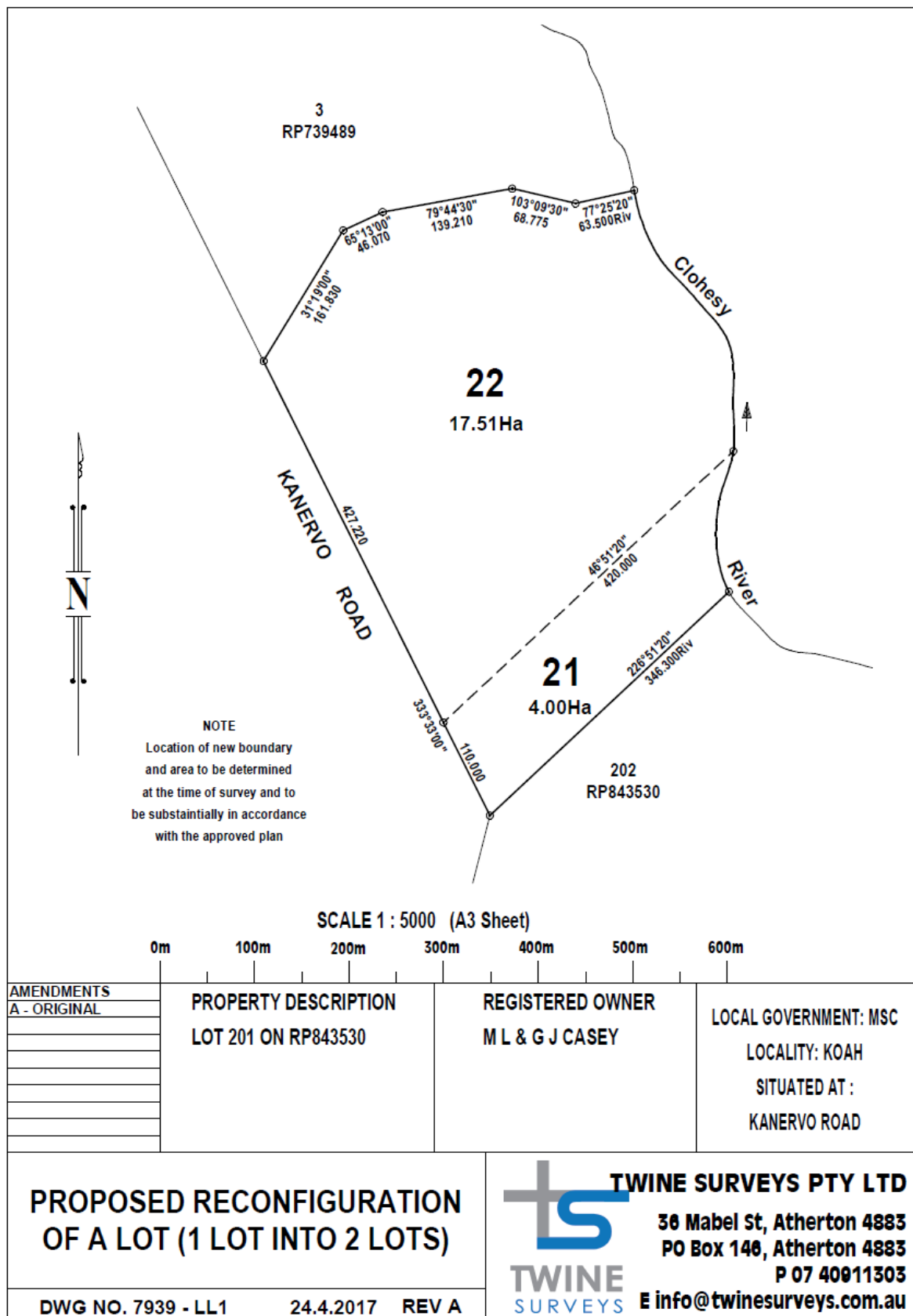
(G) OTHER APPROVALS REQUIRED FROM COUNCIL

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

Date Prepared: 25 July 2017

ATTACHMENT 1

APPROVED PLANS



**ITEM-2 L & A GOSTELOW - RECONFIGURING A LOT -
SUBDIVISION (1 INTO 3 LOTS) - LOT 556 NR652 - 135
SABIN ROAD WEST, MAREEBA - DA/17/0025****MEETING:** Ordinary**MEETING DATE:** 16 August 2017**REPORT OFFICER'S
TITLE:** Senior Planner**DEPARTMENT:** Corporate and Community Services

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	L & A Gostelow	ADDRESS	135 Sabin Road West, Mareeba
DATE LODGED	15 June 2017 - Amended 17 July 2017	RPD	Lot 556 on NR652
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Subdivision (1 into 3 lots)		

FILE NO	DA/17/0025	AREA	70.441 hectares
LODGED BY	L & A Gostelow	OWNER	L & A Gostelow
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 Outcomes PO1, PO2, PO3 and PO6 of the Agricultural Land Overlay Code and Performance Outcome PO1 and Acceptable Outcome AO1 of the Reconfiguring a Lot Code.

Proposed Lots 2 and 3 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	L & A Gostelow	ADDRESS	135 Sabin Road West, Mareeba
DATE LODGED	15 June 2017 - Amended 17 July 2017	RPD	Lot 556 on NR652
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Subdivision (1 into 3 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 3 lots)

(B) ASSESSMENT MANAGER'S REASONS FOR REFUSAL:

1. The proposed development is in conflict with Performance Outcomes PO1, PO2, PO3 and PO6 of the Agricultural Land Overlay Code:

PO1

*The fragmentation or loss of productive capacity of land within the 'Class A' area or 'Class B' area identified on the **Agricultural land overlay maps (OM-001a-n)** is avoided unless:*

- (a) an overriding need exists for the development in terms of public benefit;*
- (b) no suitable alternative site exists; and*
- (c) loss or fragmentation is minimised to the extent possible.*

PO2

*Sensitive land uses in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the **Agricultural land overlay maps (OM-001a-n)** are designed and located to:*

- (a) avoid land use conflict;*

- (b) *manage impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash;*
- (c) *avoid reducing primary production potential; and*
- (d) *not adversely affect public health, safety and amenity.*

PO3

*Development in the 'Class A' area or 'Class B' area identified on the **Agricultural land overlay maps (OM-001a-n):***

- (a) *ensures that agricultural land is not permanently alienated;*
- (b) *ensures that agricultural land is preserved for agricultural purposes; and*
- (c) *does not constrain the viability or use of agricultural land.*

PO6

*Any Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the **Agricultural land overlay maps (OM-001a-n)**, including boundary realignments, only occurs where it:*

- (a) *improves agricultural efficiency;*
- (b) *facilitates agricultural activity; or*
- (d) *facilitates conservation outcomes; or*
- (d) *resolves boundary issues where a structure is built over the boundary line of two lots.*

2. 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**.*

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

THE SITE

The subject land is described as Lot 556 on NR652, Parish of Tinaroo, County of Nares, situated at 135 Sabin Road West, Mareeba.

The land has an area of 70.441 hectares with frontages of approximately 160 metres to Malone Road and 1,470 metres to Sabin Road West. Malone Road is constructed to 7 metre wide bitumen sealed standard for the extent of this frontage. Sabin Road West is constructed to 3.5 metre wide bitumen sealed standard for the entire frontage.

Emerald Creek adjoins the northern boundary of Lot 556, whilst Levison Creek traverses the south-western corner, dissecting the property into two (2) distinct areas.

Lot 556 is improved by a single dwelling house and multiple rural outbuildings which are primarily clustered in the north-eastern corner adjacent to Emerald Creek. Several smaller farm sheds are scattered throughout the land.

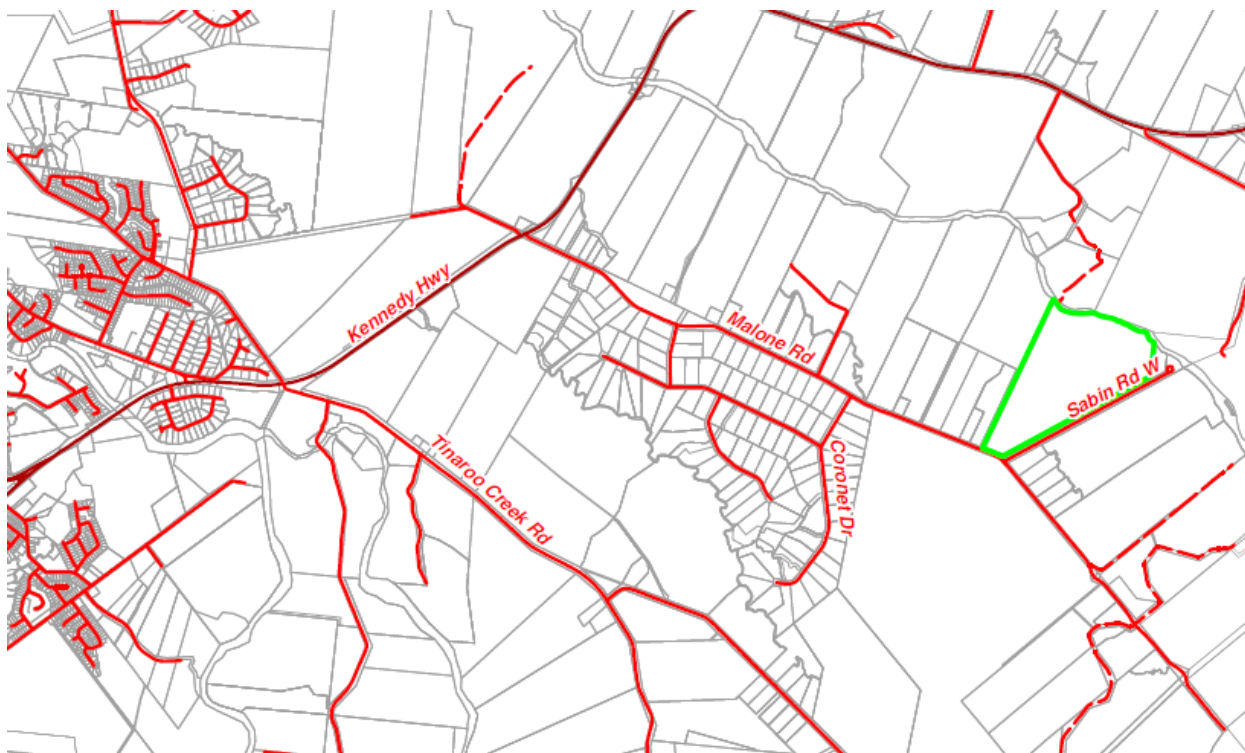
The site has been mostly cleared of native vegetation, with the exception of narrow bands vegetation adjacent to Levison Creek and Emerald Creek. The majority of Lot 556 has been intensively farmed.

All surrounding land is zoned rural and predominantly used for agriculture, horticulture and animal husbandry.



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 3 lots) in accordance with the plans shown in **Attachment 1**.

The details of the proposed allotments are as follows:

- Lot 1 - area of 57.604 hectares, 1,064.8 metres frontage to Sabin Road West;
- Lot 2 - area of 8.648 hectares, 270.8 metres frontage to Sabin Road West;
- Lot 3 - area of 4.189 hectares, 133.7 metres frontage to Sabin Road West and 160.9 metres frontage to Malone Road.

Proposed Lot 1 will contain the established farm dwelling house, multiple farm sheds and all notable farm infrastructure. Proposed Lot 2 would contain several small sheds, and proposed Lot 3 would be vacant at the time of its creation.

The existing servicing arrangements for proposed Lot 3 would remain in place. Proposed Lots 1 and 2 would require a water supply, electricity and telecommunication services.

Access to each proposed allotments would require upgrade in accordance with the FNQROC Development Manual.

REGIONAL PLAN DESIGNATION

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

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

PLANNING SCHEME DESIGNATIONS

	<i>Land Use Category</i>
	<ul style="list-style-type: none">• Rural Agricultural Area• Rural Other
	<i>Natural Environment Elements</i>
Strategic Framework:	Biodiversity Areas
Zone:	Rural zone
	Agricultural Land Overlay
	Airport Environs Overlay
Overlays:	Bushfire Hazard Overlay
	Environmental Significance Overlay
	Transport Infrastructure 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
- 8.2.1 Agricultural land overlay code
- 8.2.2 Airport environs overlay code
- 8.2.3 Bushfire hazard overlay code
- 8.2.4 Environmental significance overlay code
- 8.2.11 Transport infrastructure 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 would conflict with the identified sections of the Agricultural Land Overlay Code and Reconfiguring a Lot Code.

Relevant Codes	Comments
Rural zone code	The application complies with applicable acceptable/probable solutions/performance criteria.
Agricultural land overlay code	<p>The application complies with applicable acceptable/probable solutions/performance criteria apart from the following:</p> <ul style="list-style-type: none"> ▪ PO1 ▪ PO2 ▪ PO3 ▪ PO6 <p>Refer to planning discussion section of this report.</p>
Airport environs overlay 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.
Transport infrastructure 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 Agricultural Land Overlay Code and the Reconfiguring a Lot Code are summarised as follows:

Conflicts with the Agricultural Land Overlay Code

PO1

The fragmentation or loss of productive capacity of land within the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n) is avoided unless:

- (a) an overriding need exists for the development in terms of public benefit;*
- (b) no suitable alternative site exists; and*
- (c) loss or fragmentation is minimised to the extent possible.*

Comment

The majority of the subject land is mapped as Class A area.

Proposed Lot 1 will contain the established farm residence and farm sheds.

Proposed Lots 2 and 3 would be vacant at the time of their creation, and would each have self-assessable land use rights for a future dwelling house.

Any future dwelling houses on proposed Lots 2 and 3 would be within the Class A area and would lead to a loss of agricultural land.

There is not an overriding need for this proposed reconfiguration, and there are numerous alternative sites to meet Mareeba's future urban growth demand.

PO2

Sensitive land uses in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) are designed and located to:

- (a) avoid land use conflict;*
- (b) manage impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash;*
- (c) avoid reducing primary production potential; and*
- (d) not adversely affect public health, safety and amenity.*

Comment

While the current application is for reconfiguring a lot only, it is expected that a future dwelling house would be established on proposed Lots 2 and 3 as a consequence of the reconfiguration.

Proposed Lots 2 and 3 are adjoined by Class A area in multiple directions.

Siting additional rural living allotments, each with an additional dwelling house, adjacent to Class A area is likely to lead to land use conflict at some time in the future.

Having additional sensitive land uses (dwelling house) in this area will make it harder to manage impacts from lawful farming activities and can only negatively impact on future farming opportunities.

P03

Development in the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n):

- (a) ensures that agricultural land is not permanently alienated;
- (b) ensures that agricultural land is preserved for agricultural purposes; and
- (c) does not constrain the viability or use of agricultural land.

Comment

The significant majority of the proposed allotments is Class A area.

The excision of proposed Lots 2 and 3 will result in additional rural living allotments. Future dwelling houses will be built on proposed Lots 2 and 3 and this Class A area will be alienated from agricultural production.

Proposed Lots 2 and 3 are adjoined on multiple sides by Class A area. Establishing further sensitive land uses (dwelling houses) immediately adjacent to the Class A area will constrain the future use of the Class A area.

The proposed development is in conflict with P03.

P06

*Any Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the **Agricultural land overlay maps (OM-001a-n)**, including boundary realignments, only occurs where it:*

- (a) improves agricultural efficiency;
- (b) facilitates agricultural activity; or
- (d) facilitates conservation outcomes; or
- (d) resolves boundary issues where a structure is built over the boundary line of two lots.

A06

No acceptable outcome is provided.

Comment

The proposed development is in conflict with P06.

The reconfiguration does not improve agricultural efficiency; does not facilitate agricultural activity; does not facilitate a conservation outcome; and does not resolve a boundary issue.

Conflicts with the Reconfiguring a Lot Code**P01**

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

Table 9.4.4.3B of the Reconfiguring a Lot Code calls for a minimum rural zone lot size of 60 hectares.

Proposed Lot 1 (57.6 hectares) is considered generally compliant with AO1.1.

Proposed Lots 2 and 3 have areas of 8.648 hectares and 4.189 hectares respectively. The areas of proposed Lots 2 and 3 are not consistent with the design of other farming lots in the surrounding area (acknowledging that multiple historic small rural allotments are established along Malone Road).

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 two additional small rural lifestyle allotments, 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: 3 August 2017

ATTACHMENT 1

APPROVED PLANS



**ITEM-3 NORTHERN BUILDING APPROVALS - RECONFIGURING
A LOT - SUBDIVISION (1 INTO 2 LOTS) - LOT 3
RP733075 - 215 MALONE ROAD, MAREEBA -
RAL/17/0001****MEETING:** Ordinary**MEETING DATE:** 16 August 2017**REPORT OFFICER'S
TITLE:** Planning Officer**DEPARTMENT:** Corporate and Community Services

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	Northern Building Approvals	ADDRESS	215 Malone Road, Mareeba
DATE LODGED	12 July 2017	RPD	Lot 3 on RP733075
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Subdivision (1 into 2 Lots)		

FILE NO	RAL/17/0001	AREA	3.893 hectares
LODGED BY	Northern Building Approvals	OWNER	N & N Morris
PLANNING SCHEME	Mareeba Shire Council Planning Scheme - July 2016		
ZONE	Rural Zone		
LEVEL OF ASSESSMENT	Code Assessment		
SUBMISSIONS	N/A - Code Assessment Only		

ATTACHMENTS: 1. Proposal Plan/s

EXECUTIVE SUMMARY

Council is in receipt of a code assessable development application described in the above application details. Being code assessable, the application is not required to be publicly notified.

The application proposes the subdivision of the site into two rural residential sized lots with areas of 2 hectares and 1.893 hectares.

The application and supporting material has been assessed against the Mareeba Shire Council Planning Scheme - July 2016 and is considered to conflict with Performance

Outcomes PO1, PO2, PO3 and PO6 of the Agricultural Land Overlay Code and Performance Outcome PO1 and Acceptable Outcome AO1 of the Reconfiguring a Lot Code.

Both proposed allotments are significantly smaller than the minimum desired lot size of 60 hectares for land within the Rural zone. A key intent of the Planning Scheme is to protect the Shire's agricultural sector by discouraging the creation of small rural lots. The proposed development, which will create yet another out-of-sequence small rural lot is in conflict with this intent.

It is therefore recommended that the application be refused.

