

AGENDA

Wednesday, 21 April 2021

Ordinary Council Meeting

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

Date: Wednesday, 21 April 2021

Time: 09:00am

Location: Council Chambers

Peter Franks Chief Executive Officer

Order Of Business

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1 MEMBERS IN ATTENDANCE

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

Ordinary Council Meeting - 17 March 2021

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

8 CORPORATE AND COMMUNITY SERVICES

8.1 P KLARFELD - RECONFIGURING A LOT - SUBDIVISION (1 INTO 2 LOTS) - LOT 498 ON SP189698 - 280 CLOHESY RIVER ROAD, KOAH - RAL/21/0003

Date Prepared:	16 March 2021	
Author:	Plar	nning Officer
Attachments:	1. Proposal Plan J	
	2.	Submissions 🖶

APPLICATION DETAILS

APPLICATION			PREMISES	
APPLICANT	P Klarfeld	ADDRESS	280 Clohesy River Road,	
			Koah	
DATE LODGED	19 February 2021	RPD	Lot 498 on SP189698	
TYPE OF APPROVAL	Development Permit			
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Subdivision (1 into 2 Lots)			
FILE NO	RAL/21/0003	AREA	121.0002 ha	
LODGED BY	Neil Beck	OWNER	R P Klarfeld	
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016			
ZONE	Rural Zone			
LEVEL OF	Impact Assessment			
ASSESSMENT				
SUBMISSIONS	3 Submissions			

EXECUTIVE SUMMARY

Council is in receipt of an impact assessable development application described in the above application details. Three (3) submissions were received during the application's mandatory public notification period, all of which objected to the proposed development.

The application proposes the subdivision of a 121 hectare allotment into two (2) allotments. Proposed Lots 1 and 2 will have areas of 52.9 and 68.1 hectares respectively. In its current extent the property is split into 3 separate land parcels by both Clohesy River Road and Cedar Park Road. Proposed Lot 1 (52.9 hectares) comprises the northern severance of the existing property. Proposed Lot 2 (68.1 hectares) comprises the southern and eastern severances and if approved, will remain split by Clohesy River Road.

The application and supporting material has been assessed against the Mareeba Shire Council Planning Scheme 2016 and is in conflict with a number of higher order provisions which seek to stop the subdivision of Rural zoned land where creating lots less than 60 hectares in size. These particular provisions are included within the Planning Scheme as a result of Temporary Local Planning Instrument No. 01 of 2019 (Subdivision in Rural zone).

Despite the identified conflicts, Council officers consider there to be sufficient town planning grounds to approve the application, as outlined below in the Officer Recommendation section of this report.

Draft conditions were provided to the Applicant care of their consultant and have been agreed to. It is recommended that the application be approved, subject to conditions.

OFFICER'S RECOMMENDATION

(A) That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	P Klarfeld ADDRESS 280 Clohesy River Roa		280 Clohesy River Road,
	Koah		Koah
DATE LODGED	19 February 2021 RPD Lot 498 on SP189698		Lot 498 on SP189698
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:

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 (F), further permits in (G), and further approvals from Council listed in (H);

And

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

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
The application conflicts with 3.3.1 Strategic outcome (6) of the Planning Schemes Strategic Framework (As amended by TLPI No. 01 of 2019) - proposed Lot 1 will have an area less than 60 ha.	The proposed subdivision will create two allotments, these being proposed Lots 1 and 2 with areas of 52.9 hectares and 68.1 hectares respectively. Clohesy River Road and Cedar Park Road traverse the subject site splitting it into 3 land parcels which somewhat dictated the proposed lot layout. Having a
The application conflicts with 3.3.11.1 Specific Outcomes (2) & (3) of the Planning Schemes Strategic Framework (As amended by TLPI No. 01 of 2019) - proposed Lot 1 will have an area less than 60 ha.	predevelopment area of 121 hectares, 2 x 60 hectare compl allotments was technically achievable in this instance, howe the applicants desire was to maintain the attachment between southern parcel of land and the eastern parcel of land having
The application conflicts with 4.6.1 Strategic Outcome (6) of the Planning Schemes Strategic Framework (As amended by TLPI No. 01 of 2019) - proposed Lot 1 will have an area less than 60 ha.	area of just 52.9 hectares. With an area of just 52.9 hectares, the proposed development does not comply with the Planning Scheme provisions outlined in the left hand column. The majority of these provisions exist within the Planning Scheme as a result of Temporary Local Planning
The application conflicts with 6.2.9.2 Purpose (3)(a) of the Rural zone code - proposed Lot 1 will have an area less than 60 ha.	Instrument No. 01 of 2019 (Subdivision in Rural zone) enacted in December 2019. The overarching purpose of the TLPI as reflected in the Ministers
The application conflicts with Performance outcome PO1.1 of the Reconfiguring a lot code - proposed Lot 1 will have an area less than 60 ha.	Statement of Reasons (for imposing the TLPI) is to disallow subdivision in the Rural zone where creating lots less than 60 ha in order to:

 Minimise further fragmentation of agricultural land and maintain larger lot sizes to ensure the economic viability of
rural land holdings; and
 to protect important agricultural and rural land from incompatible development and encroachment by urban and rural residential development.
Council officers consider there to be reasonable town planning grounds to approve the application despite the identified conflicts as follows:
• The site has a pre-development area of 121.0002 hectares. 2 x 60 hectare allotments could have been achieved if the northern and eastern parcels were proposed to remain attached, however it was the desire of the applicant to keep the southern and eastern parcels together as a single allotment. In either case, one of proposed allotment would remain as a single title split into two parcels by a gazetted road. Council officers must assess the application and proposed lot layout as submitted with the application.
• In consideration of the pre-development area of the site (121.0002 hectares), it could only ever be subdivided to create a maximum of 2 compliant 60 hectare allotments. If the current proposal is approved, no further subdivision of either proposed Lots 1 or 2 is likely to be supported by Council officers. Proposed Lot 1 is only 7.1 hectares shy of the desired 60 hectare lot size.
• The subject land and all immediate surrounding properties are considered to be large rural lifestyle allotments and remain heavily vegetated with an undulating topography. For this reason, the land in the area is not suitable for cropping and is unable to support any viable livestock grazing activity. The development will not result in the further fragmentation of agricultural land to less than viable lot sizes or compromise any existing agricultural activity.
• The proposed subdivision, albeit non-compliant, will not result in an <u>unanticipated</u> increase in dwelling density within the locality. The subdivision will create an opportunity for only 1 additional dwelling to be constructed on the subject land. This would be the case even if both lots met the required 60 hectare minimum lot size. Urban or rural residential development will not be introduced in the Rural zone.
• Approval of the proposed application despite the conflicts would represent common sense town planning.
The proposed development is not considered to be in conflict with the overarching intent of TLPI No. 01 of 2019 and should be approved.

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

(C) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
PR148985-1	Proposal Plan - Plan of Lots 1 & 2 Cancelling Lot 498 on SP189698	RPS Australia East Pty Ltd	28/01/2021

(D) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) <u>Development assessable against the Planning Scheme</u>

- 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/contributions contained 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 required to be made to the Council (including contributions, charges and bonds) pursuant to any condition of this approval must be made prior 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 Where approved existing buildings and structures are to be retained, setbacks to any new property boundaries are to be in accordance with Planning Scheme requirements for the relevant structure and/or Queensland Development Code. Where existing building/s are in proximity to new property boundaries, a plan demonstrating compliance with the required setback must be submitted prior to endorsement of the plan of survey.
- 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 Bushfire Management
 - 3.8.1 Any new dwelling erected on Lot 1 must:
 - (i) Achieve a setback from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, whichever is greater.
 - (ii) Include on-site water storage of not less than 5,000 litres, fitted with standard rural fire brigade fitting where necessary, to be provided at the same time the dwelling is constructed.
 - 3.8.2 A Bushfire Hazard Management Plan for Lot 1 must be prepared to the satisfaction of Council's delegated officer. The Management Plan must address, at minimum, Performance Outcomes PO3, PO4 and PO8 of the Bushfire Hazard Overlay Code. Any future use of Lot 1 must comply with the requirements of the Management Plan at all times.
- 3.9 Building Envelope Plan & Ecological Assessment
 - 3.9.1 A building envelope plan must be provided to Council identifying a building envelope generally in accordance with the building envelope shown in "*Image Potential location of future residence*" included in the development application.

Any future dwelling and outbuildings must be located within the identified building envelope area.

3.9.2 An Ecological Assessment must be carried out over the building envelope area demonstrating compliance with Performance Outcome PO5 of the Environmental Significance Overlay Code, to the satisfaction of Council's delegated officer.

3.10 Charges

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

- 4. Infrastructure Services and Standards
 - 4.1 Access

An access crossover must be upgraded/constructed to **each** lot (from the edge of the road to the property boundary) in accordance with FNQROC Development Manual Standards (as amended), 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 On-Site Wastewater Management

At the time of construction of a new dwelling on any lot, 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.

- 5. Additional Payment Condition/s
 - 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 a one-off payment of \$4,820.00 (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 (\$4,820.00 per additional lot)
 - 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.

(E) ASSESSMENT MANAGER'S ADVICE

(a) 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.

(b) Compliance with applicable codes/policies

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

(c) Notation on Rates Record

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

- an approved building envelope area (Lot 1 only)
- conditions regarding bushfire management
- an approved bushfire management plan
- (d) 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 <u>www.environment.gov.au</u>

(e) 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

(F) RELEVANT PERIOD

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

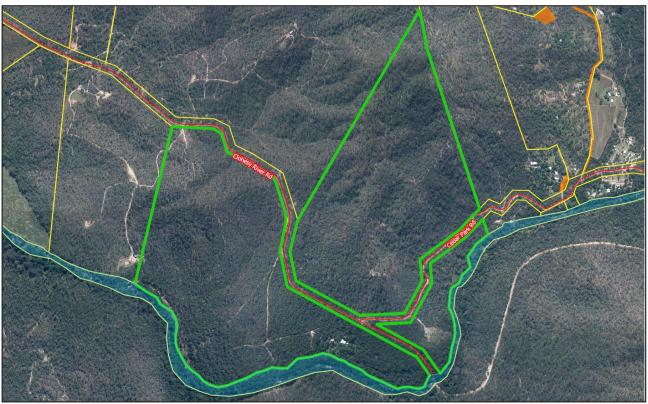
- Reconfiguring a Lot four (4) years (starting the day the approval takes effect);
- (G) OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS
 - Nil
- (H) OTHER APPROVALS REQUIRED FROM COUNCIL
 - Access approval arising from condition number 4.1 (Please contact Planning Section to obtain application form and applicable fee)

THE SITE

The subject site is situated at 280 Clohesy River Road, Koah, and is more particularly described as Lot 498 on SP189698. The site has a total area of 121.0002 hectares and is zoned *Rural* under the Mareeba Shire Council Planning Scheme 2016. The subject site is split into 3 land parcels by Clohesy River Road and Cedar Park Road (see below maps). Clohesy River Road is constructed to a bitumen sealed standard up to the road's intersection with Cedar Park Road, after which the road is constructed to a formed gravel standard only, as is Cedar Park Road for its entire length.

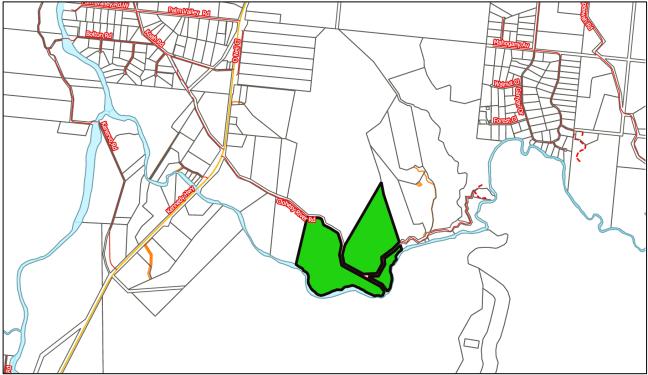
The site remains vegetated with an undulating topography and is improved by shed situated on the northern parcel, a dwelling and sheds situated on the southern parcel and a shed situated on the eastern parcel. The Clohesy Rivers runs along the southern and eastern boundaries of the site.

Surrounding lots on the same side of the Clohesy River are zoned Rural and comprise large rural lifestyle lots while the land on the opposite side of the Clohesy River forms part of a National Park and is zoned Conservation.



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/PREVIOUS APPLICATIONS & APPROVALS

Nil

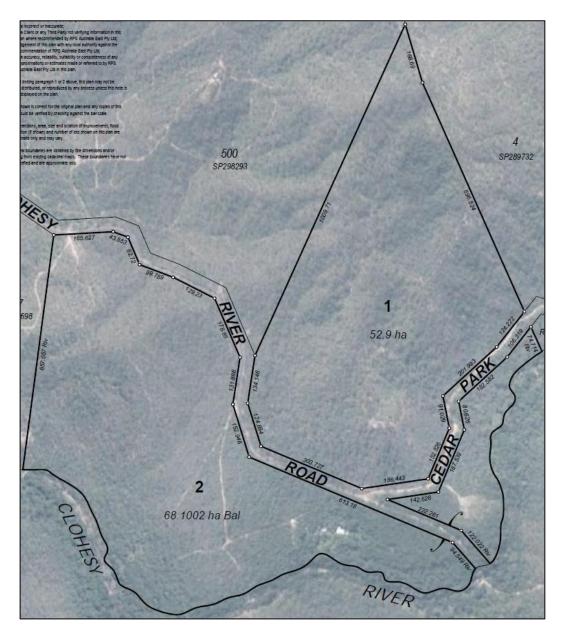
DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Reconfiguring a Lot - Subdivision (1 into 2 Lots) in accordance with the plan shown below and in **Attachment 1**.

Proposed Lot 1 will comprise the northern severance (land parcel) which is separated from the rest of the property by Clohesy River Road and Cedar Park Road. Lot 1 will have an area of 52.9 hectares. A previously disturbed part of proposed Lot 1 has been identified by the applicant as a location for future building works - shown below:



Proposed Lot 2 will comprise the southern and eastern severance (land parcels) and will remain separated by Clohesy River Road. Lot 2 will have an area of 68.1002 hectares. Lot 2 will contain the sites existing dwelling.



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 as containing:

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

PLANNING SCHEME DESIGNATIONS

Land Use Categories
Rural Other
Conservation
Natural Environment Elements
 Biodiversity Area
Other Elements
 Major Watercourse
Rural Zone
Bushfire Hazard Overlay
Environmental Significance
Overlay
 Flood Hazard Overlay
Hill & Slope 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 2016

Strategic Framework

3.3 Settlement Pattern and built environment

3.3.1 Strategic outcomes

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

<u>Comment</u>

The proposed subdivision will create two (2) allotments, these being proposed Lots 1 and 2 with areas of 52.9 hectares and 68.1 hectares respectively. Clohesy River Road and Cedar Park Road traverse through the subject site splitting it into three (3) land parcels which somewhat dictated the proposed lot layout. The subject land, and all immediate surrounding lots are heavily vegetated with an undulating topography and are not used for any commercial cropping and are unable to support any viable grazing activity.

Despite creating a new allotment with an area of just 52.9 hectares (7.1 hectares shy of the desired 60 hectare lot size), the proposed subdivision will not further fragment agricultural land or compromise agricultural activity in the immediate locality and is therefore considered to comply with Strategic outcome 5.

(6) New subdivisions which propose lots less than the minimum lot size of 60ha are not supported within the Rural zone.

Comment

The proposed subdivision will create two allotments, these being proposed Lots 1 and 2 with areas of 52.9 hectares and 68.1 hectares respectively. Clohesy River Road and Cedar Park Road traverse the subject site splitting it into 3 land parcels which somewhat dictated the proposed lot layout. Having a predevelopment area of 121 hectares, 2 x 60 hectare compliant allotments was technically achievable in this instance, however the applicants desire was to maintain the attachment between the southern parcel of land and the eastern parcel of land, having a total combined area of 68.1 hectares (proposed lot 2), leaving proposed Lot 1 (the northern parcel) with the remaining balance area of just 52.9 hectares.

With an area of just 52.9 hectares, the proposed development does not comply with Strategic outcome 6. This provision exists within the Planning Scheme as a result of Temporary Local Planning Instrument No. 01 of 2019 (Subdivision in Rural zone) enacted in December 2019.

The overarching purpose of the TLPI as reflected in the Ministers Statement of Reasons (for imposing the TLPI) is to disallow subdivision in the Rural zone where creating lots less than 60 ha in order to:

- Minimise further fragmentation of agricultural land and maintain larger lot sizes to ensure the economic viability of rural land holdings; and
- to protect important agricultural and rural land from incompatible development and encroachment by urban and rural residential development.

Council officers consider there to be reasonable town planning grounds to approve the application despite the identified conflicts as follows:

- The site has a pre-development area of 121.0002 hectares. 2 x 60 hectare allotments could have been achieved if the northern and eastern parcels were proposed to remain attached, however it was the desire of the applicant to keep the southern and eastern parcels together as a single allotment. In either case, one of proposed allotment would remain as a single title split into two parcels by a gazetted road. Council officers must assess the application and proposed lot layout as submitted with the application.
- In consideration of the pre-development area of the site (121.0002 hectares), it could only ever be subdivided to create a maximum of 2 compliant 60 hectare allotments. If the

current proposal is approved, no further subdivision of either proposed Lots 1 or 2 is likely to be supported by Council officers. Proposed Lot 1 is only 7.1 hectares shy of the desired 60 hectare lot size.

- The subject land and all immediate surrounding properties are considered to be large rural lifestyle allotments and remain heavily vegetated with an undulating topography. For this reason, the land in the area is not suitable for cropping and is unable to support any viable livestock grazing activity. The development will not result in the further fragmentation of agricultural land to less than viable lot sizes or compromise any existing agricultural activity.
- The proposed subdivision, albeit non-compliant, will not result in an <u>unanticipated</u> increase in dwelling density within the locality. The subdivision will create an opportunity for only 1 additional dwelling to be constructed on the subject land. This would be the case even if both lots met the required 60 hectare minimum lot size. Urban or rural residential development will not be introduced in the Rural zone.
- Approval of the proposed application despite the conflicts would represent common sense town planning.

For reasons mentioned above, the proposed development is not considered to be in conflict with the overarching intent of TLPI No. 01 of 2019 and should be approved despite non-compliance with Strategic outcome 6.

3.3.11 Element - Rural areas

3.3.11.1 Specific outcomes

- (2) Land in rural areas is maintained in large (60ha or greater) lot sizes to ensure that regional landscape and rural production values are not compromised by fragmentation, alienation or incompatible land uses. Subdivision of land is not supported on lots less than 60ha in the Rural zone.
- (3) Other rural areas will be largely maintained in their current configuration, only being subdivided where large land holdings of 60ha or greater can be achieved and the infrastructure base of rural operations including workers accommodation, airstrips and farm infrastructure is provided.

<u>Comment</u>

The proposed subdivision will create two allotments, these being proposed Lots 1 and 2 with areas of 52.9 hectares and 68.1 hectares respectively. Clohesy River Road and Cedar Park Road traverse the subject site splitting it into 3 land parcels which somewhat dictated the proposed lot layout. Having a predevelopment area of 121 hectares, 2 x 60 hectare compliant allotments was technically achievable in this instance, however the applicants desire was to maintain the attachment between the southern parcel of land and the eastern parcel of land, having a total combined area of 68.1 hectares (proposed lot 2), leaving proposed Lot 1 (the northern parcel) with the remaining balance area of just 52.9 hectares.

With an area of just 52.9 hectares, the proposed development does not comply with Specific outcomes (2) and (3). These provisions exist within the Planning Scheme as a result of

Temporary Local Planning Instrument No. 01 of 2019 (Subdivision in Rural zone) enacted in December 2019.

The overarching purpose of the TLPI as reflected in the Ministers Statement of Reasons (for imposing the TLPI) is to disallow subdivision in the Rural zone where creating lots less than 60 ha in order to:

- Minimise further fragmentation of agricultural land and maintain larger lot sizes to ensure the economic viability of rural land holdings; and
- to protect important agricultural and rural land from incompatible development and encroachment by urban and rural residential development.

Council officers consider there to be reasonable town planning grounds to approve the application despite the identified conflicts as follows:

- The site has a pre-development area of 121.0002 hectares. 2 x 60 hectare allotments could have been achieved if the northern and eastern parcels were proposed to remain attached, however it was the desire of the applicant to keep the southern and eastern parcels together as a single allotment. In either case, one of proposed allotment would remain as a single title split into two parcels by a gazetted road. Council officers must assess the application and proposed lot layout as submitted with the application.
- In consideration of the pre-development area of the site (121.0002 hectares), it could only ever be subdivided to create a maximum of 2 compliant 60 hectare allotments. If the current proposal is approved, no further subdivision of either proposed Lots 1 or 2 is likely to be supported by Council officers. Proposed Lot 1 is only 7.1 hectares shy of the desired 60 hectare lot size.
- The subject land and all immediate surrounding properties are considered to be large rural lifestyle allotments and remain heavily vegetated with an undulating topography. For this reason, the land in the area is not suitable for cropping and is unable to support any viable livestock grazing activity. The development will not result in the further fragmentation of agricultural land to less than viable lot sizes or compromise any existing agricultural activity.
- The proposed subdivision, albeit non-compliant, will not result in an <u>unanticipated</u> increase in dwelling density within the locality. The subdivision will create an opportunity for only 1 additional dwelling to be constructed on the subject land. This would be the case even if both lots met the required 60 hectare minimum lot size. Urban or rural residential development will not be introduced in the Rural zone.
- Approval of the proposed application despite the conflicts would represent common sense town planning.

For reasons mentioned above, the proposed development is not considered to be in conflict with the overarching intent of TLPI No. 01 of 2019 and should be approved despite non-compliance with Specific outcomes (2) and (3).

3.6 Transport and infrastructure

3.6.1 Strategic outcomes

(6) New development is appropriately sequenced and coordinated with existing and future water, wastewater, stormwater and transport infrastructure, to ensure the operations of existing

infrastructure are not compromised and community needs continue to be met. New infrastructure is provided to development in accordance with the council's desired standards of service and supports a consolidated urban form to maximise return on investment. The ongoing operation of key infrastructure elements is not prejudiced by inappropriate development. Subdivision of land in the Rural zone to create lots less than 60ha is not consistent with facilitating appropriately sequenced and coordinated development.

<u>Comment</u>

See above comment. The application should be approved despite non-compliance with the 60 ha minimum lot size mentioned in Strategic outcome (6).

The proposed development will not place any <u>unanticipated</u> additional demand on Council's rural road network.

Relevant Developments Codes (as amended by TLPI No. 01 of 2019)

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

- 6.2.9 Rural zone code
- 8.2.3 Bushfire hazard overlay code
- 8.2.4 Environmental significance overlay code
- 8.2.6 Flood hazard overlay code
- 8.2.8 Hill and slope 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 conflicts with 6.2.9.2 Purpose (3) (a) of the code as proposed Lot 1 will be under 60 ha is size.
	Despite this conflict, there is considered to be sufficient town planning grounds to approve the application - refer to the conflicts table in the Officer Recommendation section of report for further commentary.
Bushfire hazard overlay code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.

Environmental significance overlay code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Flood hazard overlay code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Hill and slope overlay code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Landscaping code	Not considered relevant for a 1 into 2 lot subdivision in the Rural zone.
Parking and access code	Not considered relevant for a 1 into 2 lot subdivision in the Rural zone.
Reconfiguring a lot code	 The application conflicts with the following performance outcome: PO1.1 Despite this conflict, there is considered to be sufficient town planning grounds to approve the application - refer to the conflicts table in the Officer Recommendation section of report for further commentary.
Works, services and infrastructure code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.

(D) Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

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

(E) Additional Trunk Infrastructure Condition

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

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

The development, which will create 1 additional rural allotment, is predicted to place additional demand on Council's trunk transport network (roads).

The developer must pay a one off payment of **\$4,820.00** (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 (\$4,820.00 per additional lot)

REFERRAL AGENCY

This application did not trigger referral to any Referral Agencies.

Internal Consultation

Nil

PUBLIC NOTIFICATION

The development proposal was placed on public notification from 4 March 2021 to 24 March 2021. The applicant submitted the notice of compliance on 25 March 2021 advising that the public notification requirements were carried out in accordance with the requirements of the Act.

3 properly made submissions were received and all 3 objected to the proposed development. The grounds for objection are summarised and commented on below:

Grounds for objection	Comment
Proposed Lot 1 does not achieve the 60 hectare minimum lot size required by the Planning Scheme. The application is in conflict with the Planning Scheme (as amended by TLPI No. 01 of 2019) and the FNQ Regional Plan 2009 - 2031.	Refer to Officer Recommendation section of report for further commentary. It is considered that sufficient justification exists to approve the application, despite the number of conflicts identified as a result of proposed Lot 1 not achieving an area of at least 60 hectares.
The subject land is situated within a mapped Bushfire Hazard Area (medium, high and very high). Increasing the number of allotments within hazard areas places added pressure on rural fire brigades to protect buildings and limits areas that can be back burnt.	A condition will be attached to any approval requiring the preparation of a detailed Bushfire Hazard Management Plan demonstrating compliance with the relevant sections of the Bushfire Hazard Overlay Code. Even if the subdivision was refused or never applied for, the landowner is free to construct improvements on his property which would still place additional buildings within a bushfire hazard area. Stating that the subdivision will result in less area that will be back burnt is a subjective viewpoint, in fact, if proposed Lot 1 is created and under different ownership and contains a dwelling, the land is more likely to be managed and appropriately backburnt than in the properties current configuration.
The majority of the land is mapped as Essential Habitat (Northern Bettong) and Wildlife Habitat. No ecological assessment was submitted as part of the application.	An ecological assessment has been conditioned over the identified building envelope area. Regardless of whether this was conditioned or not, any future landowner would be required to carry out an ecological assessment for any planned development on any mapped Wildlife Habitat area.
"the applicant in this case not only seeks approval to subdivide but to have the minimum area requirement reduced by	Council officers are required to assess the lot layout applied for in the application. The application has been assessed on its merits and the assessing officers considers there to be

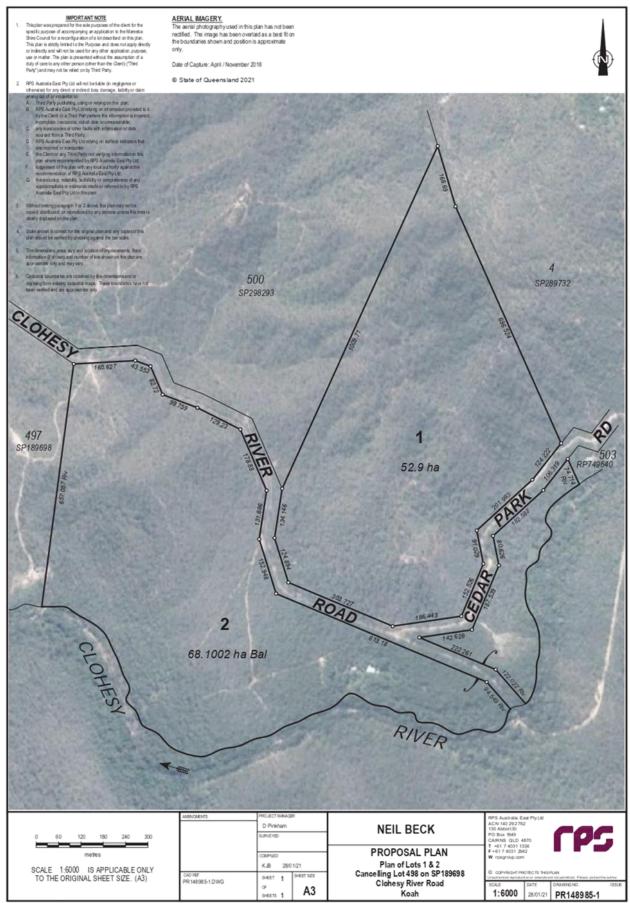
approximately 12%, a not insignificant amount. To partially justify this request the	sufficient justification to approve the application, despite a number of conflicts with provisions in the Planning Scheme
reason given being that it would be	relating to the 60 hectare minimum lot size.
"nonsensical" to use boundaries other than	
those that currently exist. This argument I	
believe is flawed. Many boundaries are not	
marked by roads or other features. The	
boundary between my own property and that	
adjoining is not marked other than on a survey	
plan. If this applicant is interested in still	
subdividing to suit the TLPI requirement, then	
I am sure that a surveyor could make his	
application at least compliant in this regard."	

Submitters

Name of Principal submitter	Address		
1. Nadine O'Brien	345 Fantin Road, Koah QLD 4881		
2. Raymond Ganley	77 Monaro Close, Kuranda QLD 4881		
3. Sarah Isaacs	345 Fantin Road, Koah QLD 4881		

PLANNING DISCUSSION

Nil



Document Set ID: 3912897

To the assessment manager

15 March 2021

Submission to RAL210003 Lot498 SP189698 subdivision of one lot into two at 280 Clohesy River Road.

One of the proposed lots is only 52.9ha.

This is against the FNQ2031, MSC2016 plan and the TLPI, which all state newly created lots in a rural zone must have a minimum lot size of 60ha. See excerpts of Temporary Local Planning Instrument No. 01 of 2019 (Subdivision in Rural zone), 6 December 2019:

Land in rural areas is maintained in large (60ha or greater) lot sizes to ensure that regional landscape and rural production values are not compromised by fragmentation, alienation or incompatible land uses. Subdivision of land is not supported on lots less than 60ha in the Rural zone.

New subdivisions which propose lots less than the minimum lot size of 60ha are not supported within the Rural zone.

New development is appropriately sequenced and coordinated with existing and future water, wastewater, stormwater and transport infrastructure, to ensure the operations of existing infrastructure are not compromised and community needs continue to be met. New infrastructure is provided to development in accordance with the council's desired standards of service and supports a consolidated urban form to maximise return on investment. The ongoing operation of key infrastructure elements is not prejudiced by inappropriate development. Subdivision of land in the Rural zone to create lots less than 60ha is not consistent with facilitating appropriately sequenced and coordinated development.

If Council gives way to the developers reasoning and approves the application it sets a precedent of subjective interpretation of the MSC2016

Document Set ID: 3933878 Version: 1: Version Date: 16/03/2021 planning scheme when the Minister tried to put a stop to this past behavior with the TLPI by making it clear that new blocks must be 60ha or bigger.

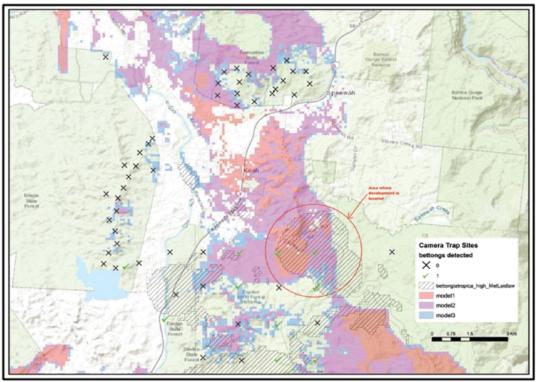
I am concerned that if Council approves this application, despite having every right and the support from the Minister to refuse it, it will set a precedent for future developers applying to create smaller than 60ha blocks and open a doorway to litigation. Council very likely will feel they would have to approve future applications out of fear developers could appeal refusals/sue Council. This reason was used many times in the past when approving development applications inconsistent with planning schemes.

There is also no need for extra subdivisions of this kind as there is already an oversupply of similar rural blocks without water and services in the area. Blocks along the same road are selling very slowly like for example Lot 510, Clohesy River Road (<u>https://www.realestate.com.au/property-</u> <u>residential+land-qld-koah-202829922</u>)

The proposed subdivision land is mapped as bush fire hazard area medium, high and very high. Increasing population in those areas puts extra strain on emergency departments trying to keep people safe. Bushfire hazard mitigation is often associated with negative environmental impacts.

The land is predominately covered by remnant vegetation and is mostly mapped as essential habitat(Northern Bettong). The most recent camera trapping program in 2018 found Northern Bettongs close by(see attached map of camera locations and findings). Increasing human population in Northern Bettong habitat puts more strain on the endangered species.

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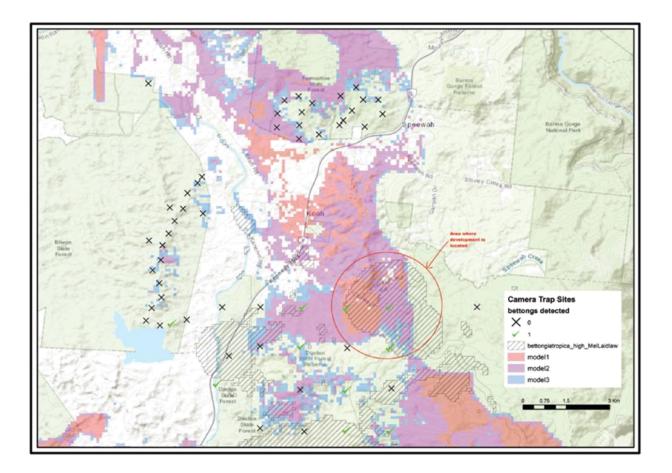
There has been no independent ecological assessment report submitted as part of the application, despite it being a requirement under the MSC2016 planning scheme's environmental significance overlay code in areas of wildlife habitat. Neither has Council requested an ecological assessment report as per requirement for development in wildlife habitat areas. A comprehensive Northern Bettong survey must be included in an ecological assessment report. See excerpt from MSC2016 planning scheme:

Note—Development applications must identify any EVNT species or their habitats that may be affected by the proposal. In particular, applications are to identify and describe how the development avoids adverse impacts on ecological processes within or adjacent to the development area. Note—A supporting Ecological Assessment Report is prepared in ccordance with Planning Scheme Policy 2 – Ecological Assessment Reports.

from Nadine O'Brien 345 Fantin Road Koah QLD 4881

nadine_obrien@yahoo.com.au Tel:0740850054

Document Set ID: 3933878 Version: 1: Version Date: 16/03/2021



20th March 2021

To the Assessment Manager

Re: RAL 210003 - Re Configuring Lot 498 SP189698 Closehy River Road into two lots

I wish to make a submission against the proposed reconfiguration. My objections are primarily based on the actual need for such a reconfiguration to occur and the necessity to have the TLPI over such development subverted to suit one individual application.

Firstly, the current owner of this block purchased the land as suitable for his needs at the time. If the lot was too large for his needs then he need not have purchased it. If however the owner's intention was to purchase the land and at some stage cut the land into smaller parcels and hopefully profit by this endeavour then he would need to meet the criteria existing at the time. I do not believe it is the role of councils to facilitate the circumvention of a State Government initiative. The TLPI, while not precluding all development, has set reasonable criteria of a 60Ha minimum block size. This figure is not a starting point for negotiation but is the legislated <u>minimum</u> area. If council were to entertain the reduction of minimum size then a precedent would be set and it could expect many more applications of a similar nature and legal proceedings against it, which rate payers would be left to defend.

The applicant in this case not only seeks approval to subdivide but to have the minimum area requirement reduced by approximately 12%, a not insignificant amount. To partially justify this request the reason given being that it would be "nonsensical" to use boundaries other than those that currently exist. This argument I believe is flawed. Many boundaries are not marked by roads or other features. The boundary between my own property and that adjoining is not marked other than on a survey plan. If this applicant is interested in still subdividing to suit the TLPI requirement, then I am sure that a surveyor could make his application at least compliant in this regard.

The current TLPI seeks to limit the fragmentation of rural land for the obvious reasons of species habitat being continually put under pressure by development encroachment limiting range. The 2016 Planning Scheme requires that *Development applications must identify any EVNT species or their habitats that may be affected by the proposal.* The Northern Bettong is an EVNT species and is endemic to this area yet this requirement does not appear to be met In this proposal .To further endanger an already listed as 'endangered' species is unacceptable in a country that already rates as having the highest mammal extinction rate on the planet.

The system of land banking for the purpose of seeking profit as more undeveloped virgin land is destroyed is anachronistic and the TLPI recognises this and it should be fully supported by any environmentally and economically responsible council.

Submitted by: Raymond Ganley

77 Monaro Close,

Kuranda QLD 4881

Tel.: 40939988 | email:jajanti1@bigpond.com

Document Set ID: 3935886 Version: 1. Version Date: 22/03/2021 To the assessment manager 21 March 2021:

Submission re RAL210003 Lot498 SP189698

subdivision of one lot into two

at 280 Clohesy River Road.

I wish to oppose this subdivision on the grounds that:

1. One of the proposed lots is only 52.9ha., less than the required 60 hectares for subdivision in a rural area.

In Far North Queensland Regional Plan 2009–2031 2.6 rural subdivision p.57 it states: 'The FNQ Regulatory Provisions establish a minimum lot size of 60 hectares for subdivision in the regional landscape and rural production area to prevent further fragmentation of rural zoned lands. The minimum lot size in the rural areas is aimed at maintaining lot sizes that are more likely to maintain agricultural, economic viability and preventing residential or rural residential development outside designated urban footprint or rural living areas '.

This is reiterated in the Temporary Local Planning Instrument No. 01 of 2019 (Subdivision in Rural zone), 6 December 2019:

'Land in rural areas is maintained in large (60ha or greater) lot sizes to ensure that regional landscape and rural production values are not compromised by fragmentation, alienation or incompatible land uses. Subdivision of land is not supported on lots less than 60ha in the Rural zone.'

and again in the Mareeba Shire Council (MSC) Planning Scheme 2016 table 9.4.4.3B—Minimum area and dimensions for Reconfiguring a lot . (Please see table attached)

2. The proposed subdivision land is mapped as a bush fire hazard area.

The proposed subdivision land is mapped as a bush fire hazard area medium, high and very high. An increased number of blocks increases the pressure on fire brigades to protect buildings and inhabitants and limits areas that can be back burnt.

3. Bushfire hazard mitigation is often associated with negative environmental impacts.

Once the block has been cleared for bush fire breaks, tracks and a house site, any wildlife habitat will be very fragmented.

4. Essential Habitat (Northern Bettong)

The land is predominately covered by remnant vegetation and is mostly mapped as essential habitat (Northern Bettong) The northern bettong is an endangered species with a <u>Queensland</u> government recovery plan. The most recent camera trapping program in 2018 found Northern Bettongs in the area. Please see attached map.

Has there been an independent ecological assessment report submitted as part of the application? This appears to be a requirement under the MSC planning scheme 2016 's environmental significance overlay code in areas of wildlife habitat.

In Part 8 p.253 Preferred Outcome (PO) 5 it states :

'Development within a 'Wildlife habitat' area identified on the Environmental Significance Overlay Maps (OM-004a-o):

Document Set ID: 3936261 Version: 1: Version Date: 23/03/2021 (a) protects and enhances the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species and local species of significance;

(b) incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site;

(c)maintains or enhances wildlife interconnectivity at a local and regional scale; and

(d) mitigates the impact of other forms of potential disturbance (such as presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts) to protect critical life stage ecological processes (such as feeding, breeding or roosting).

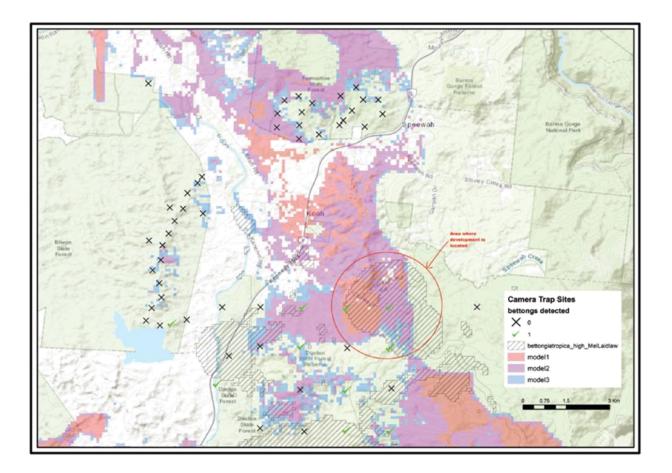
Note—Development applications must identify any EVNT species or their habitats that may be affected by the proposal. In particular, applications are to identify and describe how the development avoids adverse impacts on ecological processes within or adjacent to the development area.

Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.'

Therefore I ask you to refuse this subdivision.