OFFICER'S RECOMMENDATION

- That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	Northern Building Approvals	ADDRESS	215 Malone Road, Mareeba
DATE LODGED	12 July 2017	RPD	Lot 3 on RP733075
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Subdivision (1 into 2 Lots)		

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

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:

- The proposed development is in conflict with Performance Outcomes PO1, PO2, PO3 and PO6 of the Agricultural Land Overlay Code:

PO1

*The fragmentation or loss of productive capacity of land within the 'Class A' area or 'Class B' area identified on the **Agricultural land overlay maps (OM-001a-n)** is avoided unless:*

- an overriding need exists for the development in terms of public benefit;*
- no suitable alternative site exists; and*
- loss or fragmentation is minimised to the extent possible.*

PO2

*Sensitive land uses in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the **Agricultural land overlay maps (OM-001a-n)** are designed and located to:*

- (a) *avoid land use conflict;*
- (b) *manage impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash;*
- (c) *avoid reducing primary production potential; and*
- (d) *not adversely affect public health, safety and amenity.*

PO3

*Development in the 'Class A' area or 'Class B' area identified on the **Agricultural land overlay maps (OM-001a-n):***

- (a) *ensures that agricultural land is not permanently alienated;*
- (b) *ensures that agricultural land is preserved for agricultural purposes; and*
- (c) *does not constrain the viability or use of agricultural land.*

PO6

*Any Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the **Agricultural land overlay maps (OM-001a-n)**, including boundary realignments, only occurs where it:*

- (a) *improves agricultural efficiency;*
- (b) *facilitates agricultural activity; or*
- (d) *facilitates conservation outcomes; or*
- (d) *resolves boundary issues where a structure is built over the boundary line of two lots.*

2. 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

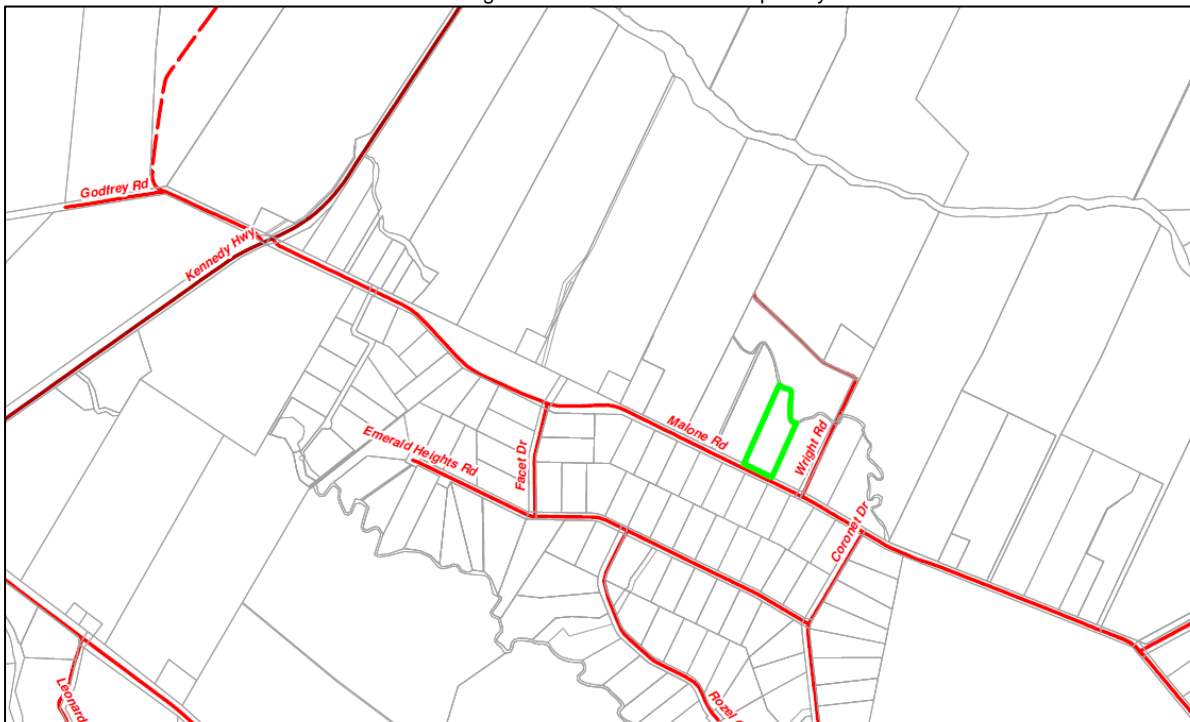
*Lots provide a minimum area and frontage in accordance with **Table 9.4.4.3B**.*

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



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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THE SITE

The subject site is situated at 215 Malone Road, Mareeba, and is described as Lot 3 on RP733075. The site is generally regular in shape with a total area of 3.893 hectares and is zoned Rural under the Mareeba Shire Council Planning Scheme - July 2016. The site contains 124.4 metres of frontage to Malone Road which is constructed to bitumen sealed standard.

A dwelling and three outbuildings are sited at the rear of the property while a mature fruit tree orchard, including overhead bird and bat netting is established over the bulk of the front of the property. Levison Creek which is supplemented from Tinaroo Dam runs behind the property.

Lots surrounding the property are zoned Rural and are used for rural lifestyle purposes and small scale agriculture.

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 lots are as follows:

- Proposed Lot 8 - total area of 2 hectares, 8 metres of frontage to Malone Road (rear access lot); and
- Proposed Lot 9 - total area of 1.893 hectares, 116.4 metres of frontage to Malone Road.

A 3 metre wide water supply easement is proposed along the eastern boundary of Lot 8 giving Lot 9 access to Levison Creek. It is proposed to transfer some of the sites existing water allocation to Lot 9.

Lot 8 will contain the sites existing improvements (not including the bird and bat netting which will be removed as part of the development) leaving Lot 9 vacant. Lot 9 is of a size that could accommodate future on-site wastewater disposal and can be connected to the electricity and telecommunications infrastructure.

Access to each proposed lot will be gained via Malone Road with Lot 8 utilising the sites existing access. Both accesses will be upgraded to FNQROC standards.

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' does not identify the site as containing any areas of ecological significance.

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	Land Use Categories
	<ul style="list-style-type: none">• <i>Rural Agricultural Area</i>• <i>Rural other</i>
Zone:	Natural Environment Elements
	<i>Biodiversity Areas (Wildlife Habitat)</i>
Overlays:	Rural Zone
	Agricultural land overlay
	Airport environs overlay
	Bushfire hazard overlay
	Environmental significance overlay
	Transport infrastructure 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
- 8.2.1 Agricultural land overlay code
- 8.2.2 Airport environs overlay code
- 8.2.3 Bushfire hazard overlay code
- 8.2.4 Environmental significance overlay code
- 8.2.11 Transport infrastructure 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.
Agricultural land overlay code	<p>The application complies with applicable acceptable/probable solutions/performance criteria apart from the following:</p> <ul style="list-style-type: none"> ▪ PO1 ▪ PO2 ▪ PO3 ▪ PO6 <p>Refer to planning discussion section of this report.</p>
Airport environs 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.
Transport infrastructure 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/Infrastructure Charges Plan

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 - Road Infrastructure

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

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 referral to a Concurrence Agency.

Advice

This application did not trigger referral to an Advice Agency.

Internal Consultation

Technical Services

PLANNING DISCUSSION

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

Conflicts with the Agricultural Land Overlay Code

PO1

The fragmentation or loss of productive capacity of land within the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n) is avoided unless:

- (a) an overriding need exists for the development in terms of public benefit;*
- (b) no suitable alternative site exists; and*
- (c) loss or fragmentation is minimised to the extent possible.*

Comment

The majority of the subject land is mapped as Class A area.

Proposed Lot 8 will contain the established dwelling house and sheds.

Proposed Lot 9 will be vacant at the time of its creation, and a future dwelling house would be accepted development. Any future dwelling house on proposed Lot 9 would be within the Class A area and would lead to a loss of agricultural land.

Furthermore, the fact that the subject land is already smaller than the desired minimum resultant lot size of 60 hectares does not justify further fragmentation into even smaller less viable rural allotments.

There is not an overriding need for this proposed reconfiguration, and there are numerous alternative sites to meet Mareeba's future urban growth demand.

PO2

Sensitive land uses in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) are designed and located to:

- (a) avoid land use conflict;*
- (b) manage impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash;*
- (c) avoid reducing primary production potential; and*
- (d) not adversely affect public health, safety and amenity.*

Comment

While the current application is for reconfiguring a lot only, it is expected that a dwelling house would be established on proposed Lot 9 as a consequence of the reconfiguration.

The subject land is adjoined to the north-west by an established orchard with the 8 metre wide access handle of proposed Lot 8 being the only separation between this orchard and proposed Lot 9.

Siting an additional rural living allotment, with resultant additional dwelling house, adjacent to Class A area is likely to increase the potential for land use conflict.

Having an additional sensitive land use (dwelling house) in this area will make it harder to manage impacts from lawful farming activities and can only negatively impact on future farming opportunities.

P03

Development in the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n):

- (a) ensures that agricultural land is not permanently alienated;
- (b) ensures that agricultural land is preserved for agricultural purposes; and
- (c) does not constrain the viability or use of agricultural land.

Comment

The majority of the subject land is mapped as Class A area.

The excision of proposed Lot 8 will result in an additional rural living allotment. A dwelling house will be built on this allotment and this land will be alienated from agricultural production/rural use.

Furthermore, the fact that the subject land is already smaller than the desired minimum resultant lot size of 60 hectares does not justify further fragmentation into even smaller less viable rural allotments.

The subject land is adjoined to the north-west by an established orchard with the 8 metre wide access handle of proposed Lot 8 being the only separation between this orchard and proposed Lot 9.

Siting an additional rural living allotment, with resultant additional dwelling house, adjacent to Class A area is likely to increase the potential for land use conflict.

The proposed development is in conflict with P03.

P06

*Any Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the **Agricultural land overlay maps (OM-001a-n)**, including boundary realignments, only occurs where it:*

- (a) improves agricultural efficiency;
 - (b) facilitates agricultural activity; or
 - (d) facilitates conservation outcomes; or
-

- (d) *resolves boundary issues where a structure is built over the boundary line of two lots.*

A06

No acceptable outcome is provided.

Comment

The proposed development is in conflict with PO6.

The reconfiguration does not improve agricultural efficiency; does not facilitate agricultural activity; does not facilitate a conservation outcome; and does not resolve a boundary issue.

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.*

A01.1

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

Comment

Existing Lot 3 on RP733075 has an area of 3.893 hectares which is already well below the 60 hectares minimum area nominated in Table 9.4.4.3B.

Proposed Lots 8 and 9 would have areas of 2 hectares and 1.893 hectares respectively.

The areas of proposed Lots 8 and 9 are not consistent with the intent of maintaining larger allotment areas within the Rural zone. The fact that the subject land is already smaller than the desired minimum resultant lot size of 60 hectares does not justify further fragmentation into even smaller less viable rural allotments.

It is acknowledged that multiple small rural allotments already exist in the immediate locality, however the majority of the small allotments were created prior to the 2004 planning scheme.

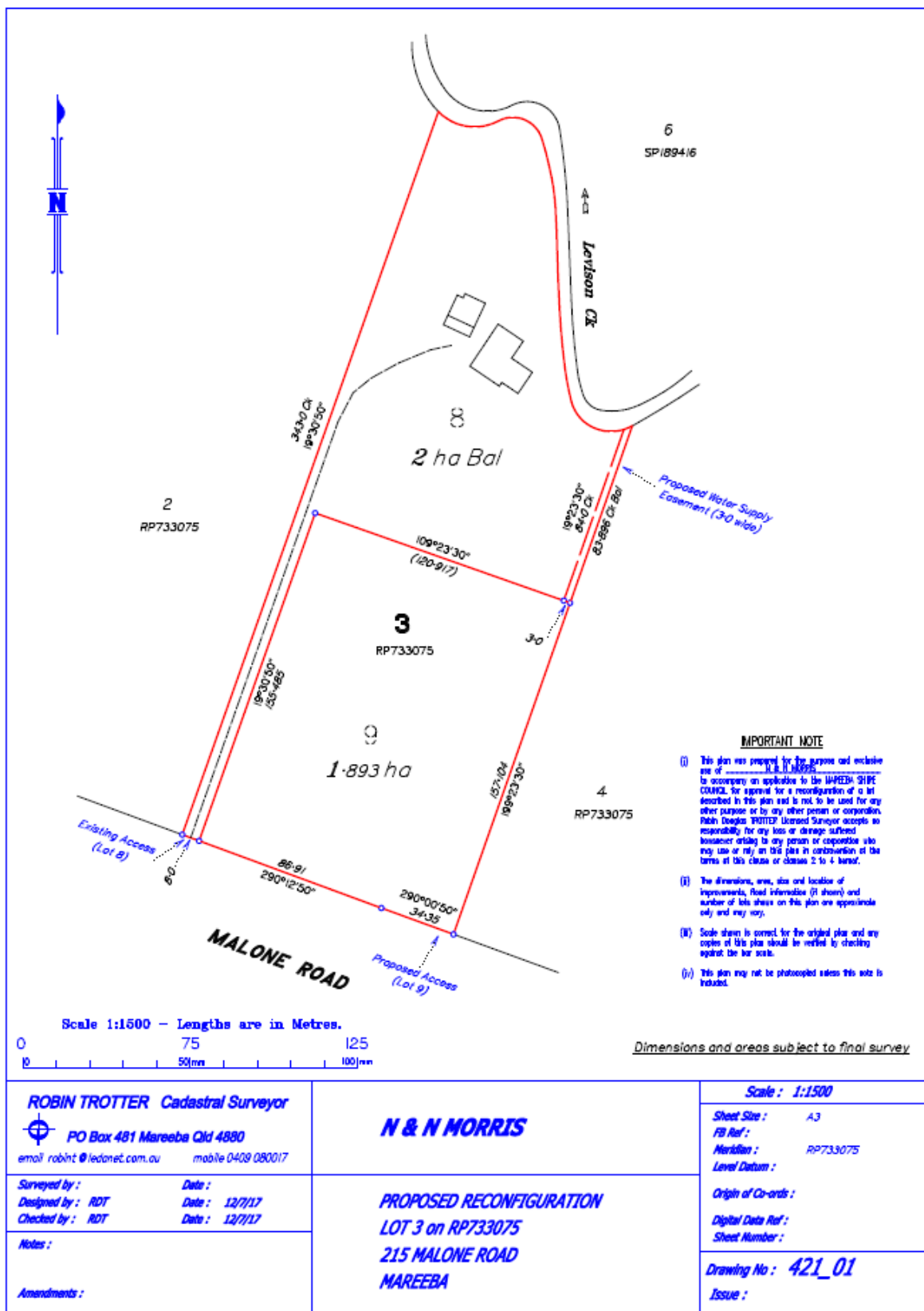
The proposed reconfiguration conflicts with PO1.

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: 7 August 2017

ATTACHMENT 1

APPROVED PLANS (ECM Doc Set ID 3268100)



GOVERNANCE AND COMPLIANCE

ITEM-4 **DELEGATIONS UPDATE AUGUST 2017**

MEETING: Ordinary

MEETING DATE: 16 August 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.

OFFICER'S RECOMMENDATION

"That:

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

BACKGROUND

Council have delegated to the Chief Executive Officer the necessary statutory powers under various pieces of legislation to enable him to effectively perform the requirements of his role and efficiently manage the operations of the Council.

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 Tables of Delegable Powers display the legislation recently reviewed by MacDonnells and the amendments to be made as a result thereof. If you require the Table of Delegable Powers in it's entirety please contact Manager Development and Governance.

Limitations to the Exercise of Power

All delegations are made subject to the following limitations:

1. 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.
2. 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.
3. 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).
4. 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.
5. 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.
6. The delegate will not exercise any power which cannot lawfully be the subject of delegation by Council.
7. 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.
8. 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.
9. 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.

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 Tables of Delegable Powers

Date Prepared: 2 August 2017

Delegable Powers under the Local Government Act 2009 ("LOGA")

CHAPTER 7 - OTHER PROVISIONS

Part 2 - Superannuation

Division 3 – Superannuation contributions for particular employees

Entity power given to	Section of LOGA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers	Date of Sub-Delegation	Limitations and Conditions
<u>Local government</u>	<u>249(2)</u>	Power to declare an employee to be a permanent employee by a written notice given to the super board.				
<u>Local government</u>	<u>221(2)(a)</u>	Power to make an agreement with an employee that it is exempt, on the grounds of the employee's financial hardship, from paying all or a stated part of the contributions payable under section 220A(2) by the employee.				

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

CHAPTER 3 – DEVELOPMENT ASSESSMENT

Part 5 -

Development Approvals

Division 2 – Changing development approvals

Subdivision 2 – Changes after appeal period

Entity power given to	Section of PA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers	Date of Sub-Delegation	Limitations and Conditions
<u>Referral Agency</u>	<u>78(3)(a)</u>	<u>Power to consider change application.</u>				
Assessment Manager	<u>78(3a)(c)</u>	Power to consider change application <u>referred from Minister.</u>				

Subdivision 3 – Notice of Decision

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	83(2)	Power to give a decision notice if a negotiated decision notice is not given in relation to the decision.				

Delegable Powers under the Right to Information Act 2009 ("RTIA")

CHAPTER 3 – DISCLOSURE BY APPLICATION UNDER THIS ACT

Part 3 - Dealing with Application

Division 2 – Preliminary contact with applicant

Entity power given to	Section of RTIA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers	Date of Sub-Delegation	Limitations and Conditions
Agency	33(65)	Power to decide the application does not comply with all relevant application requirements and give the applicant prescribed written notice of the decision.				

Part 7 - Giving Access

Division 1 – Giving access to applicant

Entity power given to	Section of RTIA	Description	Delegation to the CEO / Date of Resolution	Sub-Delegation to Officers	Date of Sub-Delegation	Limitations and Conditions
Agency	73(3)	Power to consider, from the terms of the application or after consultation with the applicant: (a) the applicant would accept the copy; and decide that (b) it is reasonably practicable to give access to the copy.				
Agency	74(2)	In the specified circumstances, power to give access.				
Agency	75(2)	In the specified circumstances, power to give access.				
Agency	75B(2)	In the specified circumstances, power to give access.				