Sarah Isaacs 345 Fantin Road Koah QLD 4881

Document Set ID: 3936261 Version: 1. Version Date: 23/03/2021



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	Table 3.4.4.3BMinimum are	o and dimensions for	Reconfiguring a l	ice i		
	Zone	Type		Minimum Ironlage		
	Centre	Allets	ECCrs ²	20 metros		
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	Conservation	Allikes	Net specified	Not specified		
	Emarging community	ABBON	10 hectaras	100 matrixs		
	Con density residential	Where greenfield de water and serverage				
		Rear lot	60Crai	5 mones		
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		Rear lot	1.099m ²	5-matres		
		All other lots	80Cm ²	16 metros		
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		All other lots	40Crs'	10 conferes		
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	Rural residential	2 hectare precisct	in the second second			
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8.2 MISSION AUSTRALIA - MATERIAL CHANGE OF USE - ROOMING ACCOMMODATION (RESIDENTIAL REHABILITATION FACILITY) - LOT 2 ON RP747563 - 3338 KENNEDY HIGHWAY, MAREEBA - MCU/21/0002

Date Prepared: 12 March 2021

Author: Planning Officer

Attachments:

1. Proposal Plans <u>J</u>

- 2. SARA Referral Agency Response (DTMR) J
- 3. Submissions \underbrace{I}
- 4. Mission Australia Response to Submitter Concerns <a>J

APPLICATION DETAILS

APPLICATION			PREMISES		/IISES
APPLICANT	Mission Australia	A	DDRESS	3338 K Mareel	ennedy Highway, ba
DATE LODGED	5 February 2021	RF	D	Lot 2 o	n RP747563
TYPE OF APPROVAL	Development Permit				
PROPOSED DEVELOPMENT	Material Change of Use - Rooming Accommodation (Residential Rehabilitation Facility)				
FILE NO	MCU/21/0002		AREA 8.847 ha		347 ha
LODGED BY	Urban Sync Pty Ltd		OWNER	k Vy	npack Pty Ltd
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016				
ZONE	Rural Zone				
LEVEL OF	Impact Assessment				
ASSESSMENT					
SUBMISSIONS	4 Submissions Received				

EXECUTIVE SUMMARY

Council is in receipt of an impact assessable development application described in the above application details. Four (4) submissions were received during the mandatory public notification process, all of which objected to the proposed development.

The application proposes the construction of a <u>voluntary admission</u> drug and alcohol rehabilitation facility for up to 10 patients at a time. The facility will provide a 12 week holistic rehabilitation program on-site followed by a 6 month community aftercare program (off-site).

It is not uncommon for non-residential accommodation and small scale health-care based developments to be established within the Rural zone where not adjacent intensive farming/cropping activity. In this instance, a location in the Rural zone was sought to provide patients using the facility with a tranquil location appropriately separated from nearby towns/cities. The main concerns raised in submissions related to property devaluation as a result of the negative stigma surrounding drug and alcohol rehabilitation facilities and a concern that patients of the facility may stray from the site during their programs and trespass on surrounding properties. Mission Australia are aware of these concerns and have provided a statement in response which is included as **Attachment 4**. Mission Australia have stressed that those patients attending the facility

are their voluntarily and any unauthorised absence from the property will result in their immediate removal. Caregivers are also on-site 24/7 to supervise patients.

Notwithstanding this, issues relating to property devaluation and criminal activity like trespass do not form reasonable <u>town planning grounds</u> to refuse such a development. The application and supporting material has been assessed against the relevant provisions contained within the Mareeba Shire Council Planning Scheme 2016 and is not considered to be in conflict with the Planning Scheme.

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

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

OFFICER'S RECOMMENDATION

APPLICATION		PREMISES	
APPLICANT	Mission Australia	ADDRESS	3338 Kennedy Highway,
			Mareeba
DATE LODGED	5 February 2021 RPD Lot 2 on RP74756		Lot 2 on RP747563
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Rooming Accommodation		
	(Residential Rehabilitation Facility)		

(A) That in relation to the following development application:

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

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

And

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

(B) APPROVED DEVELOPMENT: Development Permit for Material Change of Use - Rooming Accommodation (Residential Rehabilitation Facility)

(C) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
21011 SK00	Cover Sheet & Site Plan	Bau Design Architects	17/01/2021
21011 SK01	Carparking	Bau Design Architects	17/01/2021
21011 SK10	Plans Accommodation	Bau Design Architects	17/01/2021
21011 SK11	Plans Administration	Bau Design Architects	17/01/2021
21011 SK40	Elevations Accommodation	Bau Design Architects	17/01/2021
21011 SK41	Elevations Administration	Bau Design Architects	17/01/2021
21011 SK70	Elevations 3D Images	Bau Design Architects	17/01/2021

(D) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

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

- 3.3 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to commencement of the use and at the rate applicable at the time of payment.
- 3.4 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.
- 3.5 Waste Management

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

- (i) No refuse is to be stored on site outside the refuse bins at any time.
- (ii) On site refuse storage area for all refuse bins must be provided and be screened from view from adjoining properties and road reserve by a one
 (1) metre wide landscaped screening buffer, 1.8m high solid fence or building.
- 3.6 Bushfire Management
 - 3.6.1 The development must be provided with a minimum 5,000 litres or water storage for firefighting purposes. The water storage can comprise of:
 - (i) a separate tank; or
 - (ii) a reserve section in the bottom part of the main water supply tank; or
 - (iii) a dam; or
 - (iv) a swimming pool.

Where a tank is provided, it must be fitted with standard rural fire brigade fittings and an adjacent hardstand area for heavy vehicles.

- 3.6.2 A Bushfire Management Plan, incorporating evacuation procedures for patients and staff, must be prepared to the satisfaction of Council's delegated officer. The approved use must comply with the requirements of the Management Plan at all times.
- 3.7 Signage

No advertising material associated with the approved use is permitted on-site (where visible from the Kennedy Highway) or along any part of the frontage of the site. Address signage in addition to the standard rural address post is permitted.

3.8 Staff must be present on-site 24 hours a day, seven (7) days per week to supervise patients. The direct contact phone number of facility staff must be made available to all neighbouring property owners within a one (1) kilometre radius of the site in order to assist with the reporting of any antisocial behavior.

- 3.9 The use of amplified music or PA systems are not permitted on-site at any time.
- 4. Infrastructure Services and Standards
 - 4.1 Stormwater Drainage/Water Quality
 - 4.1.1 The applicant/developer must take all necessary steps to ensure a nonworsening effect on surrounding land as a consequence of the development.
 - 4.1.2 All stormwater drainage concentrated by the development must be collected from site and discharged to an approved legal point of discharge.
 - 4.2 Car Parking/Internal Driveways

A designated car parking area must be provided on-site and be of a size that can accommodate 16 vehicles, including one (1) designated disabled parking space. Individual parking bays are not required to be line marked.

The designated car parking area and internal driveway network servicing the development (as shown on the approved plans) must be constructed with compacted gravel to a minimum depth of 100mm and be appropriately drained prior to the commencement of the use, and maintained for the life of the development, to the satisfaction of Council's delegated officer.

4.3 Landscaping

Prior to the commencement of the use, the applicant / developer must prepare and submit a landscape plan in accordance with Planning Scheme Policy 6 for consideration and approval by Council's delegated officer. The landscape plan must include the following:

- (i) A minimum two (2) metre wide landscape buffer along the Kennedy Highway frontage of the site extending from the south-east corner of the site for a length of 165m (excluding the access driveway); and
- (ii) A minimum two (2) metre wide landscape buffer along the southern boundary of the site extending from the south-east corner of the site for a length of 90 metres.

Landscaping associated with points (i) and (ii) should include ground cover, shrubs and trees that will grow to form an effective visual buffer of no less than three (3) metres in height.

All landscaping should be established <u>at the commencement of building works</u> in order to be substantially established at the commencement of the use. All landscape buffers must be mulched, irrigated and maintained for the life of the development and to the satisfaction of Council's Delegated Officer.

4.4 Lighting

Where outdoor lighting is proposed to be installed, it must be designed and installed so as to not cause nuisance to any neighbouring property or Kennedy Highway user.

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

4.5 Water Supply

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

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

4.6 On-Site Wastewater Management

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

(E) ASSESSMENT MANAGER'S ADVICE

(a) Food Premises

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

(b) Compliance with applicable codes/policies

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

(c) Compliance with Acts and Regulations

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

(d) 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 <u>www.environment.gov.au</u>

(e) 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

(F) REFFERAL AGENCY CONDITIONS

Department of State Development, Infrastructure, Local Government and Planning conditions dated 10 March 2021.

(G) RELEVANT PERIOD

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

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

- (H) OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS
 - Development Permit for Building Work
 - Compliance Permit for Plumbing and Drainage Work
- (I) OTHER APPROVALS REQUIRED FROM COUNCIL
 - Nil

THE SITE

The subject site is situated at 3338 Kennedy highway, Mareeba and is more particularly described as Lot 2 on RP747563. The site is irregular in shape with a total area of 8.847 hectares and is zoned *Rural* under the Mareeba Shire Council Planning Scheme 2016. The site contains 600 metres of frontage to the Kennedy Highway which is constructed to a bitumen sealed highway standard. Access is gained directly from the Kennedy Highway.

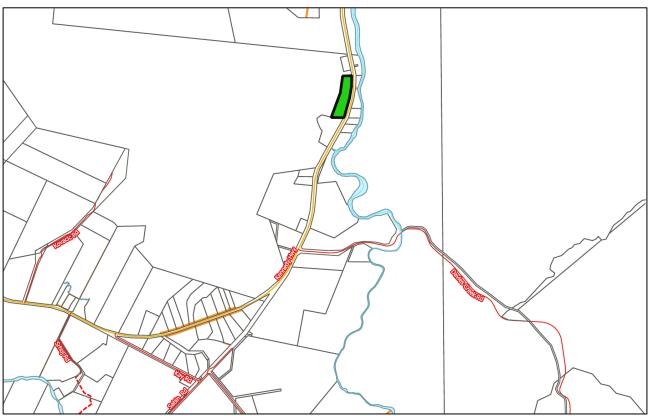
The site is improved by a dwelling in the north-west corner and few small sheds. A water storage dam associated with the site's former use as an aquaculture facility exists in the centre of the site with the other dams having been filled in. An electricity supply easement runs through the property generally in north - south direction.



All surrounding lots are zoned Rural and are predominately rural lifestyle lots.

Map Disclaimer:

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



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BACKGROUND AND CONTEXT

Nil

PREVIOUS APPLICATIONS & APPROVALS

Nil

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Material Change of Use - Rooming Accommodation (Residential Rehabilitation Facility) in accordance with the plans shown in **Attachment 1**.

The application includes the following details about the proposed rehabilitation facility:

"Mission Australia advises that the project and programs are similar in nature to the Triple Care Farms Program in Robertson, where the facility will seek to accommodate adult clients rather than young people and this facility will seek to incorporate 'Cognitive Behaviour Therapy' as opposed to the Triple Aged Care Farm where they do 'Dialectical Behaviour Group Therapy'. Other than these minor differences, the facilities are generally similar in nature.

The land and the position of the development area internally are considered suitable to accommodate the establishment of such a facility and Mission Australia will seek to provide residential accommodation for up to ten (10) clients, with ancillary health services to support

a 12-week holistic rehabilitation program followed by a 6-month community aftercare program.

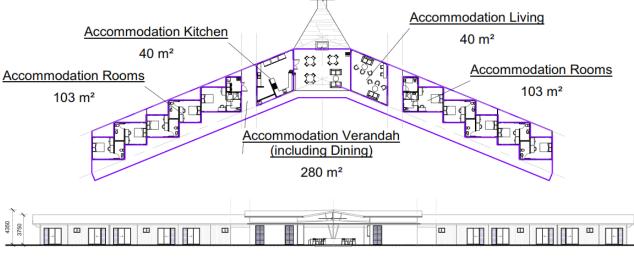
Once operational, the development will seek to integrate vocational programs to aid in the rehabilitation of residents. These programs can include, but are not limited to:

- Therapeutic program: Providing a dialectical behaviour group therapy program modified for young people with substance dependence and an individual counselling program;
- Training: Development of farming and landscape skills, including learning to use farm equipment and machinery;
- Creative arts: Painting and sculpture and possible small-scale music classes;
- Individual case management: Support for young people from the point of making a referral to the program, through the 12-week rehabilitation and the 6-month community aftercare program; and
- Residential living skills: Building living skills including personal care, budgeting, cooking and household maintenance.

The development will involve an entry driveway and car parking area to be extended from the existing access off the Kennedy Highway and the construction of Two (2) new buildings, being the Main Building and Offices, of which are outlined in greater detail below:

Main Building (Residential Rehabilitation Facility)

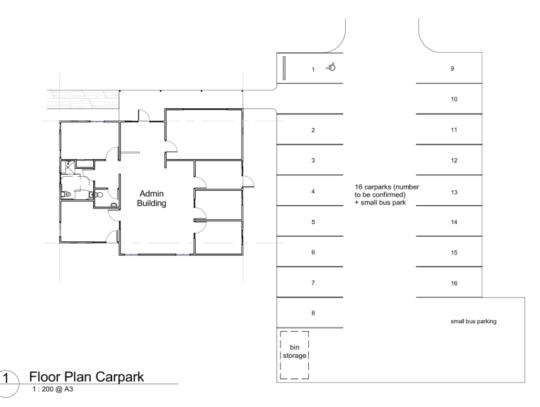
- Commercial Grade Kitchen;
- A Servery Area which adjoins the open-air dining/living space;
- Ten (10) ensuite rooms with private decks and disabled access (two (2) of these rooms also include bathrooms able to cater for persons with disabilities); and
- *Media/Lounge Room;*
- Storage areas for kitchen/linen supplies (lockable);
- Laundry area; and
- Communal unisex male/female toilets.



1 Front Elevation

Administration Building

- Open Plan Office accommodating between 6-8 people;
- Large meeting room;
- Counselling room;
- Reception room;
- Staff Toilet;
- Staff Kitchen;
- Single Staff Sleeping Quarters;
- Small Manager's Office; and
- Coordinators/team-leader's office (capacity for 3-4 Staff)



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 as containing:

- Strategic Rehabilitation Area
- State & Regional Conservation Corridors
- Terrestrial Area of General Ecological Significance

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	 Land Use Categories Rural Other Transport Elements State Controlled Road Principal Cycle Routes
Zone:	Rural Zone
Overlays:	Bushfire Hazard OverlayHill & Slope OverlayTransport Infrastructure Overlay

Planning Scheme Definitions

The proposed use is defined as:-

Column 1	Column 2	Column 3	Column 4
Use	Definition	Examples include	Does not include the following examples
	 Premises used for the accommodation of one or more households where each resident: has a right to occupy one or more rooms does not have a right to occupy the whole of the premises in which the rooms are situated may be provided with separate facilities for private use may share communal facilities or communal space with one or more of the other residents. The use may include: rooms not in the same building on site provision of a food or other service on site management or staff and associated accommodation. Facilities includes furniture and equipment as defined in the Residential Tenancies and Rooming 	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling

RELEVANT PLANNING INSTRUMENTS

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

(A) Far North Queensland Regional Plan 2009-2031

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

(B) State Planning Policy

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

(C) Mareeba Shire Council Planning Scheme 2016

Strategic Framework

The following strategic framework Elements and Strategic/Specific Outcomes are relevant to the proposed development:

3.3 Settlement pattern and built environment

3.3.11 Element—Rural areas

3.3.11.1 Specific outcomes

(1) *Rural areas* include rural activities and land uses of varying scale, consistent with surrounding land use, character and site conditions.

<u>Comment</u>

It is not uncommon for accommodation and health care facilities to be established within the Rural zone where a relaxed rural setting is sought for the benefit of the clients/patients as well as the operation of the facility. The proposed rehabilitation facility incorporates a treatment program that includes outdoor activities such as gardening, maintenance and horticulture, this coupled with a desire to site the facility well away from any urban centres formed the reasoning behind the site selection within the Rural zone as outlined in the application.

The scale of development proposed is not unreasonable and is not inconsistent in scale with other accommodation and health care based developments within the Shire's rural areas.

The development complies with specific outcome (1).

- (3) Tourism, rural industry, intensive animal industries and outdoor recreation facilities are developed in the rural area in a way which:
 - (a) does not impede or conflict with agricultural activities and production; and
 - (b) does not compromise rural character and scenic qualities; and
 - (c) does not adversely impact on ecological and biodiversity values.

<u>Comment</u>

The proposed development will not impact on any known agricultural activity or rural industry as the immediate surrounding rural area is limited to livestock grazing and rural lifestyle uses. As discussed for (1) above, the scale of development proposed is not significant and is not likely to impact on the rural character or scenic qualities of the area. A condition will be attached to any approval requiring landscape buffering be provided along a portion of the sites frontage to help privatise the development and help screen it from view of Kennedy Highway users and residents on the eastern side of the Highway. The development will not impact on any ecological or biodiversity values.

The development complies with specific outcome (3).

(7) *Rural areas* preserve lands for future uses beyond the life of the planning scheme.

Comment

Given the nature and scale of the proposed development, the Rural zone is considered an appropriate location for the rehabilitation facility (as discussed for specific outcome (1) above). The subject site has an area of just 8.8 hectares so has questionable agricultural viability in its current configuration and is considered more a rural lifestyle allotment.

The proposed development will not compromise specific outcome (7).

3.5 Community identity and diversity

- 3.5.1 Strategic outcomes
- (5) A range of community facilities, that meet the needs of the Mareeba Shire community, is provided, maintained and enhanced. Facilities that cater for cultural events, community activities, sports and recreation are sensitively developed and integrated into the surrounding area. The range and location of community facilities caters for a wide cross section of interests and users in dispersed locations.
- (6) Easily accessible health care services and facilities are provided that meet community needs. Public health and safety is fostered in the design of the built environment in Mareeba Shire, including by promoting surveillance, activity and recreation.

<u>Comment</u>

The proposed development is for a small scale (10 persons) voluntary admission rehabilitation facility. Although many patients will be coming from outside the Shire, this facility will likely

benefit residents of the Mareeba Shire that have drug and alcohol dependency problems whom wish to enter the proposed rehabilitation program.

The development complies with strategic outcomes (5) and (6).

3.5.7 Element—Health

3.5.7.1 Specific outcomes

(1) The establishment of new medical services and facilities, particularly in small communities with limited access to healthcare, is facilitated.

<u>Comment</u>

The proposed development is for a small scale (10 persons) voluntary admission rehabilitation facility. Although many patients will be coming from outside the Shire, this facility will likely benefit residents of the Mareeba Shire that have drug and alcohol dependency problems whom wish to enter the proposed rehabilitation program.

The development complies with specific outcome (1).

3.6 Transport and infrastructure

3.6.2 Element—Road network

3.6.2.1 Specific outcomes

- (1) The shire's road network is upgraded and extended to provide for the safe, efficient movement of vehicles and to cater for new development.
- (4) Development provides off-street parking, loading and manoeuvring areas where possible and practicable.

<u>Comment</u>

The proposed development will be accessed directly from the State controlled Kennedy Highway. The Department of Transport and Main Roads where a referral agency and have conditioned access upgrade requirements.

Internally, the gravel sealed driveway and parking area proposed will be adequate to service the scale of development proposed.

The development complies with specific outcomes (1) and (4).

Relevant Developments Codes

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

- 6.2.9 Rural zone code
- 8.2.3 Bushfire hazard overlay code
- 8.2.4 Environmental significance overlay code
- 8.2.8 Hill and slope overlay code
- 8.2.12 Transport infrastructure overlay code
- 9.3.1 Accommodation activities code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code

9.4.5 Works, services and infrastructure code

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

Relevant Codes	Comments
Rural zone code	The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcomes are provided) contained within the code, apart from the following:
	Acceptable Outcome AO2.1
	In this instance, it is considered that the proposed development can satisfy higher order Performance Outcome PO2 - Refer to planning discussion section of report. Further commentary is also provided for Performance Outcomes PO5 and PO6.
Bushfire hazard overlay code	The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcomes are provided) contained within the code, apart from the following:
	Acceptable Outcome AO2
	Acceptable Outcome AO8
	In this instance, it is considered that the proposed development can satisfy higher order Performance Outcome PO2 and PO8 - Refer to planning discussion section of report.
Environmental significance overlay code	The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcomes are provided) contained within the code.
Hill and slope overlay code	The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcomes are provided) contained within the code.
Transport infrastructure overlay code	The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcomes are provided) contained within the code.
Accommodation activities code	The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcomes are provided) contained within the code.
Landscaping code	The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcomes are provided) contained within the code.

Parking and access code	The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcomes are provided) contained within the code.
Works, services and infrastructure code	The application complies or can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcomes are provided) contained within the code.

(D) Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

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

REFERRAL AGENCY

The application triggered referral to Department of State Development, Infrastructure, Local Government and Planning of as a Referral Agency.

That Department advised in a letter dated 10 March 2021 that they require the conditions to be attached to any approval **(Attachment 2)**.

Internal Consultation

Nil

PUBLIC NOTIFICATION

The development proposal was placed on public notification from 18 February 2021 to 10 March 2021. The applicant submitted the notice of compliance on 11 March 2021 advising that the public notification requirements were carried out in accordance with the requirements of the Act.

4 submissions were received, all of which objected to the proposed development and are included in **Attachment 3**.

The grounds for objection are summarised and commented on below:

Grounds for objection	Comment
The development will impact on the amenity of the surrounding Rural zone.	The proposed development is a small scale (10 persons) drug and alcohol rehabilitation facility for voluntary admission patients only. The scale of development proposed is not inconsistent with other non-rural developments that have occurred throughout Mareeba Shire's rural areas such as holiday/tourist parks, other healthcare retreats, churches, zoo's etc. A condition will be attached to any approval requiring the planting of landscape buffering along a portion of the front boundary to screen the development from view from residential

	land uses on the eastern side of the Highway as well as Highway users. The development will not generate a noticeable amount of traffic, nor will any amplified music or loudspeakers be permitted on-site (to be conditioned). No dust, odour or significant light is envisaged. It is unlikely the development will impact on the amenity of surrounding properties.
The proposed drug and alcohol rehabilitation facility will create a greenfield (new) demand for drugs in the immediate and broader area of the facility.	This is not a relevant town planning concern and does not form part of the assessment criteria contained within the Planning Scheme. Refer to Mission Australia's response to submitter concerns included in Attachment 4 . The facility is voluntary admission only. If any breaches occur, the patients involved are removed from the program and site immediately.
The chosen site is not fit for purpose. A more remote site should be chosen so as to minimise the risk of patients straying from the property or outside influences.	Council officers are required to assess the proposed use over a selected allotment/s as included in the development application. There is no assessment criteria contained within the Planning Scheme that dictates the level of "remoteness" that must be achieved for rehabilitation facilities. Refer to Mission Australia's response to submitter concerns included in Attachment 4 .
Clients/patients from the proposed rehabilitation facility will stray from the property and trespass on surrounding properties which may lead to property theft and other violent crime occurring.	This is not a relevant town planning concern and does not form part of the assessment criteria contained within the Planning Scheme. Criminal behaviour associated with a development is a Police matter. Council cannot anticipate that any patients of the facility will commit crimes on properties surrounding the site. Refer to Mission Australia's response to submitter concerns included in Attachment 4 . The facility is voluntary admission only, if patients wish to leave, they can leave on their own accord. If any breaches occur, the patients involved are removed from the program and site immediately.
"Queensland Local Government Act 2009 Part 12 (Responsibilities of councillors) requires that the councillors must represent the current and future interests of the residents of the local government area. This proposal has an elevated risk of significant future negative change to the amenity of the area. In its proposed location, it also carries significant additional overt and latent risks for residents and the broader area. There is no upside to this proposal for residents of the area, only negative fallout and increased risk exposure. Therefore, the proposal is NOT in the current or future interests of the residents and thus according to the Act, Councillors therefore have a legal responsibility to veto the proposal in its current location."	The application has been assessed for compliance against all relevant provisions contained within the Planning Scheme and does not conflict with any part of the Planning Scheme. The Queensland Local Government Act 2009 Part 12 (responsibilities of Councillors) does not form part of the assessment by Council officers. To be considered by Councillors.
"As consultation proceeded with the representative of the proposed facility operator, it was muted that the retreat/rehab facility would operate under an "open' policy, in other words, residents/patients would be free to come and go at whim. This adds to the highly invidious circumstances at play, specifically, that residents/patients have a statistically high probability of addiction relapse coupled with unfettered egress of the facility. In other words, there is a statistically high probability of persons	Refer to Mission Australia's response to submitter concerns included as Attachment 4 .

leaving and entering the facility whilst intoxicated to varying degrees."	
"There are some precedents which, in part, serve to illustrate. The Kuranda Youth Facility/Rehab Centre operated by NEATO was an analogous example. During the time of its operation, an increase in theft and violent crime occurred. These increases in theft and violent crime was not limited to the boundary of that property but also throughout the broader area. That particular facility was therefore ultimately shut down. Shanty Creek is analogous, seeing theft and violent crime increases not just in the instant area but also in the extended areas of Biboohra Road, Gilmore Road and Malone Road. Therefore, to varying degrees, history and precedent shows us that facilities which deal in similar fields have a high propensity for changing the amenity of an area in a negative way and increasing risk exposure for residents."	It is understood the Kuranda Youth Facility was not a voluntary admission facility. Patients are not forced to remain at the proposed rehabilitation facility. If they wish to leave, they will be immediately transported off the property by staff. This will decrease the risk of patients wondering off the site into the surrounding area. It is understood that there has been no recent crime occurring in proximity to the Shanty Creek Facility. Refer to Mission Australia's response to submitter concerns included as Attachment 4 .
"However the current location chosen is not fit for purpose and indeed brings risk. Aside from the real risk of significant change to the amenity of the area, the location alongside the main arterial thoroughfare into Mareeba creates added risk. Specifically, the increase in density of slowing or stopping traffic entering/exiting that facility at a point of the Kennedy Highway which is a high speed zone (100 kph) creates heightened risk. There is a school children bus stop some 1200m along the road, bearing in mind the statistical probability of addiction relapse and therefore the compounded risk of impaired driving, all these factors come into play to heighten risk both for residents and facility residents/patients themselves, given that the facility is located immediately on a major arterial road.	The application was referred to the Department of Transport and Main Roads as a Referral Agency. The Departments major consideration for any development on a State controlled road is safety. The Department has conditioned access upgrades as part of their Referral Agency Response. Refer to Mission Australia's response to submitter concerns included as Attachment 4 . It is unreasonable to assume substance impaired drivers will not be entering or exiting the facility.
Councils Enterprise Risk Management Policy and Framework should be considered.	Councils Enterprise Risk Management Policy is not relevant to the assessment of the development application. The application has been assessed for compliance against the Mareeba Shire Council Planning Scheme 2016 and is not in conflict with any relevant aspect of the Planning Scheme.
The proposed site has no fencing. The lack of fencing and the sites proximity to the Kennedy Highway could be a safety concern for patients going though withdrawal and depression.	Patients of the facility will be appropriately monitored. Security fencing is not considered reasonable or relevant. The Facility does not include mandatory attendance and is not proposed to be operated like a correctional facility. If a patient wishes to leave, they will be escorted from the property by staff. Refer to Mission Australia's response to submitter concerns included as Attachment 4 .
A drug and alcohol rehabilitation facility where clients can come and go as they please will not create a safe environment for neighbours.	Refer to Mission Australia's response to submitter concerns included as Attachment 4 .
Approval of such a facility is not conducive to the rural/farming lifestyle. If approved, the	The immediate area surrounding the site is not used for agricultural and rural uses are limited to livestock grazing. The

proposed will set a precedent for other rural zoned areas.	development will not impact on rural uses. Given the nature and scale of the development, being small scale (10 patients only) and a voluntary admission facility (patients are required to "want to be there"), it is unlikely the facility will cause any unacceptable loss of amenity. Landscape buffering will be conditioned to ensure the facility is screened from view from Kennedy Highway users and residents of the lifestyle lots on the eastern side of the Highway.
The site is in proximity to a school bus pickup/drop off point. The development will put children at risk.	This is a criminal concern and is not a relevant town planning matter. Patients attending the program will not be under the influence of drugs and alcohol while at the facility, and they are not forced to remain on site if they wish to exit the program. Refer to Mission Australia's response to submitter concerns included as Attachment 4 .
Will this development set a precedent for other similar developments within the Rural zone.	No. Every development application is assessed on its individual merits.

Submitters

	Name of Principal submitter	Address
1.	Chris Hermann	76 Spena Road, Mareeba QLD 4880
2.	Francesco Barbieri	171 Spena Road, Koah QLD 4881
3.	Martin & Tracey Lobert	4 Spena Road, Mareeba QLD 4880
4.	Felix & Kathryn Buchgraber	3462 Kennedy Highway, PO Box 370 Mareeba QLD 4880

PLANNING DISCUSSION

Non-compliance with assessment benchmarks contained within the Rural zone code and Bushfire hazard overlay code are discussed below:

6.2.9 Rural zone code

Siting, where not involving a dwelling house PO2

Development is sited in a manner that considers and respects:

(a) the siting and use of adjoining premises;

- (b) access to sunlight and daylight for the site and adjoining sites;
- (c) privacy and overlooking;
- (d) air circulation and access to natural breezes;
- (e) appearance of building bulk; and
- (f) relationship with road corridors.

AO2.1

Buildings and structures include a minimum setback of:

- (a) 40 metres from a frontage to a State-controlled road; and
- (b) 10 metres from a boundary to an adjoining lot.

<u>Comment</u>

The proposed administration building (only) will be sited just 27 metres back from the Kennedy Highway frontage. Despite not meeting the required 40m setback, given the topography of the site

in relation to the Highway which is cut into a hill adjacent the facility, the encroachment of the smaller administration building into this desired road setback is not likely to significantly impact on road users. The siting of the development will not aesthetically impact on any adjoining properties.

A condition has been attached requiring the planting of landscape buffering along part of the road boundary and the southern boundary which should almost completely screen the development from view of Kennedy Highway users.

The development does not conflict with PO2.

Amenity

P06

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

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

A06

No acceptable outcome is provided.

<u>Comment</u>

Noise - The development is not likely to generate any significant noise. The use of amplified music and loudspeakers has been restricted through condition of approval.

House or operation - The proposed use allows for overnight accommodation so will technically operate 24 hours a day. Given the nature and scale of the development, the provision of overnight stays on-site is not likely to cause any amenity impact.

Traffic - The development will not generate a significant amount of traffic.

Advertising devices - No advertising devices are permitted on-site (conditioned).

Visual amenity - The scale of development proposed is not unreasonable. The building design is not unattractive. Landscape buffering has been conditioned along part of the front boundary and the southern boundary which will screen the development from view.

Privacy - The development will be staffed 24 hours a day. Overlooking is not possible given the location of the development. Privacy is not a concern.

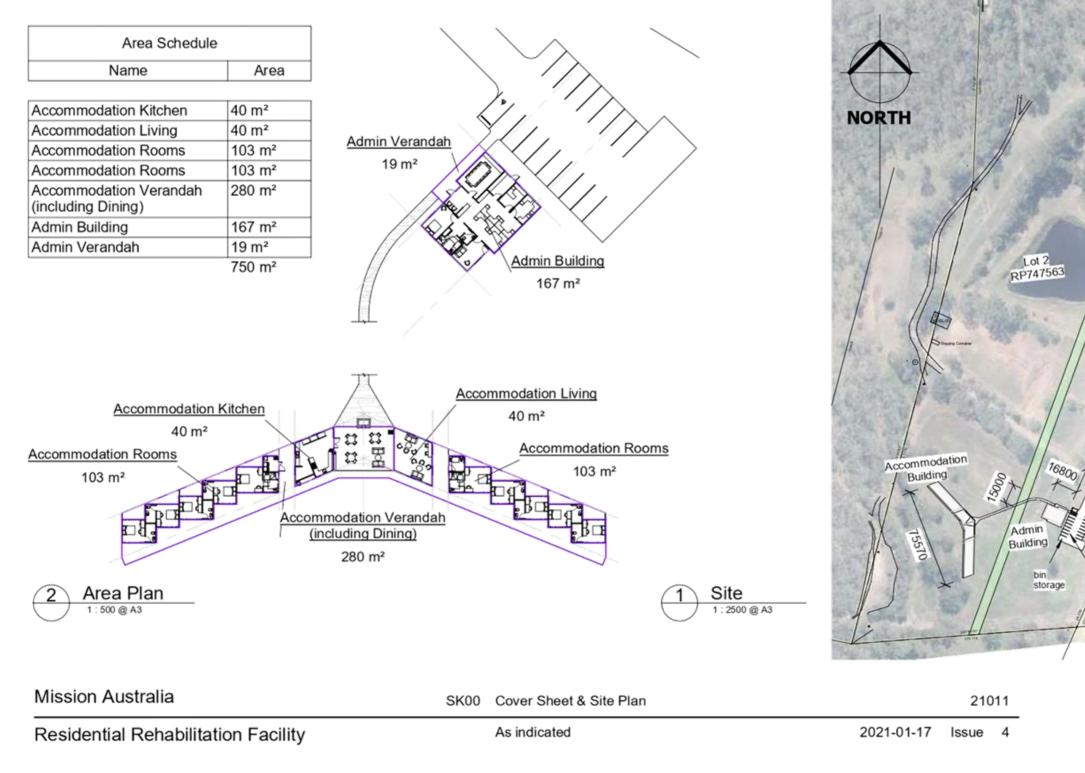
Lighting - Standard outdoor lighting conditions have been applied so as to not cause nuisance to adjoining properties.

Odour - The development will not generate odour.

Emissions - The development will not generate emissions.

The development complies or will be conditioned to comply with PO6.

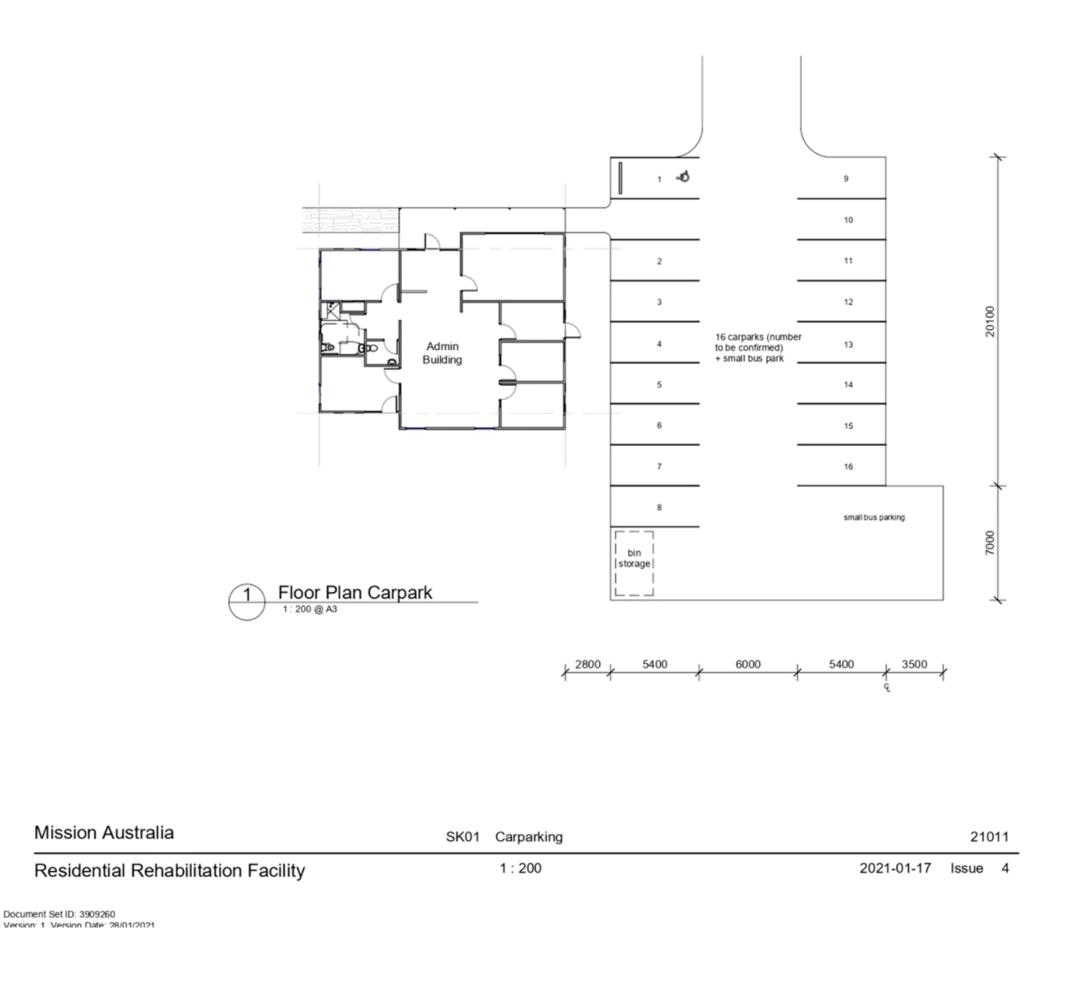
Mission Australia **Residential Rehabilitation Facility** Mareeba, QLD



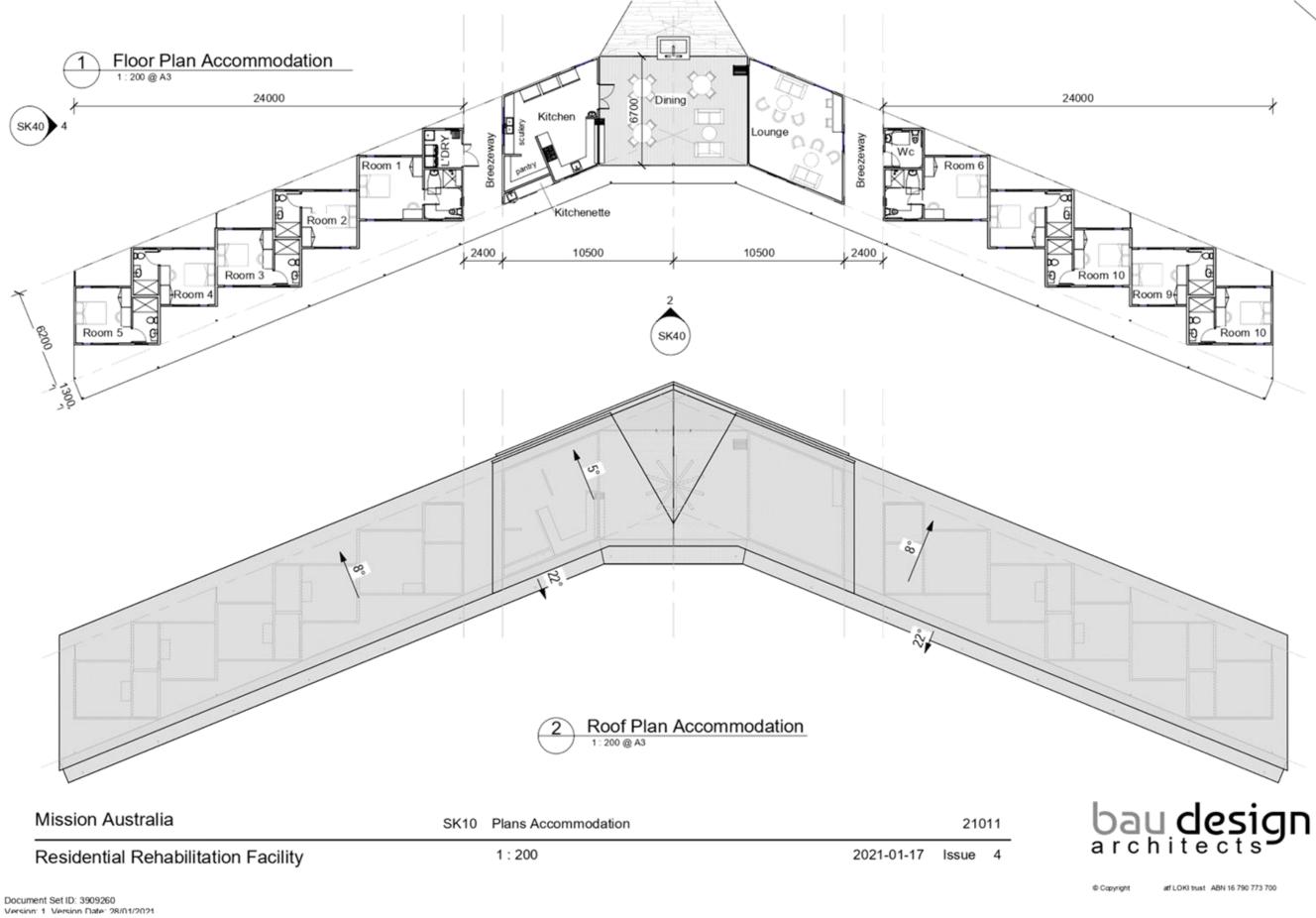
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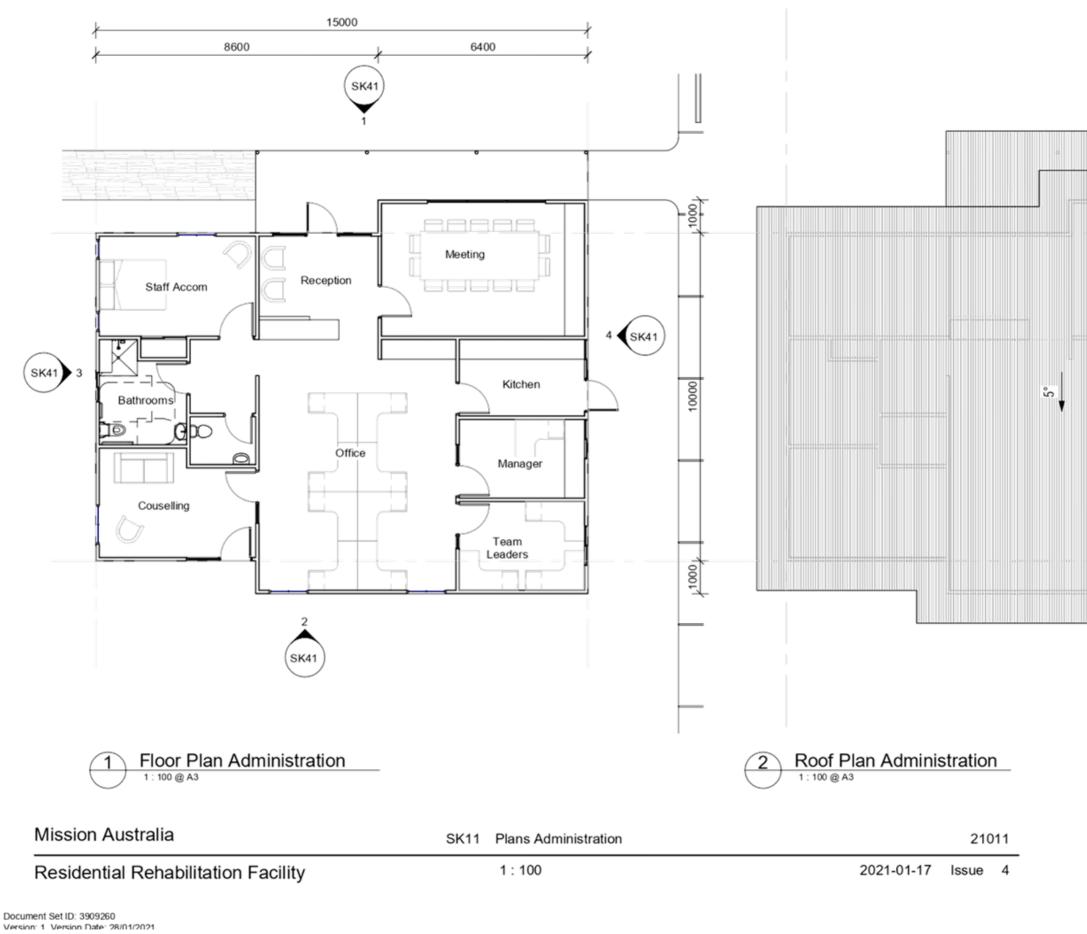


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Mission Australia

SK70 3D Images

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Residential Rehabilitation Facility

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Department of Transport and Main Roads

8 March 2021

Decision Notice – Permitted Road Access Location

(s62(1) Transport Infrastructure Act 1994)

This is not an authorisation to commence work on a state-controlled road¹

Development application reference number MCU/21/0002, lodged with Mareeba Shire Council involves constructing or changing a vehicular access between Lot 2RP747563 the land the subject of the application, and Kennedy Highway (a state-controlled road).

In accordance with section 62A(2) of the Transport Infrastructure Act 1994 (TIA), this development application is also taken to be an application for a decision under section 62(1) of TIA.

Applicant Details

Name and address	Mission Australia
	C/- Urban Sync Pty Ltd
	PO Box 2970
	Cairns QLD 4870
Application Details	
Address of Property	3338 Kennedy Highway, Mareeba QLD 4880
Real Property Description	2RP747563
Aspect/s of Development	Development Permit for Material Change of Use for Rooming Accommodation (Residential Rehabilitation Facility)

Decision (given under section 67 of TIA)

It has been decided to approve the application, subject to the following conditions:

No.	Conditions of Approval	Condition Timing
1	 The permitted road access location is approximately 100 metres from the southern boundary of Lot 2RP747563, in accordance with: 1. TMR Layout Plan (32A - 33.08km) Issue A 08/03/2021; and 2. Cover Sheet & Site Plan prepared by BAU Design Architects dated 17/01/2021 reference SK00 Issue 4. 	At all times.
2	Direct access is prohibited between Kennedy Highway and 2RP747563 at any other location other than the permitted road	At all times.

¹ Please refer to the further approvals required under the heading 'Further approvals'

Program Delivery and Operations Far North Region Cairns Corporate Tower, 15 Lake Street Cairns QLD 4870 PO Box 6185 Cairns QLD 4870 Document Set ID: 3933200	Telephone Website Email ABN: 3940	+61 (07) 4045 7151 www.tmr.qld.gov.au Far.North.Queensland.IDAS@tmr.qld.gov.au 7 690 291
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No.	Conditions of Approval	Condition Timing
	access location described in Condition 1.	
3	The use of the permitted road access location is to be restricted to: a) Design vehicles up to a maximum size Four Axle Truck - Class 5 Medium Length Heavy Vehicle**	At all times.
	Note: ** as described in Austroads Vehicle Classification System	

Reasons for the decision

The reasons for this decision are as follows:

- a) Currently the subject site (Lot 2 on RP747563) has road frontage and vehicle access via Kennedy Highway, a Limited Access State-controlled road.
- b) The proposed development for rooming accommodation (residential rehabilitation facility) will require a changed access due to increased vehicle movements.
- c) Therefore, a decision under section 62 of the Act is required.

Please refer to **Attachment A** for the findings on material questions of fact and the evidence or other material on which those findings were based.

Information about the Decision required to be given under section 67(2) of TIA

- 1. There is no guarantee of the continuation of road access arrangements, as this depends on future traffic safety and efficiency circumstances.
- 2. In accordance with section 70 of the TIA, the applicant for the planning application is bound by this decision. A copy of section 70 is attached as **Attachment B**, as required, for information.

Further information about the decision

- 1. In accordance with section 67(7) of TIA, this decision notice:
 - a) starts to have effect when the development approval has effect; and
 - b) stops having effect if the development approval lapses or is cancelled; and
 - c) replaces any earlier decision made under section 62(1) in relation to the land.
- In accordance with section 485 of the TIA and section 31 of the *Transport Planning and Coordination Act 1994* (TPCA), a person whose interests are affected by this decision may apply for a review of this decision only within 28 days after notice of the decision was given under the TIA. A copy of the review provisions under TIA and TPCA are attached in **Attachment C** for information.
- 3. In accordance with section 485B of the TIA and section 35 of TPCA a person may appeal against a reviewed decision. The person must have applied to have the decision reviewed before an appeal about the decision can be lodged in the Planning and Environment Court. A copy of the Appeal Provisions under TIA and TPCA is attached in Attachment C for information.

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Further approvals

The Department of Transport and Main Roads also provides the following information in relation to this approval:

 Road Access Works Approval Required – Written approval is required from the department to carry out road works that are road access works (including driveways) on a state-controlled road in accordance with section 33 of the TIA. This approval must be obtained prior to commencing any works on the state-controlled road. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the department to make an application.

If further information about this approval or any other related query is required, Mr Ronald Kaden, Technical Officer (Development Control) should be contacted by email at ron.p.kaden@tmr.qld.gov.au or on (07) 4045 7151.

Yours sincerely

Peter McNamara Principal Engineer (Civil)

Attachments: Attachment A – Decision evidence and findings Attachment B - Section 70 of TIA Attachment C - Appeal Provisions Attachment D - Permitted Road Access Location Plan

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Attachment A

Decision Evidence and Findings

Evidence or other material on which findings were based:

Title of Evidence / Material	Prepared by	Date	Reference no.	Version / Issue
TMR Layout Plan (32A - 33.08km)	Queensland Government Transport and Main Roads	08 March 2021	TMR21-32181 (500-1556)	A
Cover Sheet & Site Plan	BAU Design Architects	17 January 2021	SK00	4

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Attachment B

Section 70 of TIA

Transport Infrastructure Act 1994 Chapter 6 Road transport infrastructure Part 5 Management of State-controlled roads

70 Offences about road access locations and road access works, relating to decisions under s 62(1)

- (1) This section applies to a person who has been given notice under section 67 or 68 of a decision under section 62(1) about access between a State-controlled road and adjacent land.
- (2) A person to whom this section applies must not-
 - (a) obtain access between the land and the State-controlled road other than at a location at which access is permitted under the decision; or
 - (b) obtain access using road access works to which the decision applies, if the works do not comply with the decision and the noncompliance was within the person's control; or
 - (c) obtain any other access between the land and the road contrary to the decision; or
 - (d) use a road access location or road access works contrary to the decision; or
 - (e) contravene a condition stated in the decision; or
 - (f) permit another person to do a thing mentioned in paragraphs (a) to (e); or
 - (g) fail to remove road access works in accordance with the decision.

Maximum penalty-200 penalty units.

(3) However, subsection (2)(g) does not apply to a person who is bound by the decision because of section 68.

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Attachment C

Appeal Provisions

Transport Infrastructure Act 1994 Chapter 16 General provisions

485 Internal review of decisions

- (1) A person whose interests are affected by a decision described in schedule 3 (the original decision) may ask the chief executive to review the decision.
- (2) The person is entitled to receive a statement of reasons for the original decision whether or not the provision under which the decision is made requires that the person be given a statement of reasons for the decision.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 2—
 (a) applies to the review; and
 - (b) provides-
 - (i) for the procedure for applying for the review and the way it is to be carried out; and
 - (ii) that the person may apply to QCAT to have the original decision stayed.

485B Appeals against decisions

- (1) This section applies in relation to an original decision if a court (the appeal court) is stated in schedule 3 for the decision.
- (2) If the reviewed decision is not the decision sought by the applicant for the review, the applicant may appeal against the reviewed decision to the appeal court.
- (3) The Transport Planning and Coordination Act 1994, part 5, division 3-
 - (a) applies to the appeal; and
 - (b) provides-
 - (i) for the procedure for the appeal and the way it is to be disposed of; and
 - that the person may apply to the appeal court to have the original decision stayed.
- (4) Subsection (5) applies if-
 - (a) a person appeals to the Planning and Environment Court against a decision under section 62(1) on a planning application that is taken, under section 62A(2), to also be an application for a decision under section 62(1); and

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- (b) a person appeals to the Planning and Environment Court against a decision under the Planning Act on the planning application.
- (5) The court may order—
 - (a) the appeals to be heard together or 1 immediately after the other; or
 - (b) 1 appeal to be stayed until the other is decided.
- (6) Subsection (5) applies even if all or any of the parties to the appeals are not the same.
- (7) In this section—

original decision means a decision described in schedule 3.

reviewed decision means the chief executive's decision on a review under section 485.

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Transport Planning and Coordination Act 1994 Part 5, Division 2 – Review of Original Decisions

31 Applying for review

- (1) A person may apply for a review of an original decision only within 28 days after notice of the original decision was given to the person under the transport Act.
- (2) However, if-
 - (a) the notice did not state the reasons for the original decision; and
 - (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)

the person may apply within 28 days after the person is given the statement of the reasons.

- (3) In addition, the chief executive may extend the period for applying.
- (4) An application must be written and state in detail the grounds on which the person wants the original decision to be reviewed.

32 Stay of operation of original decision

- If a person applies for review of an original decision, the person may immediately apply for a stay of the decision to the relevant entity.
- (2) The relevant entity may stay the original decision to secure the effectiveness of the review and any later appeal to or review by the relevant entity.
- (3) In setting the time for hearing the application, the relevant entity must allow at least 3 business days between the day the application is filed with it and the hearing day.
- (4) The chief executive is a party to the application.
- (5) The person must serve a copy of the application showing the time and place of the hearing and any document filed in the relevant entity with it on the chief executive at least 2 business days before the hearing.
- (6) The stay—
 - (a) may be given on conditions the relevant entity considers appropriate; and
 - (b) operates for the period specified by the relevant entity; and
 - (c) may be revoked or amended by the relevant entity.
- (7) The period of a stay under this section must not extend past the time when the chief executive reviews the original decision and any later period the relevant entity allows the applicant to enable the applicant to appeal against the decision or apply for a review of the decision as provided under the QCAT Act.

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- (8) The making of an application does not affect the original decision, or the carrying out of the original decision, unless it is stayed.
- (9) In this section—

relevant entity means-

- (a) if the reviewed decision may be reviewed by QCAT-QCAT; or
- (b) if the reviewed decision may be appealed to the appeal court-the appeal court.

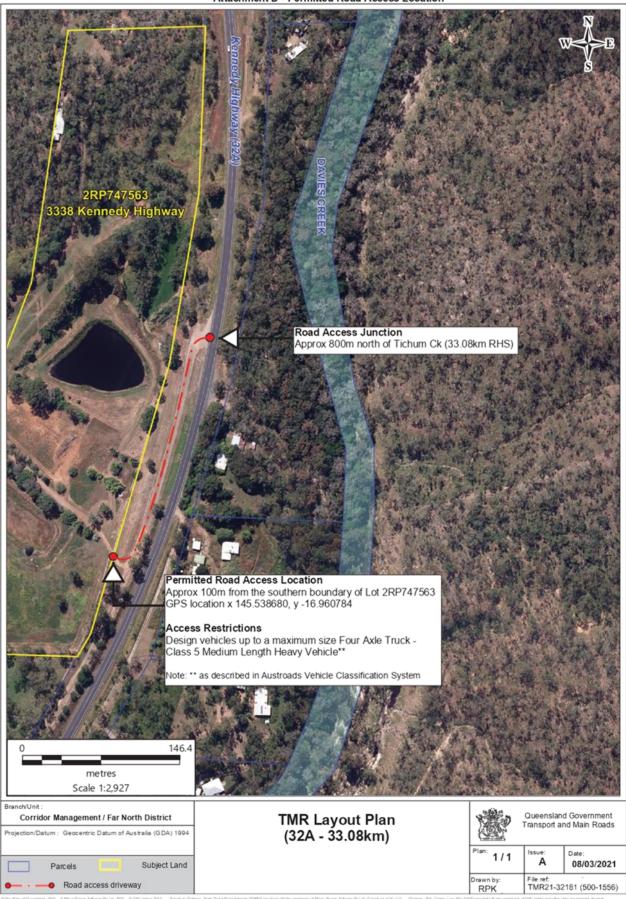
35 Time for making appeals

- (1) A person may appeal against a reviewed decision only within-
 - (a) if a decision notice is given to the person—28 days after the notice was given to the person; or
 - (b) if the chief executive is taken to have confirmed the decision under section 34(5)—56 days after the application was made.
- (2) However, if-
 - (a) the decision notice did not state the reasons for the decision; and
 - (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)(a);

the person may apply within 28 days after the person is given a statement of the reasons.

(3) Also, the appeal court may extend the period for appealing.

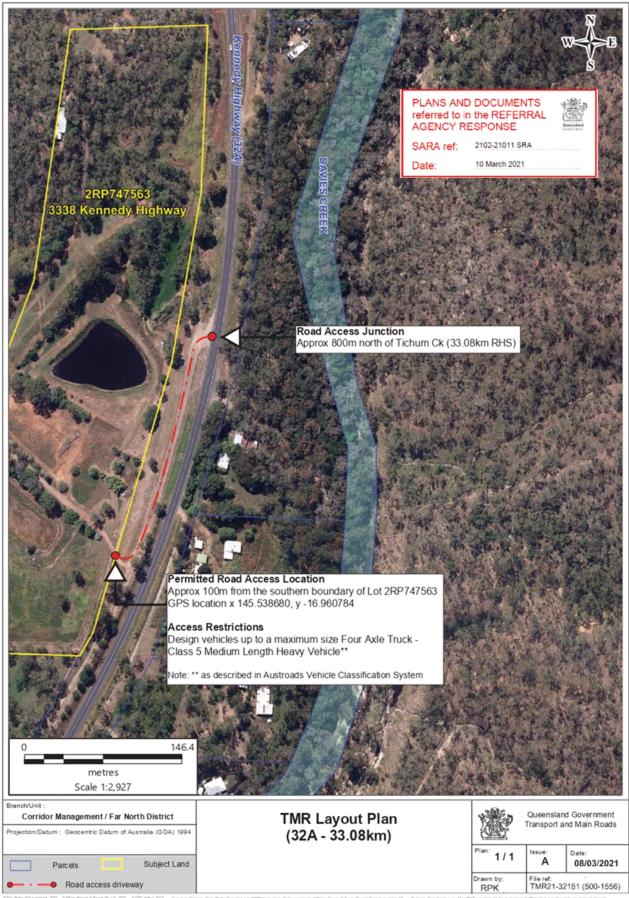
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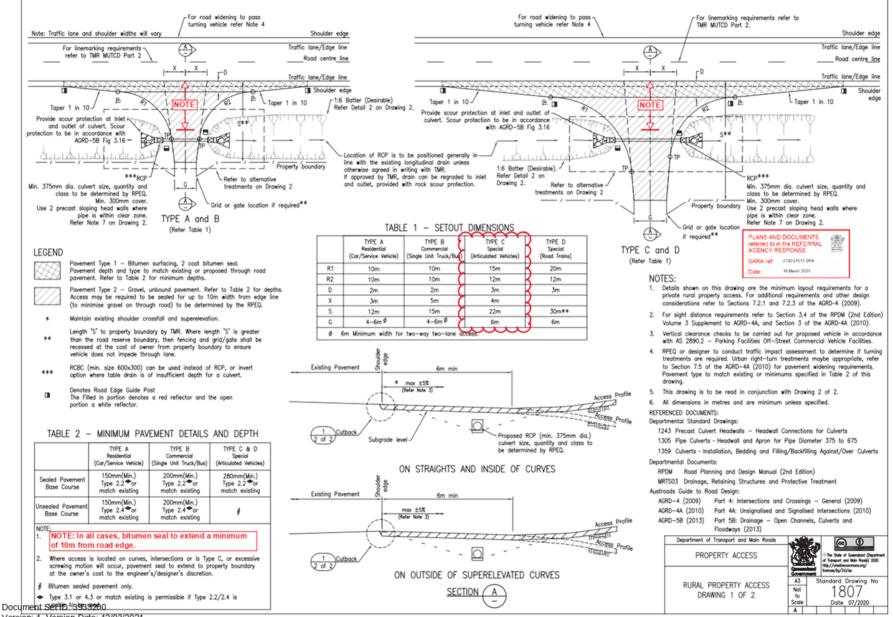
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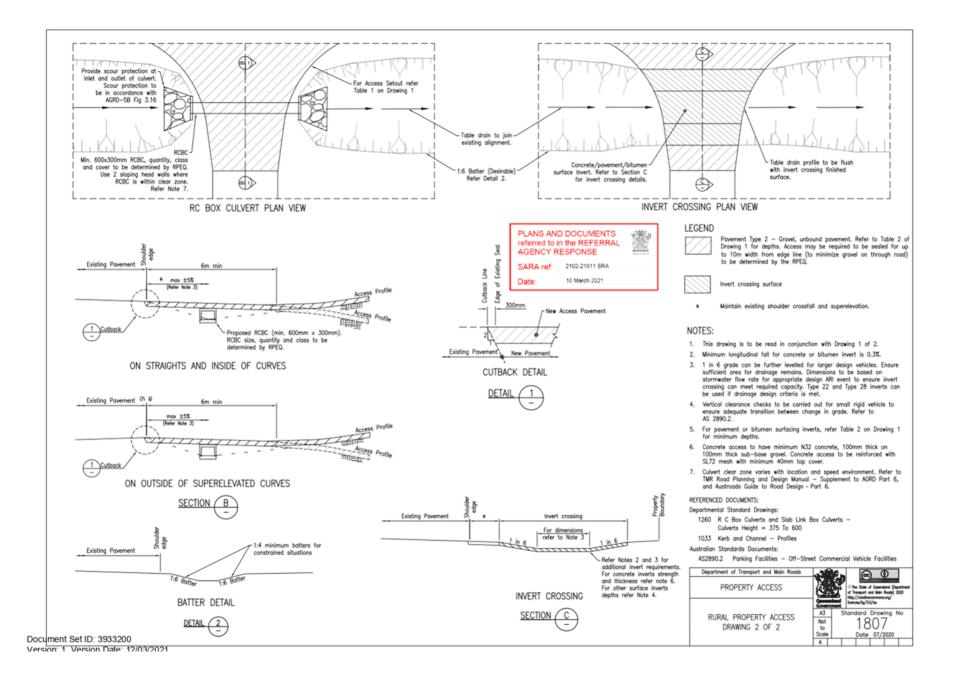
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Development Assessment Rules—Representations about a referral agency response

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

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

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

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

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

Part 7: Miscellaneous

30 Representations about a referral agency response

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

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

RA6-N



SARA reference: 2102-21011 SRA MCU/21/0002 Council reference: Applicant reference: 20-638

10 March 2021

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

Attention: Carl Ewin

Dear Sir / Madam

SARA response—3338 Kennedy Highway, Mareeba

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

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency on 10 February 2021.

Response

Outcome:	Referral agency response - with conditions.
Date of response:	10 March 2021
Conditions:	The conditions in Attachment 1 must be attached to any development approval.
Advice:	Advice to the applicant is in Attachment 2.
Reasons:	The reasons for the referral agency response are in Attachment 3.

Development details

Description:	Development permit	Material Change of Use for Rooming Accommodation (Residential Rehabilitation Facility)		
SARA role:	Referral Agency			
SARA trigger:	Schedule 10, Part 9, Div (Planning Regulation 20	edule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 nning Regulation 2017)		
Page 1 of 7		Far North Queensland regional office Ground Floor, Cnr Grafton and Hartley Street, Cairns PO Box 2358, Cairns QLD 4870		

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	Development application for a material change of use within 25m of a state-controlled road
SARA reference:	2102-21011 SRA
Assessment Manager:	Mareeba Shire Council
Street address:	3338 Kennedy Highway, Mareeba
Real property description:	Lot 2 on RP747563
Applicant name:	Mission Australia
Applicant contact details:	C/- Urban Sync Pty Ltd PO Box 2970 Cairns QLD 4870 admin@urbansync.com.au
State-controlled road access permit:	 This referral included an application for a road access location, under section 62A(2) of <i>Transport Infrastructure Act 1994</i>. Below are the details of the decision: Approved Reference: TMR21-032181 (500-1556) Date: 8 March 2021
	If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at Far.North.Queensland.IDAS@tmr.qld.gov.au.

Representations

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

Copies of the relevant provisions are in Attachment 4.

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

For further information please contact Joanne Manson, Principal Planning Officer, SARA Far North QLD on 4037 3228 or via email CairnsSARA@dsdmip.qld.gov.au who will be pleased to assist.

Yours sincerely

Kuhuman

Brett Nancarrow Manager (Planning)

cc Mission Australia, admin@urbansync.com.au

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

State Assessment and Referral Agency

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

No.	Conditions	Condition timing
Mater	ial change of use	
transp Gener develo	lule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – State transport ort corridors —The chief executive administering the Planning Act 2016 no ral of the Department of Transport and Main Roads to be the enforcement opment to which this development approval relates for the administration a relating to the following conditions:	ominates the Director- authority for the
1.	 (a) Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road. (b) Any works on the land must not: (i) create any new discharge points for stormwater runoff onto the state-controlled road; (ii) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road; (iii) surcharge any existing culvert or drain on the state-controlled road; (iv) reduce the quality of stormwater discharge onto the state-controlled road. 	(a) & (b) At all times.
2.	 (a) The road access location is to be located generally in accordance with TMR Layout Plan (32A – 33.08km), prepared by Queensland Government Transport and Main Roads, dated 8/03/2021, Reference TMR21-31181 (500-15356), Issue A. (b) Road access works comprising of a sealed rural property access, must be provided at the road access location. 	(a) At all times.(b) and (c): Prior to the
	(c) The road access works must be designed and constructed in accordance with TMR Standard Drawing No. 1807, Type C – Rural Property Access, dated 07/2020.	commencement of use.

State Assessment and Referral Agency

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Attachment 2—Advice to the applicant

General advice			
1.	Terms and phrases used in this document are defined in the Planning Act 2016 its regulation or the State Development Assessment Provisions (SDAP) v2.6. If a word remains undefined it has its ordinary meaning.		
2.	Under section 33 of the <i>Transport Infrastructure Act 1994</i> , written approval is required from the Department of Transport and Main Roads to carry out road works.		
	Please contact the Department of Transport and Main Roads on 4045 7144 to make an application for road works approval.		
	This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ).		
	Please contact the Department of Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.		

State Assessment and Referral Agency

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Attachment 3—Reasons for referral agency response

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

The reasons for the department's decision are:

- The department carried out an assessment against the State Development Assessment Provisions, State code 1: Development in a state-controlled road environment and found the proposed development, with conditions, complies with the relevant provisions of the state code.
- The proposed development will be setback a sufficient distance of approximately 74m from the road
 edge of the Kennedy Highway, a state-controlled road and does not require any excavation or filling
 works.
- To ensure the existing vehicular access via the state-controlled road is upgraded to accommodate the increased traffic generation from the proposed development.
- To ensure impacts of stormwater events associated with the development area minimised and managed to avoid creating adverse impacts on the state transport corridor.
- The proposed development:
 - o does not create a safety hazard for users of the state-controlled road
 - o does not compromise the structural integrity of the state-controlled road
 - does not result in a worsening of the physical condition or operating performance of the statecontrolled road
 - o does not compromise the state's ability to maintain and operate the state-controlled road.

Material used in the assessment of the application:

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

State Assessment and Referral Agency

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Attachment 4—Change representation provisions

(page left intentionally blank – attached separately)

State Assessment and Referral Agency

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Attachment 5—Approved plans and specifications

(page left intentionally blank – attached separately)

State Assessment and Referral Agency

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21 April 2021

RECORDS

Chris Herrmann

76 Spena Road, Mareeba Q 4880

Phone: 0419 739 585/email-chrisamarie@gmail.com

To: Mareeba Shire Council,

MAREEBA Q 4880

Re: DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE- ROOMING ACCOMMODATION (RESIDENTIAL REHABILITATION FACILITY) – 3338 KENNEDY HIGHWAY, MAREEBA. APPLICATION REFERENCE: MCU/21/0002

I am writing in reference to the above development proposal from Mission Australia to construct a rehabilitation facility in close proximity to our home. I wish to object to this development on the following grounds: -

- on purchasing our land approximately twenty years ago we did on the understanding that here and the surrounding areas will always be zoned rural. After reading the report submitted by the town planners Urban Sync on behalf of Mission Australia, I am not convinced that the construction of a Rehabilitation Facility is conducive to the rural/farming lifestyle
- if this proposal is approved does this then set up a precedence for other rural zoned areas?
- Is a drug and rehabilitation facility where clients can come and go as they please creating a safe environment for neighbours?
- It can be dressed up by the town planners to be maintained as a rural concern but at the end
 of the day it is still a drug and rehabilitation facility
- Will our land values be affected? Human nature dictates that most people would not want to live near a drug/alcohol rehabilitation facility
- As you are aware, Kennedy Highway has just undergone a safety upgrade with turn in lanes to some roads and lighting erected. The proposed development is on a very dangerous corner with no turn in lane to the block. As the size of the car park being built must dictate the number of cars which will be entering and exiting the facility has this issue been addressed? Also, will this be an issue during construction stage?

Thank you for your time in reading this and I hope that you will consider my objection.

Chris S. Ham

6/3/21.

12 4

RECORDS

0 8 MAR 2021

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RE: APPLICATION FOR A DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – ROOMING ACCOMMODATION (RESIDENTIAL REHABILITATION FACILITY) AT 3338 KENNEDY HIGHWAY, MAREEBA. LOT 2 ON RP747563 APPLICATION REFERENCE NO. MCU/21/0002

I Francesco Barbieri local farmer from 171 Spena Road, Kennedy Highway, Mareeba, submit this objection in regarding the proposed development to set up a residential drug and alcohol rehabilitation facility in Mareeba Shire which is approximately 1.2km from my farm.

34 years ago, my parents purchased our block at Mareeba Shire and at the time was, and still is to my knowledge, classified as a rural lifestyle block. They moved to Spena Road to start up a prosperous life in Mareeba where they could raise their children in a country, family orientated community, far away from the city pressures including drugs and alcohol. We have always considered ourselves to be true locals and have contributed financially to the township of Mareeba whilst running our farm. All these years I have lived here my understanding of a rural lifestyle block meant no new blocks or subdividing of blocks into smaller blocks on this Cairns side of Malone Road and especially no public rehabilitation centres. This is what I and all my neighbours bought into and have been happily paying rates to Mareeba Shire Council for the past 30 to 40 years on a six-monthly basis.

Last week myself and my neighbours were very upset when it was brought to our attention that there was a proposal to build a drug and alcohol rehabilitation facility in our own back yard to facilitate what they call voluntary rehabilitation. My question is why should Mareeba Shire have to be responsible to facilitate and support Cairns drug and alcohol rehab patients (I was informed 80% of patients will be from Cairns). I also question whether there will be any financial benefit to our town.

What I understand on this proposed development is that (10) people will be getting rehabilitated on a three-month program and that the clients can come and go as they please, and then followed up by a six month follow up rehab in their own house all funded by the Federal Government. The first three months rehabilitation program involves activities on the proposed block and also a bus for activities in and around Mareeba Shire. I wonder how many citizens of Mareeba would object if they were aware of this.

I ask with the greatest of respect, our Mayor and all the councillor's, would you like to see this proposed development consisting of group activities in areas that your children and grandchildren play, walk and live. I feel that these activities should be away from the real world, more remote and not highway frontage or lifestyle blocks.

This is one of the most disturbing points as far as I am concerned. The rehabilitation facilities front door is on Mareeba State and High schools daily bus run and for the past 40 years all the boundary neighbours drop off and pick up their children and grand children on a daily basis 7am and 4pm from this spot. I also understand from the plans that the facility will have no security fencing and that the patients can come and go as they wish. My concern is that if one patient decides to cause trouble or break into a neighbouring property, they will only get removed of banned from the rehab program. I am concerned that the neighbouring properties are occupied by elderly Mareeba citizens who have lived their lives and paid their rates and just wish to live and enjoy peacefully the little time they have left of their lives. I sadly got informed today that Warren who worked voluntarily in the Rural Fire Brigade and who's property borders the proposed facility has passed away. God bless him and all the community service at Kay Road Rural Fire Department. The other boundary neighbour is lan Weinert and is in the front door of the proposed development. He and has wife are both elderly

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and personally told me they will have to get a big dog to feel safe and have some protection if approval is granted. At this stage they don't know if they are going to write an objection letter on time because they have meetings etc. to organise for the Rural Fire Brigade and they are arranged his neighbours (Warren) funeral to be held at Kay Road Rural Fire Station in the next few days. So unfortunately, that rules out the two bordering neighbours from submitting an objection. I feel saddened that these good people who do so much amazing, outstanding volunteer work in our community now have to deal with a drug and alcohol rehab facility being built in the front door. At their age they find it hard to confront these issues so I promised him I would lodge this on their behalf. It is the least I can do for them under the current sad circumstanced they are dealing with at the moment. I would also like state that Ian Weinert is going to try to put an objection letter in (time permitting). He also informed me that the other neighbours on the boundary line are all renters and leasers and that is why no objection have been submitted by immediate neighbours. As they do not own the properties and can leave and rent somewhere else if required. I also believe the owners of the properties line in Tully, Aloomba and Cairns.

I understand if boundary neighbours don't object, we have a lot less change to get this proposal stopped. In this matter because we a rural I and my neighbours agree that this proposal involves all properties on a 10km radius and that we should be entitled to a say on this very important matter. We have all paid rates and contributed both financially and personally to Mareeba Shire and voted in our Mayor and councillors to represent us in moments like this.

I have been informed the Federal Government is funding this project and I assume the people running it will be paid will be paid well. My question is why can't the facility be built in Cairns shire and they can rehabilitate Cairns people in their own area cloded to hospitals and police station where emergency services are only minutes away. I'm sure Cairns has plenty of places out of town and closer to emergency services.

This proposed site has no fencing. If one of the clients is going through depression and decides to walk out into 100km highway which has a blind corner on the proposed site, I fear that a terrible accident could occur and the vehicle driver has to live with that for the rest of their lives. We have had accidents like this in our area in the past few years. These are very upsetting and heart touching events. Main Roads new guide rail system on the highway could also pose a risk as you have no where to turn your car if pedestrians are on the road.

The main entrance to the proposed facility is on a corner on a very busy highway so traffic will be turning in on a blind spot. The speed limit is 100km per hour so my concern is that this is an added danger. Main Roads would be required to build a suitable entrance lane and I don't think this would be on their agenda having just completed major works on Kennedy Highway. I assume ten patients and six workers residing will create quite a traffic flow entering and exiting on a daily basis. It would be devasting to see a fatal accident and I hope and pray that it is not one of my family members.

Over the years I have called emergency services and police as a drugged-out bloke walked naked onto my property. As they are busy and we live out of town it took a while for them to arrive. We have waited up to 40 minutes for an ambulance to arrive so my concern is that if one of the rehab clients causes problems for neighbours how much damage can be done in 40 minutes. Quite a lot I believe.

Rehab centres have been in our shire for years and all manage to go on to the same direction. I have been informed that the Shanty Creek rehab on Gilmore Road caused problems for the neighbours. Farmers from the surrounding area had machinery and tools stolen by drug users and when police

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recovered the machines the were unusable and the farmers had to dump them. Kuranda Youth facility ended up in the same predicament when youth offenders target neighbouring housing.

The establishments bring those sorts of people near our every day lives. Mareeba Hospital hands out needles to keep drug users clean and healthy and after a good deed they break into the Doctors and Nurses cars on the way out. Sad, sad, sad.

My other concern is that if this proposal gets approved that our property values will decrease. Whether this is fair or not it is a reality. No-one will want to buy in our area. If the idea is to grow our area, I don't think this is the best way to do it. I feel so strongly that as loyal, law abiding, rate paying locals, who contribute so much financially and physically to our community that we deserve your consideration to stop this proposal.

8-3-2021 ٢

FRANCESCO BABIERI

Page **1** of **8**

Sunday, March 7, 2021

- Attn: Mareeba Shire Council info@msc.qld.gov.au
- From: Martin and Tracey Lobert 4 Spena Rd Mareeba 4880

E: marty1000000@hotmail.com

- Re: Application for Material Change of Use, Residential Rehab Facility at 3338 Kennedy Hwy, Mareeba, Lot 2 on plan RP747563. Reference number MCU/21/0002.
- Stance: Material Change of Use for this Property should NOT be approved for the following reasons. Detailed information to expound on these factors is contained within the main body of this submission.

EXECUTIVE SUMMARY

- Initial information indicated that the use of the property would be as a "Retreat". After consultation with a representative of the proposed operator, the more specific use of the property was revealed, being to act as a drug rehabilitation facility.
- The property lies within a quiet rural area whose occupants are in large part there for lifestyle purposes. The current amenity of the area reflects this.
- From a planning perspective, the radius of effected stakeholders far exceeds traditional thresholds, and in fact has the potential to affect the local community and amenity of the area at large.
- Relapse rates of 40-60 per cent are common across a range of licit and illicit drugs, from alcohol, tobacco and prescription drugs to heroin, cannabis, amphetamines or cocaine[i][ii], and on average it takes nine attempts to achieve sustained recovery from drug dependence[iv][v][vi], and even then, people need to be vigilant to avoid relapse. (Research papers cited are listed in the Appendix).

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- During consultation with the representative of the proposed facility operator, it was advised that the retreat/rehab facility would operate under an "open" policy, in other words, residents/patients would be free to come and go at whim.
- Thus residents/patients have a statistically high probability of addiction relapse coupled with easy egress/ingress of the facility. i.e. there is a statistically high probability of persons leaving and entering the facility whilst intoxicated to varying degrees.
- This creates a greenfield demand for drugs in the immediate and broader area of the facility.
- There are precedents which indicate that increases in local area rates of theft and violent crime can result in these circumstances, based around similar facilities.
- The current location chosen is not fit for purpose. The real benefits of a remote location (and therefore relative isolation) for a retreat/rehab facility such as this are negated if it is situated right on a major arterial road with direct access to Mareeba township. The suitability of properties further west in the shire are eminently better suited.
- From the Mareeba Shire Council document suite, the Likelyhood Matrix and the Risk Consequence Matrix both indicate elevated levels of associated risk exposure.
- Queensland Local Government Act 2009 Part 12 (Responsibilities of councilors) requires that councilors must represent the current and future interests of the residents of the local government area. This proposal has an elevated risk of significant future negative change to the amenity of the area. In its proposed location, it also carries significant additional overt and latent risks for residents and the broader area. There is no upside to this proposal for residents of the area, only negative fallout and increased risk exposure. Therefore, the proposal is NOT in the current or future interests of the residents and thus according to the Act, councilors therefore have a legal responsibility to veto the proposal in its current location.
- Mareeba Shire Council document "Code of Conduct for Councilors" echoes the requirements of the Act, as well as requiring "decision-making in the public interest". Clearly the proposal is NOT in the public interest of existing residents and also by this measure, shire policy steers councilors to veto this proposal.

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MAIN BODY

The property at 3338 Kennedy Hwy, Mareeba, Lot 2 on plan RP747563, has an application before council for consideration of a material change of use. Initial information indicated that the use of the property would be as a "Retreat". Given that this is a broad term, further information was sought during consultation with a representative of the proposed operator. Following questioning, the more specific use of the property was revealed, its primary use being to act as a drug rehabilitation facility.

The property lies within a rural area whose occupants are in large part there for lifestyle purposes. The current amenity of the area reflects this, specifically a quiet rural lifestyle. A facility such as is proposed is of grave concern as it has the ability to fundamentally change the current and clearly established amenity of the local and broader area to the detriment of residents. As will be highlighted below, there are existing precedents of similar situations which have proved detrimental, and not just to the immediate area, but also to the broader area and community. Thus, from a planning perspective, the radius of effected stakeholders far exceeds traditional thresholds, and in fact has the potential to affect the local community and amenity of the area at large.

Given the potential broad reach and consequences and with reference to the Mareeba Shire Council document - Enterprise Risk Management Process, Section 1. Council's Approach,

Step 1: "Communicate and Consult - with internal and external stakeholders", as we are local stakeholders, this represents both the conduit and the necessity for the submission of this objection.

In the first instance, it is important to highlight the objective research data associated with the proposed facility. Specifically, <u>relapse rates of 40-60 per cent are common</u> <u>across a range of licit and illicit drugs, from alcohol, tobacco and prescription</u> <u>drugs to heroin, cannabis, amphetamines or cocaine[i][ii], and on average it takes</u> <u>nine attempts to achieve sustained recovery from drug dependence[iv][v][v], and</u> <u>even then, people need to be vigilant to avoid relapse.</u> This data is drawn from objective published research papers from leading authors and organizations in the field. For reference and transparency, the documents cited are listed in the appendix.

As consultation proceeded with the representative of the proposed facility operator, it was muted that the retreat/rehab facility would operate under an "open" policy, in other words, residents/patients would be free to come and go at whim. This adds to the highly

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invidious circumstances at play, specifically, that residents/patients have a statistically high probability of addiction relapse coupled with unfettered egress and ingress of the facility. In other words, there is a statistically high probability of persons leaving and entering the facility whilst intoxicated to varying degrees. Furthermore, the statistical probability of addiction relapse creates a greenfield demand for drugs in the area of the facility, with the immediate probability of attracting undesirable elements and certainly changing the amenity of the area for the worse.

There are some precedents which, in part, serve to illustrate. The Kuranda Youth Facility/Rehab Centre operated by NEATO was an analogous example. During the time of its operation, an increase in theft and violent crime occurred. This increase in theft and violent crime was not limited to the boundary of that property but also throughout the broader area. That particular facility was therefore ultimately shut down. Shanty Creek is also analogous, seeing theft and violent crime increases not just in the instant area but also in the extended areas of Biboora Rd, Gilmore Rd and Malone Rd. Therefore, to varying degrees, history and precedent shows us that facilities which deal in similar fields have a high propensity for changing the amenity of an area in a negative way and increasing risk exposure for residents.