ITEM-5 PROPOSED LAND SALES

MEETING: Ordinary

MEETING DATE: 16 August 2017

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

DEPARTMENT: Corporate & Community Services

EXECUTIVE SUMMARY

Council has been approached by the owners of Lot 11 SP168631 to acquire an adjoining Council-owned freehold vacant land Lot 10 SP168631. The purpose of the proposed acquisition is to incorporate the land into their land holding with the view of regularising their property boundary and making Lot 11 more conducive to development.

As well, Council has been approached by the owners of Lot 11 SP168631 to acquire a partially adjoining Council-owned freehold vacant land Lot 9 RP901433. This consideration does not meet the same requirements as the request to purchase Lot 10 SP168631 and will be required to go to tender or auction per the Local Government Regulation 2012 and Council's policies.

OFFICER'S RECOMMENDATION

"That Council:

1. Claim exemption under s236(1)(c)(iv) of the Local Government Regulation 2012 in relation to the sale of that part of Lot 10 SP168631 located in the east for inclusion into the adjoining Lot 11 SP168631, to an adjoining owner, other than by tender or auction;
2. Accept a purchase price of \$80,000 plus GST (as determined by an independent valuer) from the owner of Lot 10 SP168631 and that the purchaser also undertakes to pay all costs, reasonably incurred, in relation to the survey and realignment of the boundary, preparation of plan/s, lodgement fees, duties and other costs involved in this process;
3. Sell Lot 9 RP901433 in accordance Local Government Regulation 2012 and Councils procurement policy;
4. Delegate authority to the Chief Executive officer to action the above, in consultation with the Mayor; and
5. Allocate proceeds from these sales to future land acquisitions and/or public access improvements."

BACKGROUND

Sale of Lot 10 SP168631

Council has previously sought and received legal advice which provides clarity as to how Council may choose to deal with the request to purchase some of its freehold lands. Included in the legal advice is suggested a course of action for Council to pursue should it decide to dispose of (sell) the land as identified on the attached map (attachment 1).

The legal advice has identified the various relevant parts of the Local Government Regulation 2012 (the Regulation) that must be satisfied in order for Council to appropriately dispose of the land should it desire to do so.

As a consequence of the legal advice, the interested party (owners of Lot 11) have submitted a letter to Council stating the reasons they wish to acquire the land is to realign their property boundary (Lot 11) to make the land more conducive to development.

The decision to sell the land.

Council is not legally obligated to sell the land in question. Opinion is that should Council decide to sell the land, then that is a matter in which it may exercise sole discretion.

Realignment of lot boundary.

Legal opinion is that the proposed transfer could be accommodated through a realignment of the lot boundary between Lot 10 and Lot 11. Advice from Council's Planning Section is that the subsequent amended lot will, until such time as (either) Council chooses to amend its Planning Scheme or the owners of Lot 10 submit a development application, then the land (being sought) will retain its Recreation and Open Space zoning.

Sale of land without inviting tenders or proceeding to auction.

Council has to address specific requirements in s236 of the Regulation in order to dispose of a 'valuable non-current asset' (land) without the need to go to tender or auction. More particularly, s236(1)(c)(iv) which deals with the disposal of land to a person who owns adjoining land.

Opinion is that each of the items, (A) to (D) under s236(1)(c)(iv) can be satisfied given the circumstances that exist for the disposal of the land.

When Council was approached by the interested party to acquire the land, the party had engaged the services of a registered valuer to provide a valuation of the parcel of land. That valuation has been provided to Council and is considered to constitute the offer to purchase the land. On advice from its solicitor, Council engaged another valuer, independent to that engaged by the interested party, to provide another valuation over the land.

As s236(3) of the Regulation requires that Council may only dispose of land if the consideration (sale price) is equal to, or more than, the market value of the land. Further, s236(5) requires that a written report about the market value of the land from a registered valuer is evidence of the market value of the land. As mentioned previously, a valuation has been received which determines the value of the land to be \$80,000 (excluding GST).

Payment of costs

It is also recommended that Council have the interested party undertake to pay all costs in relation to the survey and realignment of the boundary, preparation of plan/s, lodgment fees, duties and other costs reasonably incurred in this process.

Required action for disposal of land.

Should Council determine that it wishes to dispose of the land, then it will be necessary for it to make a suitable resolution as defined in s236(2) of the Regulation. In essence, Council will need to resolve that it is claiming exemption under s236(1)(c)(iv) for the disposal of a valuable non-current asset (land) to an adjoining owner other than by tender or auction.

Sale of Lot 9 RP901433

Council has also been approached to sell Lot 9 RP901433 refer to map (attachment 2) by the owner of Lot 11 SP168631. However, the previous legal advice received in regards to selling adjoining land does not apply in this case.

Sale of land without inviting tenders or proceeding to auction.

Council has to address specific requirements in s236 of the Regulation in order to dispose of a 'valuable non-current asset' (land) without the need to go to tender or auction. The sale of this lot does not meet the requirements. Therefore, Council will be required to sell the land via tender per the Local Government Regulations and follow Council's procurement policy.

The decision to sell the land.

Council is not legally obligated to sell the land in question. Opinion is that should Council decide to sell the land, then that is a matter in which it may exercise sole discretion.

LINK TO CORPORATE PLAN

ECON 2:- In partnership with local business, industry groups and economic and regional development organisations, continue to develop strategies to assist, strengthen, develop and promote existing and new businesses and industries.

CONSULTATION*Internal*

Chief Executive Officer
Manager Development and Governance
Senior Planner

External

King & Company Solicitors
Interested party seeking to purchase land

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

Council needs to ensure that should it decide to dispose of the land that it adheres to the requirements of the Local Government Regulation 2012 which governs this type of action and heeds the legal advice provided by its solicitor.

POLICY IMPLICATIONS

As stated in the legal advice Council needs to ensure that a land disposal of this type is consistent with any relevant policy.

FINANCIAL & RESOURCE IMPLICATIONS*Capital*

Expenditure necessary to effect the disposal of the land could be reasonably recovered from the purchaser.

Operating

Nil

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

No,

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

N/A

IMPLEMENTATION/COMMUNICATION

If approved, Council to communicate with the interested party and undertake action to have the area surveyed and have a contract and transfer documents prepared.

Attachment 1 (Lot 10 & 11)

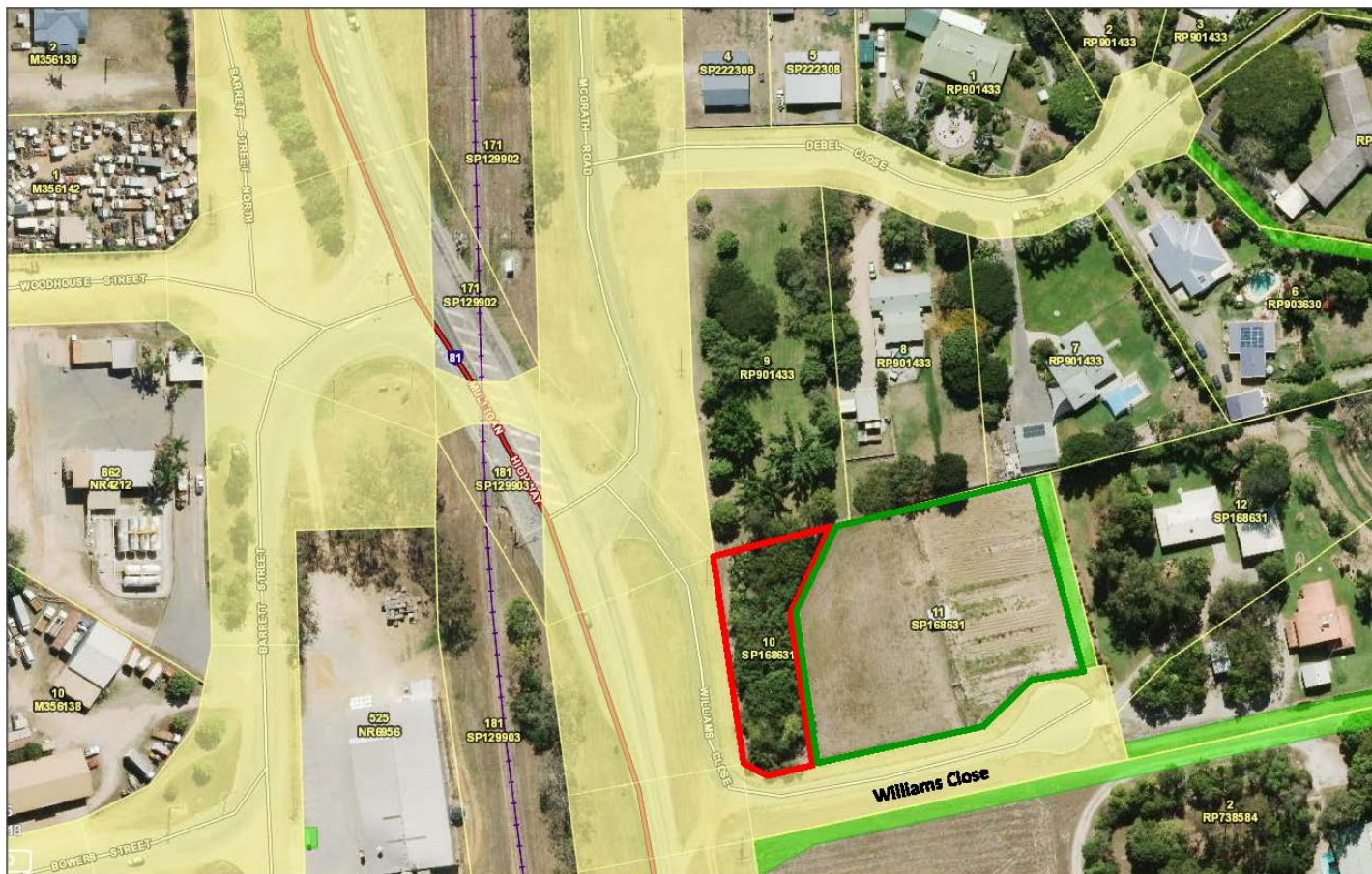
Attachment 2 (Lot 9)

ATTACHMENTS

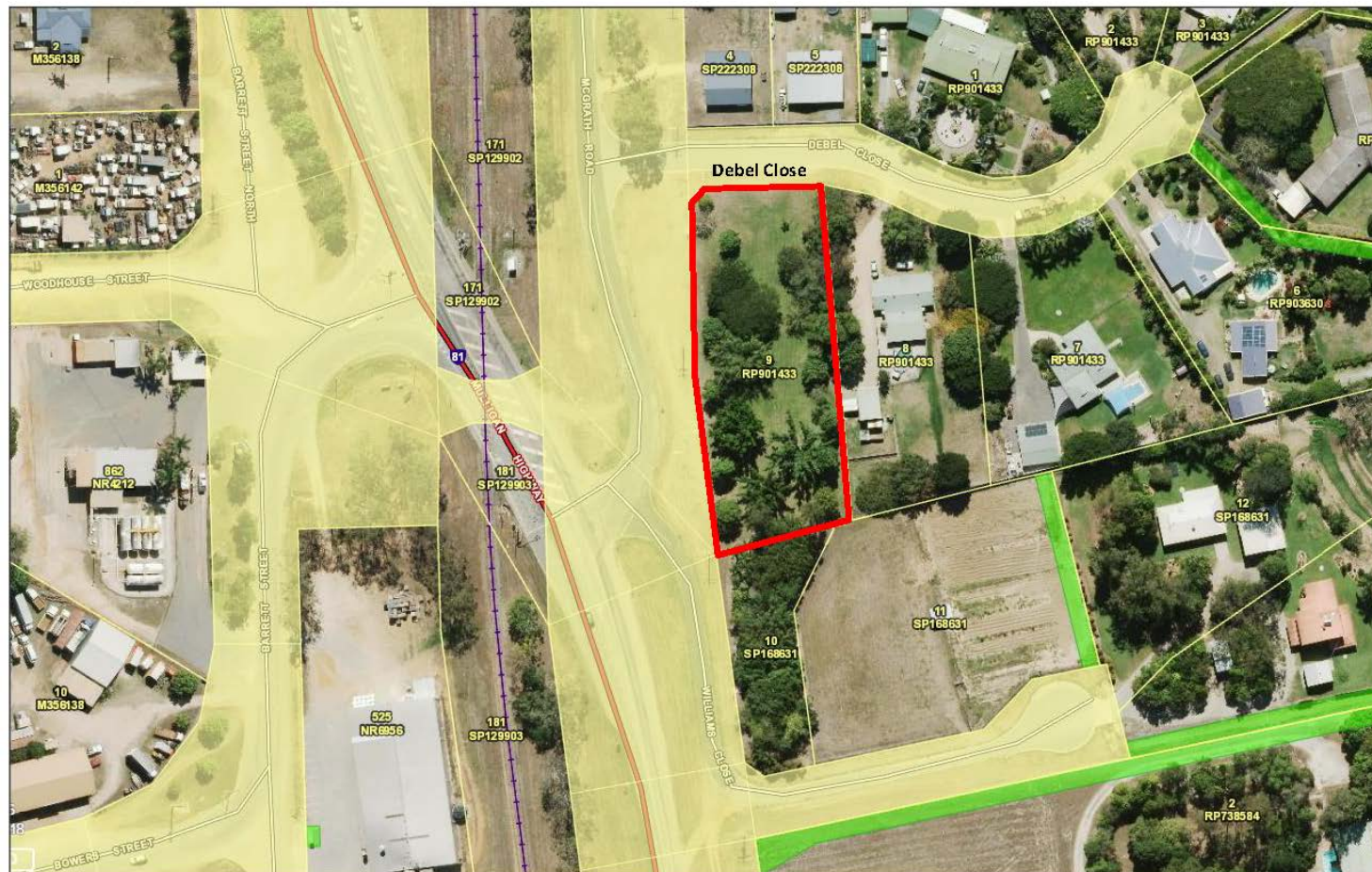
1. Lot 10 and Lot 11 SP168631 Williams Close Mareeba
2. Lot 9 RP901433 Debel Close Mareeba

Date Prepared: 7 August 2017

- Lot 10 SP168631 Williams Close Mareeba
- Lot 11 SP168631 Williams Close Mareeba



■ Lot 9 RP 901433 Debel Close Mareeba



ENVIRONMENTAL HEALTH

ITEM-6 SELECTIVE APPROVED ANIMAL INSPECTION PROGRAM - KURANDA SPEEWAH AND MT MOLLOY AREA 2017

MEETING: Ordinary

MEETING DATE: 16 August 2017

**REPORT OFFICER'S
TITLE:** Supervisor Health & Local Laws

DEPARTMENT: Corporate and Community Services

EXECUTIVE SUMMARY

This report is presented to Council to ensure that the actions taken by Councils Local Laws Officers in relation to a 'door knock' to check registration and enclosures relating to the keeping of dogs is conducted lawfully and that officers have the necessary powers of entry as prescribed in both the Local Government Act 2009 and the Animal Management Act 2008.

The Animal Management Act provides the head of power for Local Governments to conduct Approved Inspection Programs (AIP). An AIP under the Animal Management (Cats & Dogs) Act can be either a selective inspection program or a systematic inspection program. Such programs are designed to be carried out on an annual basis to check if animal owners are complying with the requirement to register their dogs.

The Local Government Act also provides for Local Governments to conduct Approved Inspection Programs (AIP) where the provision being checked is a Local Government Act provision. An example is where Council is checking compliance with a provision of Council's Local Laws, such as the requirement to provide a proper enclosure to prevent the animal from wandering.

OFFICER'S RECOMMENDATION

"That Council:

1. Approve a selective Approved Inspection Program (as attached) to be carried out to ensure compliance with the registration and microchipping requirements of the Animal Management (Cats & Dogs) Act 2008; and
2. Approve a selective Approved Inspection Program (as attached) be carried out to ensure compliance with section 14 of Local Law No. 2 (Animal Management) 2011 - duty to provide proper enclosure and prevent the animal from wandering."

BACKGROUND

Where Council wish to enter properties to check if dogs are registered, the AIP is to be in reference to the Animal Management Act; however where Council wish to enter properties to check if owners have a proper enclosure that prevents their dogs from escaping and wandering at large the AIP is to be in reference to the Local Government Act.

The attached AIP has been drafted to include both statutes to ensure that officers are not limited to enforcing only one requirement. It is understood that on this occasion the program aims to target properties in a particular area. However, it is recommended that the program is approved to include a greater area.

Council staff will do their best not to reduce the current service level. However, with the extent of this program, there will be some reduction in service levels. Where a priority task is received such as a dog attack or livestock on roads officers will not be expected to reach short-term targets for the program.

Council recently conducted an Approved Inspection program in the Mareeba area (near the Mareeba Golf Club). The program proved to be successful with a number of residents registering their dogs and property enclosures being inspected to ensure compliance.

This program will be focusing on the following areas:

- Kuranda
- Speewah
- Mt Molloy

Council has had history regarding wandering dogs in this area and an Approved Inspection Program to identify unregistered dogs and ineffective enclosures would be beneficial in these communities.

Council recently approved this inspection program to run from April to June 2017, however due to staff movements, flying fox management and other unforeseen factors (eg dog attacks) the Local Laws officers were unable to carry out the inspection program. Therefore the program will be readvertised to be carried out.

Under the Animal Management Act 2008:

A **selective inspection program** provides for the selection, in accordance with the resolution, of places in the local government's area, or a particular part of the area, to be entered and inspected. A **systematic inspection program** provides for all places, or all places of a particular type, in the local government's area, or a particular part of the area, to be entered and inspected.

A program under this Act must not be for a period greater than 6 months.

Under the Local Government Act 2009:

A **selective inspection program** allows an authorised person to enter and inspect those properties in the local government area that have been selected in accordance with the objective criteria specified in the resolution. A **systematic inspection program** allows an authorised person to enter and inspect all properties, or all properties of a certain type in the local government area.

A program under the Act must not be for a period greater than 3 months.

LINK TO CORPORATE PLAN

Key Strategic Priority - Environment - a natural and living environment that provides safety and enjoyment for the community and visitors.

CONSULTATION

Internal

Manager Development and Governance

External

Nil

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

In order to ensure that officers' actions can be supported in any subsequent legal challenge, their powers to enter must be carried out in accordance with the provisions of the Local Government Act 2009 and the Animal Management (Cats & Dogs) Act 2008.

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Capital

Nil

Operating

This program is to be carried out by Councils Local Laws Officers, with the door knock to be scheduled between existing duties. Without planning for additional resources, the existing service levels for Local Laws matters will be reduced in other areas.