It is important to note that there is no animosity intended with this objection, indeed, we are hugely sympathetic to sufferers of the disease of addiction. Retreats/Rehab centers may provide positive influences. However, the current location chosen is not fit for purpose and indeed brings risk. Aside from the real risk of significant change to the amenity of the area, the location alongside the main arterial thoroughfare into Mareeba creates added risk. Specifically, the increase in density of slowing or stopping traffic entering/exiting the facility at a point of the Kennedy Hwy which is a high-speed zone (100 kph) creates heightened risk. There is a school children bus stop some 1200m along the road. Bearing in mind the statistical probability of addiction relapse and therefore the compounded risk of impaired driving, all these factors come into play to heighten risk both for residents and facility residents/patients themselves, given that the facility is located immediately on a major arterial road.

The bitter irony is that there is no absolute necessity to utilize this particular property for this purpose. Unsurprisingly, the more remote the location of such a facility, the more arduous it is for residents to access drugs and thus remoteness actually assists in deterring the temptation of relapse. There are other properties located more remotely, to the west, which are much more suitable locations. Specifically, they would NOT be coincident with a major arterial thoroughfare, and the inherent remoteness far better

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serves the interests of the facility and its residents by reducing ease of access and therefore reducing risk of relapse. To the west Lotus Glen is an analogous example of a facility whose remote location is actually mutually beneficial, benefiting both constituents and the facility.

Heightened risk associated with the proposed material change of use may include, amongst others, increases in motor vehicle accidents, increases in theft and/or violent crime, risk to the current amenity of the area etc. so it may be prudent to refer to Mareeba Shire Council risk mitigation documentation.

Should loss or injury to any persons result from enacting a material change of use for this purpose at this location, and given that the research papers, statistical data and precedents are in the public domain, this may represent a situation of either direct or vicarious liability for the Mareeba Shire Council. Council has a reference document to analyze risk. Specifically, the "Enterprise Risk Management Process" document gives guidance. In Section 1. Councils Approach – Step 3 Risk Assessment, the guidance is to "Identify, analyze and evaluate risks". Within that document with reference to the Likelyhood Matrix, and referring to the research reference data noted above (i.e. Relapse rates of 40-60 per cent are common across a range of licit and illicit drugs, from alcohol, tobacco and prescription drugs to heroin, cannabis, amphetamines or cocaine[i][ii]) the probability of relapse and the associated negative/antisocial consequences can be said to be **Level 5 – Almost Certain**. From the Risk Consequence Matrix, moving down the categories:

- Health and Safety Given the location of the proposed facility on a 100kmh primary arterial road, the increased daily density of traffic needing ingress and egress has potential for severe accidents with potential to easily be Category 4 Major (hospitalization) or Category 5 Catastrophic (Death). Further, given the above research data, there is a further elevated risk of drivers being impaired by substance intoxication.
- Legal/Compliance As noted above, negative fallout from having such a facility in the proposed location is known to council by precedent. Chances of an event based on the statistical/research data of expected relapse rates back into drug use are high. The associated negative/antisocial consequences/behavior, include risk of accident, risk of incident, acts of theft, acts of violent crime etc. Thus, the chances of one or more of these events is, according to the Likelyhood Matrix,

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Level 5 – Almost Certain. In this pre-existing knowledge, council may expose itself to legal consequences should an incident occur as a result of granting approval to the material change of usage for this purpose, in this location. Depending on the severity of the incident, this may result in a Category 3, 4 or 5 (Moderate, Major or Catastrophic respectively) event. Again, this is amplified when one couples the likelihood, of being "almost certain" in the context of the underlying driving impetus of addiction and substance intoxication.

Political/Reputational – Should an incident as envisaged above occur, the
regional media interest would be considerable. After all, the mechanism to veto
the proposal and thus not expose residents of the area to these elevated risks in
the first instance, exists before us right now. Thus, after the fact, the clear
question which would be asked by the media is "Given the greater suitability of
properties for this purpose located further to the west, why was this proposal not
vetoed in favor of another, more suitable location while council had the
opportunity?".

Council and councilors must balance the interests of the established community versus any elevated risks associated with an application for Material Change of Use. As well as the certain risk of a negative change in amenity to the broader area, there are other clear associated risks based on published research data and precedent. A change in material use for the purpose described at this location brings no gain to the local community but rather only risk. Indeed, the only conceivable gain in the immediate term is for a real estate agent making a sale and thus a quick commission. Hardly a reasonable trade off.

According to the Queensland Local Government Act, councilors have a primary legal obligation to existing residents and therefore by definition, also a responsibility to the maintenance of the existing amenity of the area. Specifically, from the Queensland Local Government Act 2009:

Part 12 Responsibilities of councilors (1) A councilor must represent the current and future interests of the residents of the local government area.

This proposal is NOT in the interests of current residents. Secondly, according to the legislation this primary duty also extends to the FUTURE interests of those residents. This proposal has grave risk associated with it for the future of the residents of the area. Indeed, the Shire itself may open itself up to liability. A centre such as this is likely better suited to a more remote area, which exist in the west of the shire.

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In short, for the location in question, there is no upside in this proposal for either residents, council nor for the proposed facility itself or indeed its residents. Rather, there is only risk. Precise future impact of this facility is difficult to define, however there is sufficient doubt and precedent to deduce that there is a high potential for negative fallout. We therefore urge councilors to act conservatively and in accordance with the legal requirements of the Queensland Local Government Act to vote against this material change in use proposal.

Regards,

Julies Sollies

Martin Lobert

Tracey Lobert

Page **8** of **8**

Appendix:

[i] National Institute on Drug Abuse (National Institutes of Health, U.S. Department of Health and Human Services), Principles of Drug Addiction Treatment: A Research-Based Guide, 2009. NIH Publication No. 09–4180

[ii] Pitts JA, Establishment of an After Care Service, Alcohol Education and Rehabilitation Foundation Winter Conference 2003

[iv] 2007, Australian Treatment Outcome Study, National Drug & Alcohol Research Centre.

[vi] 13 Oct 2010, Prof Simon Chapman, article, ABC Health & Wellbeing online (typically takes 7-12 attempts to quit smoking)

-MCC Ph: 40933117 12 AM FELIX + KATHRYN BUCH GRABE FCORDS D MAR 2021 PO BOX 370 MAREEBA 4880 10th MARCH 2021. MARBEBA SHIRE COUNCIL PO BOX 154 (RANKIN STREET) MAREEBA 4880 DEAR SIR/MADAM RE: APPLICATION REFERENCE MCU/21/002 RN 3338 KENNEDY HIGHWAY LOT 2 RP747563 DEVELOPMENT OF ROOMING ACCOMMODATION (REHABILITATION FACILITY) we oppose the above application as this is not an operate location for such a development as the surrounding is mainly Life Style Blocks. The above block has main road frontage and is in an area where mobile reception is limited or non existent and landlines are often out of order in the wet season. How will we contact police (who will take about sominutes to respond) if we have Document Set ID: 3932375 over Version: 1 Version Date: 10/03/202

problems with people there in rehabilitation leaving this facility? We believe this is to be a low security facility where people can walk out if they choose, possibly breaking into our homes or vehicles looking for money or vehicles to escape the area We own properties that are only just over a kilometre south of this development (if it gets approval) at 3462 and 3464 Kennedy Highway A facility such as this will impact on the value of properties in the surrounding area. we feel that a more remote location away from a major highway would be more suitable for such a facility yours faithfully, Buckgral KATHRY BUCHGROBER

Document Set ID: 3932375 Version: 1: Version Date: 10/03/2021



North Qld Regional Office 38 Sturt Street (PO Box 616) Bungalow Q 4870

t 07 4037 2800 w missionaustralia.com.au

Date: 16 March 2021

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

Re: Response to concerns raised in the public submissions concerning proposed development at 3338 Kennedy Highway, Mareeba (Application No: MCU/21/0002).

Dear Planning Officer / Counsellors',

In response to some of the concerns raised in the public submissions Mission Australia would like to highlight that the proposed Residential Rehabilitation Facility will be completely voluntary, and when assessing client suitability, we will be assessing their commitment to the recovery process.

We understand that concerns have been raised by the public regarding clients of the facility coming and going and causing problems in the surrounding area. To clarify, if a client is not committed to participating in the proposed programs, they will not be accepted into the service or if they are not committed to the programs and process of recovery, they will be asked to leave the facility immediately and transported by staff out of the immediate area back to the community they were living prior to entry into our service. The service will not accept court ordered clients.

Residents days will be filled with therapeutic based activities and all clients of the service will be required to participate. The facility will be staffed 24 hours a day, 7 days per week and residents will have access to staff as and when required. If any residents go missing, they will be known and if they are unable to provide a verifiable explanation, they will be immediately terminated from the program.

Residents will not have access to any vehicles and the designated car park will be utilised by strictly staff members. There will be occasions where residents leave the property; however, this will be either by bus for a planned group activity or by a team member taking an individual to a health appointment. This will ensure that all residents are monitored at all times.

Visitors to the facility will be strictly monitored and regulated as visitors to an AOD residential facility can jeopardise the recovery process for all residents. Therefore, visitors will be coordinated and facilitated by the clinical or case management team as part of a resident's individual support plan.

The program framework has been developed to reduce the opportunity for clients to bring alcohol or illicit substances into the program and if any participant is found to have breached this they will be required to

Standing together with Australians in need until they can stand for themselves

Document Set ID: 3935936 Version: 1: Version Date: 22/03/2021 ABN 15 000 002 522

Once the facility is operational, the mobile number of the facilities management will be made available to the surrounding neighbours and will be readily contactable in regards to any future concerns.

Yours Sincerely,

Samuel Karam Program Manager FNQ AOD Residential Facility Mission Australia

8.3 ARMBRIDGE PTY LTD - MATERIAL CHANGE OF USE FOR A PRELIMINARY APPROVAL INCLUDING A VARIATION REQUEST TO VARY THE EFFECT OF THE MAREEBA SHIRE COUNCIL PLANNING SCHEME 2016 FOR USE RIGHTS ASSOCIATED WITH THE PROPOSED 'ANZAC AVENUE COMMERCIAL ZONE' - LOT 53 ON SP204554 - 47 ANZAC AVENUE, MAREEBA - MCU/20/0017

Date Prepared: 22 March 2021

Author: Senior Planner

1. Proposed Anzac Avenue Commercial Zone 🕹

- 2. Applicant Supplied Need Analysis <u>J</u>
- 3. Submissions 🖳
- 4. CairnsSARA letter dated 1 February 2021 🕹

APPLICATION DETAILS

Attachments:

APPLICATION		PREMISES	
APPLICANT	Armbridge Pty Ltd	ADDRESS	47 Anzac Avenue,
			Mareeba
DATE LODGED	8 December 2020	RPD	Lot 53 on SP204554
TYPE OF APPROVAL	Preliminary Approval		
PROPOSED DEVELOPMENT	Material Change of Use for a Preliminary Approval including a		
	variation request to vary the effect of the Mareeba Shire		
	Council Planning Scheme 2016 for use rights associated with		
	the proposed 'Anzac Avenue Commercial Zone'		
FILE NO	MCU/20/0017	AREA	4,061m2
LODGED BY	Planning Plus Pty Ltd	OWNER	Armbridge Pty Ltd
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Low Density Residential zone		
LEVEL OF	Impact Assessment		
ASSESSMENT			
SUBMISSIONS	Three (3), including one petition with 73 signatories		

EXECUTIVE SUMMARY

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

The application is impact assessable and three (3) properly made submissions were received in response to public notification of the application.

The application and supporting material has been assessed against the Mareeba Shire Council Planning Scheme 2016 and is in conflict with multiple specific outcomes of the Strategic Framework and has multiple conflicts with the purpose statements of the Low Density Residential Zone Code.

It is recommended that the application be refused.

OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	Armbridge Pty Ltd	ADDRESS	47 Anzac Avenue,
			Mareeba
DATE LODGED	8 December 2020	RPD	Lot 53 on SP204554
TYPE OF APPROVAL	Preliminary Approval		
PROPOSED DEVELOPMENT	Material Change of Use for a Preliminary Approval including		
	a variation request to vary the effect of the Mareeba Shire		
	Council Planning Scheme 2016 for use rights associated with		
	the proposed 'Anzac Avenue Commercial Zone'		

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

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

- (A) REFUSED DEVELOPMENT: Material Change of Use for a Preliminary Approval including a variation request to vary the effect of the Mareeba Shire Council Planning Scheme 2016 for use rights associated with the proposed 'Anzac Avenue Commercial Zone'
- (B) ASSESSMENT MANAGER'S REASONS FOR REFUSAL:
 - 1. The proposed development is in conflict with Specific Outcome 3.3.2.1 (3) of the Strategic Framework.
 - (3) Other than small scale industry areas, commercial activities will not occur outside centre areas unless there is an overriding need in the public interest, there are no alternative sites in centre areas, there is no adverse impact on centre areas or the area surrounding the development and the site is readily accessible by a range of transport modes.

Reason for conflict

The application is proposing commercial activities outside the established centre area.

The Need Analysis does conclude that there is a 'Need' for the proposed small commercial area.

The test for establishing an overriding need in the public interest goes well beyond establishing a basic need. Currently, the most detailed methodology for deciding whether there is a need in the public interest is outlined in section 41B of the *Planning Regulation 2017*.

Section 41B

- (2) The referral agency may decide there is an overriding need, in the public interest, for the development to be carried out only if the development application demonstrates that-
 - (a) the development will have a social, economic or environmental benefit for the community that outweighs-
 - (i) any adverse impact of the development on a matter or thing stated in the SEQ regional plan, table 11b; and
 - (ii) the desirability of achieving the goals, elements and strategies stated in the SEQ regional plan, particularly the goals, elements and strategies about-
 - (A) consolidating urban development in the SEQ urban footprint; and
 - (B) preventing land fragmentation in the SEQ regional landscape and rural production area; and
 - (b) there will be a significant adverse economic, social or environmental impact on the community if the development is not carried out.
- (3) To remove any doubt, it is declared that there is not an overriding need, in the public interest, for the development to be carried out merely because-
 - (a) the applicant-
 - (i) owns the premises; or
 - (ii) has an interest in, or option over, the premises; or
 - (b) the premises are available for the carrying out of the development.

Section 41B does makes specific reference to South East Queensland, however its general principles still apply in all cases.

The applicant has not demonstrated that there will be a significant adverse economic, social or environmental impact on the community if the development is not carried out. Therefore, the applicant has not demonstrated that there is an overriding need in the public interest.

Mareeba has a significant supply of vacant and underdeveloped Centre zone land that can accommodate all of the uses envisaged by the variation request. Therefore, alternative sites are available in the existing centre areas.

The proposed development has the potential to adversely impact on the surrounding Low Density Residential and Rural Residential land uses through increased traffic and noise.

The development conflicts.

- 2. The proposed development is in conflict with Specific Outcome 3.3.2.1 (4) of the Strategic Framework.
 - (4) Ribbon or strip commercial activities along state controlled roads and local collector roads is generally avoided outside of the centre areas where possible.

Reason for conflict

The variation request will result in ribbon or strip commercial activities along the Kennedy Highway and Anzac Avenue.

Other than this site's exposure to the Kennedy Highway, there are no other significant planning grounds pressing for this Low Density Residential lot to be developed for commercial purposes.

Mareeba has a significant supply of vacant and underdeveloped Centre zone land that can accommodate all of the uses envisaged by the variation request.

In this instance, it is possible to avoid the ribbon or strip commercial activities by developing these activities within the existing centre areas.

The development conflicts.

- 3. The proposed development is in conflict with Specific Outcome 3.7.6.1 (1) of the Strategic Framework.
 - (1) Commercial development will be facilitated by:
 - (a) consolidation and co-location of centre activities in existing centre areas;
 - (b) identification of space adjacent to centre areas to cater for the expansion of commercial activities;
 - (c) infrastructure provision in areas identified as able to cater for new commercial development;
 - (d) maintenance of a high standard of infrastructure, services and amenity in existing commercial areas to support further business investment and expansion.

Reason for conflict

The application is proposing commercial activities outside the established centre area.

The site is not adjacent to an established centre area and approval of the variation request will represent an ad-hoc commercial node in the midst of Mareeba's most active residential development area.

The development conflicts.

- 4. The proposed development is in conflict with Specific Outcome 3.7.6.1 (2) of the Strategic Framework.
 - (2) Out-of-centre retail development is avoided and should only occur if there is a clearly demonstrated over-riding community need and evidence demonstrating that the development would not adversely impact existing centre areas.

Reason for conflict

The application is proposing commercial activities outside the established centre area.

The Need Analysis does conclude that there is a 'Need' for the proposed small commercial area.

The test for establishing an overriding need in the public interest goes well beyond establishing a basic need. Currently, the most detailed methodology for deciding whether there is a need in the public interest is outlined in section 41B of the *Planning Regulation 2017*.

Section 41B

- (2) The referral agency may decide there is an overriding need, in the public interest, for the development to be carried out only if the development application demonstrates that-
 - (a) the development will have a social, economic or environmental benefit for the community that outweighs-
 - (i) any adverse impact of the development on a matter or thing stated in the SEQ regional plan, table 11b; and
 - (ii) the desirability of achieving the goals, elements and strategies stated in the SEQ regional plan, particularly the goals, elements and strategies about-
 - (A) consolidating urban development in the SEQ urban footprint; and
 - (B) preventing land fragmentation in the SEQ regional landscape and rural production area; and
 - (b) there will be a significant adverse economic, social or environmental impact on the community if the development is not carried out.
- (3) To remove any doubt, it is declared that there is not an overriding need, in the public interest, for the development to be carried out merely because (a) the applicant-
 - (i) and the prop
 - (i) owns the premises; or
 - (ii) has an interest in, or option over, the premises; or
 - (b) the premises are available for the carrying out of the development.

Section 41B does makes specific reference to South East Queensland, however its general principles still apply in all cases.

The applicant has not demonstrated that there will be a significant adverse economic, social or environmental impact on the community if the development is not carried out. Therefore, the applicant has not demonstrated that there is an overriding need in the public interest.

Mareeba has a significant supply of vacant and underdeveloped Centre zone land that can accommodate all of the uses envisaged by the variation request. Therefore, alternative sites are available in the existing centre areas.

Council has previously approved 10,000m² of commercial zoning under the Hastie Road Business Zone approval on Karobean Drive, Mareeba. To date, the

stages comprising the Amaroo Medical Centre and associated shop tenancies have been completed.

This established commercial area was approved on the basis that it would meet the short to medium term needs of the eastern Mareeba residential growth area.

The Hastie Road Business Zone has remaining capacity to allow for future stages including a convenience store and fast food outlet. The development of a second commercial area to service the same eastern Mareeba residential growth area is unwarranted at this time.

The proposed development has the potential to adversely impact on the surrounding Low Density Residential and Rural Residential land uses through increased traffic and noise.

The development conflicts.

- 5. The proposed development is in conflict with purpose statement 6.2.6.2 (1) of the Low Density Residential Zone Code.
 - (1) The purpose of the Low density residential zone code is to provide for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents.

Reason for conflict

As the site will continue to adjoin land in the Low Density Residential, it is appropriate to assess the variation request for consistency with the purpose statement for the Low Density Residential zone.

The variation request has the potential to lead to commercial development well beyond the small scale envisaged under the Low density residential zone code and the also well beyond the expectations of existing residents.

The development conflicts.

- 6. The proposed development is in conflict with purpose statement 6.2.6.2 (2)(a) & (c) of the Low Density Residential Zone Code.
 - (2) Mareeba Shire Council's purpose of the Low density residential zone code is to:
 - (a) maintain the integrity of established residential areas, which are characterised primarily by Dwelling houses and Dual occupancy development;
 - (c) facilitate non-residential development that directly supports the day to day needs of the immediate residential community, in new residential areas.

Reason for conflict

The variation request does not maintain the integrity of the established residential area.

The variation request has the potential to lead to commercial development well beyond the small scale envisaged under the Low density residential zone code and the also well beyond the expectations of existing residents.

- 7. The proposed development is in conflict with overall outcomes 6.2.6.2 (3)(f), (g) & (k) of the Low Density Residential Zone Code.
 - (3) The purpose of the code will be achieved through the following overall outcomes:
 - (f) Development facilitates other small-scale uses that integrate personal employment and residential activities, provided they complement local residential amenity;
 - (g) Development maintains a high level of residential amenity avoiding uses that introduce impacts associated with noise, hours of operation, traffic, advertising devices, visual amenity, privacy, lighting, odour and emissions;
 - (k) Non-residential development may be supported in new residential areas where such uses directly support the day to day needs of the immediate residential community;

Reason for conflict

The variation request may potentially result in larger scale commercial development beyond that envisaged under overall outcome (f) and may lead to the adverse amenity impacts identified under overall outcome (g).

Overall outcome (k) is very specific in respect to non-residential development. Such development may be considered in <u>new</u> residential areas, where the nonresidential use <u>meets the day to day needs</u> of the immediate residential community. Neither situation applies for the proposed variation request.

The proposed development conflicts.

THE SITE

The site is situated at 47 Anzac Avenue, Mareeba and is more particularly described as Lot 53 on SP204554. The site is irregular in shape with an area of 4,061m2 and is zoned Low Density Residential under the Mareeba Shire Council Planning Scheme 2016.

The site is flat and except for a for sale sign in the north-eastern corner, vacant.

The site has frontages of approximately 107 metres to the Kennedy Highway and 80 metres to Anzac Avenue. Both frontage roads are constructed to bitumen sealed standard. Informal access to the site is gained from Anzac Avenue.

The properties adjoining the western boundary comprise of a residential lot containing a dwelling house, and Lot 201 containing the Mareeba Bowls Club and the new Mareeba Shire Council library. Both of these adjoining lots are zoned Low Density Residential.

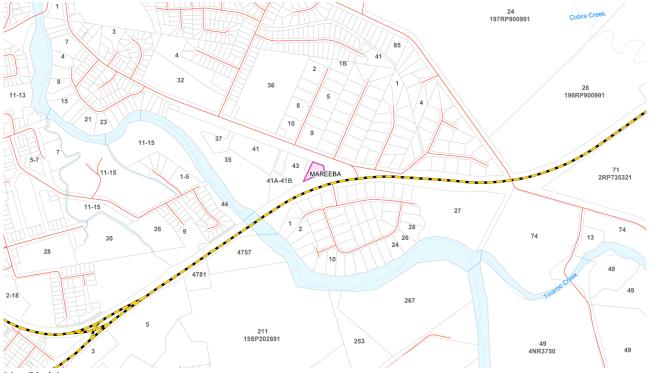
The immediately locality is characterised by residential and rural residential lots generally ranging in area between 1,000m2 and up to 8,000m2.

The site is not currently connected to Mareeba's reticulated water and sewerage networks.



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

Lot 53 on SP204554 is a balance allotment left after the completion of the Riverland's Estate subdivision on the opposite side of the Kennedy Highway.

PREVIOUS APPLICATIONS & APPROVALS

The most recent material change of use application over the site was lodged on 28 October 2009.

At this time, the Mareeba Shire Planning Scheme 2004 was in effect and the site was zoned Future Residential.

The material change of Use application proposed to develop the site for a motor showroom and associated vehicle repair station (proposed Mareeba Mitsubishi and Mareeba Mazda).

Council at its meeting held on 5 May 2010 resolved to refuse the application on the following grounds:

- 1. The proposed development will compromise the achievement of the following Desired Environmental Outcomes:
 - (h) All members of the community have appropriate access to relevant services and facilities that meet their needs and create a sense of community satisfaction.
 - (r) The identification and protection of the amenity of noise sensitive development and liveability of residential areas.
- 2. The proposed development is in conflict with Part 4, Division 24, 4.135 Overall Outcomes for Future Residential Zone Code, (2):
 - (i) which provides the Mareeba Shire with an allocation of land in a "holding zone" within the life of this planning scheme, until such time as additional land is required to meet demand;
 - (ii) which allows for uses which are consistent with the current zones, but will not prejudice the intended development of the Future Residential zone;
 - (iv) where sporadic and premature subdivision of land is prevented, development is well planned and integrated with surrounding land uses, and any interim uses do not prejudice future development;
 - (vii) where urban design promotes a sense of place and community safety;
- 3. The proposed development is in conflict with Part 4, Division 6, 4.31 Overall Outcomes for Residential Zone Code, (2):
 - (a) is attractive and contains housing at a range of population densities that provides a pleasant and safe living environment for its occupants;
 - (d) provides for a mix of medium and high-density development within the existing urban fabric and is visually compatible with the scale and character of the surrounding area;

The current application has been made under the Mareeba Shire Council Planning Scheme 2016.

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application is for Preliminary Approval including a Variation Request under Section 43 and 50(3) of the Planning Act 2016 to vary the effect of the Mareeba Shire Council

Planning Scheme 2016 for use rights associated with the 'Anzac Avenue Commercial Zone' over Land at 47 Anzac Avenue, Mareeba, more particularly described as Lot 53 on SP204554.

The use rights associated with the proposed Anzac Avenue Commercial Zone would vary (replace) those use rights currently associated with the land's Low Density Residential zoning.

The proposed Anzac Avenue Commercial Zone assessment tables and zone code are provided as **Attachment 1** of this report.

The applicant's description of the proposed development is as follows:

"This application seeks to vary the effect of the Mareeba Shire Planning Scheme for use rights associated with the 'Anzac Avenue Commercial Zone' over the subject site.

In contrast to the current Residential zoning of the site, the application is being made to achieve use rights which are consistent with a local/neighbourhood centre, as well as which reflect the site's exposure to the Kennedy Highway. To this end, the application seeks to facilitate a range of convenience-type uses which would serve the immediately-surrounding community, as well as uses which rely on highway/arterial road exposure and high amounts of passing traffic. The following uses have been identified as being characteristic of the above and appropriate for the site:

- Food and drink outlet
- Health care services
- Office
- Outdoor sales
- Service industry
- Shop
- Showroom

Cummings Economics has prepared a Need Analysis to support the proposed uses, and a copy of the report is included as **Attachment 2**. The report finds that sufficient 'need' exists for the proposed uses on the basis that:

- Mareeba has reached a size where separate neighbourhood centres are appropriate to service the local convenience needs of residents, as opposed to solely relying on the central business district which will continue to cater for high-order services; and
- Limited commercial facilities currently exist to service traffic on the Kennedy Highway between Mareeba and Cairns and traffic volumes continue to grow.

In order to regulate future development on the site, the proposal seeks to establish the 'Anzac Avenue Commercial Zone' over the site. A custom Table of Assessment and Zone Code has been prepared to facilitate the above-mentioned uses and regulate the built form and future operations on the site to reflect the specific characteristics of the site.

The proposed Anzac Avenue Commercial Zone Code is intended to operate supplementary to the relevant provisions of the Mareeba Shire Planning Scheme. Therefore, all relevant provisions under the Scheme still apply to future development of the site, other than where inconsistent with the provisions of the Anzac Avenue Commercial Zone, in which case the provisions of the Anzac Avenue Commercial Zone prevail. For this reason, the proposed Anzac Avenue Commercial Zone has been kept limited in scope so as not to simply duplicate the provisions of other relevant Planning Scheme codes. In terms of the specific code provisions which have been included in the proposed Anzac Avenue Commercial Zone, these generally relate to building height, setbacks and boundary landscaping treatments. A building height limit of 8m / 2 storeys has been imposed, while setbacks of 3m to the side/rear boundary and 4m to road frontages applies. We note that the 4m road frontage setback has been selected as opposed to a typical 6m setback given the significant amount of road reserve which exists around the site which acts to effectively set development well back from the road network.

Finally, a 2m landscaped strip has been imposed to all road frontages and to adjoining Lot 197 on NR3143, while a solid 1.8m fence also applies to the full side / rear boundary. These treatments are considered to ensure an attractive streetscape and mitigation of impacts on adjoining properties."

In essence, the variation request seeks to establish the proposed 'Anzac Avenue Commercial Zone' as a local categorising instrument for Lot 53 on SP204554, thereby making a material change of use for the following seven (7) land uses, **code assessable**:

- Food and drink outlet
- Health care services
- Office
- Outdoor sales
- Service industry
- Shop
- Showroom

A material change of use for any other land use would require impact assessment under the proposed 'Anzac Avenue Commercial Zone'.

The following Mareeba Shire Council Planning Scheme 2016 standard definitions will continue to apply:

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Food and drink outlet	Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, takeaway, tea room	Bar, club, hotel, shop, theatre, nightclub entertainment facility
Health care services	Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital
Office	Premises used for an administrative, secretarial or management service or the practice of a	Bank, real estate agent, administration building	Home based business, home office, shop, outdoor sales

	profession wherean goods]
	profession, whereon goods or materials are made, sold or hired and where the principal activity provides for one or more of the following:		
	business or professional advice		
	 service of goods that are not physically on the premises 		
	 office based administrative functions of an organisation. 		
Outdoor sales	Premises used for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans. The use may include ancillary repair or servicing activities and sale or fitting of accessories.	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Service industry	Premises used for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non- industrial uses.	Audio visual equipment repair, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact, high impact industry, special industry
Shop	Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.	Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store	Adult store, food and drink outlet, showroom, market
Showroom	Premises used primarily for the sale of goods of a related product line that are of a size, shape or weight that requires: • a large area for	Bulky goods sales, motor vehicles sales showroom, bulk stationary supplies	Food and drink outlet, shop, outdoor sales
	handling, display or storage		
	 direct vehicle access to the building by members of the public for loading and 		

	unloading items purchased or hired.		
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All seven (7) land uses are currently impact assessable development under the site's existing Low Density Residential zone.

REGIONAL PLAN DESIGNATION

The subject site is included within the Urban Footprint land use category in the Far North Queensland Regional Plan 2009-2031. Mareeba is identified as a Major Regional Activity Centre in the Regional Plan.

The Regional Plan Map 3- 'Areas of Ecological Significance' does not identify the site as being of any significance.

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	Land Use Categories
	Residential Area
	Transport Elements
	State Controlled Road
	Local Collector Road
	Principal Cycle Network
Zone:	Low Density Residential zone
Overlays:	Airport environs overlay
	• Hill and slope overlay
	• Residential dwelling house and
	outbuilding overlay
	Transport infrastructure overlay

RELEVANT PLANNING INSTRUMENTS

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

(A) Planning Act 2016 and Planning Regulation 2017

Planning Act 2016 - section 61

- 61 Assessing and deciding variation requests
 - (1) This section applies to a part of a properly made application that is a variation request.
 - (2) When assessing the variation request, the assessment manager must consider-
 - (a) the result of the assessment of that part of the development application that is not the variation request; and

<u>Comment</u>

Not applicable. The variation request forms the entire development application.

(b) the consistency of the variations sought with the rest of the local planning instrument that is sought to be varied; and

<u>Comment</u>

A review of the variation request against the full Strategic Framework is contained in this report. This review establishes that the variation request conflicts with the following provisions of the Strategic Framework:

- Specific Outcome 3.3.2.1 (3);
- Specific Outcome 3.3.2.1 (4);
- Specific Outcome 3.7.6.1 (1); and
- Specific Outcome 3.7.6.1 (2).

A review of the variation request against the purpose statement for Low Density Residential zone code is contained in this report. This review establishes that the variation request conflicts with the following purpose statements of the Low Density Residential zone code:

- Purpose Statement 6.2.6.2 (1);
- Purpose Statements 6.2.6.2 (2) (a) & (c); and
- Overall Outcomes 6.2.6.2 (3) (f), (g) & (k).

It is also noted that the format of the proposed Anzac Avenue Commercial Zone code is based on the superseded Mareeba Shire Planning Scheme 2004 and not the current Mareeba Shire Council Planning Scheme 2016.

(c) the effect the variations would have on submission rights for later development applications, particularly considering the amount and detail of information included in, attached to, or given with the application and available to submitters; and

<u>Comment</u>

The variation request will remove the submission rights for later development applications for the seven (7) identified land uses.

All of these uses are currently impact assessable development on the subject site and will remain impact assessable development in the adjoining Low density residential zone.

The removal of submission rights for later development applications is a significant reduction in the transparency of the development assessment process, particularly considering the limited amount and detail of information included as part of this variation request.

(d) any other matter prescribed by regulation.

<u>Comment</u>

Refer to Planning Regulation 2017 - section 32 discussion below.

- (3) The assessment manager must decide-
 - (a) to approve-
 - (i) all or some of the variations sought; or

- (ii) different variations from those sought; or
- (b) to refuse the variations sought.

<u>Comment</u>

The officer recommendation is outlined at the commencement of this report.

Planning Regulation 2017 - section 32

32 Assessing variation requests—Act, s 61

For section 61(2)(d) of the Act, an assessment manager must consider the following matters when assessing a variation request, to the extent the matter is relevant to the request-

(a) the common material;

<u>Comment</u>

This report considered the common material.

(b) the regional plan for a region;

<u>Comment</u>

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.

(c) the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme;

<u>Comment</u>

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.

(d) any temporary State planning policy.

<u>Comment</u>

Not relevant

(B) Mareeba Shire Council Planning Scheme 2016

Strategic Framework

The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.

Although the current application seeks to vary certain aspects of the planning scheme, the variations being proposed should remain consistent with the policy direction established by the strategic framework.

The following is an assessment of the variation request against the entire strategic framework:

3.3 Settlement pattern and built environment

3.3.1 Strategic outcomes

(1) Mareeba Shire is intended to support a widely dispersed population in a variety of settings, including rural towns, small rural settlements, villages, rural residential areas, cropping lands, grazing lands and broad-hectare grazing properties. Future development maintains this settlement pattern and the distinct character that it provides to the shire. The settlement pattern also ensures the continuing viability of the shire's rural economy, particularly through the provision of high quality services.

<u>Comment</u>

The variation request does not compromise the intended settlement pattern.

(2) Mareeba Shire is supported by a network of compact, *activity centres* of varying scales. These *activity centres* form the primary focus for population growth. Each *activity centre* will maintain its individual character while growing to support and service the local economies of its catchments. The level of service provision within each *activity centre* is consistent with its role and function within the defined activity centre hierarchy. Growth is managed to ensure a high level of centre amenity and streetscape character is maintained, thus fostering vibrant, lively hubs of social interaction, trade and exchange.

<u>Comment</u>

The variation request does not compromise this strategic outcome.

(3) *Residential areas* and *urban expansion areas* support strategically located and logically sequenced residential development, maximising the efficient utilisation of new and existing infrastructure, particularly active and public transport. Residential development, including infill housing in designated areas, is focussed in Mareeba and the Kuranda district. A diversity of housing choices is developed within proximity to services and *activity centres* while protecting the character of the shire.

Housing for aged persons, both for independent and assisted living, is provided to support the aging population of the shire. Aged care development is provided in suitable locations in the *residential areas* and *urban expansion areas* of the shire.

<u>Comment</u>

The variation request will not strategically impact on new residential development or housing choice.

(4) *Rural residential areas* are intended to support rural residential development of varying densities, to prevent further fragmentation and alienation of *rural areas, conservation areas* and *biodiversity areas* within the regional landscape. *Rural residential areas* predominantly maintain the current density of development, with infill subdivision of *rural residential areas* generally limited to identified areas where consistent with the desired character and where adequate services and infrastructure are available or can be adequately and cost-effectively provided.

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

<u>Comment</u>

Not applicable.

(6) *Industry areas* support the industrial development in the shire and are protected from encroachment by incompatible or sensitive uses. The Mareeba *major industry area* is the predominant supply of industrial land which will cater for high impact industry and major industrial developments into the future. Smaller *industry areas* are strategically located across the shire to service local needs.

<u>Comment</u>

The variation request does not compromise this strategic outcome.

(7) The built environment is ecologically sustainable, achieving energy and resource efficiency and favouring architecture that is sensitive to local character. Development reflects sustainable tropical design principles, is climate responsive and preserves natural features.

<u>Comment</u>

Future development on the site can comply with this strategic outcome.

(8) Risks to infrastructure, buildings and the community posed by bushfires, cyclones, flooding, landslides and other extreme events are minimised. Development is considerate of the potential increased incidence of these hazards induced by climate change.

Comment

The site is not identified as being at extreme risk from these hazards. Any future buildings on the site can reasonably respond to the relevant hazard level.

3.3.2 Element—Activity centres network

3.3.2.1 Specific outcomes

(1) The scale of development in *activity centres* is consistent with their role and function within the defined hierarchy of *activity centres*, which consists of a *major regional activity centre*, a *village activity centre*, *rural activity centres and rural villages*.

<u>Comment</u>

Mareeba is a major regional activity centre. The scale of potential development possible under the variation request is consistent with a major regional activity centre.

(2) Centre activities are focussed in *major regional activity centres*, particularly development which draws on a wide catchment. Other *activity centres* promote local self-containment by facilitating a diverse range of services in support of local catchments and communities.

<u>Comment</u>

Mareeba is a major regional activity centre and the variation request envisages centre activities.

(3) Other than small scale *industry areas*, commercial activities will not occur outside *centre areas* unless there is an overriding need in the public interest, there are no alternative sites in *centre areas*, there is no adverse impact on *centre areas* or the area surrounding the development and the site is readily accessible by a range of transport modes.

Applicant's Response

Proposal is limited to uses which will not adversely impact on centre areas or the area surrounding the development and the site is readily accessible.

<u>Comment</u>

The application is proposing commercial activities outside the established centre area.

The Need Analysis does conclude that there is a 'Need' for the proposed small commercial area.

The test for establishing an overriding need in the public interest goes well beyond establishing a basic need. Currently, the most detailed methodology for deciding whether there is a need in the public interest is outlined in section 41B of the *Planning Regulation 2017*.

Section 41B

- (2) The referral agency may decide there is an overriding need, in the public interest, for the development to be carried out only if the development application demonstrates that-
 - (a) the development will have a social, economic or environmental benefit for the community that outweighs-
 - (i) any adverse impact of the development on a matter or thing stated in the SEQ regional plan, table 11b; and
 - (ii) the desirability of achieving the goals, elements and strategies stated in the SEQ regional plan, particularly the goals, elements and strategies about-
 - (A) consolidating urban development in the SEQ urban footprint; and
 - (B) preventing land fragmentation in the SEQ regional landscape and rural production area; and
 - (b) there will be a significant adverse economic, social or environmental impact on the community if the development is not carried out.
- (3) To remove any doubt, it is declared that there is not an overriding need, in the public interest, for the development to be carried out merely because-

- (a) the applicant-
 - (i) owns the premises; or
 - (ii) has an interest in, or option over, the premises; or
- (b) the premises are available for the carrying out of the development.

Section 41B does makes specific reference to South East Queensland, however its general principles still apply in all cases.

The applicant has not demonstrated that there will be a significant adverse economic, social or environmental impact on the community if the development is not carried out. Therefore, the applicant has not demonstrated that there is an overriding need in the public interest.

Mareeba has a significant supply of vacant and underdeveloped Centre zone land that can accommodate all of the uses envisaged by the variation request. Therefore, alternative sites are available in the existing centre areas.

The proposed development has the potential to adversely impact on the surrounding Low Density Residential and Rural Residential land uses through increased traffic and noise.

The development conflicts.

(4) Ribbon or strip commercial activities along *state controlled roads* and *local collector roads* is generally avoided outside of the *centre areas* where possible.

Applicant's Response

Proposal is a small-scale commercial activity in a unique location at the corner of a highway and collector road, with access available via the collector road.

<u>Comment</u>

The variation request will result in ribbon or strip commercial activities along the Kennedy Highway and Anzac Avenue.

Other than this site's exposure to the Kennedy Highway, there are no other significant planning grounds pressing for this Low Density Residential lot to be developed for commercial purposes.

Mareeba has a significant supply of vacant and underdeveloped Centre zone land that can accommodate all of the uses envisaged by the variation request.

In this instance, it is possible to avoid the ribbon or strip commercial activities by developing these activities within the existing centre areas.

The development conflicts.

(5) *Centre areas* provide vibrant settings for community activity, social interaction and trade. Each centre retains its individual character.

<u>Comment</u>

The subject site will represent a standalone commercial development rather than a centre area. Any future development of the subject site can still comply with this outcome, albeit at a smaller scale.

(6) *Centre areas* provide high quality and attractive streetscapes, active shopfronts, comfortable pedestrian environments and spaces for social interaction.

Comment

The subject site will represent a standalone commercial development rather than a centre area. Any future development of the subject site can still comply with this outcome, albeit at a smaller scale.

3.3.3 Element—Major regional activity centre

3.3.3.1 Specific outcomes

(1) The role and function of Mareeba as the *major regional activity centre* for services in Mareeba Shire is strengthened. Mareeba is to accommodate the most significant concentrations of regional-scale business, retail, entertainment, government administration, secondary and tertiary educational facilities and health and social services within the shire.

<u>Comment</u>

The proposed development does not compromise the role and function of Mareeba as the major regional activity centre for the Mareeba Shire.