The schedule for the program has not been defined; however, there will be a target of a minimum of 20 properties to be visited each day when all officers are rostered on. The roster of officers includes approved annual leave and days where there are only 2 officers rostered on.

Where a priority task is received such as a dog attack or livestock on roads officers will not be expected to reach their target for the program.

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

No

If not you must recommend how the budget can be amended to accommodate the expenditure
Other service levels may need to be reduced during this time.

IMPLEMENTATION/COMMUNICATION

Once Council resolve to conduct an Approved Inspection Program, it must be published in the public notices no sooner than 14 days and no longer than 28 days before the commencement of the program.

ATTACHMENTS

1. Mareeba Shire Council Approved Inspection Program - Registration and Enclosures

Date Prepared: 24 July 2017



APPROVED INSPECTION PROGRAM

Animal Management Act 200B & Local Government Act 2009
Dogs - Registration and Enclosures

Introduction

Mareeba Shire Council resolved on 16 August 2017 that;

1. A selective Approved Inspection Program be carried out to ensure compliance with the registration requirements of the Animal Management (Cats & Dogs) Act 2008; and
2. A selective Approved Inspection Program be carried out to ensure compliance with section 14 of Local Law No. 2 (Animal Management) 2011 - duty to provide a proper enclosure and prevent the animal from wandering.

Purpose of Program

To ensure that the owners of dogs within the Mareeba Shire council area have complied with;

- the registration requirements prescribed by the Animal Management (Cats & Dogs) Act 2008 and
- the duty to provide a proper enclosure to prevent the animal from wandering in Council's Local Law.

Program Times

The selective inspection program will commence on 1 September 2017 and terminate on 1 December 2017. It will be conducted between the hours of 6.30am and 7.00pm Monday to Sunday, with the majority of inspections to be carried out during normal working hours, or at such time depending on the circumstances of the householder.

Properties to be Inspected

Properties that may be inspected include properties in the town of Kuranda, Speewah, Mount Molloy and surrounds.

Enforcement

Registration - Where an Authorised Person identifies a dog as not being registered for the current year 2017/2018 an infringement notice (\$252) will be issued.

Enclosure - Where an Authorised Person identifies that a proper enclosure is not provide:

1. A verbal or written warning will be issued encouraging the owner to comply with a proper enclosure within 14 days.
2. Where a proper enclosure has not been provided within 14 days a Compliance Notice will be issued to the responsible person requiring them to comply within 28 days.
3. Where owners subsequently fail to comply with the Compliance Notice, they will be issued an infringement notice (\$630).

FINANCE

ITEM-7 **FINANCIAL STATEMENTS FOR PERIOD ENDING 31 JULY 2017**

MEETING: Ordinary

MEETING DATE: 16 August 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 2017 to 31 July 2017.

OFFICER'S RECOMMENDATION

"That Council note the financial report for the period ending 31 July 2017 and endorse the emergency order."

BACKGROUND

Financial Summary

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

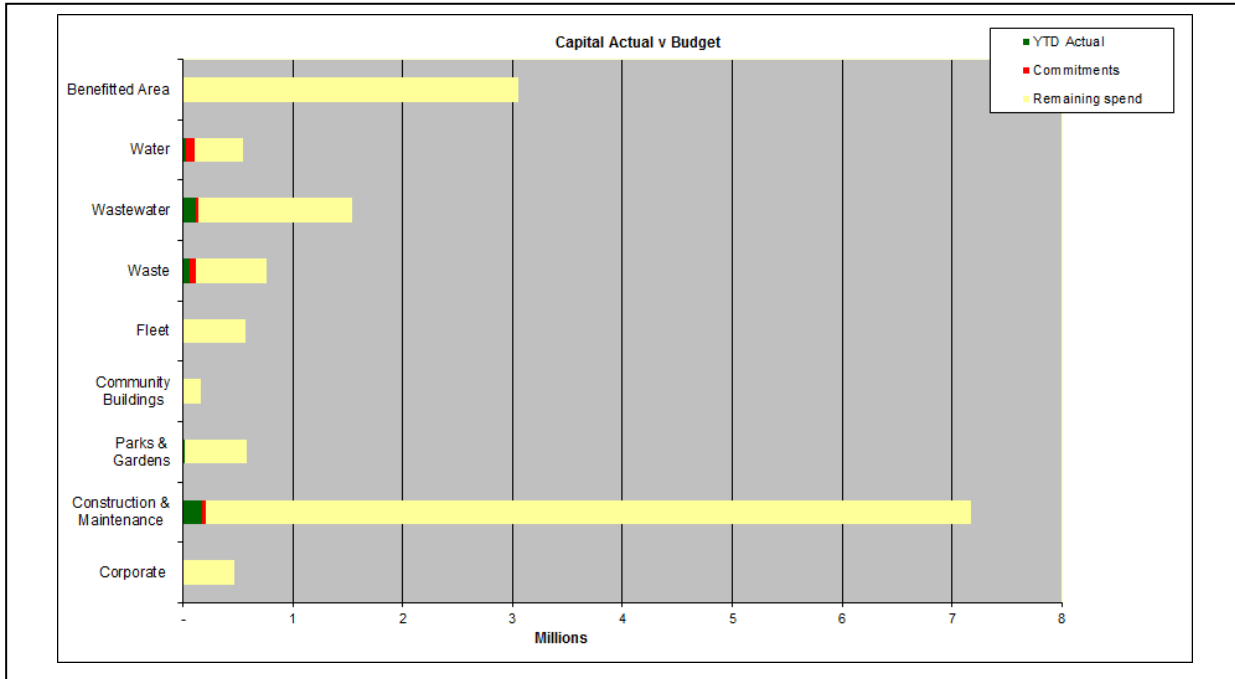
For the period ending 31 July 2017, Council shows an operational deficit of \$2,098,906 compared to a budgeted deficit of \$3,675,088. The budget reflects the 2017/18 Budget as adopted by Council at the 21 June 2017 meeting. As only one month has passed, there are no major issues to discuss or areas of concern at this stage. As each month goes past, there will more financial data to analyse and any areas of concerns will be highlighted.

July 2017 - Snapshot

Total Operating Income	\$ 711,708
Total Operating Expenditure	\$ 2,810,614
Operating Surplus/(Deficit)	\$ (2,098,906)
Total Capital Income (grants, developer contributions)	\$ 277,564
Net Result - Surplus/(Deficit)	\$ (1,821,342)

Capital Expenditure

Total capital expenditure of \$619,538 (including commitments) has been spent for the period ending 30 June 2018 against the 2017/18 annual capital budget of \$14,654,250.

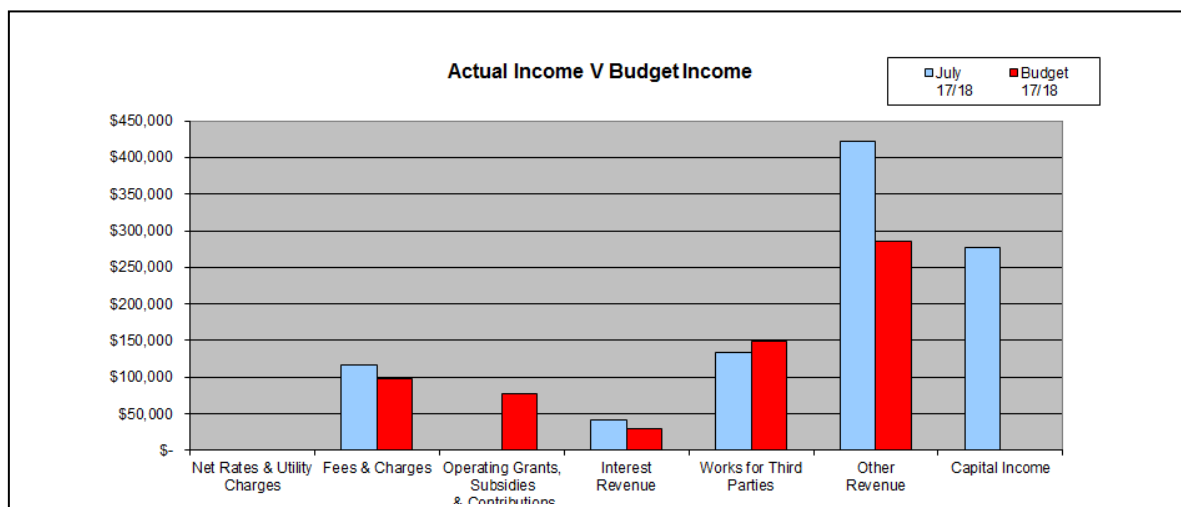


Any 2016/17 capital projects that did not commence or finish will be carried over into the 2017/18 budget. A list of these carry overs will be provided to Council at the September meeting.

Income Analysis

Total income (including capital income of \$277,564) for the period ending 31 July 2017 is \$989,272 compared to the YTD budget of \$639,226.

The graph below shows actual income against budget for the period ending 31 July 2017.

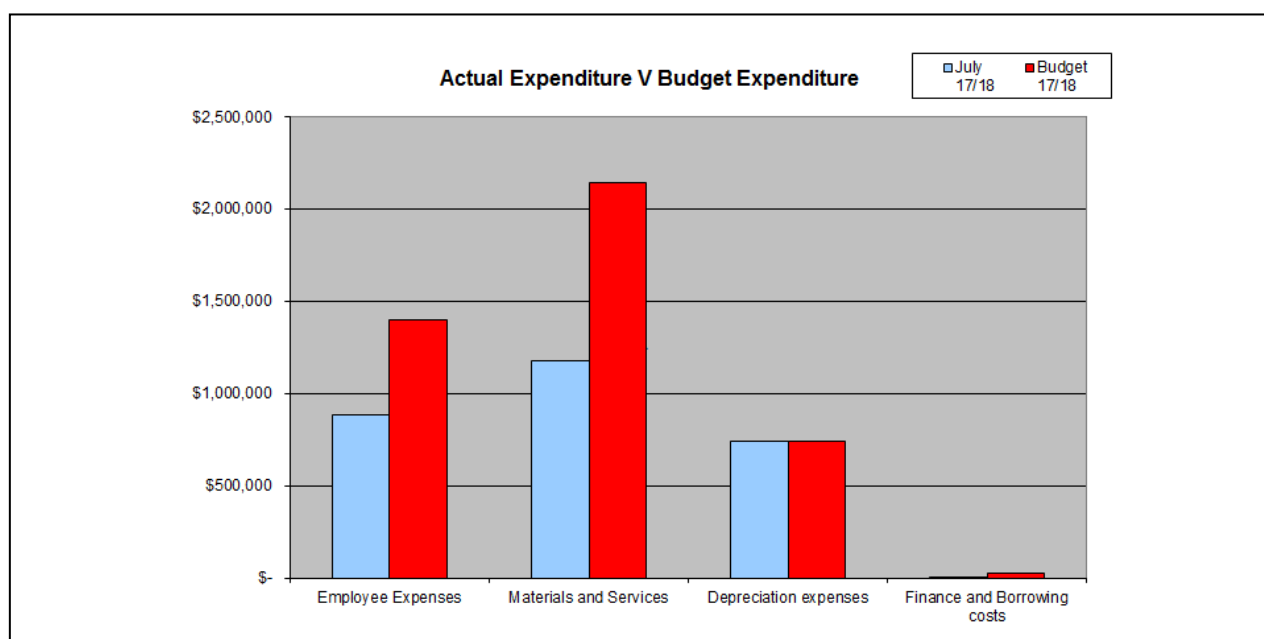


Description	Actual YTD	Budget YTD	Note
Net Rates & Utility Charges	0	0	
Fees & Charges	116,386	97,849	
Operating Grants, Subsidies & Contributions	0	78,243	
Interest Received	40,953	29,401	
Works for Third Parties	132,999	149,020	
Other Revenue	421,370	284,713	
Capital Income	277,564	0	

Expenditure Analysis

Total expenses for the period ending 31 July 2017 is \$2,810,614 compared to the YTD budget of \$4,314,314.

The graph below shows actual expenditure against budget for the period ending 31 July 2017.



Description	Actual YTD	Budget YTD	Note
Employee expenses	886,253	1,402,245	
Materials & Services	1,180,039	2,143,500	
Depreciation expenses	740,959	740,959	
Finance & Borrowing costs	3,093	27,610	

Loan Borrowings

Council's loan balance as at 31 July 2017 is as follows:

QTC Loans \$6,552,146

Rates and Sundry Debtors Analysis

Rates and Charges

The total rates and charges payable as at 31 July 2016 is \$2,716,122.

Work has commenced on preparing the rates notices for the next period with an anticipated issue date of 16 August 2017.

Collection House collected \$150,208 for the month of July. The outstanding amount for properties currently with debt collection is \$610,998.

Sundry Debtors

The total outstanding for Sundry Debtors as at 31 July 2017 is \$753,510 which is made up of the following:

Current	30 days	60 days	90 + days
\$698,448	\$29,148	\$7,778	\$18,136
93%	4%	1%	2%

Procurement

One (1) emergency purchase was recorded for July as follows:

Order Number	Quotation Process	Order Date	Supplier Name	Order Amount	Reason
PWS01054	EMERGENCY	14/07/16	Mindil Pty Ltd	\$245,560	Mareeba Swimming Pool refurb. Quotes were called on the basis the work carried out was going to be under \$200k. However when the quotes came back in over \$200k, due to the close down period of the pool and time restraints with W4Q grant there was no time to go back out to tender.

LINK TO CORPORATE PLAN

Nil

CONSULTATION*Internal*

Director Corporate & Community Services
Financial Accountant

External

Nil

LEGAL AND RISK IMPLICATIONS (STATUTORY BASIS, LEGAL AND 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.

Section 235 of the Local Government Regulation 2012 specifies that Council can only enter into a medium or large sized contract without first inviting quotes or tenders if (c) a general emergency exists.

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS*Capital*

Nil

Operating

Nil

IMPLEMENTATION/COMMUNICATION

Nil

ATTACHMENTS

1. Financial Statements

Date Prepared: 4 August 2017

MAREEBA SHIRE COUNCIL
**Budgeted Income Statement by Fund
For the period ending 31 July 2017**

	Consolidated		General Fund		Waste Services	
	Actual YTD	Budget YTD	Actual YTD	Budget YTD	Actual YTD	Budget YTD
		2017/18		2017/18		2017/18
Revenue						
Rates and utility charges	-	30,151,770	-	16,558,012	-	3,519,035
Less Discounts and Pensioner Remissions	-	(1,801,097)	-	(1,801,097)	-	-
Net Rates and Utility Charges	-	28,350,673	-	14,756,915	-	3,519,035
Fees and Charges	116,386	97,849	115,137	95,349	-	-
Operating Grants and Subsidies	-	4,500	-	4,500	-	-
Operating Contributions	-	73,743	-	-	-	-
Interest Revenue	40,953	28,401	40,953	17,500	-	50,000
Works for Third Parties	132,989	149,020	128,464	144,417	-	-
Other Revenue	421,370	284,713	190,749	154,913	200,174	1,493,100
Total Operating Revenue	711,708	635,226	475,303	416,679	200,174	5,062,135
Expenditure						
Employee Expenses	886,523	1,402,245	783,888	1,275,308	27,303	286,388
Materials and Services	1,180,039	2,143,500	564,276	1,309,428	179,940	3,908,815
Depreciation expense	740,969	740,969	494,327	494,327	7,958	7,958
Finance and Borrowing costs	3,093	27,610	3,093	15,607	-	-
Total Operating Expenses	2,810,614	4,314,314	1,845,584	3,094,670	215,201	4,302,702
Operating Surplus/(Deficit)	(2,098,906)	(3,675,088)	(1,370,281)	(2,677,991)	(15,027)	759,433
Capital Income						
Capital Contributions	12,564	-	12,564	-	-	-
Capital Grants and Subsidies	285,000	3,413,390	285,000	3,413,390	-	-
Profit/(Loss) on Sale of Asset	-	125,000	-	125,000	-	-
	277,564	3,538,390	277,564	3,538,390	-	-
Net Result	(1,821,342)	(3,675,088)	(1,092,717)	(2,677,991)	(15,027)	759,433

MAREEBA SHIRE COUNCIL
**Budgeted Income Statement by Fund
For the period ending 31 July 2017**

	Sewerage Services			Water Services			Benefited Areas		
	Actual YTD	Budget YTD	Budget 2017/18	Actual YTD	Budget YTD	Budget 2017/18	Actual YTD	Budget YTD	Budget 2017/18
Revenue									
Rates and utility charges	-	-	4,554,032	-	-	5,198,317	-	-	322,374
Less Discounts and Pensioner Remissions	-	-	-	-	-	-	-	-	-
Net Rates and Utility Charges	-	-	4,554,032	-	-	5,198,317	-	-	322,374
Fees and Charges									
Operating Grants and Subsidies	1,249	2,500	30,000	-	-	-	-	-	-
Operating Contributions	-	-	-	-	-	-	-	-	-
Interest Revenue	-	-	-	-	-	-	-	-	-
Works for Third Parties	-	833	10,000	-	4,167	50,000	-	73,743	884,812
Other Revenue	15,429	-	-	4,535	3,770	45,234	-	3,567	42,800
Total Operating Revenue	16,678	3,333	4,564,032	14,257	2,333	28,000	761	3,042	36,500
Expenditure									
Employee Expenses	33,630	32,864	401,562	38,944	62,419	765,171	2,758	7,197	87,980
Materials and Services	127,103	162,691	1,595,531	265,492	284,513	2,708,669	22,228	59,394	270,713
Depreciation expense	100,621	100,621	1,207,446	118,793	118,793	1,425,511	19,260	19,260	231,124
Finance and Borrowing costs	-	12,003	144,037	-	-	0	-	-	-
Total Operating Expenses	261,354	308,179	3,336,576	444,229	465,725	4,899,351	44,246	85,851	589,817
Operating Surplus/(Deficit)	(244,676)	(304,846)	1,256,456	(425,437)	(455,455)	422,200	(43,485)	(5,499)	686,763
Capital Income									
Capital Contributions	-	-	-	-	-	-	-	-	-
Capital Grants and Subsidies	-	-	-	-	-	-	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-	-	-	-	-	-	-
Net Result	(244,676)	(304,846)	1,256,456	(425,437)	(455,455)	422,200	(43,485)	(5,499)	686,763

COMMUNITY WELLBEING

ITEM-8 **TOURISM KURANDA ADVISORY COMMITTEE**

MEETING: Ordinary

MEETING DATE: 16 August 2017

**REPORT OFFICER'S
TITLE:** Senior Engagement Officer

DEPARTMENT: Corporate and Community Services

EXECUTIVE SUMMARY

The Tourism Kuranda Advisory Committee has made three recommendations for Council's consideration in regard to the following issues: the Greater China Premium Travel Showcase 2017 overseas marketing opportunity; the current office accommodation of the Tourism Kuranda Executive Officer; and signage around Kuranda.