(2) Development within Mareeba over time enhances the Shire's self-sufficiency in terms of services offered, business and employment opportunities.

<u>Comment</u>

The proposed development would comply.

(3) Mareeba is characterised by a relative lack of development constraints, and is supported by an expanding major industry area and Mareeba Airport. Mareeba has significant residential, industrial and commercial growth potential.

<u>Comment</u> Noted.

(4) The centre area of Mareeba continues to be focussed on the core area around Byrnes Street (between Rankin and Lloyd Streets), with significant expansion of centre activities within underutilised sites within the Byrnes Street core, in Walsh Street and south along Byrnes Street. New development will improve the streetscape of the town centre including streetscape improvement.

<u>Comment</u> Noted.

- (5) Regional scale services and employment are provided in Mareeba, including:
 - (a) primary, secondary and tertiary educational establishments;
 - (b) major supermarkets and large format retailers;
 - (c) factory outlets and warehouses;
 - (d) government administration;
 - (e) hospitals and social services;
 - (f) major recreation and health and fitness facilities.

<u>Comment</u>

Noted.

3.3.4 Element—Village activity centre

3.3.4.1 Specific outcomes

(1) Kuranda, as the *village activity centre* for Mareeba Shire, accommodates services, arts and cultural facilities, sports and recreation facilities, business and employment uses to support the village and its constituent surrounding rural and rural residential communities.

<u>Comment</u> Not applicable.

(2) The Kuranda Village continues as a premier tourist destination of Far North Queensland as the 'Village in the Rainforest', supported by a growing arts economy. Its positioning and access to the Cairns tourism base (including international and domestic airports) will continue to support a significant local tourist economy, as well as making it a lifestyle destination for new residents.

<u>Comment</u> Not applicable.

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

<u>Comment</u> Not applicable.

(4) Growth is focused within the broader Kuranda district. Further residential development in the Myola corridor is not supported within the life of the planning scheme.

<u>Comment</u> Not applicable.

3.3.5 Element—Rural activity centres

3.3.5.1 Specific outcomes

(1) Chillagoe and Dimbulah are the Rural activity centres within Mareeba Shire and continue to provide a level of commercial and community services to their rural catchments. Further development of emerging lower intensity activities is commensurate with the scale and

amenity of the relevant local catchment, and includes support to primary industries, mining activities and tourism uses.

<u>Comment</u> Not applicable.

(2) Rural industries, workers accommodation and mining infrastructure are accommodated in suitable locations. Any expansion of mining activity in the shire is anticipated to result in positive increases to population. Social, economic and environmental change within affected settlements is to be managed to ensure the long term sustainability of these settlements is protected.

<u>Comment</u> Not applicable.

(3) The *rural activity centres* of Mareeba Shire maintain their relaxed, low density, small town character and lifestyle. Infill development will maintain larger lot sizes than other *activity centres* in the shire in order to retain the rural character and expected levels of amenity. Lower residential densities are also enforced due to a lack of sewerage infrastructure.

<u>Comment</u> Not applicable.

(4) Chillagoe supports significant tourist activity and visitor numbers in addition to servicing its local community.

<u>Comment</u>

Not applicable.

3.3.6 Element—Rural villages

3.3.6.1 Specific outcomes

(1) Biboohra, Irvinebank, Julatten, Koah, Mutchilba, Mt Molloy, Myola and Speewah are *rural villages*, that have limited centre activities and other non-residential activities. Some *rural villages* include small clusters of activity in which limited, small-scale development may occur. Any growth within *rural villages* is limited and is proportionate to their current scale.

<u>Comment</u> Not applicable.

3.3.7 Element—Residential areas and development

3.3.7.1 Specific outcomes

(1) Residential development, including Multiple dwellings and Dual occupancy, are sensitively integrated into the existing character of residential streets, predominantly in *residential areas* adjoining the *centre areas* of Mareeba and Kuranda. Infill development accounts for 20 percent of new dwellings constructed in Mareeba by 2031.

<u>Comment</u> Not applicable.

(2) Population growth is focused on infill sites within existing residential areas and greenfield developments in residential areas and urban expansion areas to the east and south of Mareeba. An investigation area to the north of Mareeba will be considered for potential urban growth outside the life of the planning scheme.

<u>Comment</u> Not applicable.

(3) Residential expansion occurs in *residential areas* immediately adjacent to established *activity centres* and is logically sequenced to ensure efficient servicing by existing physical infrastructure networks.

<u>Comment</u>

Not applicable.

(4) *Residential areas* contain predominantly low density residential development and are characterised by traditional detached housing and Dual occupancy development.

Applicant's Response

Proposal seeks an alternative form of development given the site's location adjacent to existing non-residential land uses and position at the corner of two major roads.

<u>Comment</u>

The proposed development applies to one lot and will not alter the predominant form of development in residential areas.

A minor conflict exists which will be remedied should the variation request be approved.

(5) A range of mixed housing, affordable housing and social housing is provided in response to the diverse and changing demography of Mareeba Shire. This development is located in *residential areas* in a manner consistent with the character and amenity of the shire's *activity centres*.

- (6) Residential subdivision design and greenfield development considers and respects:
 - (a) topography;
 - (b) climate responsive design and solar orientation;
 - (c) efficient traffic flows and connectivity;
 - (d) pedestrian and cycle movement;
 - (e) efficient and sustainable infrastructure provision;
 - (f) environmental values;
 - (g) parkland and open space links;
 - (h) mixed lot sizes and dwelling types;
 - (i) water sensitive urban design;

- (j) good quality agricultural land;
- (k) the character and scale of surrounding development.

<u>Comment</u> Not applicable.

3.3.8 Element—Urban expansion and investigation areas

3.3.8.1 Specific outcomes

(1) Urban expansion areas and investigation areas are anticipated to provide for development beyond the life of the planning scheme and are preserved for this purpose, with interim development not compromising future residential development.

<u>Comment</u> Not applicable.

(2) Well-serviced and designed greenfield residential development occurs in *urban expansion areas* of Mareeba and Kuranda only where it is planned, logically sequenced and can be efficiently serviced.

<u>Comment</u> Not applicable.

(3) *Urban expansion areas* in Mareeba provide a range of housing options and aim for density targets of twelve dwellings per hectare by 2031.

<u>Comment</u> Not applicable.

(4) Local centre development may occur within *urban expansion areas* in Mareeba to provide for everyday community needs within a walkable catchment.

<u>Comment</u> Not applicable.

3.3.8.2 Land use strategies

- (1) Investigation areas are to be investigated to accommodate future development beyond the life of the planning scheme. Investigation areas are not to be developed unless there is an insufficient supply of land for the purpose intended to be developed. The purpose of development in an investigation area should promote a logical land use pattern, having regard to nearby land use and the established hierarchy of activity centres. In the instance that new or expanded areas are investigated, these are to be supported by detailed land use investigations that must demonstrate:
 - (a) need for land for the proposed land use;
 - (b) mitigation or avoidance of impacts on sensitive receiving environments;
 - (c) where involving good quality agricultural land:
 - (i) there is no alternative land available that is not good quality agricultural land; and
 - (ii) the need for future development represents a public benefit.

- (d) suitable mitigation or offset arrangements in respect to impacts on areas of high ecological significance
- (e) consistency with the Strategic Framework.
- (f) consistency with State and Regional Planning requirements.

Comment Not applicable.

3.3.9 Element—Aged care and retirement areas

3.3.9.1 Specific outcomes

(1) Appropriately designed and serviced aged accommodation, including residential care and retirement facilities, which take into account the support services required as people become less independent, are developed throughout Mareeba Shire's *residential areas* and *urban expansion areas*.

<u>Comment</u> Not applicable.

(2) Small scale, low cost aged accommodation close to the CBD and health services catering for independent living are encouraged to cater to Mareeba's ageing population.

<u>Comment</u> Not applicable.

3.3.10 Element—Rural residential areas

3.3.10.1 Specific outcomes

(1) Rural residential development is consolidated within *rural residential areas* where it will not result in the fragmentation or loss of *agricultural areas* or *biodiversity areas*.

<u>Comment</u> Not applicable.

(2) Infill development within *rural residential areas* occurs only where appropriate levels of infrastructure are available and provided, the existing rural living character can be maintained and an *activity centre* is proximate.

<u>Comment</u> Not applicable.

(3) No further subdivision of greater than anticipated density occurs within *rural residential areas* that are not proximate to an *activity centre* and its attending physical and social infrastructure.

(4) *Rural residential areas* across Mareeba Shire are characterised by a range of lot sizes, consistent with the form of historical subdivision in the vicinity of proposed development.

<u>Comment</u> Not applicable.

(5) Limited agricultural and animal husbandry activities may occur in *rural residential areas* where the offsite impacts of the activity are mitigated in protection of the amenity expectation of the *rural residential areas*.

Comment

Not applicable.

(6) Small scale non-residential and tourism uses which do not impact on character and amenity are facilitated in *rural residential areas*.

<u>Comment</u> Not applicable.

3.3.11 Element—Rural areas

3.3.11.1 Specific outcomes

(1) *Rural areas* include rural activities and land uses of varying scale, consistent with surrounding land use, character and site conditions.

<u>Comment</u> Not applicable.

(2) Land in *rural areas* is maintained in economically viable lot sizes, ensuring that regional landscape and rural production values are not compromised by fragmentation, alienation or incompatible land uses.

<u>Comment</u> Not applicable.

- (3) Tourism, rural industry, intensive animal industries and outdoor recreation facilities are developed in the *rural area* in a way which:
 - (a) does not impede or conflict with agricultural activities and production; and
 - (b) does not compromise rural character and scenic qualities; and
 - (c) does not adversely impact on ecological and biodiversity values.

<u>Comment</u>

Not applicable.

(4) Other rural areas will be largely maintained in their current configuration, only being subdivided where viable holdings are achieved and the infrastructure base of rural operations including workers accommodation, airstrips and farm infrastructure is provided.

<u>Comment</u> Not applicable.

(5) Rural lifestyle, tourism, outdoor recreation, horticultural activities and natural bushland uses may be considered in *other rural areas* where appropriately located, serviced and otherwise consistent with the Strategic Framework.

<u>Comment</u> Not applicable.

(6) *Agricultural areas* will be retained in viable holdings and not fragmented or compromised by unsuitable development. Uses and development within this precinct will not cause land use conflicts with primary production or will ensure these conflicts are mitigated.

<u>Comment</u> Not applicable.

(7) *Rural areas* preserve lands for future uses beyond the life of the planning scheme.

<u>Comment</u> Not applicable.

- (8) Historical townships located in *rural areas* are generally cadastral anomalies. Historical townships are generally below current infrastructure standards in respect to roads, stormwater drainage, water and sewerage infrastructure and are not intended to be developed or further subdivided. Historical townships are not always named, and include:
 - (a) Almaden
 - (b) Calcifer
 - (c) Kingsborough
 - (d) Koorboora
 - (e) Montalbion
 - (f) Mt Mulligan
 - (g) Northcote
 - (h) Petford
 - (i) Stannary Hills
 - (j) Thornborough
 - (k) Watsonville

<u>Comment</u>

Not applicable.

3.3.12 Element—Industry areas

3.3.12.1 Specific outcomes

(1) The Mareeba *major industry area* will develop as a regional industrial hub, servicing Mareeba Shire and beyond. The role of Mareeba as an industrial and service node is strengthened by the allocation of suitable and adequately serviced land for all types of industry, from low

impact to high impact and special industries including industries that generate trade waste e.g. fruit and vegetable processing, small scale meat processing, saw mills and chemical manufacturers.

<u>Comment</u> Not applicable.

(2) Mareeba provides a strategic alternative and secure location to limited supplies of industrial land in Cairns, and potentially expands as a base for increased agricultural, cattle and mining activities, and for servicing Gulf Savannah and Cape York communities.

<u>Comment</u> Not applicable.

(3) Regional scale, large industrial facilities and high impact industries are primarily located within the Mareeba *major industry area*. Chillagoe *industry area* may accommodate high impact industry associated with mining where mitigation of impacts on the amenity of residential areas is undertaken in accordance with best practice.

<u>Comment</u> Not applicable.

(4) The *industry areas* of Dimbulah and Mt Molloy accommodate light to medium impact industry and trades and services which service their local catchments.

<u>Comment</u> Not applicable.

(5) Industry areas in select rural activity centres and rural villages support the local economy with light industry and trades. Where no industry area is supplied in rural activity centres and rural villages, some low impact industrial uses may be permitted in centre areas and residential areas where it is demonstrated that impacts on surrounding land uses can be appropriately managed.

<u>Comment</u> Not applicable.

(6) The location of industry activities avoids or is appropriately separated from sensitive land uses to protect the health, wellbeing, amenity and safety of the community from the impacts of air, noise and odour emissions, and hazardous materials.

<u>Comment</u> Not applicable.

(7) Sensitive urban land uses such as residential development or community facilities do not encroach upon or establish within *industry areas*.

<u>Comment</u> Not applicable.

3.3.13 Element—Sustainable design

3.3.13.1 Specific outcomes

(1) Development integrates the principles and practices of sustainable urban design in streetscapes and public areas, providing attractive and comfortable environments for pedestrians.

<u>Comment</u>

The proposed development can comply.

(2) Buildings are designed with appropriate orientation and siting, passive climate control and incorporate energy and water saving technologies.

<u>Comment</u> The proposed development can comply.

(3) Development reflects the tropical character of the shire to promote outdoor living.

Comment

The proposed development can comply.

3.3.14 Element—Natural hazard mitigation

3.3.14.1 Specific outcomes

(1) The risk of loss of life and property associated with bushfires, cyclones, flooding, landslides and other weather related events are minimised through the appropriate use of land having regard to its level of susceptibility to the hazard or potential hazard.

<u>Comment</u>

The site is not identified as being at extreme risk from any of the hazard. Any future development on the site will be able to comply.

(2) Development in an area subject to a natural hazard incorporates appropriate siting and design measures that mitigate risks to infrastructure, buildings and the community.

<u>Comment</u>

The site is not identified as being at extreme risk from any of the hazard. Any future development on the site will be able to comply.

(3) Development considers the potential for increased occurrence of natural hazards as a result of climate change, including greater frequency of extreme weather events and increased rainfall intensities.

<u>Comment</u>

The site is not identified as being at extreme risk from any of the hazard. Any future development on the site will be able to comply.

(4) Development incorporates emergency response measures to ensure the impacts of natural hazards can be minimised.

<u>Comment</u>

The site is not identified as being at extreme risk from any of the hazard. Any future development on the site will be able to comply.

3.3.15 Element—Indigenous communities

3.3.15.1 Specific outcomes

(1) Quality housing and infrastructure is provided in the *Aboriginal Communities* of Oak Forest, Kowrowa, Mantaka, Koah and Mona Mona and their expansion is anticipated and catered for.

Comment

Not applicable.

(2) The aspirations of Indigenous communities to return to their traditional country, facilitated through the development of interpretive tourism and rural based economic development, are realised in appropriate locations.

<u>Comment</u> Not applicable.

3.4 Natural resources and environment

3.4.1 Strategic outcomes

(1) Mareeba Shire's outstanding natural environment, ecological processes and biodiversity values, including those within *conservation areas* and *biodiversity areas*, are conserved, enhanced and restored. Minimal loss of native vegetation is achieved in the shire through limited clearing of *biodiversity areas*, strategically located rehabilitation areas and the replanting of native vegetation. The impacts of pests and weeds on the natural environment is minimised and managed.

<u>Comment</u>

The site does not contain or adjoin any such areas.

(2) Natural corridors through the landscape, including *ecological corridors*, and natural areas which provide linkages between areas of significant biodiversity and habitat value are protected and enhanced. Opportunities are realised to connect habitat fragments across the regional landscape through strategic rehabilitation and protection of potential habitat connection corridors, such as *habitat linkages*. The resilience of natural systems and wildlife to respond to climate change is strengthened by providing maximum connectivity across a range of habitats, allowing species to migrate and retreat.

<u>Comment</u>

The site does not contain or adjoin any such areas.

(3) The physical condition, ecological health, environmental values and water quality of surface water and groundwater systems, including but not limited to *major waterbodies* and *major watercourses*, is protected, monitored and improved. The impacts of Mareeba Shire's water quality, wetland and riparian health on the Great Barrier Reef and the Gulf of Carpentaria are recognised through integrating sustainable catchment management practices into land use planning. Riparian areas and areas surrounding ecologically significant wetlands will be enhanced as part of new development.

<u>Comment</u>

Noted.

(4) The shire secures a safe, reliable and adequate water supply, which is efficiently used and appropriately managed to ensure social, economic and environmental sustainability. Important strategic sources of water, including the Barron Basin, contingent water supplies and underground aquifers are recognised for their role in supporting the shire's community, primary industries and economic base. Their social, economic and environmental function is not compromised by land uses and development.

Comment

Noted.

(5) The air and acoustic environment of Mareeba Shire is managed to ensure its maintenance or improvement. Development maintains or enhances the health and well-being of the community and the natural environment.

<u>Comment</u>

The development could be conditioned to minimise air and acoustic impacts.

(6) Risks to health and safety caused by contaminated land are managed, including through the remediation of contaminated sites and the careful management of unexploded ordinances.

<u>Comment</u>

Not applicable.

3.4.2 Element—Conservation areas

3.4.2.1 Specific outcomes

(1) The ecological values and processes of *conservation areas,* including World Heritage Areas, are recognised and protected from development which is incompatible with these values.

(2) *Conservation areas* include areas of high scenic amenity value and are protected from development which compromises these scenic values.

<u>Comment</u> Not applicable.

- (3) Development within *conservation areas* will be limited to:
 - (a) visitor facilities designed to facilitate nature appreciation and blend with the natural environment;
 - (b) facilities for ecological research;
 - (c) small-scale maintenance buildings and depots associated with the management of natural values;
 - (d) essential infrastructure corridors;
 - (e) uses in accordance with a relevant Indigenous Land Use Agreement (ILUA).

<u>Comment</u>

Not applicable.

- (4) New development adjacent to *conservation areas* will:
 - (a) be compatible with natural values; and
 - (b) sensitively located and setback from *conservation areas*; and
 - (c) ensure no irreparable disturbances to the areas of ecological significance; and
 - (d) mitigate the cumulative impacts of development; and
 - (e) ensures contaminants do not impact *conservation areas*.

Comment Not applicable.

3.4.3 Element—Pest and weed management

3.4.3.1 Specific outcomes

(1) Development within, adjoining or surrounding conservation areas, biodiversity areas, wetlands or watercourses avoids the incursion of weeds and pests through best practice management practices, sensitive design, landscaping and appropriate setback and buffer distances.

<u>Comment</u>

The site does not contain or adjoin any such areas.

(2) Wildlife predation from domestic animals in *biodiversity areas* is avoided by restricting cats and dogs, providing sufficient fencing or other appropriate mitigation measures.

<u>Comment</u>

The site does not contain or adjoin any such areas. Nor is the development proposing to keep cats or dogs.

(3) Plants used for landscaping and street trees are ideally native species, appropriate for the purpose and the local environment, and do not introduce invasive or exotic plants into the shire.

<u>Comment</u>

The development can be conditioned to comply.

(4) Operational works ensure appropriate management practices are adopted to minimise the spread of weed species.

<u>Comment</u>

The development can be conditioned to comply.

3.4.4 Element—Biodiversity areas

3.4.4.1 Specific outcomes

(1) Development avoids adverse impacts on the ecological values of *biodiversity areas* and where avoidance is not possible the adverse impacts are minimised and, for an area of high ecological significance, no net loss in biodiversity values is achieved.

<u>Comment</u> Not applicable.

(2) Development on lots containing *biodiversity areas* ensures their ongoing protection and retention through application of conservation covenants or dedication for public use.

<u>Comment</u> Not applicable.

(3) *Biodiversity areas* that are considered to be of regional, state or higher levels of significance are awarded levels of protection commensurate with these values.

<u>Comment</u> Not applicable.

(4) The ecological values of *biodiversity areas* which have been degraded are rehabilitated as part of the development, and commensurate with the scale of development.

<u>Comment</u> Not applicable.

(5) Areas within the Einasleigh Uplands bioregion to the west of the shire are recognised for their high level of endemism and significant biodiversity values.

(6) Endangered and of-concern ecosystems and threatened species habitat including upland refugia ecosystems, wet sclerophyll, and the habitat of endemic species are protected across all land tenures.

<u>Comment</u> Not applicable.

3.4.5 Element—Strategic rehabilitation and ecological corridors

3.4.5.1 Specific outcomes

(1) *Ecological corridors* are major existing habitat corridors that link key *biodiversity areas* within Mareeba Shire and greater Far North Queensland region. Development does not compromise the habitat connectivity of *ecological corridors*.

<u>Comment</u> Not applicable.

(2) *Habitat linkages* are strategically located future habitat corridors linking *biodiversity areas* within the shire. Development does not compromise the ability to realise these opportunities for ecological connectivity through progressive revegetation of *habitat linkages* with native vegetation.

<u>Comment</u> Not applicable.

3.4.6 Element—Watercourses and wetlands

3.4.6.1 Specific outcomes

(1) Hydrological flows, riparian ecology and ecosystem services of watercourses and wetlands are maintained, protected and enhanced.

<u>Comment</u>

The subject land does not adjoin a watercourse or wetland.

- (2) Wetlands of ecological significance are protected from sediment and run off, vegetation clearing, weed invasion and pollution through designated setbacks and buffers. These include the following:
 - (a) Wetlands in the Great Barrier Reef Catchment; and
 - (b) Wetlands of High Ecological Significance as identified through the Aquatic Biodiversity Assessment and Mapping Method (AquaBAMM).

<u>Comment</u>

The subject land does not adjoin a watercourse or wetland.

(3) The water quality of rivers and creeks, which ultimately flow to the Great Barrier Reef and the Gulf of Carpentaria, is not compromised or polluted through sediment, gross pollutants or chemical run off from new or existing development.

<u>Comment</u>

The development can be conditioned to comply.

(4) The headwaters of the Staaten River, which are included in the far western extent of Mareeba Shire, are recognised for their status as a part of the Gulf Rivers Strategic Environmental Area.

<u>Comment</u> Noted.

(5) Where development occurs on land including and adjoining watercourses and wetlands it provides appropriate setbacks and buffers and enhances these areas through revegetation.

<u>Comment</u>

The subject land does not adjoin a watercourse or wetland.

3.4.7 Element—Water resources

3.4.7.1 Specific outcomes

- (1) Development integrates the key principles of Total Water Cycle Management through:
 - (a) considering impacts on all water sources;
 - (b) using water sources sustainably;
 - (c) allocating and using water equitably;
 - (d) maintaining ecological flows and water quality.

<u>Comment</u>

The development can be conditioned to comply.

(2) Water resources and reserves, including the Barron Basin, are recognised, monitored and protected from development which may prejudice or compromise their important role in supplying the community and industries within the shire with water.

<u>Comment</u> Not applicable.

(3) The extraction of groundwater for domestic or commercial purposes or as part of a petroleum or other mining activity from underground aquifers must not directly or indirectly cause environmental harm to any spring, wetland or other surface waters.

<u>Comment</u> Not applicable.

(4) Development mitigates impacts on ground water contamination, particularly in areas where water tables are heavily drawn upon for irrigation or domestic purposes.

<u>Comment</u>

The development can be conditioned to comply.

(5) Demand management principles are integrated into the planning and design of water infrastructure.

<u>Comment</u> Not applicable.

3.4.8 Element—Air and noise quality

3.4.8.1 Specific outcomes

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

<u>Comment</u>

The development could be conditioned to minimise air and acoustic impacts.

(2) Mareeba's *major industry area* accommodates uses with the potential to impact on air and acoustic qualities.

<u>Comment</u> Noted.

(3) Land uses which emit high level of noise, including for example motor sports, gun clubs and the like will be appropriately located and managed to mitigate acoustic impacts.

<u>Comment</u> Noted.

(4) Sensitive land uses are appropriately separated from areas containing or designated for activities that generate noise and air emissions.

<u>Comment</u>

The development could be conditioned to minimise air and acoustic impacts. None the less, the proposed development is likely to generate some noise and possibly air emissions.

3.4.9 Element—Contaminated land

3.4.9.1 Specific outcomes

(1) Development avoids, or appropriately remediates, contaminated land.

<u>Comment</u> Not applicable.

(2) Development does not increase the risk of human or environmental harm associated with contaminated land.

(3) Development of land with substantial Unexploded Ordnance (UXO) potential only proceeds following the conduct of UXO investigations and any necessary remediation by a qualified UXO investigation and remedial search contractor.

<u>Comment</u> Not applicable.

3.5 Community identity and diversity

3.5.1 Strategic outcomes

(1) Mareeba Shire is characterised by a diverse cultural, scenic and natural character and identity. Valued streetscapes, town centres, built and natural features and precincts of character housing will be preserved and enhanced through sympathetic new development and redevelopment of existing buildings.

<u>Comment</u> Not applicable.

(2) Heritage places and areas of historical significance are conserved and enhanced through sensitive re-use. Indigenous cultural heritage within the landscape is protected, or developed in consultation with Traditional Owners.

<u>Comment</u> Not applicable.

(3) The outstanding landscape qualities and *scenic routes* of Mareeba Shire are conserved and protected from development that diminishes their visual and aesthetic values. The rural character, evidence of geomorphologic history and natural features within the regional landscape are preserved through sensitive development which complements iconic views, rainforest, hill slopes, bushland and rural vistas.

Comment

Not applicable.

(4) Development integrates a range of well linked and accessible open space and recreational areas within *residential areas* and *centre areas* and their surrounds. Open space and recreation areas are retained for community use, protected from incompatible development and incorporate important *biodiversity areas* and buffers to wetlands and watercourses. Open space supports a range of recreational activities which are consistent with community demand and encourage healthy and active lifestyles, including sporting and leisure facilities and trail networks.

<u>Comment</u> Not applicable.

(5) A range of community facilities, that meet the needs of the Mareeba Shire community, is provided, maintained and enhanced. Facilities that cater for cultural events, community activities, sports and recreation are sensitively developed and integrated into the surrounding

area. The range and location of community facilities caters for a wide cross section of interests and users in dispersed locations.

<u>Comment</u> Not applicable.

(6) Easily accessible health care services and facilities are provided that meet community needs. Public health and safety is fostered in the design of the built environment in Mareeba Shire, including by promoting surveillance, activity and recreation.

<u>Comment</u>

The variation request does make provision for possible health care services.

3.5.2 Element—Local character

3.5.2.1 Specific outcomes

- (1) New development is designed to be complementary and sympathetic to:
 - (a) the character and identity of *activity centres*, particularly *centre areas* and main streets;
 - (b) prevalent architectural styles in the surrounding area;
 - (c) areas of early and highly valued character housing and commercial areas in Kuranda.

<u>Comment</u>

The development can be conditioned to comply.

(2) Built and natural features that contribute to the character and identity of the shire, particularly within *activity centres*, are protected and enhanced.

<u>Comment</u>

Not applicable.

(3) Development promotes opportunities to foster local arts and culture and celebrate local history and identity.

<u>Comment</u> Not applicable.

3.5.3 Element—Cultural heritage

3.5.3.1 Specific outcomes

(1) Heritage places of local and State significance are identified and protected from development that detracts from their heritage values, including character, prevalent views, fabric and features.

<u>Comment</u> Not applicable.

(2) Buildings and sites of cultural heritage significance are retained, sensitively developed and reused in a way that enhances and retains their heritage values and historical significance.

<u>Comment</u> Not applicable.

(3) Indigenous cultural heritage is protected, preserved and respected in accordance with traditional custom and practice and within the statutory framework of the *Aboriginal Cultural Heritage Act 2003*. 'Areas of Cultural Significance' have been broadly considered in the Strategic Framework.

<u>Comment</u> Noted.

(4) Development of sites which include Indigenous cultural heritage significance acknowledges the key role of traditional owners in cultural heritage matters and is carried out in accordance with a Cultural Heritage Management Plan and in observance of established duty of care practices and cultural sensitivity.

<u>Comment</u>

Not applicable. The land is not known to contain sites of Indigenous cultural heritage significance.

(5) Evidence of past land use and the history of Mareeba Shire is preserved and sensitively integrated into new development. This includes the remnant infrastructure of mining, timber getting, tobacco and Second World War activities.

<u>Comment</u> Not applicable.

3.5.4 Element—Scenic amenity

3.5.4.1 Specific outcomes

- (1) Areas of high scenic amenity (such as *scenic routes*) are protected from development which is visually inappropriate, obtrusive, unattractive or insensitive. *Scenic routes* include:
 - (a) Great Tropical Drive;
 - (b) Savannah Way;
 - (c) Wheelbarrow Way;
 - (d) Black Mountain Road;
 - (e) Barron Falls Road;
 - (f) The Great Inland Way;
 - (g) Kuranda Range; and
 - (h) Rex Range

<u>Comment</u>

Not applicable.

(2) Development ensures scenic amenity values are maintained through sensitive location, design, materials, colour schemes, scale, minimising earthworks and retention of native vegetation.

<u>Comment</u> Not applicable.

(3) Forested hill slopes which are visible from *scenic routes* and *residential areas* are maintained in their natural state in recognition of their contribution to the shire's scenic amenity.

<u>Comment</u>

Not applicable.

- (4) New development does not compromise or obstruct views or public access to *iconic landscape features*, including to the following:
 - (a) Chillagoe smelters;
 - (b) Ngarrabullgann/Mt Mulligan.

<u>Comment</u> Not applicable.

(5) Roadside advertising devices in *rural areas* are unobtrusive and sparse, except in areas specifically identified as appropriate for large outdoor advertising.

<u>Comment</u> Not applicable.

3.5.5 Element—Open space and recreation

3.5.5.1 Specific outcomes

(1) New and enhanced sports infrastructure and recreational and social interaction spaces are accessible and attractive to the majority of residents in convenient locations.

<u>Comment</u>

Not applicable.

(2) Public open space incorporates and protects environmentally significant features, including remnant native vegetation, wildlife habitat, *major waterbodies* and *major watercourses*.

- (3) New development enhances public access and connections to, and supports activation and appreciation of, features which are highly valued and utilised for outdoor recreational pursuits, including:
 - (a) parts of the Barron and Walsh Rivers;
 - (b) stock routes, particularly those of regional recreation and tourism significance such as the stock routes near Julatten and Mt Molloy;
 - (c) historic trails including Douglas track and Smiths track;
 - (d) decommissioned elements of the *railway network*, including rail trails of regional recreation and tourism significance, including former rail corridor between Almaden and Mungana;
 - (e) conservation areas;

(f) the existing network of parks and reserves in Mareeba Shire.

<u>Comment</u> Not applicable.

(4) A network of public open space is integrated and well linked across urban and rural areas to provide continuous trails for walking, horse riding and cycling, including through the establishment of *principal cycle routes*.

3.5.5.2 Land use strategies

(1) Mareeba Shire Council will prepare an Open Space Strategy which will identify priorities and direct investment into public open space to optimise community benefit.

<u>Comment</u> Not applicable.

(2) The disused Atherton branch line which extends south from Mareeba to the Tablelands Regional Council border is maintained to allow for its future development as a rail trail for cycling and walking.

<u>Comment</u> Not applicable.

3.5.6 Element—Community facilities

3.5.6.1 Specific outcomes

- (1) The development and reuse of cultural facilities and precincts is:
 - (a) compatible with the surrounding area;
 - (b) provided with a high level of amenity and safety for users of the site;
 - (c) located to be easily accessible to the majority of residents.

<u>Comment</u>

Not applicable.

(2) Development complements and sensitively integrates with existing halls, clubs, libraries, art galleries, places of worship, theatres, function rooms, community and cultural centres and other key community infrastructure. Development on sites adjoining community facilities will not obstruct or detract from their use, accessibility and functionality.

<u>Comment</u> Not applicable.

(3) Community facilities are redeveloped in a way that is functional, safe and sensitive to the community's needs. Development of these sites is cognisant of the existing character and adjoining land uses of the area and addresses the street frontage to create a high level of accessibility and legibility to the community.

<u>Comment</u> Not applicable.

3.5.7 Element—Health

3.5.7.1 Specific outcomes

(1) The establishment of new medical services and facilities, particularly in small communities with limited access to healthcare, is facilitated.

Comment

The variation request does make provision for possible health care services.

- (2) Access to existing health facilities and regional hospitals is enhanced by consolidation and improvements within their immediate vicinity, such as:
 - (a) enhanced pedestrian orientation and infrastructure;
 - (b) universal housing to support ageing and impaired residents who may require regular medical treatment;
 - (c) the integration of universal design principles into the built environment, ensuring access to both the able bodied and the physically disabled.

Comment Noted.

(3) Areas within walking distance of key regional hospitals and health care services provide infill development opportunity for people who depend on access to these facilities.

Comment Noted.

3.5.8 Element—Safe and healthy communities

3.5.8.1 Specific outcomes

(1) An active and healthy community is supported through encouraging compact *residential areas* and *centre areas*, with a high degree of accessibility and permeability that promotes an increase in active transport.

<u>Comment</u>

The proposed development does not conflict.

(2) New development integrates access to existing areas and facilities for sports and recreation. New sports and recreational facilities are accessible to a large number of users by mixed transit modes.

Comment Not applicable.

(3) New development integrates the principles of *Crime Prevention Through Environmental Design* (CPTED) to limit opportunities for crime and vandalism.

<u>Comment</u>

The development can be conditioned to comply.

3.6 Transport and infrastructure

3.6.1 Strategic outcomes

(1) Local collector road and state controlled road networks support the identified hierarchy of activity centres and the rural economy of Mareeba Shire. The location, density and scale of development supports the efficient and convenient movement of goods, services and people. Roads are progressively upgraded (including construction of *future state roads and future local connections*) and maintained to a high standard to support higher urban densities, rural production, tourism, commerce, industry and major trip generators.

<u>Comment</u>

Anzac Avenue is a Collector Road and the Kennedy Highway is a State Controlled Road. Both roads are of the necessary hierarchy to accommodate the proposed development.

(2) *The rail network* is recognised as important strategic infrastructure resulting from significant past investment. Use of the rail network for tourist, passenger and freight movements throughout the shire is protected and enhanced.

Comment Not applicable.

(3) Designated freight routes are appropriately managed and upgraded. Designated freight routes, active elements of the *rail network* and planned and designated *future state roads* are not prejudiced by inappropriate land uses to ensure the efficient transportation of essential goods and services, now and in the future.

<u>Comment</u> Not applicable.

(4) Street layout and design, including in new development, supports mixed transit modes, including buses, pedestrians, cyclists and mobility devices, particularly in *activity centres*. *Centre areas* and destinations are safely and conveniently accessible to cyclists and pedestrians through the provision of a permeable and highly connected active transport network, including *principal cycle routes*, and the provision of end of trip facilities.

<u>Comment</u> Not applicable.

(5) The Mareeba Airport provides a strategic, regional hub for air traffic, aviation services and industries in the shire. The expansion of Mareeba Airport is facilitated as an airport enterprise area that encourages aviation compatible business, industry and commercial enterprises to co-locate to create an aviation dependant activity cluster where the activity centre hierarchy is maintained and where the operational efficiency and safety of the Mareeba Airport is ensured through the appropriate design and location of development.

<u>Comment</u> Not applicable. (6) New development is appropriately sequenced and coordinated with existing and future water, wastewater, stormwater and transport infrastructure, to ensure the operations of existing infrastructure are not compromised and community needs continue to be met. New infrastructure is provided to development in accordance with Council's desired standards of service and supports a consolidated urban form to maximise return on investment. The ongoing operation of key infrastructure elements is not prejudiced by inappropriate development.

Comment

The development can be conditioned to require connections to the Mareeba reticulated water and sewerage networks.

(7) The shire is provided with sustainable and adequate waste disposal facilities that have minimal adverse impact on the environment. Transfer stations and waste disposal facilities are separated and not compromised by incompatible development or sensitive land uses. Urban development provides appropriately located and adequate space for waste storage and collection.

<u>Comment</u> Noted.

(8) The generation and consumption of energy is sustainable and efficient. Over reliance on distant coal-fired power stations for electricity supply is minimised through the establishment of renewable energy generation facilities and localised and domestic-scale energy generation, where the integrity and function of local electricity networks is not compromised. Power stations, high-voltage transmission lines and sub stations, including *electricity infrastructure* and *energy generation facilities*, are protected from incompatible development.

Comment Noted.

(9) Mareeba Shire is supported by affordable and reliable high-speed telecommunications that are delivered through facilities that minimise visual impact.

<u>Comment</u> Noted.

(10) Out of sequence development and development in excess of planning assumptions provides contributions or upgrades to road, pedestrian and cycle, water and sewerage, and stormwater networks that are commensurate with the anticipated impacts generated by the development.

<u>Comment</u> Noted.

3.6.2 Element—Road network

3.6.2.1 Specific outcomes

(1) The shire's road network is upgraded and extended to provide for the safe, efficient movement of vehicles and to cater for new development.

<u>Comment</u>

The development can be conditioned to comply.

(2) The design and layout of new roads compliments the function and hierarchy of the existing road network and results in high levels of connectivity, accessibility and legibility to motorists and residents.

Comment Noted.

(3) Planned *future state roads and future local connections* are integrated into new development and protected from development that would compromise their construction and future operation.

<u>Comment</u> Noted.

(4) Development provides off-street parking, loading and manoeuvring areas where possible and practicable.

<u>Comment</u>

The development can be conditioned to comply.

(5) Development of new roads and upgrades to existing roads are designed and constructed in accordance with the FNQROC Regional Development Manual as amended.

<u>Comment</u>

The development can be conditioned to comply.

3.6.3 Element—Rail network

3.6.3.1 Specific outcomes

(1) The *railway network* may become more viable and active in response to rising oil prices and greenhouse gas abatement measures, and development should consider the potential for and impacts of ongoing use of the *railway network* for both freight and passenger transport.

<u>Comment</u> Not applicable.

(2) The use of the *railway network* for tourist based passenger movements is protected and enhanced.

<u>Comment</u> Not applicable.

(3) Activities that support the use of the *railway network* for passenger and freight purposes are encouraged in appropriate locations.

<u>Comment</u> Not applicable.

3.6.4 Element—Freight

3.6.4.1 Specific outcomes

(1) The efficient and safe movement of freight is facilitated through an effective regional network of *local collector roads, state controlled roads, B-Double routes* and the *railway network* and a future network of *future state roads* and *future local connections*

<u>Comment</u> Not applicable.

(2) Mareeba Shire's freight network and supporting infrastructure, such as B-Double pads and freight depots, is protected from incompatible development that may impede existing and future traffic movements or future construction, upgrades and extensions.

<u>Comment</u> Not applicable.

(3) Freight generating development and supporting industries are located close to freight network access points.

<u>Comment</u> Not applicable.

3.6.5 Element—Public and active transport

3.6.5.1 Specific outcomes

(1) New urban development is designed to support increased public transport patronage and promote active transport.

<u>Comment</u> Noted.

- (2) Mareeba Shire's *activity centres* are well serviced with walking and cycling infrastructure, including:
 - (a) footpaths;
 - (b) shade trees;
 - (c) seating along key routes and in major trip generation areas;
 - (d) bike paths and lanes, including *principal cycle routes*;
 - (e) end of trip facilities.

<u>Comment</u>

The development can be conditioned to comply.

(3) Centre development provides for safe and convenient pedestrian mobility and access, and the provision for public transport and interchange facilities.

<u>Comment</u>

The development can be conditioned to comply.

(4) The operational requirements of bus routes are incorporated into new residential subdivisions where appropriate, creating efficient flow throughs for vehicular traffic and facilitating future expansion of public transport.

<u>Comment</u> Not applicable.

3.6.6 Element—Air transport

3.6.6.1 Specific outcomes

(1) Air transport and *aviation infrastructure* in Mareeba expand to support the shire's economic base.

<u>Comment</u>

Not applicable.

- (2) Development in the vicinity of public *aviation infrastructure* (including Mareeba, Chillagoe and Dimbulah) avoids:
 - (a) adversely affecting the safety and operational efficiency of those airports and *aviation infrastructure*;
 - (b) large increases in the numbers of people adversely affected by aircraft noise;
 - (c) increasing the risk to public safety near the airport runways.

<u>Comment</u>

Not applicable.

(3) New private and public aviation infrastructure is developed within the other rural area to support rural production in locations where surrounding land uses and sensitive receptors are not adversely impacted.

<u>Comment</u> Not applicable.

3.6.6.2 Land use strategies

- (1) Development surrounding *Mareeba Airport* is undertaken consistent with a structure plan that encourages compatible business, industry and commercial enterprise to co-locate in the creation of an aviation dependent or complementary aviation activity cluster that achieves synergies that contribute to economic growth and development where:
 - (a) consistent with Planning Scheme Policy 8 Structure Planning;
 - (b) the hierarchy of the activity centre network is maintained; and

(c) aircraft operations are not constrained or limited by land use and development, including consideration of future airport expansion(s).