OFFICER'S RECOMMENDATION

"That Council:

1. Endorse the recommendation by the Tourism Kuranda Advisory Committee that the Tourism Kuranda Executive Officer attend the Greater China Premium Travel Showcase 2017;
2. Consider the recommendation by Tourism Kuranda Advisory Committee that Council signage in Kuranda is cleaned and refreshed;
3. Consider the recommendation by Tourism Kuranda that Council makes available office accommodation at the Kuranda Community Precinct for the Tourism Kuranda Executive Officer."

BACKGROUND

The Tourism Kuranda Advisory Committee is appointed by Council to provide advice and guidance regarding the implementation of funds from the Tourism Kuranda Benefitted Area.

1. Greater China Premium Travel Showcase 2017

The Tourism Kuranda Advisory Committee is extremely supportive of this marketing strategy and requests Council's endorsement.

Tourism Australia, the national tourism organisation, is organising a China trade trip with places for 70 individual Australian tourism operators and marketing bodies. The trade trip comprises a series of showcasing opportunities to 70 product buyers/product planners (travel agents and

tour operators) from China, Hong Kong and Taiwan. The Tourism Kuranda Advisory Committee considers the China market is a growing opportunity for Kuranda operators especially given direct flights to Cairns. Attendance at the event is by application to Tourism Australia with selection based on products that showcase the best of the Australian destination and that are suitable for "free and independent" travellers.

Expected outcomes

The Committee considers that attendance by the Tourism Executive Officer to represent the Kuranda destination will achieve the following:

- Secure China buyers' interest in Kuranda products
- Relationship development for the new TK Executive Officer with Chinese buyers and
- Knowledge of the changing dynamics of the market that will benefit individual Kuranda operators.

Required activities of TK Executive Officer

Attendance of the TK Executive Officer would require the following activities:

- **Overseas travel:** A four- to five-day overseas trip depending on flights (two days travel and 3 days of activities) to Guangzhou, China in December 2017. The dates are to be confirmed but are likely to be Sunday 12 December to Thursday 14 December.
- **70 buyer appointments:** Two days of pre-scheduled one-on-one appointments with product buyers.
- **Briefing:** A China market briefing.
- **Networking event:** Event dinner on night of arrival.

Costs

The costs associated with this activity are planned in the 2017/18 Tourism Kuranda Strategic Plan and Marketing Budget and detailed below:

Greater China Premium Travel Showcase 017	\$5,500
Flights	\$1,500
Accommodation and meals	\$ 800
Total	\$7,800

2. Office accommodation of Tourism Kuranda Executive Officer

With the newly appointed Tourism Executive Officer to commence on Monday 21st August 2017, the Advisory Committee discussed the suitability of current office arrangements at the former Kuranda Visitor Information Centre, Centenary Park, Kuranda. The Committee considers the current location unsuitable and that the proposed location would be more suitable as it is quieter, more spacious and offers secure parking for the program funded vehicle. It recommends that the office be moved to the Kuranda Community Precinct, 18-22 Arara St, Kuranda, on the same basis as current office arrangements with Council.

3. Kuranda public signage

The Tourism Kuranda Advisory Committee discussed public signage in Kuranda and considers general signage around Kuranda requires cleaning as some appear dirty and difficult to read and the Village entrance signage and totem poles (cnr. Kennedy Highway and Rob Veivers Drive) require refreshing. The Committee recommends that

Council cleans and refreshes council signage as required, and refers other relevant signage in need of cleaning and refreshing to the Kuranda Infrastructure Advisory Committee for consideration.

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

Manager Community Wellbeing
Councillors
Chief Executive Officer

External

Tourism Kuranda Advisory Committee

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

Council is required to report overseas travel by Officers in the Annual Report. All overseas travel requires the approval of the CEO and Councillors.

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Capital

Nil

Operating

Nil

Is the expenditure noted above included in the 2015/2016 budget?

The proposed overseas travel expenditure is included in the Tourism Kuranda 2017/18 Budget. Additional cleaning and refreshing of Council signs is not included in the 2017/18 operational budget.

IMPLEMENTATION/COMMUNICATION

The Tourism Kuranda Advisory Committee will be informed of the outcome of this report.

ATTACHMENTS

1. Minutes of the Tourism Kuranda Advisory Committee meeting held 18th July 2017.

Date Prepared: 4 August 2017



TOURISM KURANDA COMMITTEE MEETING

Minutes

Tuesday 18th July 2017, 4.30pm, Tourism Kuranda Office.

1. Welcome and Introduction

Attendees – Angela Freeman (Koala Gardens/Birdworld) Lenore Wyatt – Chair (MSC) by phone, Peter Danford (Cedar Park), Chris Grantham (Rainforestation), Terry Pates (Frogs), Adrian Pancirov (Heritage Markets), Trish Green (Honey House), Cathy Harvey (KVIC), Susan Parsons (MSC).

Apologies – Member for Barron River Craig Crawford, Adam Letson (Skyrail), Cathie Flambo (Australian Bush Store), Cr Tom Gilmore (MSC).

Visitors – Nil.

2. Confirmation of Previous Minutes – 1st June 2017 Moved Trish Green. Seconded Chris Grantham.

Ratified motion from flying Minutes to order signage for Railway Station and Centenary Park.

Moved Terry Pates. **Seconded** Adrian Pancirov.

3. Business Arising from Previous Minutes

- Fast Track – social media – Lenore Wyatt has been in touch with Fast Track – contract has finished and now currently on a month to month plan. Motion to continue on month to month basis subject to review by incoming EO and Committee. **Moved** Peter Danford. **Seconded** Terry Pates.
- Kur-World. Lenore to follow up.
- CCTV. Susan advised that Council has agreed to implement a CCTV system in Kuranda (Coondoo Street). Trish suggested Therwine Street was more important as there were more businesses plus the two parks. Documentary evidence is needed to be submitted to support the application. Business members of advisory committee agreed that they were unable to do this. Discussion on role of Qld Police and the improvements that additional evidence would make to the success of a grant application. Suggested a form be designed to distribute among businesses for feedback or a letter from Council to business owners with a collection box at the KVIC. Looking at Safer Streets programme for grants.
- \$10,000 recommendation to MSC for event funding was not endorsed – letter received.

ACTION ITEMS - JUNE

Responsible Person	Action	Date for Completion	Follow-up/Completion
Lenore Wyatt	Contact Kur-World re Tourism Levy – email sent.	Next meeting	Ongoing

Tourism Kuranda Committee - Minutes
July 2017

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EO	Request committee to supply top 5 suggestions for photo shoot.	Next meeting	Ongoing
EO	Confirm back to TTNQ re hosting domestic mega familiarisation.	Next meeting	Ongoing
Marc Sleeman	Letter and gift to be sent to SES volunteers involved in Easter Event.	Next meeting	Completed
Susan Parsons	Look at grants available for CCTV in Kuranda – cover whole village with priority to Therwine, Coondoo Sts. and parks. Make this recommendation to Council. TK members to supply documentary evidence.	Next meeting	Ongoing
EO	KIAC funding options.	Next meeting	Ongoing
Marc Sleeman	To request extra \$10,000 from MSC to cover budget shortfall – two options.	Next meeting	Completed
Craig Crawford/ Lenore Wyatt	Talk to Mayor regarding letter to Craig to be submitted to Transport Minister regarding QR contribution.	Next meeting	Ongoing
Peter Danford	Email all accommodation houses to get feedback on recent bookings over Easter.	Next meeting	Completed
EO	Purchase domain name: Kuranda accommodation	Pending	Ongoing

4. Correspondence In/Out:

Located in EO Report.

5. Confirmation of Budget Reports

Report to June 2017 included below.
Revised budget approved by committee.

Moved Lenore Wyatt. **Seconded** Terry Pates

MOTION: Confirm revised budget

Moved Lenore Wyatt. **Seconded** Terry Pates.

6. Confirmation of Executive Officer Report – attached and noted.

7. General Business

- i. **Tripping** Motion to continue with collaborative advertising in magazine, now a 3 month issue for \$200/issue. Request space for editorial to promote overnight stay in Kuranda.

Moved Peter Danford. **Seconded** Angela Freeman.

- ii. **Feedback from Accommodation Providers** Letter sent to accommodation providers with changes in calculation method based on available rooms. Two emails received in response and tabled. Peter Franks and TK member have offered to meet those with concerns. Peter Danford offered to be the TK representative.

- iii. **Appointment of new EO, office accommodation and home garaging** – Kahlia Pepper has been appointed, to start Monday 21st August. Discussion held about suitability of office including alternative options. MSC advised home garaging would not be available as EO did not live locally but it was available for overnight home garaging when necessary including early morning and late night work commitments direct to and from home. Committee concurred as costs would reduce marketing budget but would revisit the issue as required.

MOTION RECOMMENDATION TO COUNCIL: Tourism Kuranda Advisory Committee recommends that Council makes available office accommodation at the Kuranda Community Precinct on the same basis as the current office arrangements.

Moved Angela Freeman **Seconded** Trish Green. Unanimously supported by Committee.

- iv. **Kuranda Festival** - due to the EO vacancy and to remain within the current budget the Festival has been cancelled for 2017 with consideration that it be a bi-annual event (to be discussed at next year's budget planning). Suggested TV advertising instead of holding festival and smaller events.

MOTION: Cancel Kuranda Festival for 2017.

Moved Angela Freeman. **Seconded** Pater Danford.

- v. **Signage in Kuranda** All signage around Kuranda requires cleaning including signage and totem poles at the village entrance. The role of KIAC regarding signage was discussed.

MOTION RECOMMENDATION TO COUNCIL: Tourism Kuranda Advisory Committee recommends Council clean its signage in Kuranda; review and refresh the village entrance including the totem poles; and that KIAC be responsible for cleaning all other signage.

Moved Chris Grantham. **Seconded** Adrian Pancirov.

8. Next Meeting: 22nd August 2017

Date postponed to **22nd August** to align with the commencement of Kahlia Pepper as EO, 21st August.

9. Supporting Documents

Previous Minutes - supplied separately
Income and Expenditure statement - included below
Executive Officer's Report - attached.

10. ACTION ITEMS - 18th JULY meeting

Responsible Person	Action	Date for Completion	Follow-up/Completion
Lenore Wyatt	Tourism Levy – email received from KurWorld.	Next meeting	Ongoing
EO	Request committee to supply top 5 suggestions for photo shoot.	Next meeting	Ongoing
EO	Confirm back to TTNQ re hosting domestic mega familiarisation	Next meeting	Ongoing
Susan Parsons	Look at grants available through Safer Streets programme for CCTV. Report to Council with TK recommendation that CCTV priorities are Therwine St and parks. Consider methods of receiving business owner feedback/ evidence.	Next meeting	Ongoing
EO	Purchase 2 sets of bike racks – follow up for KIAC funding	Next meeting	Ongoing
Craig Crawford/ Lenore Wyatt	Talk to Mayor regarding letter to Craig to be submitted to Transport Minister regarding QR contribution.	Next meeting	Ongoing
Angela Freeman	Contact Wet Tropics to amend signage distances on Jum Rum walking tracks.	Next meeting	
EO	Accommodation domain name.	Pending	
EO	Send letter to Craig Crawford's office to request advice of actions taken on Action Items requested over the past 12 months	Ongoing	

Tourism Kuranda - Minutes
July 2017

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EO	Email to Tripping – request editorial to promote accommodation. Peter Danford to supply copy.	Next meeting	
Susan Parsons	Report the following recommendations to Council: 1. Council signage around Kuranda be cleaned for improved visibility 2. All other signage around Kuranda Village to be cleaned and be the responsibility of KIAC 3. Move office of EO to Kuranda Community Precinct	Next meeting	

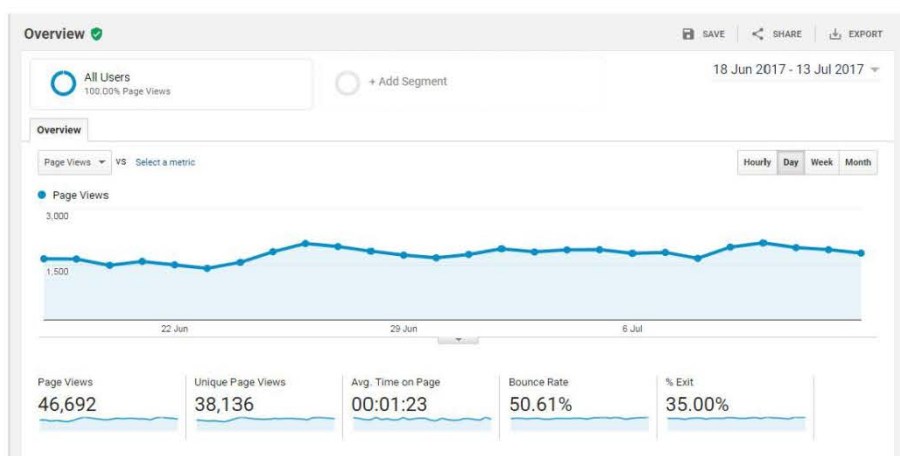
**TOURISM KURANDA INCOME AND EXPENDITURE STATEMENT
to June**

	BUDGET 2016/17 \$	ACTUALS	YTD Variance
INCOME			
Tourism Kuranda Advertising Contributions	31,000.00	34,935.70	(3,936)
Benefited Rate Contribution	207,695.00	200,852.22	6,843
Sundry Revenue	-	-	0
Surplus Carry Over 2015/16	12,197.97	12,197.97	0
	250,892.97	247,985.89	2,907
ADMINISTRATION COSTS			
Total Administration Costs	97,446.00	90,281.03	7,164.97
PROMOTIONAL COSTS			
A4 Brochure	8,000.00	7,330.00	670
Map & Visitors Guide	24,000.00	6,302.88	17,697
Brochure Distribution	16,028.00	16,784.26	(756)
Kuranda Festival Event	21,900.00	23,801.19	(1,901)
Kuranda Easter Event	22,400.00	21,387.29	1,013
Social Media Management	12,600.00	16,547.82	(3,948)
Industry Famils & Presentations	3,000.00	2,110.67	889
Tourism Kuranda Memberships	900.00	930.00	(30)
Adv Pre & Post Tourism Publications	7,300.00	8,500.00	(1,200)
Tradeshows & Sales Missions	16,500.00	17,631.47	(1,131)
Public Relations Management	5,800.00	6,308.44	(508)
General Advertising	4,000.00	2,849.00	1,151
Special Marketing Project 2017		5,022.95	
Total Promotion costs	142,428.00	135,505.97	11,944.98
TOTAL ADMIN AND PROMOTION COSTS	239,874.00	225,787.00	19,109.95
SURPLUS/(DEFICIT)	\$ 11,018.97	\$ 22,198.89	-\$ 16,202.87

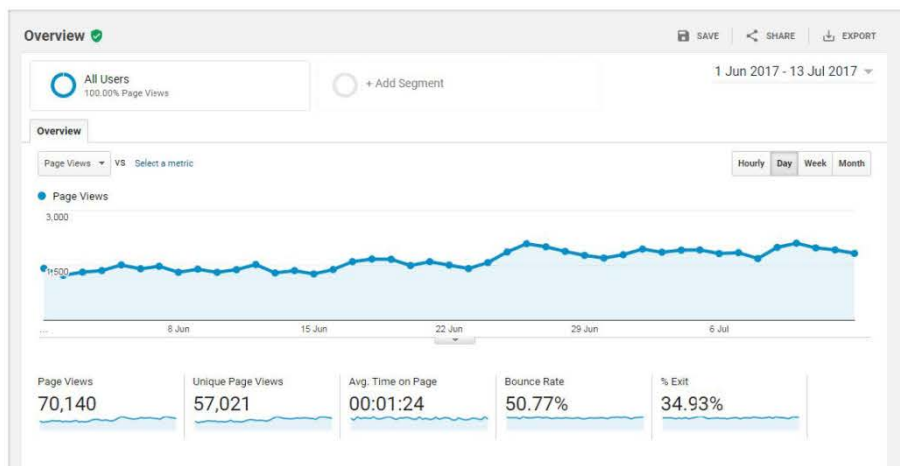


INTERIM REPORT JULY 2017

18 June to 13 July 2017



1 June to 13 July 2017



Work in Progress

Chan Brothers advertising confirmed and sundry debtors invoices prepared.
Two signs designed and installed at Railway Station and Centenary Park.
Japanese translation received and proofed.
Digital proofs prepared for English and Japanese Brochures.
Chinese translation in progress.
Social media strategy for July prepared with Fast Track – identifying business to be included.
Newsletter items provided for Liz Inglis – identifying local businesses and events for inclusion in newsletter.
Tripping Magazine advertising proposal. For TK Committee.