<u>Comment</u> Not applicable.

3.6.7 Element—Water supply and wastewater services

3.6.7.1 Specific outcomes

(1) Development is provided with adequate water and wastewater infrastructure in accordance with Council's Desired Standards of Service.

<u>Comment</u>

The development can be conditioned to comply.

(2) Water storage, sewerage disposal and reticulation infrastructure is utilised and extended economically and efficiently to new development.

Comment

The development can be conditioned to comply.

(3) Development in rural areas will demonstrate that it has access to adequate potable water and fire-fighting water supply on-site.

<u>Comment</u> Not applicable.

(4) In areas not serviced by reticulated sewerage, on-site effluent disposal systems ensure the environment or amenity is not adversely impacted.

<u>Comment</u> Not applicable.

(5) The ongoing operation of sewerage treatment plants and associated infrastructure is protected from incompatible and odour sensitive development.

<u>Comment</u> Not applicable.

(6) Upgrades and extensions to water and wastewater infrastructure are designed and constructed in accordance with the FNQROC Regional Development Manual as amended.

<u>Comment</u> The development can be conditioned to comply.

3.6.8 Element—Stormwater management

3.6.8.1 Specific outcomes

- (1) Water Sensitive Urban Design principles and adequate infrastructure are integrated into new development, ensuring:
 - (a) water quality objectives are met;
 - (b) a no worsening effect on surrounding land and the environment is achieved;
 - (c) flooding and ponding of water is avoided

<u>Comment</u>

The development can be conditioned to comply.

(2) Stormwater is managed and measures are implemented to ensure erosion is prevented or minimised and contaminants are not released into surrounding environs.

<u>Comment</u>

The development can be conditioned to comply.

3.6.9 Element—Waste management

3.6.9.1 Specific outcomes

(1) Waste facilities have adequate capacity to service the community and industry and provide a sustainable method of waste disposal.

<u>Comment</u> Not applicable.

(2) Waste facilities are designed and operated to minimise adverse impacts on the community and the environment and are protected from encroachment of inappropriate and odour sensitive development.

<u>Comment</u> Not applicable.

(3) Significant waste management facilities, including Mareeba landfill and Springmount waste facility, provide for the long term solid waste disposal needs of the eastern part of the shire. Their ongoing operations are protected from incompatible development.

<u>Comment</u> Not applicable.

(4) On-site waste disposal and recycling areas are provided by development to meet operational requirements of storage, screening and collection.

<u>Comment</u>

The development can be conditioned to comply.

3.6.10 Element—Energy supply

3.6.10.1 Specific outcomes

(1) Adequate, sustainable, reliable and secure electricity supply infrastructure is provided to the shire, including new development.

<u>Comment</u> Noted.

(2) High voltage *major electrical infrastructure* and *energy generation facilities* are protected from conflicting development.

<u>Comment</u> Not applicable.

(3) The shire's net carbon emissions are reduced by establishment of renewable energy generation facilities, maintaining compact urban areas and encouraging development that embraces energy efficient design features.

<u>Comment</u> Not applicable.

(4) Renewable energy facilities are connected to an existing, nearby, high voltage electricity network (with adequate capacity) without significant environment, social or amenity impact.

<u>Comment</u> Not applicable.

3.6.11 Element—Information and communication technology

3.6.11.1 Specific outcomes

(1) Households, businesses and industry within urban and rural communities are serviced with high-speed fibre-optic, high-speed wireless or satellite broadband internet connections across the shire.

<u>Comment</u>

The development can be conditioned to comply.

(2) Telecommunications facilities, particularly mobile phone towers, are located to ensure visual amenity is not compromised, with these facilities co-located wherever possible.

<u>Comment</u> Not applicable.

3.7 Economic development

3.7.1 Strategic outcomes

(1) The rural economy that underpins the settlement pattern of Mareeba Shire prospers and diversifies, with traditional and emerging primary industries continuing to provide the

economic base of the shire. Increasing opportunities for value-adding and processing primary product are realised on-farm and within surrounding towns. *Agricultural areas* and rural industries are protected from development which may compromise its ongoing viability. Infrastructure which supports agriculture and primary industry is maintained and protected.

<u>Comment</u> Not applicable.

(2) The *rural area* includes a range of uses which compliment dominant primary industry activities and enhance the shire's economy. Activities including rural industries, intensive agricultural uses, intensive animal industries and expanded forestry and permanent plantations are supported in appropriate locations where impacts on the environment and surrounding land uses are limited and manageable.

<u>Comment</u> Not applicable.

(3) Mareeba Shire is increasingly provided with retail and business opportunities and improved government services to enhance self-sufficiency. These opportunities and services are consolidated through the clustering and co-location of commercial uses in *activity centres* and are particularly focussed within Mareeba. Kuranda, as a *village activity centre*, maintains its level of self-reliance through servicing its local catchment with a range of services and employment opportunities.

<u>Comment</u>

The proposed development complies.

(4) The natural environment, rural and scenic landscapes of Mareeba Shire provide a basis for the development of sustainable tourism enterprises. Mareeba Shire's geographic proximity to Cairns International Airport provides opportunities for increasing visitation and exposure to the shire. Large scale tourist accommodation facilities are developed in key sites across the shire and meet the needs of a range of users. The character and appeal of key *activity centres*, landscape features and *scenic routes* which attract tourists to Mareeba Shire will be maintained and enhanced. The western dry land savannah of the shire accommodates further nature and rural based tourism development.

<u>Comment</u> Not applicable.

(5) *Industry areas* provide for a range of industrial development, expansion, supporting infrastructure and employment opportunities consistent with their intended function in the shire. *Industry areas* are protected from incompatible development and sensitive land uses. The Mareeba Airport expands and caters for a hub of specialist aviation services.

<u>Comment</u> Not applicable.

(6) Catalysts for economic diversification and cultural activity such as educational establishments, emerging technology, research and development activities and the arts are encouraged in the

shire, preferably near or within Mareeba or the Kuranda district. Creative industries flourish in Mareeba Shire, providing strong cultural legacies and sustained employment opportunities. The shire's unique wet tropical ecosystems and dry tropical savannahs provide further opportunities to develop regional tropical expertise and attract more environmental education and scientific research activities to the shire.

<u>Comment</u> Not applicable.

(7) The geological diversity and rare mineral occurrence of Mareeba Shire provide the basis for the establishment of mixed mining activities of varying scales, supporting increased employment and wealth within the shire, while ensuring ecological and amenity values are not negatively impacted. Support services and infrastructure to existing and future mineral exploration, including workers accommodation, are encouraged in appropriate locations.

<u>Comment</u> Not applicable.

(8) *Key resource areas* (of local, regional and state significance) and associated haul routes are buffered from incompatible development. New resource operations establish in *rural areas* where impacts on surrounding land are manageable and environmental values can be protected.

<u>Comment</u> Not applicable.

(9) Flexibility and responsiveness allow for economic diversity and innovation, leading to a greater variety of employment opportunities that meet the changing needs of the community and economy. Small scale and emerging industries are supported in appropriate locations across the shire.

<u>Comment</u> Noted.

(10) Mareeba Shire positions itself as a major sustainable energy region of Australia, providing a significant portion of the shire's electricity supply through various renewable sources. Sustainable energy generation also contributes to the economy of the shire and provides an increasing source of employment. *Energy generation facilities*, including the Barron Gorge Hydroelectric Power Station, and any newly established power generation facilities are protected from incompatible development.

<u>Comment</u> Not applicable.

(11) Major employment generators within Mareeba Shire continue to support the economy and are protected from development which may prejudice their ongoing operation. New and expanded employment generators are promoted in appropriate locations across the shire, including within *activity centres* and *rural areas*.

<u>Comment</u> Not applicable.

3.7.2 Element—Rural and Agricultural land

3.7.2.1 Specific outcomes

(1) *Agricultural areas* are preserved for the purpose of primary production and are protected from fragmentation, alienation and incompatible development.

<u>Comment</u> Not applicable.

(2) *Other rural areas* are maintained in economically viable holdings and continue to develop and expand their rural infrastructure and operations.

<u>Comment</u> Not applicable.

(3) Urban and rural residential development provides a buffer to adjacent *rural areas* in accordance with best practice.

<u>Comment</u> Not applicable.

(4) Built infrastructure and non-agricultural uses within farms will be co-located and clustered with existing farm dwellings and infrastructure to prevent encroachment on productive land.

<u>Comment</u> Not applicable.

(5) Development ensures rural activities in all *rural areas* are not compromised by incompatible development and fragmentation.

<u>Comment</u> Not applicable.

(6) Important irrigation infrastructure, such as the Mareeba-Dimbulah Irrigation Area irrigation channels, pipelines and holding ponds, are maintained for the purpose of providing water to support agricultural production and are protected from incompatible development.

<u>Comment</u> Not applicable.

3.7.3 Element—Rural enterprise

3.7.3.1 Specific outcomes

- (1) Rural industries and intensive agricultural uses are appropriately scaled and located in the landscape of the shire, including the establishment of further:
 - (a) food and fibre processing facilities;

- (b) value adding of primary product;
- (c) cottage industries;
- (d) hydroponics;
- (e) aquaculture;
- (f) wholesale nurseries;
- (g) intensive horticulture;
- (h) farmgate industries.

<u>Comment</u>

Not applicable.

(2) Rural industries of an appropriate scale are located within *rural areas* where an adequate level of infrastructure is available or can be provided and adverse impacts on surrounding land are limited and manageable.

<u>Comment</u> Not applicable.

(3) Large-scale and high impact rural industries will be encouraged to establish within *industry areas*.

<u>Comment</u> Not applicable.

3.7.4 Element—Intensive animal industries

3.7.4.1 Specific outcomes

(1) Intensive animal industries are located and designed to avoid adverse impacts on surrounding land and residences, particularly in relation to noise and odour.

<u>Comment</u> Not applicable.

(2) Intensive animal industries incorporate measures to protect environmental values and are located outside *biodiversity areas.*

<u>Comment</u> Not applicable.

(3) Intensive animal industries are located in *rural areas* characterised by large lot sizes where residences and sensitive land uses are not adversely impacted.

<u>Comment</u> Not applicable.

3.7.5 Element—Forestry and permanent plantations

3.7.5.1 Specific outcomes

- (1) *Rural areas* provide opportunities for:
 - (a) sustainable forestry on private land;
 - (b) ongoing operation of established plantations;
 - (c) integrated agro-forestry and native forestry into land used primarily for cropping and pasture.

<u>Comment</u>

Not applicable.

(2) Permanent plantations are located within *habitat linkages* or areas which are not *agricultural areas*.

<u>Comment</u> Not applicable.

3.7.6 Element—Retail and commercial development

3.7.6.1 Specific outcomes

- (1) Commercial development will be facilitated by:
 - (a) consolidation and co-location of centre activities in existing *centre areas*;
 - (b) identification of space adjacent to *centre areas* to cater for the expansion of commercial activities;
 - (c) infrastructure provision in areas identified as able to cater for new commercial development;
 - (d) maintenance of a high standard of infrastructure, services and amenity in existing commercial areas to support further business investment and expansion.

Applicant's Response

Proposal seeks to establish a new, small-scale commercial development in an area which is appropriately-located with respect to higher-order roads and the surrounding residential catchment.

<u>Comment</u>

The application is proposing commercial activities outside the established centre area.

The site is not adjacent to an established centre area and approval of the variation request will represent an ad-hoc commercial node in the midst of Mareeba's most active residential development area.

The development conflicts.

(2) Out-of-centre retail development is avoided and should only occur if there is a clearly demonstrated over-riding community need and evidence demonstrating that the development would not adversely impact existing *centre areas*.

Applicant's Response

Proposal includes an economic assessment to demonstrate 'need' and given the small scale of development and limitations on uses, existing centre areas will not be inappropriately impacted.

<u>Comment</u>

The application is proposing commercial activities outside the established centre area.

The Need Analysis does conclude that there is a 'Need' for the proposed small commercial area.

The test for establishing an overriding need in the public interest goes well beyond establishing a basic need. Currently, the most detailed methodology for deciding whether there is a need in the public interest is outlined in section 41B of the *Planning Regulation 2017*.

Section 41B

- (2) The referral agency may decide there is an overriding need, in the public interest, for the development to be carried out only if the development application demonstrates that-
 - (a) the development will have a social, economic or environmental benefit for the community that outweighs-
 - (i) any adverse impact of the development on a matter or thing stated in the SEQ regional plan, table 11b; and
 - (ii) the desirability of achieving the goals, elements and strategies stated in the SEQ regional plan, particularly the goals, elements and strategies about-
 - (A) consolidating urban development in the SEQ urban footprint; and
 - (B) preventing land fragmentation in the SEQ regional landscape and rural production area; and
 - (b) there will be a significant adverse economic, social or environmental impact on the community if the development is not carried out.
- (3) To remove any doubt, it is declared that there is not an overriding need, in the public interest, for the development to be carried out merely because-
 - (a) the applicant-
 - (i) owns the premises; or
 - (ii) has an interest in, or option over, the premises; or
 - (b) the premises are available for the carrying out of the development.

Section 41B does makes specific reference to South East Queensland, however its general principles still apply in all cases.

The applicant has not demonstrated that there will be a significant adverse economic, social or environmental impact on the community if the development is not carried out. Therefore, the applicant has not demonstrated that there is an overriding need in the public interest.

Mareeba has a significant supply of vacant and underdeveloped Centre zone land that can accommodate all of the uses envisaged by the variation request. Therefore, alternative sites are available in the existing centre areas.

Council has previously approved 10,000m² of commercial zoning under the Hastie Road Business Zone approval on Karobean Drive, Mareeba. To date, the stages comprising the Amaroo Medical Centre and associated shop tenancies have been completed.

This established commercial area was approved on the basis that it would meet the short to medium term needs of the eastern Mareeba residential growth area.

The Hastie Road Business Zone has remaining capacity to allow for future stages including a convenience store and fast food outlet. The development of a second commercial area to service the same eastern Mareeba residential growth area is unwarranted at this time.

The proposed development has the potential to adversely impact on the surrounding Low Density Residential and Rural Residential land uses through increased traffic and noise.

The development conflicts.

(3) *Centre areas* provide a vibrant, busy setting for community activity, social interaction and local trade and exchange. Each *centre area* retains its relaxed rural atmosphere and unique character, and provides for a high level of pedestrian activity.

<u>Comment</u> Noted.

- (4) The following features are integrated or provided by new commercial development:
 - (a) attractive streetscapes with shade trees and awnings;
 - (b) active shop fronts;
 - (c) pedestrian and cyclist comfort and convenience;
 - (d) universal design principles;
 - (e) spaces for community activity and social interaction;
 - (f) CPTED initiatives.

<u>Comment</u>

The development can be conditioned to comply.

(5) *Rural activity centres* and *rural villages* may accommodate commercial development that supports their local community within *residential areas* in circumstances where no available land for centre purposes is designated. The use must demonstrate that any impacts on surrounding residences will not result in nuisance and will maintain rural amenity.

<u>Comment</u> Not applicable.

3.7.7 Element—Tourism

3.7.7.1 Specific outcomes

(1) Kuranda maintains its status as a major, international tourist destination of Far North Queensland while the emerging tourist economy of Chillagoe continues to attract more interest and visitors. Irvinebank is recognised as a key site of historical significance and as a point of interest to tourists. Increasing levels of tourist accommodation and facilities are provided in all the shire's *activity centres*.

<u>Comment</u> Not applicable.

(2) Major tourist accommodation facilities that can accommodate large numbers of overnight visitors in the shire are developed in strategic locations where amenity impacts are mitigated and physical infrastructure appropriately provided.

<u>Comment</u> Not applicable.

(3) Tourist parks in key locations provide sites to accommodate caravans and recreational vehicles across the shire. Facilities to accommodate caravans and recreational vehicles are developed in a variety of urban and, at a limited scale, rural locations, to encourage extended visitations within the shire. Tourist facilities are designed to ensure they provide a high quality of infrastructure and services to visitors.

<u>Comment</u> Not applicable.

(4) The outstanding scenic qualities of the regional landscape and the character and heritage values of the shire's *activity centres* are recognised and protected for their role in promoting and attracting visitors to the shire. Development in scenic and highly visible locations will minimise its impacts on scenic amenity through sensitive location, design, colour and scale.

<u>Comment</u> Not applicable.

- (5) A variety of small-scale, low impact tourist facilities are established across the rural landscape, including:
 - (a) tourist attractions and facilities within *activity centres*;
 - (b) cultural interpretive tours;
 - (c) nature based tourism;
 - (d) sports and recreational activities;
 - (e) tourist attractions;
 - (f) adventure tourism;
 - (g) farm based tourism;
 - (h) food based tourism;
 - (i) bed and breakfasts;
 - (j) camping and recreational vehicle facilities;
 - (k) cycle tourism.

<u>Comment</u> Not applicable.

(6) Small scale tourism related development is sensitively designed, scaled and located so as to not compromise the natural landscape values and agricultural values of Mareeba Shire.

<u>Comment</u> Not applicable.

3.7.8 Element—Industry

3.7.8.1 Specific outcomes

(1) The Mareeba *major industry area* is a key economic driver for the shire and provides a significant strategic supply of land for industrial uses, particularly difficult to locate high impact and special industries, in Far North Queensland.

<u>Comment</u> Not applicable.

(2) *Industry areas* are located within *activity centres* to accommodate for trades and industrial development that provide employment and services to the catchments of these *activity centres*.

<u>Comment</u> Not applicable.

(3) *Industry areas* are designated and protected from other land uses which could impair or prejudice their development for industrial purposes.

<u>Comment</u> Not applicable.

(4) A high level of infrastructure, services and amenity in existing *industry areas* is provided to support business investment and expansion of *industry areas*.

<u>Comment</u> Not applicable.

(5) The health, safety, wellbeing and amenity of the community is protected from unacceptable impacts associated with hazardous materials, noise, pollution and odour.

<u>Comment</u> Not applicable.

3.7.9 Element— Education, research, culture and the arts

3.7.9.1 Specific outcomes

(1) Development complements and provides for improved access to important education, research, cultural and arts facilities.

<u>Comment</u> Not applicable.

(2) Education, research, cultural and arts facilities are protected from development that will adversely impact on their operations or constrain further development.

<u>Comment</u>

Not applicable.

(3) New education, research, cultural and arts facilities are established in appropriate, accessible, safe and well serviced locations within Mareeba Shire.

<u>Comment</u> Not applicable.

(4) Education, research, cultural and arts facilities of limited scale are established in *rural areas* only where the facility is dependent on the natural resources of the locality.

<u>Comment</u> Not applicable.

3.7.10 Element-Mining

3.7.10.1 Specific outcomes

(1) The development and expansion of mining in the shire is encouraged in appropriate locations, where impacts on environmental values and local amenity are appropriately managed.

<u>Comment</u>

Not applicable.

(2) Mining activities in the shire are supported by ensuring associated industries and workers can be appropriately accommodated and sited within the shire, particularly within surrounding *activity centres*.

<u>Comment</u> Not applicable.

(3) Mine sites, associated infrastructure and industries which support mining are protected from development that might prevent or constrain current or future operations.

<u>Comment</u> Not applicable.

3.7.11 Element—Extractive resources

3.7.11.1 Specific outcomes

(1) *Key resource areas* of local, regional and state significance and their associated haul routes are protected from development that might prevent or constrain current or future extraction.

<u>Comment</u>

Not applicable.

- (2) Extractive industries:
 - mitigate impacts relating to air, noise, water and waste on local ecological and environmental values and the amenity of residential areas, and surrounding rural dwellings;
 - (b) avoid areas of ecological significance and values;
 - (c) progressively rehabilitate disturbed land on site and ensure ecological values are rehabilitated (where relevant).

<u>Comment</u>

Not applicable.

(3) Sand extraction in watercourses maintains and restores the environmental and hydrological values of the site, and does not impede community recreational usage and public access points to waterways.

<u>Comment</u> Not applicable.

3.7.12 Element—Small scale and emerging industries

3.7.12.1 Specific outcomes

(1) New and emerging industries and services are encouraged in appropriate locations.

<u>Comment</u> Not applicable.

(2) The development of low-impact home-based business in *residential areas* is recognised as a form of localised economic diversification and self-generated employment, and supported where at an appropriate scale and where impacts can be appropriately managed.

<u>Comment</u> Not applicable.

3.7.13 Element—Energy generation

3.7.13.1 Specific outcomes

(1) Renewable energy facilities are established in locations where impacts on surrounding land and ecological values are mitigated.

<u>Comment</u> Not applicable.

(2) The design, siting, construction, management, maintenance and operation of energy generation facilities and associated infrastructure takes comprehensive account of (and is sensitive to) environmental, heritage, landscape and scenic values, surrounding land, future preferred settlement patterns, and recognised impacts.

<u>Comment</u> Not applicable.

(3) Energy generation facilities utilise and take comprehensive account of national and/or state government-recognised scientific knowledge and standards and are commensurate with the significance, magnitude and extent of both direct and non-direct impacts.

<u>Comment</u> Not applicable.

(4) Energy generation facilities do not adversely impact on the amenity of the surrounding area.

<u>Comment</u> Not applicable.

(5) Established *energy generation facilities* are protected from development which has the potential to constrain their operations or future expansion.

<u>Comment</u> Not applicable.

(6) Energy generation facilities are connected to a nearby, high-voltage electricity network with adequate capacity.

<u>Comment</u> Not applicable.

3.7.14 Element—Major employment generators

3.7.14.1 Specific outcomes

(1) Key *enterprise and employment areas* in Mareeba Shire, including Arriga Sugar Mill, Lotus Glen Correctional Facility and Springmount Waste Management Facility are protected from development which could compromise their expansion and ongoing operations.

<u>Comment</u> Not applicable.

(2) New major urban employment generators are encouraged to be located near or within Mareeba or Kuranda.

<u>Comment</u> Not applicable.

Relevant Developments Codes

As this application is a variation request only, the typical assessment against the relevant development codes in not possible.

As the site will continue to adjoin land in the Low Density Residential, it is appropriate to assess the variation request for consistency with the purpose statement for the Low Density Residential zone.

The purpose statement for the Low Density Residential zone is as follows:

(1) The purpose of the Low density residential zone code is to provide for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents.

<u>Comment</u>

The variation request has the potential to lead to commercial development well beyond the small scale envisaged under the Low density residential zone code and the also well beyond the expectations of existing residents.

(2) Mareeba Shire Council's purpose of the Low density residential zone code is to:

- (a) maintain the integrity of established residential areas, which are characterised primarily by Dwelling houses and Dual occupancy development;
- (b) provide opportunities for other forms of residential development where existing character and amenity will not be compromised; and
- (c) facilitate non-residential development that directly supports the day to day needs of the immediate residential community, in new residential areas.

<u>Comment</u>

The variation request does not maintain the integrity of the established residential area.

The variation request has the potential to lead to commercial development well beyond the small scale envisaged under the Low density residential zone code and the also well beyond the expectations of existing residents

- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The dominant form of development is detached dwelling houses, on a range of lot sizes;
 - In greenfield areas, in proximity to activity centres, a wider range of higher density residential development may occur where existing low density residential amenity is not compromised;
 - (c) High quality Residential care facilities and Retirement facilities are located on larger sites;
 - (d) Development provides for an efficient land use pattern and is well connected to other developments;
 - (e) Development is designed to provide safe and walkable neighbourhoods that connect residents to desirable destinations including schools, parks, shops and community facilities;
 - (f) Development facilitates other small-scale uses that integrate personal employment and residential activities, provided they complement local residential amenity;
 - (g) Development maintains a high level of residential amenity avoiding uses that introduce impacts associated with noise, hours of operation, traffic, advertising devices, visual amenity, privacy, lighting, odour and emissions;
 - (h) Development reflects and enhances the existing low density scale and character of the area;
 - (i) Development is supported by necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling;

- Development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to meet the needs of the local community;
- (k) Non-residential development may be supported in new residential areas where such uses directly support the day to day needs of the immediate residential community;
- (I) Development takes account of the environmental constraints of the land; and
- (m) Any unavoidable impacts are minimised through location, design, operation and management requirements.

<u>Comment</u>

The variation request may potentially result in larger scale commercial development beyond that envisaged under overall outcome (f) and may lead to the adverse amenity impacts identified under overall outcome (g).

Overall outcome (k) is very specific in respect to non-residential development. Such development may be considered in <u>new</u> residential areas, where the non-residential use <u>meets the day to day needs</u> of the immediate residential community. Neither situation applies for the proposed variation request.

The proposed development conflicts.

(C) Planning Scheme Policies

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

The development can be conditioned to require compliance with the FNQROC Regional Development Manual.

(D) Adopted Infrastructure Charges Notice

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

Infrastructure charges will be applied to future development at the rate applicable at the actual time of development.

REFERRAL AGENCY

The application triggered referral to the State Assessment and Referral Agency (CairnsSARA) as a concurrence agency for development within 25 metres of State controlled road.

CairnsSARA advised in a letter dated 1 February 2021 that they require the conditions to be attached to any approval **(Attachment 4)**.

Internal Consultation

Technical Services.

PUBLIC NOTIFICATION

The development proposal was placed on public notification from 28 January 2021 to 11 March 2021. The applicant submitted the notice of compliance on 12 March 2021 advising that the public notification requirements were carried out in accordance with the requirements of the Act.

Three (3) properly made submissions were received, with all objecting to the proposed development. One of these submissions was a petition signed by 73 signatories.

The grounds for objection are summarised and commented on below:

Grounds for objection /support	Comment
CBD has existing vacant shops. A standalone shop on the subject site may not be successful	There are vacant shops/offices in the Mareeba central business district.
resulting in an empty building/eyesore.	The subject site is very prominent to all traffic entering Mareeba from Cairns/Kuranda. The failure of any development on the subject land will poorly reflect on visitors initial impression of Mareeba.
There is substantial vacant land zoned for commercial purposes on Byrnes Street and in the CBD.	Agreed. Significant vacant and underdeveloped Centre zoned land is available within the Mareeba central business district.
Amaroo Estate has an area zoned for commercial development, much of which	The Hastie Road Business Zone establishes one (1) hectare of commercial zoned land on Karobean Drive.
remains to be developed.	To date, the Amaroo Medical Centre and supporting minor tenancies have been developed.
	The Hastie Road Business Zone provides for the future development of a convenience store and fast food outlet.
The development may compromise security.	Not a planning issue. Law and order is a police responsibility and is regrettably becoming an increasing concern in all zones.
Increased traffic will cause issues with access to Ferretti Close, Anzac Avenue and the Kennedy Highway intersection.	It is expected that any commercial development on the subject site would need to be conditional upon the developer undertaking reasonable road upgrades.
Parks and green spaces are required, not	Not relevant to the current application.
commercial development.	Council is reviewing parks and green spaces as a separate project.
Commercial development would detrimentally impact on the established residential amenity.	The introduction of a larger scale commercial development into a residential area will result in an impact on residential amenity.
	The conditioning of development can reduce the level of impact, but it is unlikely that some impact can be totally prevented.
The established non-residential (community based) uses in this locality are compatible with the residential use.	Noted.
Use of Anzac Avenue road reserve in front of the	There is no proposal to use Anzac Avenue road reserve.
subject land.	Should a request be made in the future, Council would need to consider such a request at that time.
Precedent for other undeveloped land on Anzac Avenue.	All future applications will be considered on their individual merits.

Submitters

Name of Principal submitter	Address
1. R & E Piagno	PO Box 166, Mareeba
2. S Gilles	PO Box 166, Mareeba
3. H & M Cotter (petition with 73 signatories)	18 Ferretti Close, Mareeba

PLANNING DISCUSSION

The application and supporting material has been assessed against the Mareeba Shire Council Planning Scheme 2016 and is in conflict with multiple specific outcomes of the Strategic Framework and has multiple conflicts with the purpose statements of the Low Density Residential Zone Code.

A detailed reasoning for each conflict has been provided in this report.

In addition to the identified conflicts, section 61 (2)(c) of the Planning Act 2016 requires Council to give specific consideration to the following:

(c) the effect the variations would have on submission rights for later development applications, particularly considering the amount and detail of information included in, attached to, or given with the application and available to submitters; and

The variation request will remove the submission rights for later development applications for the seven (7) identified land uses.

All of these uses are currently impact assessable development on the subject site and will remain impact assessable development in the adjoining Low density residential zone.

The removal of submission rights for later development applications is a significant reduction in the transparency of the development assessment process, particularly considering the limited amount and detail of information included as part of this variation request.

The application is recommended for refusal for the reasons outlined in the Officer's Recommendation.

Division 1 – Assessment Tables for Anzac Avenue Zone

1.1 Assessment categories for Anzac Avenue Commercial Zone

The assessment categories are identified for development in the Anzac Avenue Commercial Zone in column 2 of tables 1 and 2 as follows-

- (a) Table 1 making a material change of use for a defined use, listed in column 1; or
- (b) Table 2 other development listed in column 1, including:
 - (i) carrying out building work not associated with a material change of use;
 - (ii) excavation or filling of land;
 - (iii) reconfiguring a lot;
 - (iv) carrying out operational work associated with reconfiguring a lot.

1.2 Relevant assessment benchmarks for accepted development and assessable development in the Anzac Avenue Commercial Zone

- (1) The relevant assessment benchmarks in the Anzac Avenue Commercial Zone are referred to in column 3 of tables 1 and 2.
- (2) For development identified as accepted development or subject to code assessment, the relevant assessment benchmarks are the applicable codes.
- (3) If the provisions for accepted development are not met then development is code assessable.
- (4) For development which is not listed in column 1 or is an undefined use, impact assessment is required and development is to be assessed against the entire Planning Scheme.

TABLE 1

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT BENCHMARKS FOR ANZAC AVENUE COMMERCIAL ZONE—MAKING A MATERIAL CHANGE OF USE

Column 1	Column 2	Column 3
Use	Assessment categories	Assessment benchmarks
Food and drink outlet	Code Assessment	Anzac Avenue Commercial Zone Code Commercial Activities Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code Airport Environs Overlay Code
Health care services	Code Assessment	Anzac Avenue Commercial Zone Code Community Activities Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code Airport Environs Overlay Code
Office	Code Assessment	Anzac Avenue Commercial Zone Code Commercial Activities Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code Airport Environs Overlay Code
Outdoor sales	Code Assessment	Anzac Avenue Commercial Zone Code Commercial Activities Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code Airport Environs Overlay Code
Service industry	Code Assessment	Anzac Avenue Commercial Zone Code Industrial Activities Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code Airport Environs Overlay Code
Shop	Code Assessment	Anzac Avenue Commercial Zone Code Commercial Activities Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code Airport Environs Overlay Code
Showroom	Code Assessment	Anzac Avenue Commercial Zone Code Commercial Activities Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code Airport Environs Overlay Code
Any other use not listed in this table. Any other undefined use.	Impact Assessment	The Planning Scheme

TABLE 1

ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT BENCHMARKS FOR ANZAC AVENUE COMMERCIAL ZONE—OTHER DEVELOPMENT

Column 1 Type of development	Column 2 Assessment category	Column 3 Assessment benchmarks
Building work not associated	with material change of use	
Carrying out building work not associated with a material change of use	Accepted Development	Anzac Avenue Commercial Zone Code Airport Environs Overlay Code
Operational work		
Excavation or filling of more than 50m ³ of material	Code Assessment	Anzac Avenue Commercial Zone Code Works, Services and Infrastructure Code
Involving an advertising device and complying with the relevant acceptable outcomes.	Accepted Development	Anzac Avenue Commercial Zone Code Advertising Devices Code Airport Environs Overlay Code
Involving an advertising device and <u>not</u> complying with the relevant acceptable outcomes.	Code Assessment	Anzac Avenue Commercial Zone Code Advertising Devices Code Airport Environs Overlay Code
Reconfiguring a lot	<u> </u>	
Reconfiguring a lot	Code Assessment	Anzac Avenue Commercial Zone Code Reconfiguring a lot code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code Airport Environs Overlay Code
Operational works associated	d with reconfiguring a lot	
Carrying out operational work for reconfiguring a lot	Code Assessment	Anzac Avenue Commercial Zone Code Reconfiguring a lot code Works, Services and Infrastructure Code

Division 2 - Assessment Criteria for Anzac Avenue Commercial Zone

1.3 Anzac Avenue Commercial Zone Code

The provisions in this division comprise the Anzac Avenue Commercial Zone Code. They are-

- overall outcomes for Anzac Avenue Commercial Zone Code (section 1.4);
- performance outcomes and acceptable outcomes for the Anzac Avenue Commercial Zone Code (sections 1.5 and 1.6).

1.4 Overall outcomes for Anzac Avenue Commercial Zone Code

- (1) The overall outcomes are the purpose of the Anzac Avenue Commercial Zone Code.
- (2) The overall outcomes of the Anzac Avenue Commercial Zone Code are to achieve an area that:
 - (a) Ensures that the scale of retail and other development is such that development will not have an adverse impact on the functioning and role of the Mareeba CBD as a higher order and specialist retail destination, the focus for entertainment and recreation facilities, and the ability of the CBD to provide a range of business uses and educational facilities;
 - (b) is consistent in height and character with the existing character of the locality;
 - (c) is provided with safe and efficient access which does not adversely impact the efficient functioning of the surrounding road network; and
 - (c) achieves an attractive streetscape and protects the amenity of existing adjoining development.

1.5 Amenity, Townscape and Building Character

Performance Outcomes	Accepta	able Outcomes		
For Accepted Development and Code Assessable Development				
PO1 The attractiveness and amenity of the Anzac Avenue Commercial Zone Code is protected and enhanced through sensitive siting of uses and buildings.	A01.1	Building height and the height of other structures does not exceed 8 metres and two (2) storeys; and Air-conditioning, refrigeration plant, and other		
	AU1.2	mechanical plant, are screened from public view.		
PO2 Development maintain an attractive streetscape and has minimal impact upon the residential amenity of adjoining residential properties.	A02.1	Buildings are setback and boundary treatments are undertaken in accordance with Table 1.6.1.		

Design	Road frontages	Side / rear boundary
Building and structure setback	4 metres	3 metres
Boundary treatment	Landscape strip with a minimum width of 2m.	1.8m solid fence for full boundary; and Landscape strip with a minimum width of 2m to adjoining Lot 197 on NR3143.

1.6 Reconfiguring a Lot

Performance Outcomes	Acceptable Outcomes		
For Code Assessable Development			
P03 Lots are of sufficient area and dimensions to:	AO3.1 Lots have a minimum area of 800m ² and a minimum frontage of twenty (20) metres.		
 enable the siting and construction of a building and ancillary buildings; and 			
(ii) provide vehicle access and parking; and			
(iii) to allow development that is in keeping with the predominant character of the locality.			



Proposed Commercial Rezoning

ANZAC AVENUE MAREEBA

Need Analysis

W S Cummings B Econ 38 Grafton St (PO Box 2148) CAIRNS Q 4870 p: 07 4031 2888 m: 0418 871 011 e: <u>cummings@cummings.net.au</u> w: <u>www.cummings.net.au</u>

CUMMINGS ECONOMICS ABN: 99 734 489 175 CE Ref J3334 November 2020

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1. INTRODUCTION

1.1 General

The following provides a Need Analysis in relation to the Rezoning Application from Residential to Commercial of the allotments located at the junction of Anzac Avenue Mareeba with the Kennedy Highway.

1.2 Subject Allotment Characteristics

Map 1 shows the general location. Map 2 shows the detailed location of the two allotments.



Map 1 – Site General Location



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The allotment at the apex of the junction is vacant. The allotment next to it has a dwelling on it.

Next to it is the Mareeba Bowls Club complex including QT's Early Learning Centre.

It should be noted that the allotments in question are separated from other residential areas, are highly exposed to fast moving traffic along the Kennedy Highway, traffic noise and at night, car lights, giving the allotments inferior characteristics for residential purposes.

For commercial purposes however, the allotments have positive attributes of:

- High visibility
- Ease of access
- Compatibility with the neighbouring activity of the Bowls Club and Early Learning Centre.



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2. BACKGROUND ON MAREEBA

Over the past decade, continuing growth of Mareeba has made it the largest Australian Bureau of Statistics (ABS) defined urban centre in the Tropical (Far) North Queensland region outside of the city of Cairns.

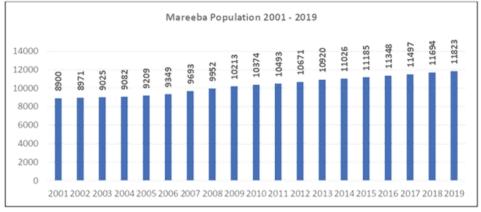
Table 1: Po	opulation Mareeba	Urban Centre	(Usual Place of	Residence), Census 2016
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Defined Urban Centre	Population UPR - 2016		
Mareeba	7,741		
Innisfail	7,236		
Atherton	6,871		

Source: Cummings Economics from ABS 2017 Census data.

Chart 1 illustrates the growth of the Mareeba Statistical Area Level 2.

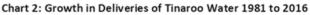
Chart 1: Long	Term Growth	Residential F	Population	(ERP)	Mareeba SA2
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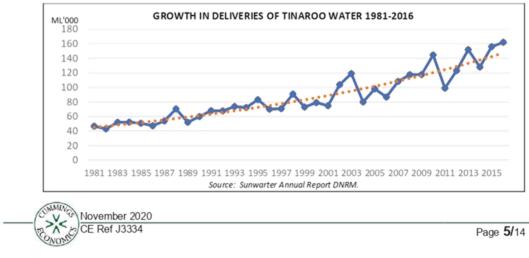


Source: Cummings Economics from ABS data.

This growth has been based on:

• Strong expansion of irrigated agricultural development in the region (see Chart 2 Take Up of Water from Lake Tinaroo)





- Mareeba's location as an alternative to the restrained coastal land situation in Cairns for location of regional services (Lotus Glen Correctional Centre, Mareeba Airport (training and maintenance), and Mareeba Industrial Park).
- Mareeba's location as a service centre for growing population to the north in the Cooktown district, Lakeland and Peninsula, for the Southern Tablelands area and for the Gulf Savannah area.

There is every prospect that this growth will continue into the future.



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3. COMMERCIAL ZONE CATCHMENT AREA

3.1 General

The proposed commercial zone has two major catchments:

- 1) Its location in relation to the Kennedy Highway and access into Mareeba via Anzac Avenue;
- 2) The residential area east of the Barron River.

3.2 Kennedy Highway

Queensland Main Roads traffic count data for a counter on the Kennedy Highway 100 metres east of the Anzac Avenue turnoff is as follows.

All Traffic	(Light Traffic)
AADT	(AADT)
20157765	(6822)
20197972	(7151)

Thus, about 2.9 million vehicles a year pass the subject site and probably between five (5) and six (6) million persons a year in vehicles.

About 10% of the vehicles are heavy and 90% light. Growth in traffic over this period, 2015 to 2019, has been 2.6%, although growth in light traffic has been 4.8% over the four years.

Some of this traffic travel down Anzac Avenue to enter Mareeba via the John Doyle Bridge over the Barron River.

Although the proposed Hastie Road Medical and Business Centre will be able to meet some needs to service the population east of the Barron River, it is not well located to combine this with meeting a need to service traffic moving along the Kennedy Highway.

Currently, there is very limited commercial development to service traffic along the Kennedy Highway from the bottom of the Kuranda Range Road through to Tolga. There is a service station at Koah, a limited service station at Emerald Creek and roadside produce sales at Termite and just before Tolga. There is the Rainforestation tourism operation near Kuranda and Emerald Creek Ice-Creamery. Commercial developments along the Kennedy Highway in the immediate locality of Mareeba is restricted to the caravan park on the left and the Mareeba Heritage Centre on the right (Map 3 illustrates). The proposed small commercial area will add to these.



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ANZAC AVENUE MAREEBA Need Analysis



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3.3 Mareeba East of the Barron River

Mareeba, east of the Barron River, is covered by four ABS SA1 areas (see Map 4) with population given in the 2011 and 2016 Census as follows.

Area Code	2011	2016	% Growth
SA1 3117001 (1)	722		
SA1 3117025 ⁽¹⁾	-	499	
SA1 3117026 (1)	-	447	
Sub total	722	946	+33%
SA1 3117005	381	487	+28%
SA1 3117024	460	603	+31%
Total	1563	2036	+30%

Table 2: Population (Usual Place of Residence) Mareeba East of the Barron River, 2011 & 2016

Source: Cummings Economics from ABS 2011 & 2016 Census Data.

Note (1): SA1 3117001 was split in 2016 into 3117025 & 3117026.

Growth is continuing in the area and on a repeat of past growth, population in the area is currently probably of the order of 2500.

This is a typical suburban population with incomes mainly above state averages (see Table 3 below), although the existence of the Savannah Lifestyle Resort in SAI-3117005 includes an older retiree population with lower annual income, but substantial wealth.

Area Code	3117005	3117024	3117025	3117026	(Qld)
Personal	\$527	\$643	\$7,381	\$726	(\$600)
Family	\$1,182	\$1,510	\$1,583	\$1,773	(\$1,661)
Household	\$986	\$1,516	\$1,375	\$1,769	(\$1,402)

Source: Cummings Economics from ABS Census 2016 Data.

Apart from new residential houses, the area includes the following.

- Mareeba Bowls Club
- Garden Centre
- Early Learning Centre
- Savannah Lifestyle Resort
- Baptist Church
- Amaroo Medical Centre

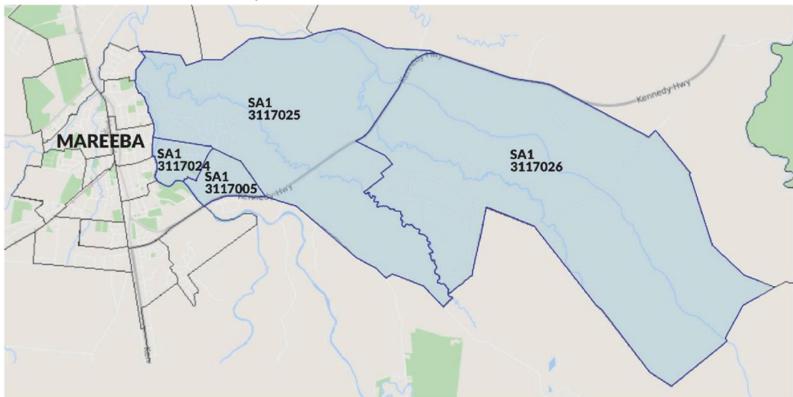
Map 4 shows locations. In addition, an area has been zoned next to the medical centre on Hastie Road for the Hastie Road Business Centre but not yet developed. There are substantial commercial facilities in the centre of Mareeba, especially focused on Byrne Street. However, Mareeba is growing to a size where development of neighbourhood commercial facilities will be viable. Population east of the Barron River now represents a substantial proportion of Mareeba's population. Apart from having to go around via the Kennedy Highway, the area east of the Barron River only has access to the central commercial facilities via the one crossing of the river. In terms of access to the central facilities, the area east of the Barron River has the greatest need for local neighbourhood facilities. Although there is planned to be a business centre on Hastie Road, the subject site is in a prime position to provide commercial facilities for the area east of the Barron River, of a type that also meets a need to service traffic along the Kennedy Highway.



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ANZAC AVENUE MAREEBA Need Analysis



Map 4 – ABS Statistical Areas Level 1, Mareeba – East of the Barron River

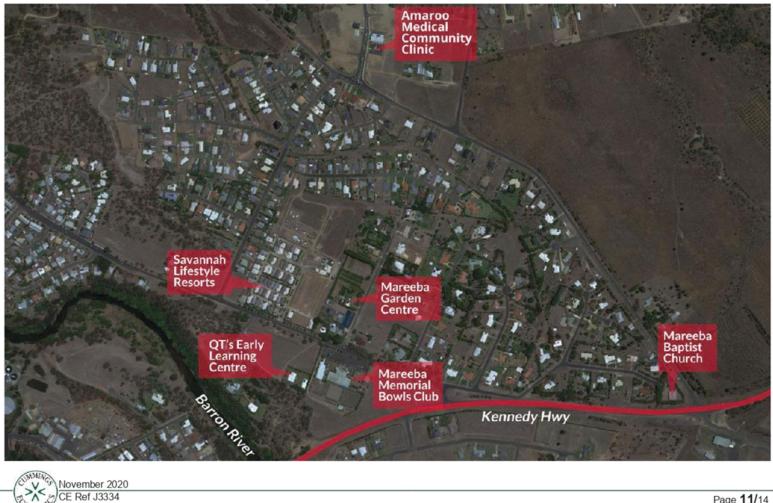


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ANZAC AVENUE MAREEBA Need Analysis

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Map 5 – Existing Commercial Development Area, Mareeba - East of the Barron River

3.4 Potential Use of the Site

There is a range of potential uses of the site that mainly combine a demand from highway traffic with a demand from the catchment area east of the Barron River.

These include:

- 1) Service Station
- 2) Convenience Store
- 3) Takeaway
- 4) Café
- 5) Produce Sales
- 6) Outdoor Sales (Caravan, Boat)
- 7) Services
- 8) Offices (eg. real estate, bank, etc.)

The following looks at 'Need'.

Service Stations

There are four service stations in Mareeba, one at Koah and some pumps at Emerald Creek.

Average number of service stations per head of population in Australia is about one per 4,000 (see Note Appendix 1), but this will vary between dense city population areas with multiple pump stations and high population ratio and country areas with low number of pumps. The service station business has been changing, with new stations incorporating variously convenience store, takeaway and, at times, dining facilities.

Catchment population east of the Barron River is currently estimated to be about 2500 and with substantial additional land available and with the growth of Mareeba as an urban centre on its way towards 4000. The site has passing annual number of vehicles of about 2.5 million and likely to grow. The bulk of traffic moving between Cairns and the Tablelands passes over the Kuranda Range Road and along the Kennedy Highway. Much of this traffic is through traffic that will not turn into the Mareeba main shopping area where town service stations are located.

Convenience Store

Convenience stores normally provide an outlet for:

- Tobacco products
- Beverages
- Communication, travel and car accessories
- Snacks, confectionary and icecream
- Ready to eat food
- Printed material
- Groceries
- Health and beauty products

Ratio of convenience stores to population in Australia is one for every 2800 population with an average turnover of approximately \$560,000 (see Note Appendix 1).

November 2020 >*< CE Ref J3334 NOME

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Population east of the Barron River is already close to the national average and a convenience store in this location is likely to attract passing trade from the Kennedy Highway. Although there are store facilities in the Mareeba town centre, the growth of population east of the Barron River plus the growing traffic along the Kennedy Highway would suggest a 'Need'.

<u>Takeaways</u>

Average ratio of takeaways to population in Australia is approximately one per 680 with average turnover approximately \$460,000 (see Note Appendix 1). Apart from the residential population of Mareeba east of the Barron River, a facility in this location is likely to meet a 'Need' to service traffic travelling along the Kennedy Highway.

<u>Cafe</u>

Road travellers are often looking for a break and would provide clientele. However, the immediate residential catchment area including Savannah Lifestyle Resort within walking distance is likely to provide clientele. A cafe in the area would complement the Garden Centre also.

Produce Sales

As a prime agriculture fruit and vegetable producing area, there is a proven market along the road for sale of local produce – Termite Fruit & Veg, The Peanut Place, The Humpy.

There is no such centre close to Mareeba itself and this highway location would provide an opportunity to meet a need in this field.

<u>Hairdresser</u>

There is one hairdresser employed per 360 population in Australia and the immediate catchment area including Savannah Lifestyle Resort would provide an opportunity to meet this need.

Office (Real Estate Agents)/ Bank

There is one real estate agent recorded per 400 population in Australia. On this basis, it is possible a real estate agent would locate in the centre. There are currently no facilities in the area east of the Barron River.

Caravan/Boat Sales

There would appear to be no visible caravan/boat sales yard in the area such as south of Cairns and at Innisfail for caravans.

Overall Conclusion

Between the growing needs of travellers along the Kennedy Highway and the growing population in the area of Mareeba east of the Barron River, there is a 'Need' for the proposed small commercial area at the junction of Anzac Avenue and the Kennedy Highway.



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APPENDIX 1 – Reference Note

Service Stations

See New South Wales Service Stations Insight 2017 Knight Frank records 6400 service stations Australia wide, ie. approximately one per 4000 population. This is confirmed by other references.

Convenience Stores in Australia

Number of businesses 8,919 and turnover approximately \$5bn, ie. approximately one per 2800 population and turnover per store approximately \$560,000.

Source: IBIS World, 2019 Market Report.

Fast Food & Takeaway food Service in Australia

Number of businesses 35,666 and turnover approximately \$1.7bn ie. approximately one per 680 population and turnover per outlet approximately \$460,000.

Source: IBIS World, 2019 Market Report.

Hairdressers in Australia

There were 66,700 people employed in hairdressers across Australia in 2018. This equals approximately one per 370 population.

Source: www.statistica.com

Real Estate Agents in Australia

There were 64,698 real estate agents in Australia. This equals approximately one per 380 population.

Source: Real Estate Institute of Australia from ABS Census 2011.



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21 April 2021

P.

The CEO

Mareeba Shire Council

PO Box 154

Mareeba Qld 4880

Ref: Application MCU/20/0017



I wish to submit my objection to the rezoning application for 47 Anzac Ave., Mareeba to a commercial zone.

My objections are as follows:

1. The CBD currently has vacant shops signifying that success of small businesses are not guaranteed. A stand-alone commercial enterprise in this location would have difficulty in attracting enough patronage to survive. Should this application be approved failure of any eventual enterprise could easily result in an empty, vacant and neglected building for long periods of time. This could become an eyesore and lead to vandalism due to lack of any security.

2. There is vacant land zoned for commercial purposes on the old Lawson/Foxwood/Rankine mill site opposite Mareeba Plaza on Byrnes St. This site has prime positioning with high visibility and much more passing traffic than 47 Anzac Ave., ideal for commercial activity. Also, minimal changes, if any, would be required to provide access to this site, unlike that for the application site. Over many years there has been much fanfare of new enterprises locating on this Byrnes St. site, yet none have eventuated, indicating that no business plan has been able to stack up for additional buildings.

3. Amaroo has an area zoned for commercial purposes yet there seems little demand for further infrastructure to be built. Any intending new venture looking to service the eastern side of the Barron River should be encouraged to look here. Fragmented small commercial zones are not conducive to successful businesses due to lack of the exchange of patronage from differing businesses in close proximity.

4. Security would be compromised. The CBD has recently been the target of much criminal activity including to the Shire Council itself, this in an area with considerable security. A stand-alone business some 3 km from the centre of town would be an easy target, thus placing local residents at greater risk.

5. Egress from Ferretti Close would be problematic. Due to the unusual configuration of the intersections of the Kennedy Highway, Anzac Avenue and Ferretti Close combined with increasing vehicle and heavy truck traffic using Anzac Avenue since the Barron bridge upgrade, attempting to exit Ferretti Close has become more difficult. Adding another entrance to a commercial enterprise virtually opposite Ferretti Close would create a dangerous situation.

Document Set ID: 3914343 Version: 1: Version Date: 15/02/2021 6. Green spaces and parks, not commercial buildings. There are currently no parks for families to get together to play and picnic on the eastern side of the Barron River. There has been tremendous development of residential homes yet not one such park has been provided. This land would be better utilised for this purpose.

Yours sincerely,

Ruggero Piagno

Edna Piagno

Bign Keningins

PO Box 166 Mareeba 4880

Document Set ID: 3914343 Version: 1: Version Date: 15/02/2021

N/A

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Mareeba Shire Council PO Box 154, Mareeba QLD 4880



RE: Application MCU/20/0017

To Whom It May Concern,

I am writing to object to the rezoning application for 47 Anzac Avenue, Mareeba to a commercial zone.

I object on the grounds of:

- Mareeba needs more green spaces/ parks not more buildings, especially on the Eastern side
 of town, where there are currently no parks for families to gather and play.
- Amaroo has approval for commercial buildings and yet very few have taken up the
 opportunity. It would seem the demand for commercial development is low. It would be
 better for all commercial development to be situated in one area.
- The CBD currently has empty shops. If someone were to build commercial spaces, they
 would be more likely to remain empty. It would also draw business away from the CBD.
- The CBD has been subject to a high level of criminal activity which could expand into residential areas nearby any new developments.
- There is vacant land for commercial buildings opposite the Coles complex. This has been available for years and yet no one has taken on this project. The demand for extra commercial sites is not there. This area has more passing traffic than the Anzac Ave proposal and still not successful in providing commercial buildings.
- The volume of traffic along Anzac Avenue is already substantial and any development would increase traffic and impact egress to and from Ferretti Close.
- The increase in traffic a commercial development would attract would increase the risk to foot and bike traffic.

Yours sincerely,

Simone Gillies P O Box 166 Mareeba, 4880.

Document Set ID: 3919775 Version: 1. Version Date: 22/02/2021



M and H Cotter 18 Ferretti Close MAREEBA 4880

5th March, 2021

CEO Mareeba Shire Council 65 Rankine Street MAREEBA 4880

Dear Sir

RE: MCU/20/0017

DEVELOPMENT APPLICATION – PRELIMINARY APPROVAL FOR USE RIGHTS IN ACCORDANCE WITH THE PROPOSED 'ANZAC AVENUE COMMERCIAL ZONE' OVER LAND SITUATED

1.

LOT 53 SP204554 PARISH TINAROO

47 ANZAC AVENUE, MAREEBA

We the signatories of attached Register object to the above stated Application on the following 9 grounds.

1. Amenity of Area

The above stated parcel of land is located in a residential area and is zoned rural residential. It would be an understatement to say that every home in this area is well presented and maintained. Google Maps directs traffic from the east down Anzac Avenue therefore for visitors to Mareeba it is their first view of Mareeba. It is a very pleasing entrance to Mareeba, one that gives visitors a good first impression, something Mareeba Shire Council should be encouraging.

Approving a highly visible Commercial Development as proposed will change and derogate the look of this area. More than 80% of the residents in the immediate area are retirees and will be home during the trading hours of any proposed Commercial Development. The residents will be directly affected by the noise from increased traffic as well as that generated by any business itself. Whilst no specific use has been stated there has been previous conversations as to the type of business Developers are targeting these include Supa Cheap Auto, Convenience Store and Medical Facility.

2.

Any such development and especially 2 storeys as proposed in this application is an out of sequence development. Depending on the type of Commercial Development it could result in a very different demographic to the current residents. The residents have accepted progress with the other community developments in this area however the area has now reached saturation point and collectively we ask that the amenity of our area is not compromised any further.

2. Existing Community and Commercial Operations.

In an 80 metre zone occupying both sides of Anzac Avenue there are 3 Community Businesses (Mareeba Bowls Club, QT's Childcare and Mareeba Library) and Anza Nursery. These 4 businesses are consistent with the Community development of this area. They co exist in harmony and by their very nature slot into a pattern that results in minimal impact on residents and Traffic Movement.

- (a) The Childcare Centre generates most of its traffic movements between 7.30am to 8.30am and again from 4.30pm to 5pm weekdays only.
- (b) Mareeba Bowls Club members use the facility on average three times during the week and once on the Sunday with traffic movements between 8.30am to 9am, 12.30pm to 1pm, 5.30pm to 6pm.
- (c) Mareeba Library Monday to Friday 10am -5pm and Saturday 9am 12pm
- (d) Anza Nursery-Mareeba Garden Centre has minimal impact on the Community. It generates no more noise than a household with steady trade during the week when other facilities are at their peak. Most of its business and traffic generation comes from restricted weekend trade(Saturday 8am to 5pm) Sunday (8am to 1pm).

3. Lack of Potential Success of Stand Alone Commercial Business

The CBD currently has vacant shops signifying that there is no a lack of Commercial Sites available in the Mareeba Area. A stand-alone commercial enterprise in this location may have difficulty in attracting enough patronage to survive. Should this application be approved failure of any eventual enterprise could easily result in an empty, vacant and neglected building for long periods of time. This could become an eyesore resulting in vandalism due to lack of any security.

4. Increased Traffic Movement on Anzac Avenue

Recent traffic surveys indicate approximately 45,322 vehicle movements on Anzac Avenue for a 7 day period. Further residential development has been approved as well of further Commercial Development on Hastie Rd all of which will add to increased traffic movement on Anzac Av. Opening Anzac Avenue up to potential commercial development will impact greatly on the ability of this area to cope with residential traffic as well as any future commercial traffic from Amaroo.

5. Access to Kennedy Highway from Anzac Avenue

Access to the Kennedy Highway is already an issue in peak times. With the increased volume of traffic Anzac Avenue onto the highway and the increased vehicle movement on the highway it is difficult to exit safely. Add to this the offset access to Riverland Park and you have 2 entry points on to a busy major highway that both

3.

have compromised views of oncoming traffic. When exiting Anzac Avenue you are required to negotiate traffic from 3 different directions (from Cairns, Mareeba and Riverland Park) at a speed of 80 klms per hour. Adding the distraction of a highly visible Commercial Operation will impact on the safety of motorists.

6. Access to Anzac Avenue

When exiting the Kennedy Highway on to Anzac Avenue there is a 250 metre zone where 4 residential streets (Eliza Ave, Trivoli Cl, Ferretti Cl & Margherita Cl), one residential property, 3 existing Community Facilities (Mareeba Bowls Club, QT's Childcare and Mareeba Library), Anza Nursery and Savannah Lifestyle Resort (130 residence vehicles) all converge on to Anzac Avenue via direct access. Extend another 80 metres to Ceola Drive the main access from at least 5 residential subdivisions also converges on to Anzac Avenue. As a result of the shape of this parcel of land it is almost certain that access to the property will definitely be very close to Ferretti Close access.

There would be serious safety concerns to approve access to Anzac Avenue from this proposed Commercial Development.

7. Vehicle Movements related to Commercial Development

By the nature of business carried out on Commercial Properties there is a requirement for stock deliveries, customer traffic and employee traffic. With no clear indication of what type of development the Applicant is targeting the potential to have traffic congestion inconsistent with existing residential and community development. Adding to this not knowing what type of commercial operation is potentially planned and with extended trading hours now the norm it is feasible that this could be 7day trade 7am to 9pm.

8. Use of Council Road Reserve

The front of this above stated property is bordered by a Road Reserve/Stock Route. As the Council has already allowed Mareeba Bowls Club, QT's Childcare and Mareeba Library use of this Road Reserve for a carpark does this potentially mean that any future commercial development could also use road reserve as a carpark.

9. Precedent for Undeveloped Property on Anzac Avenue.

- There is currently two large parcels of undeveloped land situated on Anzac Avenue.
- (a) Adjacent to the QT's Childcare Centre and directly opposite the Savannah Lifestyle Resort.
- (b) Corner of Ceola Drive and Anzac Avenue- this parcel of land is split by an existing Residential property.

These properties (a) and (b) are presently zoned rural residential however if approval was given to rezoning LOT 53 SP204554 PARISH TINAROO 47 ANZAC AVENUE to Commercial this could set a precedent.

Any further commercial development on Anzac Avenue is not consistent with Mareeba Shire Council CBD development and we ask that council rejects this out of sequence proposal and allows the area to maintain the existing community demographic.

Yours faithfully

AS

Michael Cotter

Holen Cotter

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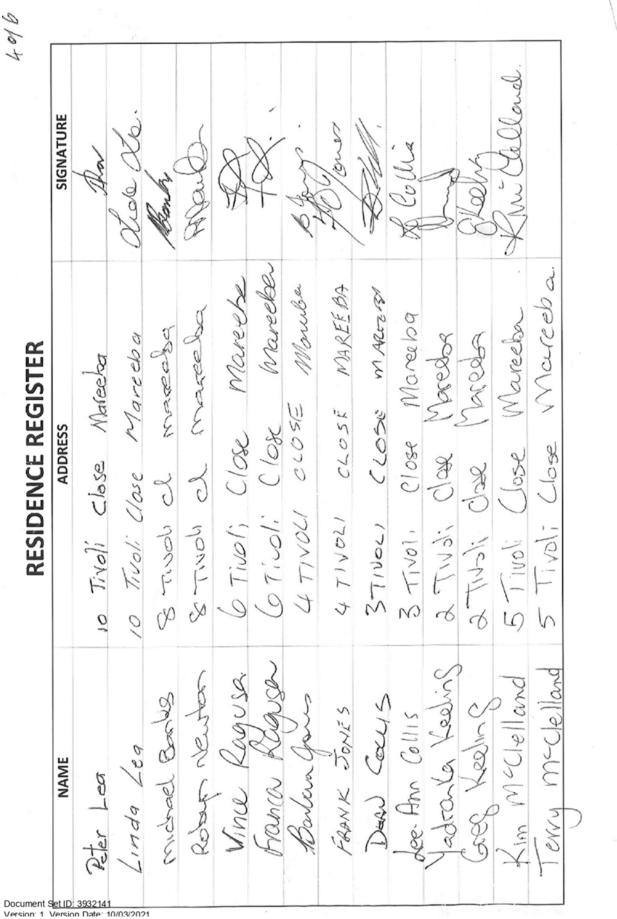
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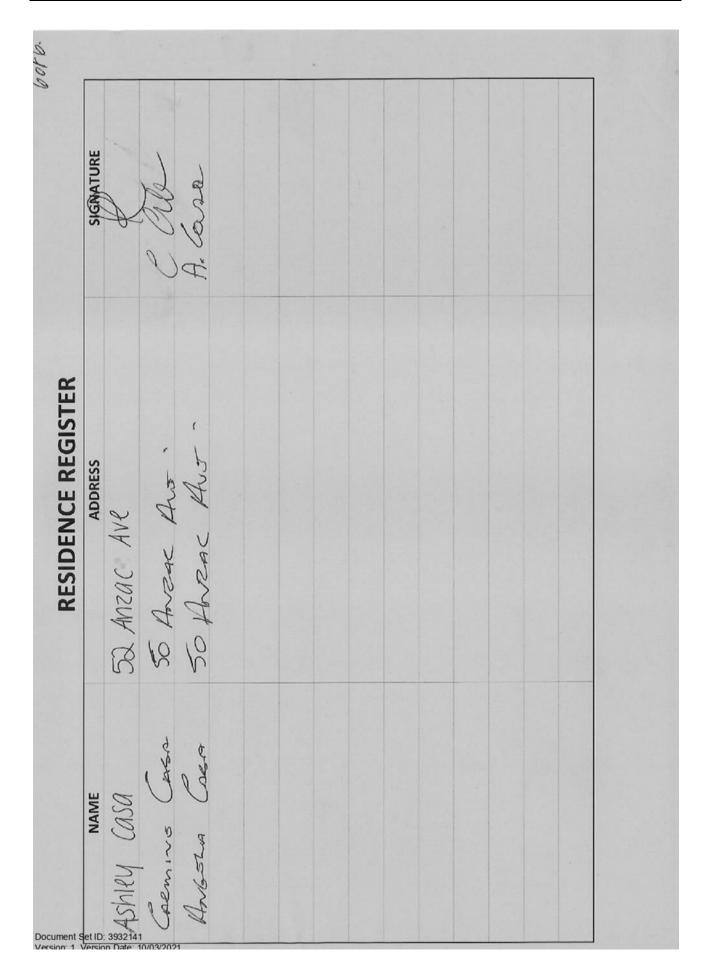
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Ordinary Council Meeting Agenda

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 SARA reference:
 2012-20440 SRA

 Council reference:
 MCU/20/00017

 Applicant reference:
 20-14/001050

1 February 2021

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

Attention: Carl Ewin

Dear Sir/Madam

SARA response—47 Anzac Avenue, Mareeba

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

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency on 4 January 2021.

Response

Outcome	r r	Referral agency response - with conditions.
Date of re	sponse	1 February 2021
Condition	S.	The conditions in Attachment 1 must be attached to any development approval.
Advice:		Advice to the applicant is in Attachment 2.
Reasons		The reasons for the referral agency response are in Attachment 3.

Development details

Description:	Preliminary approval that includes a variation request	Material change of use for Preliminary Approval including a Variation Request under Section 43 and 50(3) of the Planning Act 2016 to vary the effect of the Mareeba Shire Planning Scheme for Use Rights associated with the 'Anzac Avenue Commercial Zone'.
SARA role:	Referral Agency	
Page 1 of 6		Far North Queensland regional office Ground Floor, Cnr Grafton and Hartley Street, Caims PO Box 2358, Cairns QLD 4870

SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 (Planning Regulation 2017)
	Development application for a material change of use within 25m of a state-controlled road
SARA reference:	2012-20440 SRA
Assessment Manager:	Mareeba Shire Council
Street address:	47 Anzac Avenue, Mareeba
Real property description:	Lot 53 on SP204554
Applicant name:	Ambridge Pty Ltd
Applicant contact details:	C/- Planning Plus PO Box 399 Redlynch QLD 4870 info@planningplusqld.com.au

Representations

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

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

For further information please contact Sue Lockwood, Senior Planning Officer, on 40373222 or via email CairnsSARA@dsdmip.qld.gov.au who will be pleased to assist.

Yours sincerely

Kuhumit

Brett Nancarrow Manager (Planning)

Armbridge Pty Ltd, info@planningplusqld.com.au сс

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- Attachment 1 Referral agency conditions Attachment 2 Advice to the applicant Attachment 3 Reasons for referral agency response Attachment 4 Representations provisions

State Assessment and Referral Agency

Page 2 of 6

Attachment 1—Referral agency conditions (Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application)

No.	Conditions	Condition timing						
Mater	Material change of use							
<i>Planni</i> to be t	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition:							
1.	Direct access is not permitted between the Kennedy Highway and the subject site.	At all times						

State Assessment and Referral Agency

Page 3 of 6

Attachment 2—Advice to the applicant

Gen	eral advice
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP) v2.6. If a word remains undefined it has its ordinary meaning.
Adv	ertising device
2.	 Advertising advice should be obtained from the Department of Transport and Main Roads (DTMR) if the development intends to erect, alter or operate an advertising sign or another advertising device that would be visible from a state-controlled road, and beyond the boundaries of the state-controlled road, and reasonably likely to create a traffic hazard for the state-controlled road. Note: DTMR has powers under section 139 of the <i>Transport Operations (Road Use Management - Accreditation and Other Provisions) Regulation 2015</i> to require removal or modification of an advertising sign and/for a device which is deemed that it creates a danger to traffic.
Furt	her permits
3.	Future development permit applications may trigger referral to SARA as Lot 53 on SP204554 is adjacent to the state-controlled road corridor.

State Assessment and Referral Agency

Page 4 of 6

Attachment 3—Reasons for referral agency response

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

The reasons for the department's decision are:

- Access to the site does not compromise the safety and efficiency of the state-controlled road. Direct
 access to the state-controlled road is not permitted.
- No filling, excavation or retaining structures are proposed and there is no increase in stormwater and drainage run-off. Therefore, the development proposal does not create any hazard or any adverse effects to the state-controlled road.
- · Future infrastructure work is unlikely to create a safety hazard to road transport infrastructure.

Material used in the assessment of the application:

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

State Assessment and Referral Agency

Page 5 of 6

Attachment 4—Change representation provisions

(page left intentionally blank – attached separately)

State Assessment and Referral Agency

Page 6 of 6

Development Assessment Rules—Representations about a referral agency response

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

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

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

Page 1 of 2

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

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

Part 7: Miscellaneous

30 Representations about a referral agency response

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

Page 2 of 2

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

8.4 A GROOT - CONCURRENCE AGENCY REFERRAL FOR BUILDING WORKS (CLASS 10A SHED) - LOT 4 ON SP218658 - 9 CATERINA CLOSE, MAREEBA - CAR/20/0016

Date Prepared:	8 April 2021
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Author: Senior Planner

- 1. Site Plan 🖖
 - 2. Building Plans 🕹
 - 3. Letter of support <u>J</u>

APPLICATION DETAILS

Attachments:

APPLICATION		PREMISES	
APPLICATION NO:	CAR/20/0016		
RPD:	Lot 4 on SP218658	ADDRESS:	9 Caterina Close, Mareeba
APPLICANT:	A Groot C/- Northern Building Approvals 3B Margherita Close	OWNER:	Norcrete Pty Ltd
	Mareeba QLD 4880		
ASSESSMENT MANAGER	Request for referral agency response before application	DATE REFERRAL RECEIVED	5 April 2021
TYPE OF REFERRAL:	Concurrence agency referral (request for response before application) for building works (Class 10A Shed) assessable against the Residential Dwelling House and Outbuilding Overlay Code of the Mareeba Shire Council Planning Scheme 2016		
PLANNING SCHEME:	Mareeba Shire Council Planning Scheme 2016		
ZONE:	Low Density Residential		

EXECUTIVE SUMMARY

Northern Building Approvals, on behalf of A Groot (Norcrete Pty Ltd), the landowner, propose the construction of a class 10a shed on land described as Lot 4 on SP218658, situated at 9 Caterina Close, Mareeba.

Under the Planning Regulation 2017, Mareeba Shire Council is a referral agency for consideration of the amenity and aesthetic impacts.

The area of the proposed shed is significantly larger than the maximum area nominated by Acceptable Outcome AO2.1 of the Residential Dwelling House and Outbuilding Overlay Code, and in Council officer's opinion the development fails to satisfy the related higher order Performance Outcome PO2.

The shed also exceeds the maximum height nominated under Acceptable Outcome AO2.1.

If built, the proposed shed in likely to dominate the subject land and be inconsistent with the scale and character of development in the Low density residential zone.

It is recommended that a referral agency response be issued directing that a future application for building works for this shed be refused.

OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

A	APPLICATION	PREMISES	
APPLICATION NO:	CAR/20/0016		
RPD:	Lot 4 on SP218658	ADDRESS:	9 Caterina Close, Mareeba
APPLICANT:	A Groot C/- Northern Building Approvals 3B Margherita Close Mareeba QLD 4880	OWNER:	Norcrete Pty Ltd
ASSESSMENT MANAGER	Request for referral agency response before application	DATE REFERRAL RECEIVED	5 April 2021
TYPE OF REFERRAL:	Concurrence agency referral (request for response before application) for building works (Class 10A Shed) assessable against the Residential Dwelling House and Outbuilding Overlay Code of the Mareeba Shire Council Planning Scheme 2016		
PLANNING SCHEME:	Mareeba Shire Council Planning Scheme 2016		
ZONE:	Low Density Residential		

and in accordance with sections 56 and 57 of the Planning Act 2016, the applicant and future assessment manager be notified that the Mareeba Shire Council, as a Referral Agency for building work assessable against the Mareeba Shire Council Planning Scheme 2016, requires the Assessment Manager to refuse the development application for building works as outlined in the submitted material in (A) for the reasons set out in (B):

(A) SUBMITTED MATERIAL:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
-	Amended Planning Report 9 Caterina Close	Northern Building Approvals	-
0634 Issue A	Site Plan	Gregory G Terzi	Jan 2021
RSCL-453961 01 Rev 1	Elevations	Rapid Sheds & Construction	03-Mar-2021
RSCL-453961 02 Rev 1	Floor Plan	Rapid Sheds & Construction	03-Mar-2021

(B) REASONS FOR REFUSAL:

1. The size of the proposed shed is in conflict with Performance Outcome PO2 and Acceptable Outcome AO2.1 of the Residential Dwelling House and Outbuilding Overlay Code.

PO2

Domestic outbuildings:

- (a) do not dominate the lot on which they are located; and
- (b) are consistent with the scale and character of development in the zone in which the land is located.

AO2.1

Where located in the Low density residential zone or the Medium density residential zone, domestic outbuildings do not exceed:

- (a) $100m^2$ in gross floor area; and
- (b) 5.5 metres in height above natural ground level.

Reasons for conflict

Under PO2, the requirement for this domestic outbuilding is that it not dominate the lot on which it is located; and that it be consistent with the scale and character of development in the Low density residential zone.

Apart from a small shed, which is likely to be removed to make way for the proposed shed, the subject land is currently vacant. The shed will be oriented with its 20.188 metre long, 6.058 high southern side generally presenting to Caterina Close. The length of this wall, its height and the sheds location within the subject land will dominate the subject lot.

Any potential mitigating screening that could be offered by a future dwelling house is removed by the applicant's choice to site the proposed shed in front of the future dwelling.

In the opinion of Council officers, there is no situation in which the proposed shed can be considered as being consistent with the scale and character of development in the Low density residential zone, whilst it remains both over height and over size.

It is recommended that a referral agency response be issued to the Assessment Manager directing that this application for building works be refused.

2. The proposed shed will have an extremely adverse effect on the amenity, or likely amenity, of the locality; and will be in extreme conflict with the character of the locality.

THE SITE

The subject site is situated at 9 Caterina Close, Mareeba and is described as Lot 4 on SP218658. The site is irregular in shape with an area of 17,110m² and is zoned Low density residential under the Mareeba Shire Council Planning Scheme 2016.

The site has 20 metres of frontage to Caterina Close, with a 20 metre wide access handle extending to the main body of the allotment. Caterina Close is bitumen sealed for the frontage of the subject land.

The site is improved by a small shed in the south-western corner. Some vegetation remains over the northern tip of the land, adjacent to the unnamed waterway.

The site is serviced by most urban services, with the exception of town sewer. All surrounding lots are zoned Low density residential and most are developed with single dwellings.



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

Council at its Ordinary Meeting of 20 January 2021 considered a previous request made by the same applicants for a shed on the same site, which was proposed to have dimensions of 28m x 12m x 6.058m (high).

This previously proposed shed was to have a roof area of 336m2 and a gross floor area (GFA) of 288m2.

Council resolved to issue a referral agency response directing that the future assessment manager refuse the shed for the following reasons:

1. The size of the proposed shed is in conflict with Performance Outcome PO2 and Acceptable Outcome AO2.1 of the Residential Dwelling House and Outbuilding Overlay Code.

PO2

Domestic outbuildings:

- (a) do not dominate the lot on which they are located; and
- (b) are consistent with the scale and character of development in the zone in which the land is located.

AO2.1

Where located in the Low density residential zone or the Medium density residential zone, domestic outbuildings do not exceed:

- (a) 100m² in gross floor area; and
- (b) 5.5 metres in height above natural ground level.

Reasons for conflict

Under PO2, the requirement for this domestic outbuilding is that it not dominate the lot on which it is located; and that it be consistent with the scale and character of development in the Low density residential zone.

The subject land contains no notable improvements. The shed will be oriented with its 28 metre long, 6.058 high southern side generally presenting to Caterina Close. The length of this wall, its height and the sheds location within the subject land will dominate the subject lot.

The size of the proposed shed is significantly larger in scale than any other domestic outbuilding approved in the Low density residential zone since the commencement of the Mareeba Shire Council Planning Scheme 2016 in July 2016. For comparison, the largest shed previously approved has an area of 126m2.

In the opinion of Council, there is no situation in which the proposed shed can be considered as being consistent with the scale and character of development in the Low density residential zone.

2. The proposed shed will have an extremely adverse effect on the amenity, or likely amenity, of the locality; and will be in extreme conflict with the character of the locality.

DESCRIPTION OF PROPOSED DEVELOPMENT

Northern Building Approvals, on behalf of A Groot (Norcrete Pty Ltd), the landowner, propose the construction of a class 10a shed on land described as Lot 4 on SP218658, situated at 9 Caterina Close, Mareeba.

The revised proposed shed will have dimensions of 20.188m x 12m x 6.058m (high - ridge height), will be slab on ground, steel and iron construction and will be sited in the south-western corner of the allotment, 31 metres off the western boundary and 15 metres from the southern boundary.

The proposed shed has a gross floor area (GFA) of 242.26m2.

The site is zoned Low density residential under the planning scheme.

The Residential Dwelling House and Outbuildings Overlay Code establishes a 100m² GFA limit for domestic outbuildings in the Low density residential zone. The proposed 242.26m² shed will exceed this GFA limit by 142.26m², as such, the Mareeba Shire Council is a Referral Agency for the proposed building work.

A building application has not been made at this stage.

PLANNING SCHEME DESIGNATIONS

Zone:	Low density residential zone		
Overlays:	Residential Dwelling House and		
	Outbuilding Overlay Code		

RELEVANT PLANNING INSTRUMENTS

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

(A) Mareeba Shire Council Planning Scheme 2016

Mareeba Shire Council is a referral agency for this application under section 9.3.2.1.1 of the Planning Regulation 2017.

Section 9.3.2.1.1 is as follows:

Development application for building work that is assessable development under section 1 and is for a building or structure that is-

- (a) a single detached class 1(a)(i) building, class 1(a)(ii) building made up of not more than
 2 attached dwellings or a class 10 building or structure; and
- (b) in a locality, and of a form, for which the local government has, by resolution or in its planning scheme, declared that the form may-
 - (i) have an extremely adverse effect on the amenity, or likely amenity, of the locality; or
 - (ii) be in extreme conflict with the character of the locality

Council has concurrence powers for this particular referral.

The Planning Regulation 2017 states that Council's assessment must be against the following:

Whether the building or structure will impact on the amenity or aesthetics of the locality, including, for example, whether the building or structure complies with a matter stated in a local instrument that regulates impacts on amenity or aesthetics

The Residential dwelling house and outbuilding overlay code of the Mareeba Shire Council Planning Scheme 2016 regulates impacts on amenity and aesthetics.

8.2.10 Residential dwelling house and outbuilding overlay code

8.2.10.1 Application

- (1) This code applies to assessing development where:
 - (a) land the subject of development is located within a 'Residential dwelling house and outbuilding area' identified on the **Residential dwelling house and outbuilding overlay** maps (OM-010a-o); and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

8.2.10.2 Purpose

- (1) The purpose of the Residential dwelling house and outbuilding overlay code is to ensure that Dwelling houses, including residential outbuildings, are appropriately designed, located and serviced within the residential areas of the shire.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development is designed and located to minimise any adverse impacts on the natural environment and amenity of surrounding uses;
 - (b) Development provides a high level of amenity and is reflective of the surrounding character of the area;
 - (c) Development is responsive to site characteristics and employs best practice industry standards;
 - (d) Development has a sufficient number of parking spaces designed in a manner to meet the requirements of the user;
 - (e) Development is provided with suitable vehicular access in a way that does not compromise the safety and efficiency of the surrounding road network;
 - (f) Parking spaces and associated manoeuvring areas are safe and functional;
 - (g) Development is provided with an adequate, safe and reliable supply of potable, firefighting and general use water in accordance with relevant standards;
 - (h) Development is connected to infrastructure that provides for the treatment and disposal of wastewater and ensures there are no adverse impacts on water quality, public health, local amenity or ecological processes;
 - Development is connected to infrastructure that provides for the disposal of stormwater and ensures that there are no adverse impacts on water quality or ecological processes;
 - (j) Development is provided with electricity and telecommunications services that meet desired requirements;
 - (k) Development is connected to a nearby electricity network with adequate capacity without significant environment, social or amenity impact;
 - (I) Development does not affect the efficient functioning of public utility mains, services or installations; and
 - (m) Work associated with development does not cause adverse impacts on the surrounding area.

8.2.10.3 Criteria for assessment

Table 8.2.10.3A – Residential dwelling house and outbuilding overlay code - For accepted
development subject to requirements and assessable development

Perf	ormance outcomes	Acceptable outcomes	Complies	Comments
Fora	accepted development s	ubject to requirements and ass	essable develop	ment
Heig	ght			
cons	ding height takes into sideration and respects following: the height of existing buildings on adjoining	AO1 Development has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.	~	The development does not exceed 8.5 metres in height and two
(b)	premises; the development potential, with respect to height, on adjoining premises;			storeys.
(c)	the height of buildings in the vicinity of the site;			
(d)	access to sunlight and daylight for the site and adjoining sites;			
(e)	privacy and overlooking; and			
(f)	site area and street frontage length.			
Out	buildings and residential	scale		
PO2 Dom (a)	nestic outbuildings: do not dominate the	AO2.1 Where located in the Low density residential zone or	×	Refer to planning discussion at
	lot on which they are located; and	the Medium density residential zone, domestic		the end of this report.
(b)	are consistent with the scale and character of development in the zone in which the land is located.	 outbuildings do not exceed: (a) 100m² in gross floor area; and (b) 5.5 metres in height above natural ground level. 		

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO2.2 Where located in the Rural residential zone and on lots equal to or less than 2 hectares, domestic outbuildings do not exceed: (a) 150m ² in gross floor area; and (b) 5.5 metres above natural ground level.	n/a	Not applicable.
	AO2.3 Where located in the Rural residential zone and located on lots greater than 2 hectares, domestic outbuildings do not exceed: (a) 200m ² in gross floor area; and (b) 8.5 metres above natural ground level.	n/a	Not applicable.
Gross floor area		I	
 PO3 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of surrounding buildings; and (c) appropriately balances built and natural features. 	AO3 Gross floor area does not exceed 600m ² .		Gross floor area in excess of 600m2 is not being proposed.