Correspondence in:

19/6/17 Japanese translation for DL from Yuko
20/6/17 Invoice from Fergies for DL brochures
20/6/17 MSC re request for budget increase
20/6/17 Kazu re proofing Japanese copy for DL
21/6/17 Angela Freeman re follow-up with Craig Crawford's office
21/6/17 Invoice from Natasha Renwick
22/6/17 Invoice from Tourdex
22/6/17 Rob Bowden-Saunders – entertainer
23/6/17 Melissa Waters – community art directory
26/6/17 Whammo – Japanese proof
26/6/17 Invitation to meet Advance Qld Team
26/6/17 Motion responses from Terry Pates, Peter Danford,
26/6/17 TTT Drive Campaign
27/6/17 Motion responses from Trish Green, Chris Grantham, Adrian Pancirov
27/6/17 Chan Brothers confirmation of order for collaborative advertising
29/6/17 Jum Rum signage – email from MSC
3/7/17 Fast Track invoice
6/7/17 Morgan Freeman invoice
7/7/17 Amy Wood – introducing new contact at Fast Track
7/7/17 Invoice from Expressway signs
9/7/17 Invitation to meeting in Cairns – with Premier
10/7/17 Wildlife Habitat media release
11/7/17 Rachael Smith – Tripping Magazine advertising opportunity
12/7/17 Tourism Australia – Greater China Travel Showcase Seller applications open
12/7/17 chrome advertising – re Qantas spirit magazine advertising opportunity
13/7/17 Steve from Leapfrog Travel Marketing distribution

Correspondence out:

26/6/17 Catherine Torbey – July social media strategy notes
Liz Inglis – content for July Newsletter
14/7/17 Follow up Vivienne re Chinese translation
27/6/17 Confirming Chan Brothers advertising
28/6/17 Expressway Order for 2 x signs

Social Media July
Facebook

- 12/7 This month Sandra Viden Design celebrates 25 years of excellence! With styles fashioned to the highest standards using quality fabrics, Sandra Viden Design garments are perfect for leisure, recreation and travel. Congratulations on this wonderful milestone!
- 10/7 Surrounded by a tropical oasis, sit back, relax and enjoy fresh local seafood, prime quality steaks and much more at [Aaron's Bistro on The Billabong](#) !
- 7/7 Immerse yourself in history at [Emu Ridge Gallery](#) . Check out unique dinosaur skeletons, fossils and gemstones!
- 5/7 Head to [Birdworld Kuranda](#) for some fun these school holidays! Immerse yourself in one of the most unique wildlife attractions of Tropical North Queensland.
- 3/7 Enjoy organic coffee, fresh juices and smoothies plus a delicious range of meals at [Sprout - Juice and Coffee Bar, Kuranda](#)! Bring your own non-disposable cup and save 30c on hot and cold drinks!
- 30/6 [Rawglo](#) Tropical Fruit Gallery showcases local and organic seasonal fruits for tasting and selling.
- 28/6 An explosion of colour at the markets in Kuranda. Awesome shot @bymarialaura!
- 26/6 [Skyrail Rainforest Cableway](#) takes you on an unforgettable journey over and through Australia's World Heritage listed Tropical Rainforests.
- 23/6 Kuranda Riverboat Tours are the perfect way to see the natural beauty of Kuranda.
- 20/6 Ku Love Kuranda is a specialty boutique store, featuring both its own brand plus other Australian designers with clothing made of beautiful natural fabrics and designs

Brisbane Caravan & Camping Show 7-12 June 2017

Visitor numbers were approximately 40000. This being down on last year but again the show was a day less, with the holiday being moved and a very wet Sunday, along with the Gold Coast Show in March all perhaps having some impact on those numbers. However the people that came did come to buy Caravans and collect information. Again the change of the Tourism Pavilion was a bonus and of those that came to the Queensland Tourism area a majority indicated visiting the North and came to the show for specific information.

- Very similar to last year, some visitors came from Regional Queensland, Victoria, New South Wales, Western Australia, Northern Territory and even New Zealand. Some from Regional Queensland including Cairns had flown down for a day.
- As with other shows, Cape York was a most requested Area with the Torres Strait including Thursday and Horn Island. Included in the requests were Cooktown and Trinity Bay. Differently to previous years with Gulf requests Undara, Gulflander and Savannahlander were not specifically noted in requests for information on the Savannah Way however Lawn Hill was regularly requested. Most coming North were going to Travel via the Matilda Highway visit Winton, then after a visit to Lawn Hill turn east for Cairns either along the Queensland section of the Savannah Way or Overlanders Way through Charters Towers.
- Although most were self-drive a number of these requested information on Tag-a-long tours, with others requiring Extended Safaris into areas they did not want to drive their vehicles. Also a number of requests were received for Cairns along with flights to Torres Strait.
- Road conditions and fuel availability were questions asked, specifically in relation to Cooktown, the Western Gulf, Savannah Way and Cape York Peninsula.
- A number of self-drive visitors were considering a stay in Cairns as they wanted to visit the Reef, Skyrail, Kuranda, Tablelands and Daintree, along with specific information on Hartley's Creek Crocodile Adventures along with other Tourist attractions as they had been told by friends but had little information. These requests included Herberton Historic Village and The Australian Armour & Artillery Museum.
- Most visitors claimed they were travelling this year, the others planning for next year and beyond. Most travelling this year said they were leaving by the end of the month with the others in July with some in August and September.
- A number of people requiring information on the north indicated planning to use the cheap air fares instead of driving then use day tours to see the area. Even some with vehicles indicated taking tours as they felt they missed too much when driving.
- Overall this Show was very positive with the volume of Caravan and Camper sales along with accessories indicating a strong year for travel and all products presented should benefit from the exposure.

Neville Dunn - Pro-Active Marketing & Tourism Services

Flying Minute 26 June 2017

----- Original message -----

From: "Cr. Lenore Wyatt" <LenoreW@msc.qld.gov.au>

Date: 26/06/2017 01:27 (GMT-05:00)

[Next](#)

To: gm@rainforest.com.au, info@kurandamarkets.com.au, peter@cedarparkresort.com.au, cflambo@hotmail.com, angela@wildlifetng.com, honeyhouse@bigpond.com, info@frogsrestaurant.com.au

Cc: Tourism Kuranda <tk@kuranda.org>

Subject: Re: Feedback from committee

On 26 Jun 2017, at 2:57 pm, Cr. Lenore Wyatt <LenoreW@msc.qld.gov.au> wrote:

Hi all,

We were unable to reach a quorum for our last meeting so there is just one decision that has to be ratified as part of a flying minute. Can you all please reply to Cathy Harvey @ tk@kuranda.org (cc'd in this email) with a yes or no to proceed.

As part of our 2017/18 strategic plan we are updating the signs at the TK Office and the Railway Station with all new information and our Kuranda Brochures are about to hit the racks so we need them to correspond.

So the motion is that "The TK advisory committee approve that the signage be updated in front of the TK Office and Railway station, for the quoted amount received by Mark Sleeman on the ? "

Not sure on date it was received but Cathy has that information.

Please can everyone reply by COB Wednesday the 27th of June.

Regards

Lenore Wyatt
Chairperson
Tourism Kuranda

Sent from my iPhone

INFRASTRUCTURE SERVICES

ITEM-9 INFRASTRUCTURE SERVICES - MONTHLY REPORT - JULY 2017

MEETING: Ordinary

MEETING DATE: 16 August 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 July 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 July 2017."

BACKGROUND

WORKS GROUP

Maintenance Activities

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

Description	Activity
Crystalbrook Road, Almaden	Grading unsealed roads
Tyrconnell Road, Arriga	Grading unsealed roads
Fossilbrook Road, Barwidgi	Grading unsealed roads
Junevale Road, Barwidgi	Grading unsealed roads
Bilwon Road, Bibohra	Bitumen patching
Martin Road, Chewko	Grading unsealed roads
Roos Road, Chewko	Grading unsealed roads
Georgetown Road, Chillagoe	Grading unsealed roads
Maniopota Road, Chillagoe	Grading unsealed roads
Braund Road, Dimbulah	Grading unsealed roads
Amber Road, Fossilbrook	Grading unsealed roads
Euluma Creek Road, Julatten	Slashing
Nine Mile Road, Julatten	Clean inlet/outlets culverts, slashing, grading unsealed roads
Salisbury Drive, Julatten	Clean inlet/outlets culverts, road furniture
Black Mountain Road, Julatten	Grading unsealed roads, slashing
Myola Road, Kuranda	Bitumen patching, general operations, pavement repairs, road furniture, slashing
Oak Forest Road, Kuranda	Bitumen patching, grading unsealed roads, road furniture, slashing
Rob Veivers Drive, Kuranda	Concrete footpath maintenance, general repairs & maintenance, mowing

Description	Activity
Copine Road, Mareeba	Grading unsealed roads
George Fabris Road, Mareeba	Grading unsealed roads
Gilmore Road, Mareeba	Bitumen patching
Godfrey Road, Mareeba	Grading unsealed roads
Henry Hannam Drive, Mareeba	Grading unsealed roads
Kovacic Road, Mareeba	Grading unsealed roads
Martin Avenue, Mareeba	Grading unsealed roads
McIver Road, Mareeba	Grading unsealed roads
Mines Road, Mareeba	Grading unsealed roads
Ray Road, Mareeba	Grading unsealed roads
Spena Road, Mareeba	Grading unsealed roads
Srhoj Road, Mareeba	Grading unsealed roads
Swan Street, Mareeba	Grading unsealed roads
Tinaroo Creek Road, Mareeba	Bitumen patching, grading unsealed roads
Walsh Street, Mareeba	Bitumen patching
Venture Road, Mareeba	Grading unsealed roads
Kondaparinga Road, Mt Carbine	Grading unsealed roads
Mt Spurgeon Road, Mt Carbine	Road furniture, road inspections
Bakers Road, Mt Molloy	Grading unsealed roads, road inspections, slashing
Wetherby Road, Mt Molloy	Grading unsealed roads, road furniture, slashing
Mt Mulligan-Kondaparinga Road, Mt Mulligan	Grading unsealed roads
Brooks Road, Paddy's Green	Grading unsealed roads
Cadaga Close, Speewah	Slashing
Speewah Road, Speewah	Bitumen patching, road furniture, slashing
Springfield Road, Springfield	Grading unsealed roads
Thornborough-Kingsborough Road, Thornborough	Grading unsealed roads

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

Annual Budget	Year to Date Budget	Year to Date Actual
\$3,338,972	\$276,553	\$342,178

Capital Works

Work for Queensland

Margherita Close, Mareeba - Widen and Seal

Works commenced early July on the widening and sealing of Margherita Close, Mareeba.

The project scope includes the widening and construction of new kerb and channel to the Margherita Close / Anzac Avenue intersection including asphalt surfacing to Ch. 109.393. The widening of the existing pavement along the full length of Margherita Close to the existing concrete inverts, construction of layback kerb and channel to Margherita Close cul-de-sac, two-coat bitumen sealing with additional asphalt surfacing from Ch. 356.445.

Works are progressing well and the project is on time and within budget. The project is programmed for completion late August.



2016/17 Capital Works**Bower Street Mareeba - Pavement Rehabilitation**

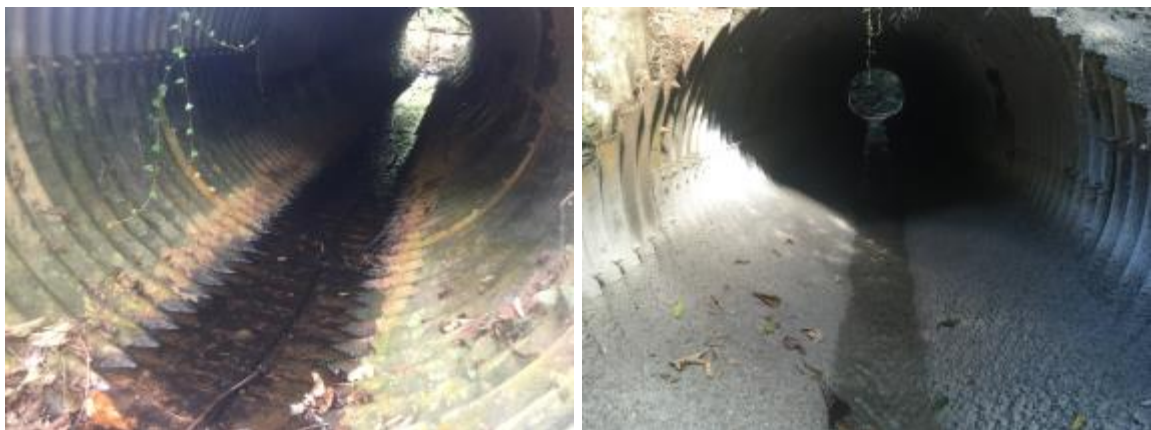
Works commenced early April on pavement rehabilitation at Bowers Street but due to the presence of ground water the project was deferred until early June. The scope of works included the rehabilitation of 580m of pavement and a two-coat bitumen seal.

The project was sealed in early July and line marked at the end of July. Works were completed on time and within budget.

**Wrights Lookout Road Culvert Relining**

A steel culvert situated on Wrights Lookout Road, Kuranda was deteriorating rapidly at the base of the culvert and required relining.

The crew commenced work in mid-July and the project was completed in two weeks, on time and under budget.



The following is a list of capital works carried out by the Works Group for the 2016/17 financial year;

Job Number	Description	Total
CP00003	Gravel Road Resheet Program (Renewal)	\$ 596,537
CP00089	R2R - Springmount Rd Rehab & Widen 6.5m	\$ 532,604
CP00124	16/17 Euluma Cr Causeway and Drainage	\$ 118,834
CP00126	16/17 Western Beef 9 new Causeways	\$ 412,809
CP00127	R2R - Myola Road Kda Widen & Seal 8m	\$ 682,971
CP00129	R2R - Ray Road Mba Rehab & Widen to 7m	\$ 648,420
CP00132	Kowa St Mareeba Widen & Seal	\$ 145,384
CP00133	R2R- Doyle St Mba Widen Keeble - Riordan	\$ 133,818
CP00135	Thongon St Kda K & C & Parking indent	\$ 55,472
CP00137	R2R - Raleigh St Dimbulah Widen & Seal	\$ 322,987
CP00138	R2R - Bowers St Mba Rehab P/ment	\$ 264,560
CP00139	Iluka Street Widen Seal to Kerb	\$ 131,699
CP00141	R2R - Chettle Rd Rehabilitate Pavement	\$ 64,658
CP00144	R2R - Algoma Rd Culvert Relining	\$ 34,853
CP00145	R2R - Wrights Lookout Rd Culvert Reline	\$ 23,142
CP00149	Ath/Walsh Sts Mba Minor signage Works	\$ 5,255
CP00152	Coondoo St Kuranda Renew Steps	\$ 36,788
CP00153	Lawson St Mba New Footpath	\$ 44,339
CP00159	Replace Paved footpaths Bicentennial Lak	\$ 73,088
CP00160	Playground & Exercise Equip Geraghty Pk	\$ 29,822
CP00237	W4Q - Mt Lewis Rd - Nissan Creek Bridge	\$ 87,310
CP00239	W4Q - Chewko Rd Atherton Creek Bridge	\$ 66,861
CP00240	W4Q - Gilmore Road Widening	\$ 236,456
CP00241	W4Q - West Sabin I/Section Widen & Seal	\$ 187,212
CP00245	W4Q - Walsh Street Dimbulah Resheet	\$ 16,431
CP00246	W4Q - Downs St x 2 K & C	\$ 67,117
CP00247	W4Q - Lawson Street K & C	\$ 30,921
CP00248	W4Q - Bailey St Corner & Widening	\$ 75,450
CP00249	W4Q - Egan Street K & C	\$ 24,717
CP00269	W4Q - Mt Lewis Rd - Bushy Creek Bridge	\$ 443,735
13812	DTMR FRND 202 BDR Gravel Resheet Ch 574.2 - Ch 578.2	\$ 539,956
CP00130	Gravel Resheet Priority Roads 16/17	\$ 395,919
13845	DTMR FRND 267 Herberton-Petford Gravel Resheet	\$ 482,469
13850	DTMR Remove and Replace RCP 750mm Ø Pipes	\$ 66,059
TOTAL		\$7,078,654

TMR Routine Maintenance Performance Contract (RMPC)

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

Primary Location	Activity Name
Burke Developmental Road	Clean signs
	Culvert, pipe and pit work
	Edge repair (Manual) min 1 tonne; includes traffic control
	Medium formation grading (western) with extras and 2 watercarts; excludes traffic control
	Repair or replace guide markers
	Repair signs, excluding guide signs
Herberton - Petford Road	Culvert, pipe and pit work
Kennedy Highway - Cairns / Mareeba	Culvert, pipe and pit work
	Rest area servicing
	Pothole patching, includes traffic control
Mareeba - Dimbulah Road	Repair signs, excluding guide signs
	Emergency call out / traffic accident
	Edge repair (manual) min 1 tonne includes traffic control
	Pothole patching; includes traffic control
Mareeba Connection Road	Culvert, pipe and pit work
	Repair signs; excluding guide signs
Mossman - Mt Molloy Road	Pothole patching; includes traffic control
	Culvert, pipe and pit work
	Other bituminous surface work
	Roadside litter collection - rural
	Emergency call out / traffic accident
Mulligan Highway - Mareeba/Mt Molloy Road	Pothole patching; includes traffic control
	Culvert, pipe and pit work
	Repair guide signs
Mulligan Highway - Mt Molloy/ Lakeland Road	Tractor slashing, rural; includes (2)x traffic control
	Other roadside work
	Pothole patching; includes traffic control
	Edge repair (manual) min 1 tonne; includes traffic control
	Rest area servicing
	Roadside litter collection, rural

The total claim to DTMR for the works listed above for the month of July 2017 was \$105,323.51

Parks and Gardens Section

Maintenance Activities

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

Location
Basalt Gully and Bi-Centennial Lakes, Mareeba
Arnold Park, Mareeba
Centenary Park, Mareeba
Barron Esplanade, Mareeba
Byrnes Street Medians, Mareeba
Railway Park, Dimbulah
Parks, Library, CBD and Streets, Kuranda
Esplanade, Kuranda
Borzi Park, Mareeba
Davies Park, Mareeba
Racecourse, Mareeba
Vains Park, Mt Molloy
Street Mowing, Mareeba
Nursery, Mareeba
Pool and Carpark, Mareeba
Drainage Easements, Mareeba
Sunset/Sunbird Park, Mareeba
Mowing, Bibbohra Streets

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
\$1,794,335	\$143,831	\$112,112

Bridge Section

Maintenance Activities

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

Location
Flaggy Creek Bridge
Bushy Creek Bridge
Re-active Maintenance

Annual Budget	Year to Date Budget	Year to Date Actual
\$562,213	\$46,275	\$57,108

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
\$446,906	\$36,906	\$25,676

Invasive Aquatic Plants on the Barron River and Tributaries

Hymenachne has been present from Kennedy Highway Bridge at Mareeba to the lagoon at Kuranda and has been subject to a three times per year monitor and treatment by Council Land Protection staff working together with Barron River Catchment staff. Hymenachne has previously not been present above the highway bridge but last year was detected above Wallace Quarry on Tinaroo Creek Road. It has also appeared at the Rocky Creek / Barron River junction.

Water Lettuce and a new aquatic pest Limnobium (Amazon Frogbit) has been found on Granite Creek. Searches up stream have located the source at the Jennings Road bridge on Chinaman Creek. It is likely that the illegal dumping of aquarium contents has caused this outbreak.

Complaints about all three aquatic pests are received by Council Land Protection officers on virtually a daily basis. Residents who live on Chinaman Creek, Atherton Creek, Granite Creek and the Barron River are concerned that these plants form dense barriers across the rivers and creeks, change the water flow eroding banks, congest swimming and fishing holes and cause problems by blocking up foot valves on their river pumps.

Further approaches to catchment management groups and the Natural Resource Management Groups have not secured any assistance to Council's efforts to clean up the waterways. The Senior Land Protection officer has negotiated with the Muluridji Aboriginal Tribal Corporation to secure the use of three workers to assist in locating the source of these weeds and to commence manually removing them from the waterways.

As the water is used for human consumption and crop irrigation, it is not feasible to apply herbicide on a broad approach and much of the initial removal is carried out by hand. When the bulk of the water weeds are removed spot spraying can be done. The Land Protection staff have been working with these volunteers for 6 weeks and they have been a great help but the job is too big for Council alone.

This update is to bring to Council's attention that we can expect more complaints about the damage to ratepayers' infrastructure and the loss of amenity caused by these water weeds if we do not soon find the resources to successfully deal with them.



Water Lettuce



Frogbit



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 concrete base poured.



Hilltop Close Water Reservoir Concrete Base



Platypus Close Water Reservoir Construction

- **Hastie Road Sewer Main Project**

Project awarded to BJS Plumbing and Civil Contracting. This is a Work for Queensland fully funded project. Under boring the section of works at the Barron River completed and the new poly welded main pulled through the under bore 3 August.



- **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.

- **Rob Veivers Drive Kuranda Water Main**

Project will be completed by 8 August when the final cut overs to the new water main are done.

Environmental Monitoring - Treatment

- Mareeba STP compliant with Transitional Environmental Plan (TEP).
- Kuranda STP remains compliant with licence conditions.
- Mareeba Landfill
 - noncompliant with surface waters conditions. Program notice submitted. TEP prepared and submitted to DEHP.

WASTE

Waste Operations

- 81 m³ of mulch sold in bulk sales (total sales of 164 m³)
- 2.5 Tonnes of recyclable material transported to Cairns MRF (including chemical drums)
- Current Mareeba Landfill compaction rate of 0.8 tonnes per cubic metre
- 1 Tonne of E-Waste transported to the TechCollect Facility in Cairns for the month
- New weekend hours for Mareeba Transfer Station and Landfill have commenced
- Mutchilba WTS platform has been raised to accommodate the new JJ Richards Bulk bin height increase
- All transfer stations and Mareeba landfill are currently operational

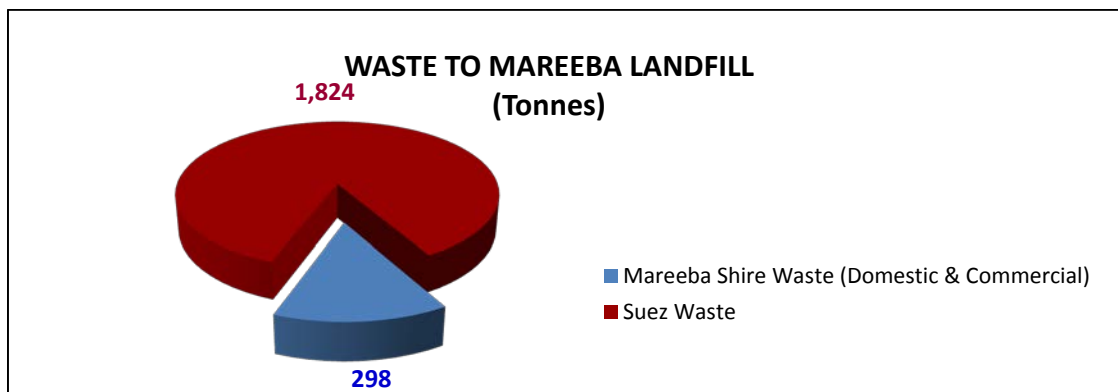
Old Mareeba Landfill Capping Project

- Fabtech LLDPE liner installation completed
- Geogrid Subsoil drainage system installed completed
- Unit 5 Subsoil 300mm capping layer complete over LLDPE liner
- Northern bund installation commenced

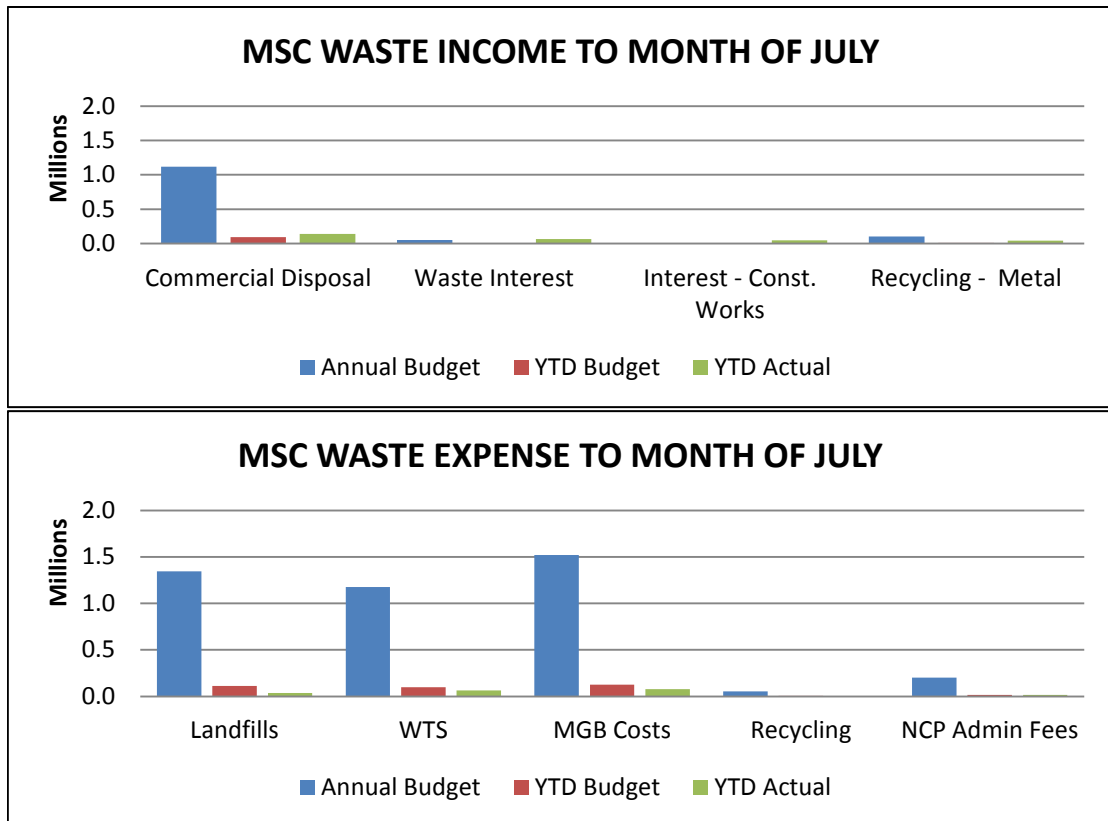


Waste to Mareeba Landfill

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 - Tenders received and evaluated.
 - Therwine Street, Kuranda - Redevelopment redesign being undertaken.
 - Byrnes Street, Mareeba (My Mareeba Dentist Stormwater Upgrade) - Detail design complete and provided to Works for construction.
- 2017/18 Capital Works
 - Chewko Road, Mareeba - Detail design started
 - Oak Forest Road, Myola - Detailed survey started, pre-design site visit conducted
 - Kenneally Road, Mareeba - Detailed survey complete
 - Herberton Street, Mareeba - Predesign site visit conducted and concept plans with costings provided.
 - Railway Avenue, Mareeba - Investigation and concept designs into RV and car parking

Subdivisions

- Current - Under Construction
 - Springmount Road and Kippin Drive Upgrade

- Amaroo Stage 9
- 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

- Hastie Road Sewer Rising Main Upgrade - Pipe installation, Hastie Road completed. Tracksons (under bore Barron River) established on site 26 June 2017, drilling completed. Delay with delivery of PE pipe.
- Mareeba Leagues Club Air-conditioning Replacement - components ordered, work to commence early August.
- Mareeba Library Air-conditioning Replacement - Awarded to Airfirst, components ordered.
- Mareeba Pool Facilities Upgrade - New concrete floors poured, new masonry block walls completed, internal walls completed, waterproofing completed, female amenities tiling completed.
- PCYC Building Upgrade commenced as recommended by Council's Building Certifier. Quotes received from building contractor, waiting for approval from EPA to commence work.
- Mareeba Landfill Leachate Pump Network - Preliminary works commenced
- Kuranda Public Toilets Facilities Upgrade - Preliminary works commenced

Vandalism and Graffiti

During July 2017, 5 reports of graffiti and vandalism were recorded.

- Mareeba Rankin Street
- Mareeba Sports Hall
- Mareeba Barron River Toilets
- Mareeba Davies Park

Graffiti and Vandalism	Year to date actuals
2015-16	\$2,134
2016-17	\$16,546
2017-18	\$1,772

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. A detailed report will be presented to Council regarding the tenders and funding at a later stage.

Aviation Commercial Precinct - Early Works

Bonadio Farming was engaged under QMSC2016-17 for early works on the Aviation Commercial Precinct, which included completion of ground clearing, removal of underground cobbles and boulders and reinstatement of the site. The contractor completed removal of rocks from the northern section of the Aviation Commercial Precinct in late July 2017. Significantly more rock was encountered than anticipated, with a survey of the site to be undertaken to determine the actual quantity of rock that was removed. 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.

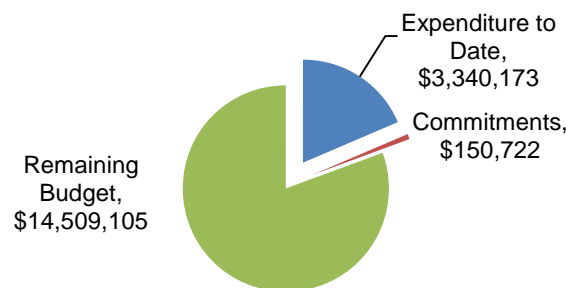
Stakeholder Engagement

A Communication and Stakeholder Engagement Plan has been developed, which sets out the engagement strategy for delivery phase of the project. Council officers met with representatives from the Mareeba Airport Users Group in early July 2017 to discuss the project and options to address their concerns regarding current congestion at the airport.

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



27 July 2017 - Rock removal completed in preparation for construction of aviation commercial precinct

**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.

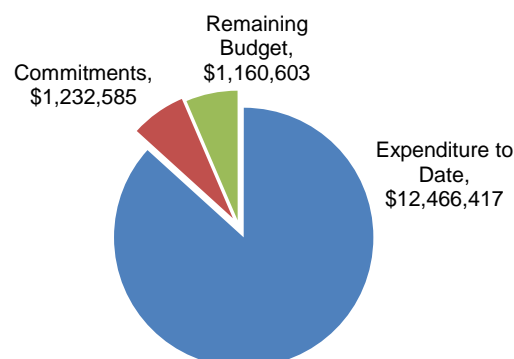
The Australian Government has paid Council \$4.8 million to date from National Stronger Regions Fund. Payments of \$1.2 million have been received from the State Government's Building Our Regions program. The initial payment of \$123,300 has been received from the State Government's Local Government 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. Construction is now substantially complete, with the treatment plant officially opened on Saturday, 29 July 2017 by Senator Ian Macdonald, Mayor Tom Gilmore and Councillors.

The wet commissioning trial, seeding and process cut-over will occur in August 2017, with full handover of the plant to Council in August/September 2017. The process optimisation and 28-day process-proving phase will then be completed by Downer in conjunction with Council's treatment plant operators.

Expenditure



6 July 2017 - Bioreactor prepared for commissioning



6 July 2017 - Construction of entrance road



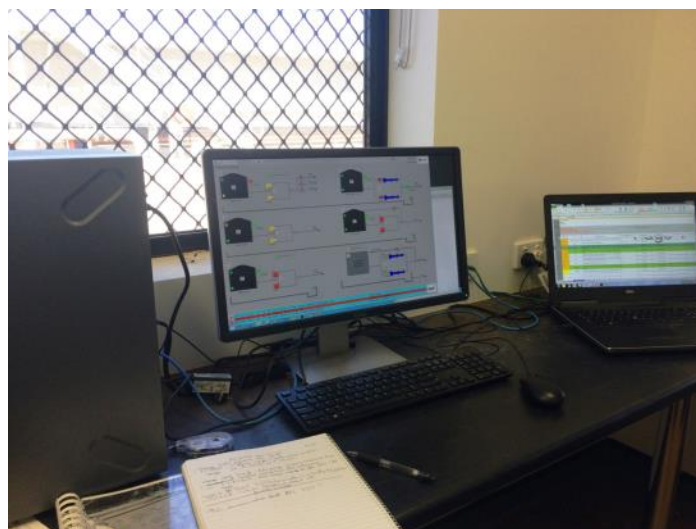
20 July 2017 - Commissioning of sludge pumps



24 July 2017 - Aerial photograph of the project site



24 July 2017 - Aerial photograph of the project site with Mareeba Industrial Park in the background



24 July 2017 - SCADA Visualisation during chemical dosing trial



24 July 2017 - Inspection of equipment at chlorine contact tank prior to wet commissioning trial



29 June 2017 - Senator Ian Macdonald, Darren Cleary from DSD and Councillors with the plaque that was unveiled to commemorate the official opening.



29 June 2017 - Site tour of the treatment plant at the official opening.



29 July 2017 - View of Mareeba Wastewater Treatment Plant frontage on the morning of the official opening

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 2017/2018 budget

Operating
Included in 2017/2018 budget

Is the expenditure noted above included in the 2017/2018 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 August 2017*

PROJECT MANAGEMENT

ITEM-10 THERWINE STREET REDEVELOPMENT PROJECT - EXPRESSIONS OF INTEREST - DESIGN AND CONSTRUCTION

MEETING: Ordinary

MEETING DATE: 16 August 2017

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

DEPARTMENT: Infrastructure Services, Technical Services

EXECUTIVE SUMMARY

Therwine Street Redevelopment Project has been approved under the Kuranda Infrastructure Program. The upgrade project is proposed to improve the streetscape and correct footpath deficiencies that have manifested over time as the village as evolved as a tourist destination and visitor numbers increased.

The redevelopment project has previously gone to tender seeking submissions for a project of significantly larger scope and with more intricate design parameters, no submissions were received.

For Council to be able to evaluate and engage a suitable contractor with the ability to deliver a project within the allocated budget it is proposed to invite expressions of interest under Section 228(3) of the Local Government Regulation 2012 before considering whether to invite written tenders from short-listed tenderers under Section 228(6).

OFFICER'S RECOMMENDATION

"That Council invites Expressions of Interest from suitably qualified contractors for the detailed design and construction of the Therwine Street Redevelopment."

BACKGROUND

The Therwine Street Redevelopment Project has been approved to be funded under the Kuranda Infrastructure Program (KIP). The project has a total available budget of approximately one (1) million dollars for the redevelopment and streetscape upgrade of both lower and upper Therwine Streets.

Due to the nature of the work and its impact on business activity it is critical that a contractor with suitable relevant experience is engaged. It is believed that by calling for expressions of interest Council will be able to evaluate applicants while getting some degree of assurance they will be capable of delivering an outcome that meets Council expectation.

Once a suitable respondent/s is selected it is proposed the project will be tendered as a design construct contract with Council. Council design plans will be used as the basis for the development of a project scope that is compatible with the available budget. If it becomes apparent that the budget is inadequate for delivery of the entire project reflective of the materials specification, the project scope will be restructured and the contractor instructed to deliver the lower Therwine Street component of the project, staging upper Therwine Street for future development.

It is proposed to invite expressions of interest (EOI) for the construction of the Therwine Street Redevelopment Project with a view to the project commencing in October - November 2017.

Under Section 228(3) of the Local Government Regulation 2012, Council must decide, by resolution, that it would be in the public interest to invite expressions of interest before inviting written tenders and record its reasons for making the resolution.

Council is responding to feedback from industry in regards the non-receipt of submissions when the project was first put to tender. It is envisaged that calling for expressions of interest will attract suitability qualified contractors and allow Council to develop an appropriate scope of works consistent with budget while evaluating the risk to contractors enabling them to deliver the best value for money design construct project outcome for Council and the Community.

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

CEO

Manager Technical Services

Contracts and Projects Management Officer

External

Kuranda Infrastructure Advisory Committee (KIAC)

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

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS*Capital*

Currently \$1,050,000.00 is approved and available under the Kuranda Infrastructure Program.

Operating

Nil

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

Yes

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

Nil

IMPLEMENTATION/COMMUNICATION

The Kuranda Infrastructure Advisory Committee will be kept updated as the engagement process progresses.

ATTACHMENTS

Nil

Date Prepared: 4 August 2017

ITEM-11 **TMSC2015-13 MAREEBA WASTEWATER TREATMENT
PLANT UPGRADE - VARIATIONS TO CONTRACT
CONFIDENTIAL**

REASON FOR CONFIDENTIALITY

This report is **CONFIDENTIAL** in accordance with Section 275(1)(e) and (h) of the Local Government Regulation 2012, which permits the meeting to be closed to the public for business relating to the following:

- (e) contracts proposed
- (h) other business for which a public discussion would be likely to prejudice the interests of Council or someone else, or enable a person to gain a financial advantage.

**ITEM-12 MAREEBA WASTEWATER TREATMENT PLANT
 UPGRADE - PARALLEL NITRIFICATION -
 DENITRIFICATION (PND) TRIAL CONFIDENTIAL**

REASON FOR CONFIDENTIALITY

This report is **CONFIDENTIAL** in accordance with Section 275(1)(e) and (h) of the Local Government Regulation 2012, which permits the meeting to be closed to the public for business relating to the following:

- (e) contracts proposed
- (h) other business for which a public discussion would be likely to prejudice the interests of Council or someone else, or enable a person to gain a financial advantage.

TECHNICAL SERVICES

ITEM-13 AERODROME FEES & CHARGES 2017/2018 - CLARIFICATION OF WORDING

MEETING: Ordinary

MEETING DATE: 16 August 2017

**REPORT OFFICER'S
TITLE:** Manager Technical Services

DEPARTMENT: Infrastructure Services, Technical Services

EXECUTIVE SUMMARY

This report clarifies the wording of Council's Aerodrome Fees and Charges for the 2017/2018 financial year.

OFFICER'S RECOMMENDATION

"That Council resolves to adopt the amended wording on the Aerodrome Fees and Charges for the financial year 2017/2018 Schedule to read "per tonne per landing" and to change empty weight to "MTOW; maximum take-off weight" as highlighted in the Schedule attached."

BACKGROUND

It has been brought to Council's attention by Avdata Australia that the wording for the landing fees at the Mareeba and Chillagoe Aerodrome requires clarification. On review of the schedule it was noted that the words "*per tonne per*" landing were omitted.

It has also been requested that the reference to empty weight read as "MTOW; maximum take-off weight".

The attached schedule reflects the proposed amendments highlighted in red for adoption by Council.

LINK TO CORPORATE PLAN

ECON 2 - In partnership with local business, industry groups and economic and regional development organisations, continue to develop strategies to assist, strengthen, develop and promote existing and new businesses and industries. (The Shire's airports, particularly the Mareeba airport, continue to be developed, encouraging aviation related industry and spillover from Cairns airport.)

CONSULTATION*Internal*

Chief Executive Officer

External

Avdata Australia

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

The setting of Aerodrome Fees & Charges has regard to the overall financial objective of longer term cost recovery of airport operations as discussed in the Business and Financial Plan developed as part of the Mareeba Airport Upgrade Project.

Fees and charges are determined in accordance with the legislative requirements of the *Local Government Act 2009*.

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS*Capital*

Nil

Operating

Nil

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 adoption of the amendment 2017/2018 Fees and Charges wording, advise Avdata Australia, Council's Customer Service Officers and update Council's website to reflect the changes and alter associated documents.

ATTACHMENTS

1. Approved Mareeba Shire Council Aerodrome Fees & Charges for 2017/2018 highlighting amended wording in red.

Date Prepared:

7 August 2017

2017/2018 Aerodrome Fees & Charges

Landing Fees (Mareeba and Chillagoe)	Per	GST Applies	Approved Fees 2017/18
Fixed Wing Aircraft and Helicopters (MTOW - maximum take-off weight) less than 2,000kg	Per tonne per landing	Yes	\$5.00
Fixed Wing Aircraft (MTOW - maximum take-off weight) 2,000kg to 5,700kg	Per tonne per landing	Yes	\$10.00
Helicopters (MTOW - maximum take-off weight) 2,000kg to 5,700kg	Per tonne per landing	Yes	\$7.00
Fixed Wing Aircraft and helicopters (MTOW - maximum take-off weight) greater than 5,700kg	Per tonne per landing	Yes	\$15.00
Repetitive Operations			
Note: *Repetitive operations charged at one landing per hour (where an aircraft makes more than one landing per hour)			
Annualised landing fees at Mareeba Airport for aircraft utilised in flight training under 2,000kg	Annum	Yes	\$2,000.00
Annualised landing fees at Mareeba Airport for aircraft utilised in flight training between 2,000kg and 5,700kg	Annum	Yes	\$4,000.00
Grassed Areas Parking - Mareeba Only (No tie-downs)			
Mareeba Parking - per year less than 5,700kg. On application to be paid in advance for 12 month period direct to MSC	Year	Yes	\$400.00
Mareeba Parking less than 5,700kg	Day	Yes	\$2.00
Mareeba Parking of aircraft 5,700kg and above	Day or part thereof	Yes	\$20.00
Hardstand Parking and Tie-downs - Mareeba Only			
Mareeba Parking - per year less than 5,700kg. On application to be paid in advance for 12 month period direct to MSC	Year	Yes	\$600.00
Mareeba Parking less than 5,700kg	Day	Yes	\$3.00
Mareeba Parking of aircraft 5,700kg and above	Day or part thereof	Yes	\$30.00

WATER & WASTE

ITEM-14 TENDER EVALUATION TMSC2017-19 SEWER RELINING MAREEBA

MEETING: Ordinary

MEETING DATE: 16 August 2017

**REPORT AUTHOR/
OFFICER'S TITLE:** Manager Water and Waste

DEPARTMENT: Infrastructure Services, Water and Waste Group

EXECUTIVE SUMMARY

The Mareeba Shire Council sewerage infrastructure in the township of Mareeba is aging and has reached the point where the rate of groundwater infiltration is resulting in sewer main surcharging during the wet season. This in turn has contributed to excessive loads on sewerage pump stations, environmental releases and high volumes of effluent requiring treatment at the respective wastewater treatment plant. This project is a continuation of the sewer reline program undertaken by Council from 2011 to 2013.

The 2011-2013 program of work resulted in the relining of 15,300m of sewers in Mareeba. This proposed program will result in 6,000m in Mareeba being relined.

Tenders for TMSC2017-19 Mareeba Sewer Relining Project closed at 11:00am Thursday, 3 August 2017 and six (6) responses were received.

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

OFFICER'S RECOMMENDATION

"That Council award Tender TMSC2017-19 Mareeba Sewer Relining to Relining Solutions Pty Ltd for a total value of \$701,044.50 (Inclusive of GST)."

BACKGROUND

In 2011 Council began the first stage of a multi-year sewer reline program to address aging sewer infrastructure in the Mareeba sewer reticulation schemes.

Tenders were invited for the continuation stage of the program in July 2017. Four (4) conforming tenders and two (2) non-conforming tenders were received prior to the nominated tender closing time of 11am Thursday, 3 August 2017.

The tenders have been assessed against evaluation criteria included in the tender documentation. The attached Tender Evaluation Summary provides an objective assessment of the benefits and costs of the respective tenders.

The tender specification scope is able to be adjusted to conform to the budget allocation.

The tender assessment summary follows. Note that the tender has been evaluated using both the tendered price and qualitative criteria as provided for in the tender documentation.

The list of tenders received and the tendered amount is provided in the table below.

Tender Submission From	Amount (incl GST)	Additional Information
Abergeldie Watertech	\$983,134.63 \$766,288.59 \$562,733.60	Conforming Non-Conforming Non-Conforming (option 2)
Insituform Pacific Pty Ltd	\$926,904.00	Conforming
Interflow Pty Ltd	\$1,063,865.89	Conforming
Relining Solutions Pty Ltd	\$701,044.50	Conforming

Tenders were assessed on the following criteria and weightings:

Tender Price	50%
Experience	15%
Key Personal	15%
Resources	10%
Understanding	10%

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
Abergeldie Watertech	6.36
Insituform Pacific Pty Ltd	6.52
Interflow Pty Ltd	7.75
Relining Solutions Pty Ltd	9.26

The highest scoring tenderer, Relining Solutions, is a family owned Brisbane based commercial and industrial contractor with a depot in Cairns. The contractor has experience in relining projects and is currently contracted to Cairns Regional Council, Douglas Shire Council and Cassowary Coast Regional Council.

Relining Solutions supplied a logical and comprehensive works methodology statement detailing how the project will be undertaken and practical completion within 14 weeks after commencement. However, they stated that they could not commence the project until the middle of November. This will mean that the project may be ongoing during the wet-season. Further discussions will be necessary to ensure that the project will be completed and will not be held up by wet weather.

The scoring reflects the opinion that Relining Solutions offers Council the best value for money, background, experience, skill and methodology to satisfactorily meet the requirements for this project.

The tendered price from Relining Solutions is within the available funding for the project.

LINK TO CORPORATE PLAN

ECOM 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 Operations
Water and Waste Engineer
Reticulation Operational Staff

External

Douglas Shire Council
Cairns Regional Council
Cassowary Coast Regional Council

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

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Capital

Funded through the sewerage funds reserve

Operating

Nil

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

Nil

IMPLEMENTATION/COMMUNICATION

Advice is provided to residents and businesses affected by any activities.

ATTACHMENTS

Nil

Date Prepared: *8 August 2017*

CHIEF EXECUTIVE OFFICER

ITEM-15 ATTENDANCE AT WASTE Q CONFERENCE

MEETING: Ordinary

MEETING DATE: 16 August 2017

**REPORT OFFICER'S
TITLE:** Chief Executive Officer

DEPARTMENT: Office of the Chief Executive Officer

EXECUTIVE SUMMARY

The Waste Management Association of Australia (WMAA) is holding a Waste Q Conference in Mackay on 11-13 October 2017. The purpose of the conference is to discuss regional waste management opportunities and challenges.

This report seeks approval for Cr Brown to attend the conference.

OFFICER'S RECOMMENDATION

"That Council approve Cr Brown's attendance at the Waste Q Conference in Mackay 11-13 October 2017."

BACKGROUND

As stated above the (WMAA) is holding a Waste Q Conference in Mackay 11-13 October 2017. The purpose of the conference is to discuss regional waste management opportunities and challenges.

LINK TO CORPORATE PLAN

ECON2: In partnership with local business, industry groups and economic and regional development organisations, continue to develop strategies to assist, strengthen, develop and promote existing and new businesses and industries.

CONSULTATION

Internal
Chief Executive Officer
Mayor

External
Nil

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

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Capital

Nil

Operating

The cost for this conference is catered for in the 2017/18 Budget

IMPLEMENTATION/COMMUNICATION

Nil

ATTACHMENTS

Nil

Date Prepared: *31 July 2017*

ITEM-16 CHRISTMAS SHUTDOWN AND OFFICE CLOSURE FOR STAFF FUNCTION

MEETING: Ordinary

MEETING DATE: 16 August 2017

REPORT OFFICER'S TITLE: Chief Executive Officer

DEPARTMENT: Office of the Chief Executive Officer

EXECUTIVE SUMMARY

This report is presented to Council to confirm the Christmas/New Year shutdown period for 2017/18.

Further, authorisation is sought to close service centres for a staff function.

OFFICER'S RECOMMENDATION

"That Council:

1. Endorse the 2017/18 Christmas/New Year closure from 5pm on Friday 22 December 2017 and reopen Tuesday 2 January 2018;
2. Approve the early closure of service centres from 12pm on Friday 15 December 2017 for a staff function."

BACKGROUND

Council service centres are open to the public throughout the whole of the year, excluding public holidays. The two (2) service centres are Mareeba (65 Rankin Street) and Kuranda (18-22 Arara Street).

For the 2017/18 Christmas/New Year period, gazetted public holidays fall on Monday 25 December 2017, Tuesday 26 December 2017 and Monday 1 January 2018.

It is recommended that closure of the administration centres be effective from close of business on Friday 22 December 2017 and reopen Tuesday 2 January 2018. In accordance with the Enterprise Bargaining Agreement, staff are to utilise leave entitlements for any absences during this period. As in previous years, appropriate arrangements will be put in place to have skeleton staff available to work through the closure period or be on stand-by in the event of any emergencies.

As per previous years, staff ought to be acknowledged for their tremendous efforts and as a token of appreciation management would like to take this opportunity to thank staff for their dedication and hard work throughout this period.

The management team have worked very closely with staff to maintain a positive culture and are recommending that service centres close at 12pm on Friday 15 December 2017 to allow all staff to attend an end of year staff function at the Mareeba Amenities Hall.

The reason for a 12pm closure is that the majority of outdoor staff finish work at 3pm and by commencing at 12pm we can ensure the staff attend this important meeting at which the Mayor and CEO can address the staff.

Councils after hours service will operate during the afternoon and staff will be available to deal with critical and emergency issues.

LINK TO CORPORATE PLAN

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

CONSULTATION

Internal
EMT

External
Nil

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

Risks associated with responding to emergency issues will be managed by having skeleton staff available to work through the closure period or be on stand-by in the event of any emergencies.

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Nil

IMPLEMENTATION/COMMUNICATION

Communications will be provided both internally and externally advising of the closure period for Christmas/New Year.

ATTACHMENTS

Nil

Date Prepared: 31 July 2017

ITEM-17 AUDIT COMMITTEE CHAIR REPORT

MEETING: Ordinary

MEETING DATE: 16 August 2017

**REPORT OFFICER'S
TITLE:** Director Corporate and Community Services

DEPARTMENT: Corporate and Community Services

EXECUTIVE SUMMARY

This report is presented to confirm the appointment of Audit Committee - Independent Chairperson (EOI-MS2017-04).

OFFICER'S RECOMMENDATION

"That Council confirm the appointment of Ruth Faulkner, Conus Business Consultancy Services, as Audit Committee - Independent Chairperson (EOI-MS2017-04)."

BACKGROUND

Section 105 of the Local Government Act 2009 sets out obligations for local governments to establish Audit Committees, as we are not classified as a Category 3 council there is no mandatory obligation to have an Audit Committee. The benefits to our organisation in having an Audit Committee relate to providing increased confidence in the organisation's financial reporting, risk management and corporate governance.

Section 210 of the Local Government Regulation 2012 sets out the requirements relating to the composition of members of the Audit Committee, which consists of at least one (1) member who has significant experience and skills in financial matters.

At the meeting of Council held on 19 April 2017, Council resolved that expressions of interest be called for the appointment of the Audit Committee independent chairperson.

In accordance with the above resolution, Council advertised for Expressions of Interest (EOI) for the position of Audit Committee - Independent Chairperson in July 2017 with a closing date of 1 August 2017.

Two EOI's were received and a shortlisting prepared based on the applicants' qualifications, experience and proposed remuneration. Reference checks and discussions have been held with the preferred applicant and Ruth Faulkner, Conus Business Consultancy Services, is recommended for this position for a period of two years.

Council's official confirmation of this appointment is now sought.

LINK TO CORPORATE PLAN

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

CONSULTATION

Internal
Nil

External
Nil

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

Council has a statutory obligation under the Local Government Act to appoint an Audit Committee. A key role of the Audit Committee is to review Council's exposure to risk and the strategies that are in place to mitigate that risk.

POLICY IMPLICATIONS

Audit Committee and Internal Audit policies, charters and terms of reference were adopted by Council at its meeting held on 4 June 2014 and will be reviewed upon commencement of new Independent Chair.

FINANCIAL & RESOURCE IMPLICATIONS

Nil

IMPLEMENTATION/COMMUNICATION

All applicants will be advised of the appointment and an Audit Committee meeting is set for 5 October 2017.

ATTACHMENTS

Nil

Date Prepared: 3 August 2017

BUSINESS WITHOUT NOTICE

NEXT MEETING OF COUNCIL

The next meeting of Council will be held at Mareeba 9:00 am on Wednesday 20 September 2017

SUMMARY OF NEW PLANNING APPLICATIONS & DELEGATED DECISIONS FOR THE MONTH OF JULY 2017

Summary of new Planning Development Applications and Delegated Decisions for July 2017

New Development Applications					
Application #	Lodgement Date	Applicant/ Address	Property Description	Application Type	Status
MCU/17/0001	12/07/2017	D Cleland 59 Rogers Road, Biboohra	Lot 1 on RP708214	Material Change of Use - Motor Home Park	In public notification stage.
MCU/17/0002	18/07/2017	Ontario Mangoes Pty Ltd 105 Inveradi Road, Dimbulah	Lot 107 on RP749635	Material Change of Use - Rural Industry (Packing Shed) and Rural Workers Accommodation	In decision making stage.
MCU/17/0003	25/07/2017	J & K Parker 4 Collins Court, Mareeba	Lot 15 on SP291992	Material Change of Use - Dual Occupancy (Duplex)	In confirmation stage.
MCU/17/0004	31/07/2017	Mareeba Shire Job Training Association Inc 126 Byrnes Street, Mareeba	Lot 2 on M356154	Material Change of Use - Offices	In confirmation stage.
RAL/17/0001	12/07/2017	Northern Building Approvals (Morris) 215 Malone Road, Mareeba	Lot 3 on RP733075	Reconfiguring a Lot - Subdivision (1 into 2 lots)	In decision making stage.
RAL/17/0002	19/07/2017	B Hooper & R McPhee McCorry Road, Koah	Lot 3 on RP745187	Reconfiguring a Lot - Subdivision (1 into 2 lots)	In decision making stage.
OPW/17/0001	28/07/2017	A & A Salinovic Mason Road, Kuranda	Lots 101 to 104 on SP202702	Operational Works - Clearing of Vegetation	In confirmation stage.

July 2017 (Regional Land Use Planning)

Decision Notices issued under Delegated Authority					
Application #	Date of Decision Notice	Applicant	Address	Property Description	Application Type
DA/17/0030	11/07/2017	Northern Building Approvals (Pellizzer)	882 Wolfram Road, Dimbulah	Lot 23 on HG78	Material Change of Use - Dwelling House (Secondary Dwelling)
DA/17/0027	14/07/2017	Northern Building Approvals (Grigg)	106 Mason Street, Mareeba	Lot 1 on MPH3481	Material Change of Use - Multiple Dwelling (5 x 2 bedroom units)
DA/17/0031	19/07/2017	Byamho Farming Pty Ltd	Bilwon Road, Bibbohra	Lot 231 on SP268678	Reconfiguring a Lot - Subdivision (1 into 2 lots)
DA/17/0033	20/07/2017	Northern Building Approvals (McDowall)	50 Chewko Road, Mareeba	Lot 19 on NR7652	Material Change of Use - Dwelling House (Caretaker's Accommodation)

Change to Existing Development Approval issued					
Application #	Date of Decision	Applicant	Address	Property Description	Application Type
DA/14/0050	12/07/2017	G, S & J Morrow	764 Hodzic Road, Bibbohra	Lot 150 on SP284134	Reconfiguring a Lot - Subdivision (1 into 4 lots) - Amended lot layout.

Extensions to Relevant Period issued					
Application #	Date of Decision	Applicant	Address	Property Description	Application Type
DA/15/0054	20/07/2017	N Carpenter & L Snart	31-39 Black Mountain Road, Kuranda	Lot 1 on RP896876	Reconfiguring a Lot - Subdivision (1 into 3 lots) - extension of two (2) years to 22 January 2020.

July 2017 (Regional Land Use Planning)

Survey Plans endorsed					
Application #	Date	Applicant	Address	Property Description	No of Lots
DA/15/0032	3/07/2017	C Fassio	529 Fassio Drive, Mareeba	Lots 1 & 2 on RP737780	Boundary Realignment
DA/17/0018	14/07/2017	B Dwyer	126 & 166 Orchid Close, Bibbohra	Lot 42 on RP735026 & Lot 92 on SP140888	Boundary Realignment
DA/15/0014	17/07/2017	E & M Toffanello	290 Sandy Creek Road, Dimbulah	Lot 531 on SP225355	2 lots

APPENDIX - CONFIDENTIAL ITEMS