Perf	ormance outcomes	Acceptable outcomes	Complies	Comments
Seco	ondary dwellings			
invo dwe	ere a Dwelling house lves a secondary lling, it is designed and ted to: not dominate the site; remain subservient to the primary dwelling; and be consistent with the character of the surrounding area;	AO4.1 The secondary dwelling is located within: (a) 10 metres of the primary dwelling where on a lot that has an area of 2 hectares or less; or (b) 20 metres of the primary dwelling where on a lot that has an area of greater than 2 hectares.	n/a	Not applicable.
		AO4.2 A secondary dwelling has a maximum gross floor area of 100m ² .	n/a	Not applicable.
Car	parking			·
suffi acco likel ^y the the: (((elopment provides cient car parking to mmodate the demand y to be generated by use, having regard to a) nature of the use; b) location of the site; c) proximity of the use to public transport services; d) availability of active transport infrastructure; and e) accessibility of the use to all members of the community. 	AO5 Car parking spaces are provided in accordance with the following minimum rates: (a) one covered space per dwelling house; and (b) one space per secondary dwelling.	n/a	Not applicable.
PO6 Vehi prov		AO6.1 Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
(b) minimize interference with the function and operation of roads; and	AO6.2 Development on a site with two or more road frontages provides vehicular access from the lowest order road.	n/a	Not applicable.
(c) minimise pedestrian to vehicle conflict.	AO6.3 A secondary dwelling shares a vehicle crossover with the primary dwelling.	n/a	Not applicable.
 PO7 Access, maneuvering and car parking areas include appropriate pavement treatments having regard to: (a) the intensity of anticipated vehicle movements; (b) the nature of the use that they service; and (c) the character of the surrounding locality. 	A07 Access, maneuvering and car parking areas include pavements that are constructed in accordance with Table 8.2.10.3B.	n/a	Not applicable.

erformance outcomes	s Acceptable outcomes	Complies	Comments
Vater supply			
Vater supply O8 ach lot has an adequate olume and supply of water nat: (a) meets the needs of users; (b) is adequate for fire- fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment.	water a reticulated water supp system in accordance with ds of the Design Guidelines and Specifications set out in the fire- Planning Scheme Policy 4 es; FNQROC Region alth, Development Manual othe than where located in the the Rural residential zone and outside a reticulated water	e e e e e e e e e e e e e e e e e e e	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
Wastewater disposal			
 PO9 Each lot provides for the treatment and disposal of effluent and other waste water that: (a) meets the needs of users; (b) is adequate for firefighting purposes; (c) ensures the health, safety and convenience of the community; and 	AO9.1 Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located in the Rural residential zone and outside a reticulated sewerage service area.	n/a	Not applicable.
(d) minimises adverse impacts on the receiving environment.	AO9.2 An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located in the Rural residential zone and outside a reticulated sewerage service area.	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
Stormwater infrastructure			
PO10 Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.	AO10.1 Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	n/a	Not applicable.
	AO10.2 On-site drainage systems are constructed: (a) to convey stormwater from the premises to a lawful point of discharge; and (b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
Electricity supply			
PO11 Each lot is provided with an adequate supply of electricity	AO11 The premises: (a) is connected to the electricity supply network; or (b) has arranged a connection to the transmission grid; or (c) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: (i) it is approved by the relevant regulatory authority; and (ii) it can be demonstrated that no air or noise emissions; and (iii) it can be demonstrated that no adverse impact on visual amenity will occur.	n/a	Not applicable.
PO12	A012	n/a	Not applicable.
Each lot is provided with an adequate supply of telecommunication infrastructure.	Development is provided with a connection to the national broadband network or telecommunication services.		

Performance outcomes	Acceptable outcomes	Complies	Comments
Existing public utility service	S		
PO13 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	AO13 Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	n/a	Not applicable.
Excavation and filling			
PO14 Excavation or filling must not have an adverse impact on the:	AO14.1 Excavation or filling does not occur within 1.5 metres of any site boundary.	n/a	Not applicable.
 (a) streetscape; (b) scenic amenity; (c) environmental values; (d) slope stability; (e) accessibility; or 	AO14.2 Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	n/a	Not applicable.
(f) privacy of adjoining premises.	 AO14.3 Earthworks batters: (a) are no greater than 1.5 metres in height; (b) are stepped with a minimum width 2 metre berm; (c) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (d) have a slope no greater than 1 in 4; and (e) are retained. 	n/a	Not applicable.

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO14.4 Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: (a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.	n/a	Not applicable.
	AO14.5 All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	n/a	Not applicable.
	AO14.6 Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	n/a	Not applicable.
	AO14.7 Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	n/a	Not applicable.

Compacted Gravel Base (minimum thickness)	Surfacing Options
75mm	Reinforced concrete with a minimum thickness of:
	 100mm for parking areas; and
	 150mm for access ways.
150mm	Asphalt with a minimum thickness of 25mm
150mm	Two coat sprayed bitumen seal
150mm	Concrete pavers
Not applicable	Minimum 150mm thickness compacted gravel suitable for all weather and dust free

Table 8.2.10.3B—Pavement Standards for Access, Manoeuvring and Car Parking areas

Note—Where more than one surfacing option is listed, any one of the treatments listed may be provided.

PLANNING DISCUSSION

Compliance/Non-compliance with Performance Outcome PO2 and Acceptable Outcome AO2.1 is discussed below:

PO2

Domestic outbuildings:

- (a) do not dominate the lot on which they are located; and
- (b) are consistent with the scale and character of development in the zone in which the land is located.

A02.1

Where located in the Low density residential zone or the Medium density residential zone, domestic outbuildings do not exceed:

- (a) $100m^2$ in gross floor area; and
- (b) 5.5 metres in height above natural ground level.

Applicant's Representations

This development is for building works – proposed shed: size: 20.188 m x 12.0 m – 242.26m² (reduced from 336 m² in size), height: 5.0 m walls and around 6.058 m at the ridge. This application is required due proposed new shed producing total size of domestic outbuildings greater than 100 m² and greater than 5.5 m high within the Low Density Residential Zone.

The shed is intended to be used by the owner for domestic storage of boats, large caravan, camptrailer, large 4x4 vehicles, etc. The height of the proposed shed is 6.058m at the ridge and 5.0m at the side walls which is less than the maximum building height of 8.5m within the Low Density Residential Zone. This height is required due the larger roller door openings of 3.6m high in the side walls which provide access for the large off-road caravan and space above for the roller door system.

The property in question is large for low density residential zone at 1.711ha in size and the proposed shed will utilises less than 1.5% of the lot. Additionally, this large area of the property allows the proposed shed to have excessive setbacks at 31.0m from the western side boundary and 15.0m from the southern side boundary. These very large compliant setbacks will offset the over height element of the proposed shed and, therefore, will not affect the overlook and privacy of the

adjacent dwellings. Furthermore, this application is consistent with other nearby shed developments within Low-Density Residential Zone including:

- BAP/17/0006 Non-compliant Gross Floor Area for a Class 10a Shed planning approval for a 227m² shed with a 4m setback in the Low Density Zone on a lot of 4050m² Lot and with less than 6% site coverage in 2017, and
- CAR/21/0007 Non-compliant Gross Floor Area for a Class 10a Shed planning approval for a 243.24m² shed with a 6.15m setback in the Low Density Zone on a lot of 4342m² Lot and with less than 6% site coverage in 2021.

Moreover, the street frontage to the lot is small and offset due to the shape of the property, therefore, the street scape will not be influenced by this development.

The fact is that development is appropriate in scale for this lot as the property is 1.711ha in size and generally complies with all relevant aspects of the planning scheme. Your swift action to approve this development is appreciated.

Council Officer Comments

The subject land is located in the Low density residential zone. The proposed shed would have a GFA of 242.26m2.

The highest part of the proposed shed above natural ground level (ridgeline) is 6.058 metres.

The proposed shed clearly fails to comply with AO2.1.

It is therefore necessary to assess the proposed development against the higher order performance outcome PO2.

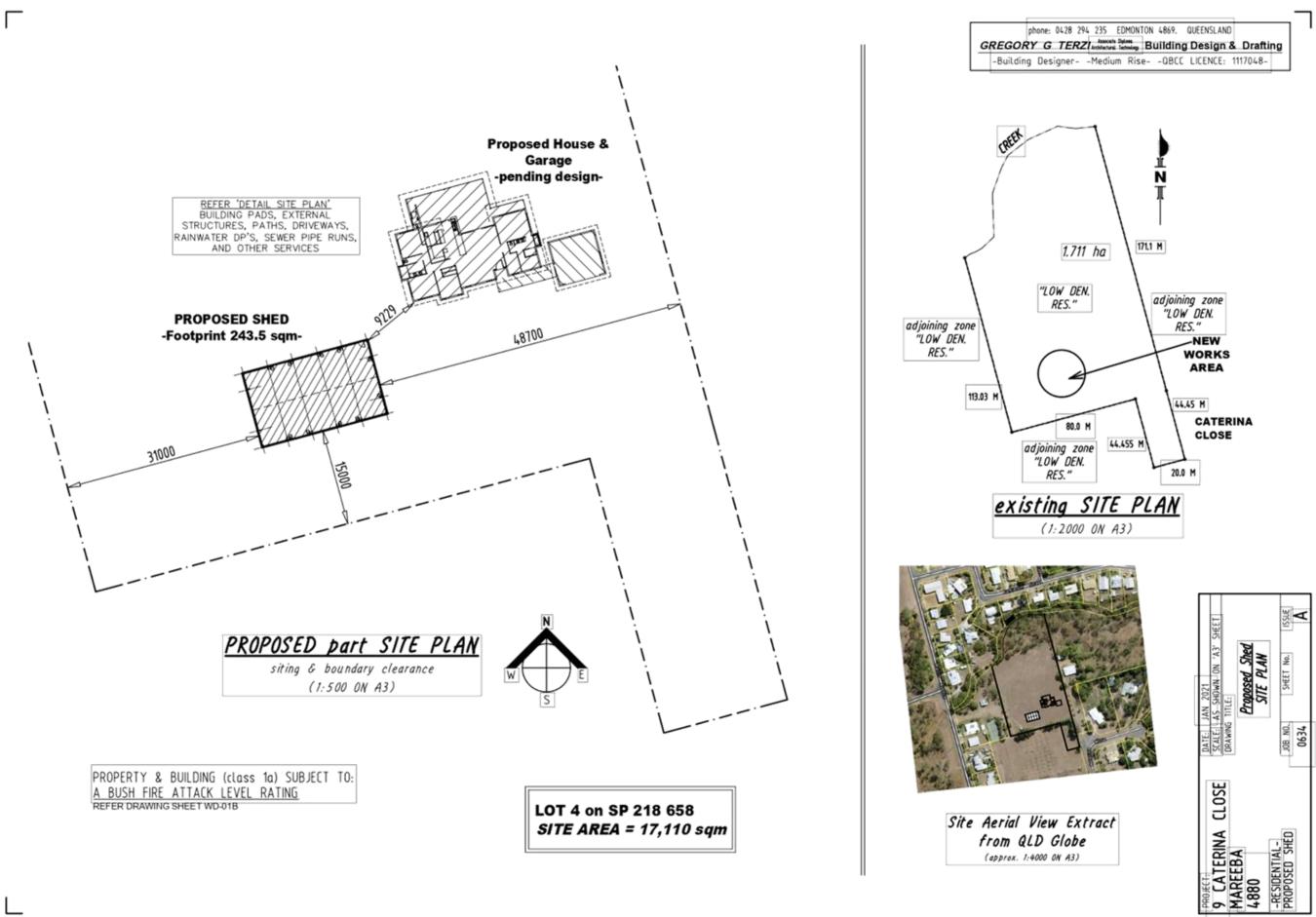
Under PO2, the requirement for this domestic outbuilding is that it not dominate the lot on which it is located; and that it be consistent with the scale and character of development in the Low density residential zone.

The subject land contains no notable improvements. The shed will be oriented with its 20.188 metre long, 6.058 high southern side generally presenting to Caterina Close. The length of this wall, its height and the sheds location within the subject land will dominate the subject lot.

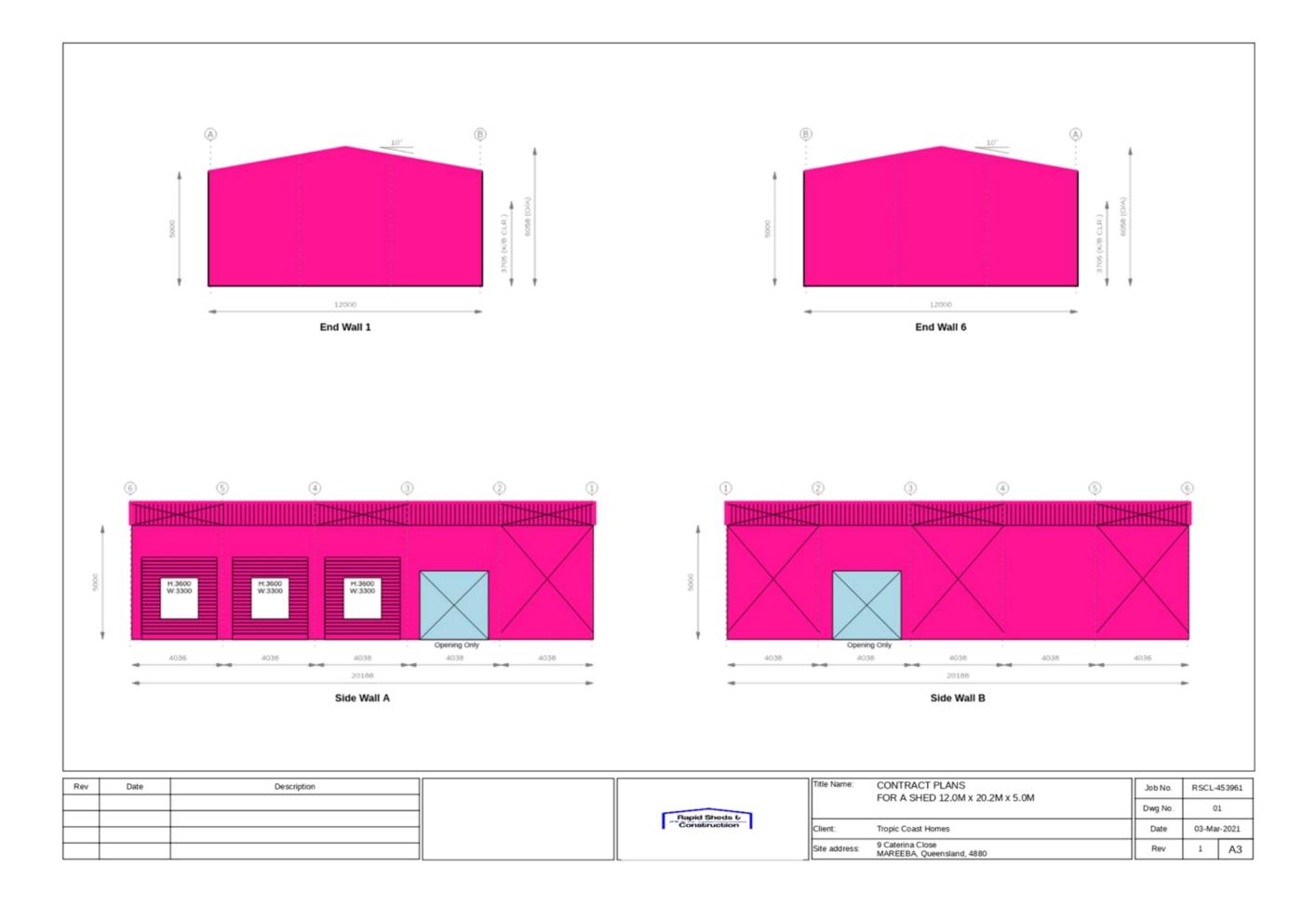
Any potential mitigating screening that could be offered by a future dwelling house is removed by the applicant's choice to site the proposed shed in front of the future dwelling.

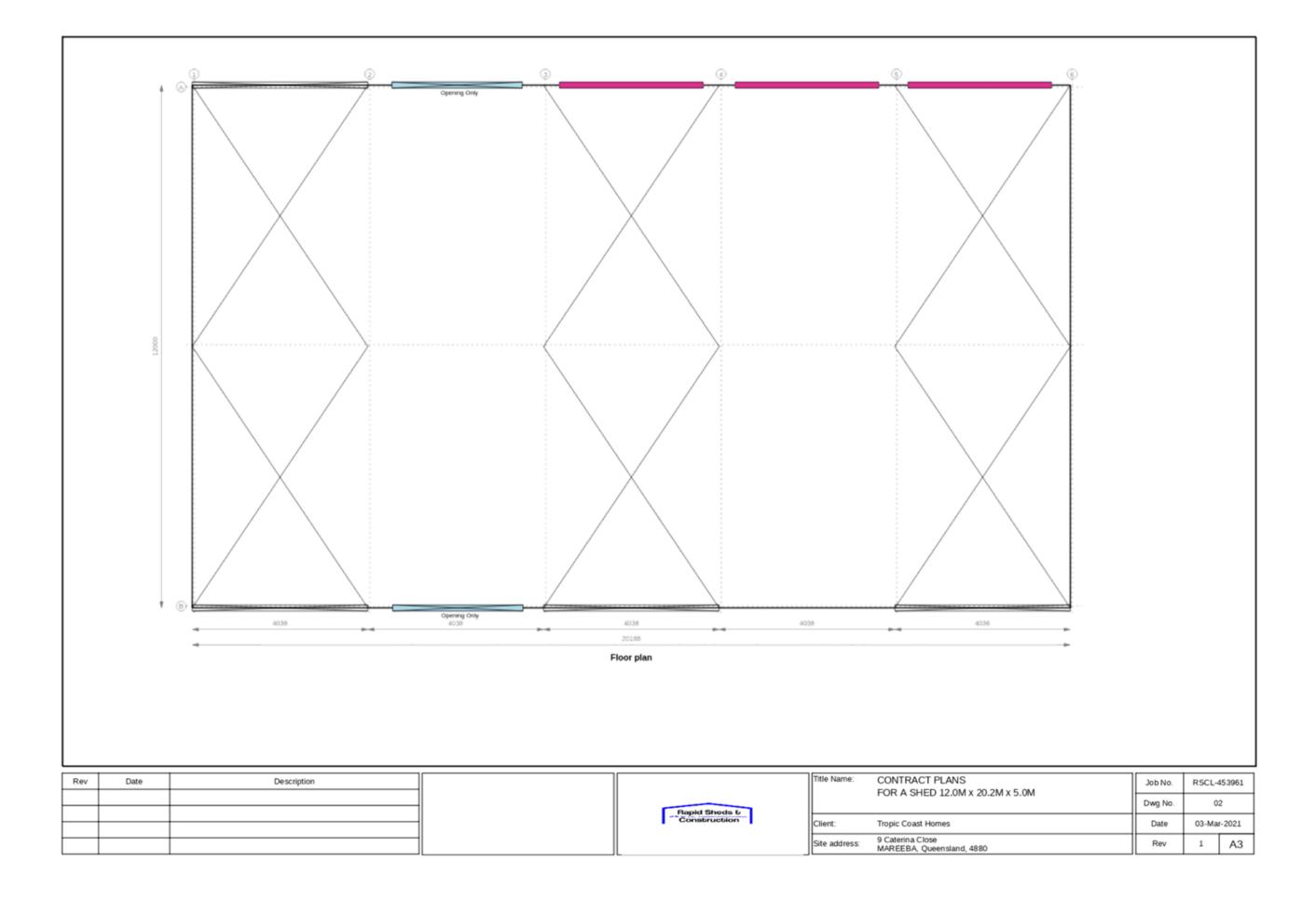
In the opinion of Council officers, there is no situation in which the proposed shed can be considered as being consistent with the scale and character of development in the Low density residential zone, whilst it remains both over height and over size.

It is recommended that a referral agency response be issued to the Assessment Manager directing that this application for building works be refused.



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TERZ	Associate	Spines Technings	в	uilding	Design	& Drafting
igner-	-Mediu	m Ris	e-	-QBCC	LICENCE:	1117048-





Date: 15/3/21

Mareeba Shire Council The Chief Executive Officer Attn: Mr Peter Franks PO Box 154 MAREEBA QLD 4880

Dear Peter

RE: Proposed Shed at 9 Caterina Close, Mareeba

I have no objection to the building of a shed being proposed to be constructed at 9 Caterina Close, Mareeba. I am fully aware that this shed is 20 metres long and 12 metres wide and is to be used for domestic purposes and storage.

This will not interfere with us or our property in any way.

Sincerely

Neighbour's Name/s:	Peter	- Auslio				
Neighbour's Address:	18	Martin	Ave	Mba	4850	Eren .
Neighbour's Signature:.						s.,

8.5 DISPOSAL	OF LOT 516 W2631 - JAMES AND EMILY STREETS WATSONVILLE
Date Prepared:	7 April 2021
Author:	Senior Compliance Officer
Attachments:	 Correspondence from interested party <u>↓</u> Valuation Report - Lot 516 W2631 <u>↓</u>

EXECUTIVE SUMMARY

This report seeks approval for disposal of Council owned freehold land described as Lot 516 W2631 located at the corner of James and Emily Streets Watsonville in accordance with requirements for disposal of a valuable non-current asset under the *Local Government Regulation 2012* (Qld) (LGR).

RECOMMENDATION

That Council:

- 1. Approves the disposal of Lot 516 W2631, James and Emily Streets Watsonville; and
- 2. Authorises the CEO to finalise the disposal of Lot 516 W2631 via contract arrangement in accordance with the requirements for disposal of a valuable non-current as set out in the *Local Government Regulation 2012* (Qld).

BACKGROUND

Council is in receipt of correspondence dated 23 February 2021 from an interested party (copy attached), as existing owner of Lots 513, 514, 515 W2631, Emily Street and 517 W2631 James Street Watsonville, expressing an interest in acquiring the adjoining Council owned 1,012m² Lot 516 W2631 located on the corner of James and Emily Streets Watsonville.

Lot 516 is adjoined to the east by Lots 513 to 515 and to the north by Lot 517 and to the west and south by gazetted road reserve. The interested party is therefore the sole adjoining property owner.

Exceptions for valuable non-current asset contracts

Section 236(1)(c)(iv)(B) of the LGR relevantly provides that a local government may dispose of a valuable non-current asset (to include land defined as a valuable non-current asset under section 224(7)(a)) other than by tender or auction if the land or an interest in land is disposed of to a person who owns adjoining land and where there is not another person who owns other adjoining land where there is not another person who owns other adjoining land who wishes to acquire the land.

Establishing best land value

A valuation report prepared 9 March 2021 by Northern Property Valuers (copy attached) provides for an assessed Market Value for Lot 516 within the range of \$6,000 and \$8,000 to establish a resulting Market Value of \$7,000 for Lot 516.

The interested party has offered to purchase Lot 516 for \$11,200 by applying a surrounding land rates valuation method. The interested party purchased existing property in August of 2020 and has provided an offer for Lot 516 using the rates valuation of the surrounding land parcels. i.e. General Rate Cat M Residential (Rural) fifty-six thousand dollars (\$56,000) over four (4) titles (Lot 513

equivalent to two parcels in size), being 5059m2 in total to establish an average lot size of 1011.80m2.

\$56, 000.00 ÷ 5060 x 1012 = \$11, 200.00.

RISK IMPLICATIONS

Environmental

Council has fielded past complaints regarding illegal dumping in the Watsonville area with items to include old motor vehicles, tyres, refrigerators, furniture, roofing iron and general rubbish. This illegal dumping has impacted upon Lot 516 and the adjoining road reserve. Disposal of Lot 516 assists in managing the matter of illegal dumping by assigning a vested ownership interest and responsibility for the land to a local resident community member in turn incentivising clean-up activities by landowners which reduce the environmental impact of illegally dumped waste.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Disposal of a non-current asset must be undertaken in accordance with requirements set out in the LGR.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Nil

LINK TO CORPORATE PLAN

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

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

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

IMPLEMENTATION/COMMUNICATION

Response to be provided to interested party. Engagement of legal conveyancing services for preparation of contract instrument toward execution by the parties.

From:"Andrew Clayton"Sent:Tue, 23 Feb 2021 15:19:28 +1000To:"Sonia Van Dorssen" <SoniaV@msc.qld.gov.au>Subject:Andrew Clayton submits request to purchase Lot 516 W2631 WatsonvilleCRM/21/01394Council Rate Notice.pdf

Sonia,

Please accept this email as a written request to purchase Lot 516 on W2631 from Mareeba Shire Council. The lot is adjoined to Lots 517 and 515 on W2631 which are owned by myself and council road reserve. There are no other adjoining lots.

I would like to offer \$11,200 for the purchase of the lot based on rates valuation of the surrounding lots that I purchased in August 2020. Note attached rates notice. At that time I purchased 5060 square meters over 4 titles. (56,000/5060) x 1012 = 11,200

When I purchased there was considerable amounts of rubbish on the purchased land and surrounding land including council road reserve and Lot 516. To date I spent over \$7000 on cleanup on my land and council land. Please take this into account when considering my offer.

Regards,

Andrew Clayton



Ph

----- Original Message -----From: "Sonia Van Dorssen" <<u>SoniaV@msc.qld.gov.au</u>> To: "**Sonia Van Dorssen**" <<u>SoniaV@msc.qld.gov.au</u>> Sent: 15/02/2021 12:23:02 PM

Subject: CRM/21/01394 - Enquiry on land in Watsonville

Document Set ID: 3922535 Version: 1. Version Date: 23/02/2021

Hi Andrew,

I tried calling your mobile number listed, regarding an enquiry made recently to Council about possibly purchasing or leasing land in Watsonville.

Council requires your request to purchase land to be submitted in written correspondence.

In your letter, please include the details of your currently owned property and the parcel of land you are wanting to acquire.

If you wish to discuss, please call me on 4086 4669.

Regards,

Sonia Van Dorssen Senior D&G Support Officer



 Phone:
 1300
 308
 461
 |
 Direct:
 07
 4086
 4669
 |
 Fax:
 07
 4092
 3323

 Email:
 soniav@msc.gld.gov.au
 |
 Website:
 www.msc.gld.gov.au
 65
 Rankin St, Mareeba
 |
 PO
 Box
 154, Mareeba, Queensland, Australia, 4880
 154, Mareeba, Queensland, 4

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Document Set ID: 3922535 Version: 1. Version Date: 23/02/2021

Mareeba SHIRE COUNCIL FIR		CE 65 Ra PO Bo	OFFICE: nkin Street 0x 154 MAREEBA (0 0: 1300 308 461 Fa 39 114 383 874	
	··.			
	,	Half Yearly Rate Notice	01/01/2020 to 3	0/06/2020
1, 	Valuation Method:	Unimproved Value	Billing No: Property No:	
	PVM:	Rural	Issue Date:	10/02/202
Presente Address: 31 James Street WATSONVILL	E OLD 4887			
Property Address: 31 James Street, WATSONVILLE Property Description: Lot 513 W 2631 Lot 514 W 2631		517 W 263		
Property Address: 31 James Street, WATSONVILLE Property Description: Lot 513 W 2531,Lot 514 W 2631		517 W 263		
		517 W 263		\$0.00
Property Description: Lot 513 W 2631, Lot 514 W 2631		517 W 263		\$0.00
Property Description: Lot 513 W 2631,Lot 514 W 2631 BALANCE Brought Forward from 29/01/2020 RATES AND CHARGES			528.00	\$0.00
Property Description: Lot 513 W 2531,Lot 514 W 2631 BALANCE Brought Forward from 29/01/2020 RATES AND CHARGES General Rate Cat M Residential (Rural)	Lot 515 W 2631 & Lot	517 W 263 Minimum Charge \$162.00 per property	528.00 81.00	\$0.00
Property Description: Lot 513 W 2631,Lot 514 W 2631 BALANCE Brought Forward from 29/01/2020 RATES AND CHARGES	Lot 515 W 2631 & Lot 55,000.00	Minimum Charge		\$0.00
Property Description: Lot 513 W 2531,Lot 514 W 2631 BALANCE Brought Forward from 29/01/2020 RATES AND CHARGES General Rate Cat M Residential (Rural) Waste Managemen: Charge	Lot 515 W 2631 & Lot 55,000.00 1.00	Minimum Charge \$162.00 per property	81.00	\$0.00
Property Description: Lot 513 W 2531,Lot 514 W 2631 BALANCE Brought Forward from 29/01/2020 RATES AND CHARGES General Rate Cat M Residential (Rural) Waste Managemen: Charge Stale Govt Emergency Management Levy - E01	Lot 515 W 2631 & Lot 55,000.00 1.00 4.00	Minimum Charge \$162.00 per property \$27.00 per parcel	81.00 54.00	\$0.00 \$664.65
Property Description: Lot 513 W 2531,Lot 514 W 2631 BALANCE Brought Forward from 29/01/2020 RATES AND CHARGES General Rate Cat M Residential (Rural) Waste Managemen: Charge State Govt Emergency Management Levy - E01 Wats/Bakerville Volunteer Brig Equip & Maint Levy	Lot 515 W 2631 & Lot 55,000.00 1.00 4.00 1.00	Minimum Charge \$162.00 per property \$27.00 per parcel \$40.00 per property	81.00 54.00 20.00	
Property Description: Lot 513 W 2531,Lot 514 W 2631 BALANCE Brought Forward from 29/01/2020 RATES AND CHARGES General Rate Cat M Residential (Rural) Waste Management Charge State Govt Emergency Management Levy - E01 Wats/Bakerville Volunteer Brig Equip & Maint Levy Local State Emergency Services Levy	Lot 515 W 2631 & Lot 55,000.00 1.00 4.00 1.00	Minimum Charge \$162.00 per property \$27.00 per parcel \$40.00 per property	81.00 54.00 20.00	\$684.65
Property Description: Lot 513 W 2531,Lot 514 W 2631 BALANCE Brought Forward from 29/01/2020 RATES AND CHARGES General Rate Cat M Residential (Rural) Waste Managemen: Charge State Govt Emergency Management Levy - E01 Wats/Bakerville Volunteer Brig Equip & Maint Levy Local State Emergency Services Levy TOTAL GROSS RATES and CHARGES	Lot 515 W 2631 & Lot 55,000.00 1.00 4.00 1.00	Minimum Charge \$162.00 per property \$27.00 per parcel \$40.00 per property	81.00 54.00 20.00	\$664.65 \$684.65
Property Description: Lot 513 W 2531,Lot 514 W 2631 BALANCE Brought Forward from 29/01/2020 RATES AND CHARGES General Rate Cat M Residential (Rural) Waste Managemen: Charge State Govt Emergency Management Levy - E01 Wats/Bakerville Volunteer Brig Equip & Maint Levy Local State Emergency Services Levy TOTAL GROSS RATES and CHARGES Discount	Lot 515 W 2631 & Lot 55,000.00 1.00 4.00 1.00	Minimum Charge \$162.00 per property \$27.00 per parcel \$40.00 per property	81.00 54.00 20.00	\$684.65 \$684.65 -52.80
Property Description: Lot 513 W 2531,Lot 514 W 2631 BALANCE Brought Forward from 29/01/2020 RATES AND CHARGES General Rate Cat M Residential (Rural) Waste Managemen: Charge State Govt Emergency Management Levy - E01 Wats/Bakerville Volunteer Brig Equip & Maint Levy Local State Emergency Services Levy TOTAL GROSS RATES and CHARGES Discount	Lot 515 W 2631 & Lot 55,000.00 1.00 4.00 1.00	Minimum Charge \$162.00 per property \$27.00 per parcel \$40.00 per property	81.00 54.00 20.00	\$684.65 \$684.65 -52.80

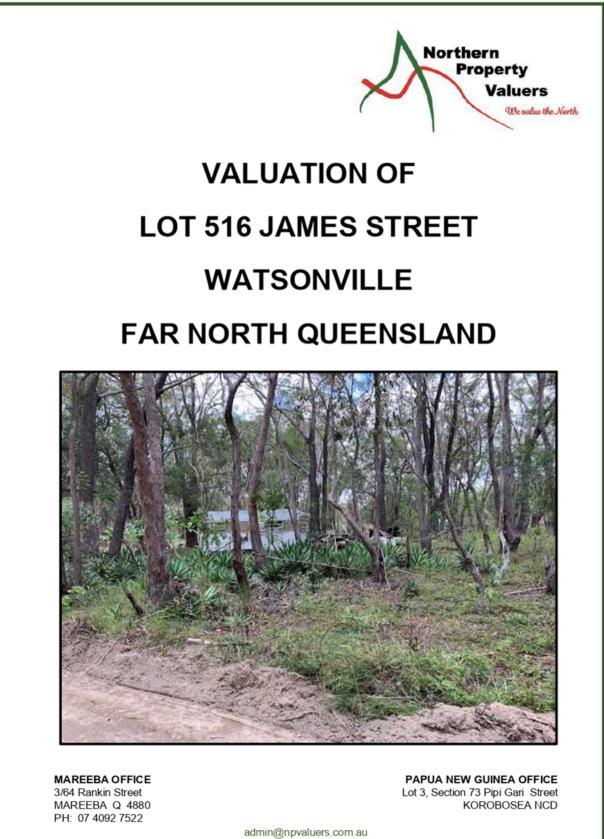
Due Date	Discount Amount	Payab/e
13/03/2020	-\$52.80	\$631.85

Tear along here

Please return this portion with your payment if forwarding payment by mail

SEE OVERLEAF FOR PAYMENT METHODS





Liability limited by a scheme approved under Professional Standards Legislation.

	Northern Property Value
EXECUTIVE SUMM	ARY
	must be read in context of and in conjunction with the full valuations and conditions contained in the full valuation report relate directly
Property Address:	Lot 516 James Street, Watsonville, Far North Queensland
Instructions:	This valuation has been prepared in response to an instruction date received 2 nd March 2021 from Ms Sonia Van Dorssen of the Mareel Shire Council to assess the property for Asset Management purpose
Registered Owner:	Mareeba Shire Council
Date of Inspection:	9 th March 2021
Date of Valuation:	9 th March 2021
Property Type:	Vacant land
Our Reference:	16279
Site Area:	1,012m ²
Planning:	Rural - Mareeba Shire Planning Scheme – Alignment Amendme 2017 which took effect on 3 rd July 2017.
Property Synopsis:	This is a gently sloping allotment set in bushland. An abandon caravan and vehicle are located on the property.
Critical Assumptions:	This valuation is current at the date of valuation only. The valu assessed herein may change significantly and unexpectedly over relatively short period (including as a result of general mark movements or factors specific to the particular property). We do n accept liability for losses arising from such subsequent changes value. Without limiting the generality of the above comment, we do n assume any responsibility or accept any liability where this valuation relied on after the expiration of 3 months from the date of the valuation or such earlier date if you become aware of any factors that have an effect on the valuation.
	This valuation is for the use only of the party to whom it is addresse and of no other purpose. No responsibility is accepted to any third par who may use or rely on the whole or any part of the content of the valuation.
Valuation Approach:	Direct Comparison.
Lot 516 James Street, Watso	nville. Page 2 of 17

		Northern Property Value
Market Valuation:	As at 9 th March 2021 \$7,000 (Seven Thousand Dollars)	1
Signature of Valuer:		
	Broates	
Valuer:	BRUCE COATES AAPI Certified Practicing Valuer Registered Valuer No. 3436 DIRECTOR NORTHERN PROPERTY VALUERS	

Lot 516 James Street, Watsonville. File Reference: 16279 Page 3 of 17

1.1 1.2	NSTRUCTIONS Property Address:	
1.3	Instructing Party: Market Value Definition:	5
	FITLE DETAILS. Real Property Description: Land Area: Tenure: Registered Owner: Easements and Encumbrances:	6 6 6 6 6
3.0 L 3.1 3.2 3.3	OCAL AUTHORITY DATA Local Government Area: Department of Natural Resources, Mines and Energy Site Value: Planning:	7 7
4.0 L 4.1 4.2 4.3	OCATION / SERVICES Situation and Identification: Locality and Surrounding Development: Services:	8 8
5.0 L 5.1 5.2 5.3 5.4	AND REPORT Shape and Dimensions: Topography: Environmental Factors: Heritage Implications:	10 10 10
6.0 I 6.1	MPROVEMENTS General Description:	
7.0 \ 7.1 7.2 7.3	/ALUATION CONSIDERATIONS Market Overview: Highest and Best Use: Valuation Approach:	11 11
8.0 S 8.1	SALES EVIDENCE Direct Comparison Approach:	
9.0 \ 9.1	/ALUATION Valuation:	
10.0 A 10.1 10.2	ANNEXURES Definition of Market Value: Limitations and Warranties: Instructions:	14 14

Lot 516 James Street, Watsonville. File Reference: 16279 Page 4 of 17



1.0 INSTRUCTIONS

The instructions to Northern Property Valuers are summarised below:

1.1 Property Address:

We have been instructed to value the property located at Lot 516 James Street, Watsonville, Far North Queensland.

1.2 Instructing Party:

We have been instructed by Ms Sonia Van Dorssen from the Mareeba Shire Council to assess the Market Value of the above property for **Asset Management** purposes.

1.3 Market Value Definition:

The definition of Market Value as per The International Valuation Standards as adopted by the Australian Property Institute (API): "The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion". We have adopted the definition above for the purpose of the present valuation.

Lot 516 James Street, Watsonville. File Reference: 16279 Page 5 of 17

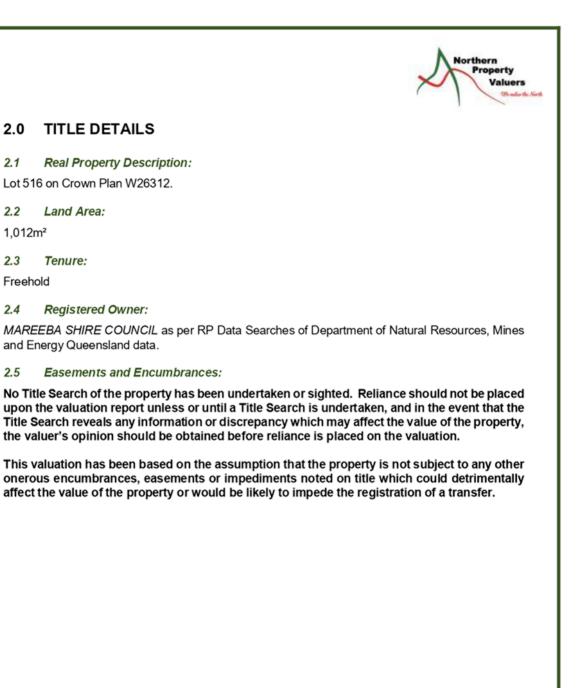
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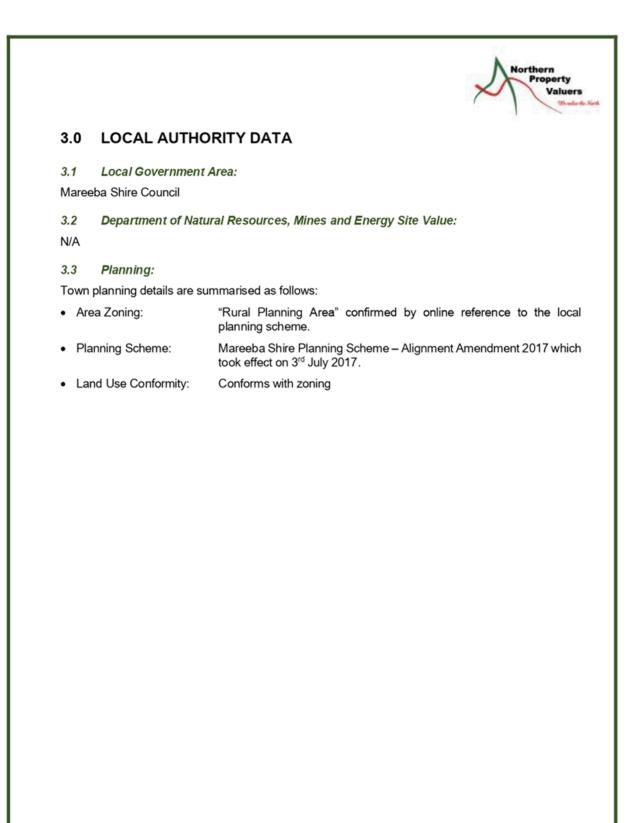
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2.5



Lot 516 James Street, Watsonville. File Reference: 16279

Page 6 of 17



Lot 516 James Street, Watsonville. File Reference: 16279 Page 7 of 17



4.0 LOCATION / SERVICES

4.1 Situation and Identification:

The subject is located on the north eastern corner of the intersection of James and Emily Streets, Watsonville, Far North Queensland. The property has been identified by reference to the survey/cadastral plan. A surveyor as an expert, not the valuer, would confirm the property identification.

The general locality and property being valued is highlighted below:

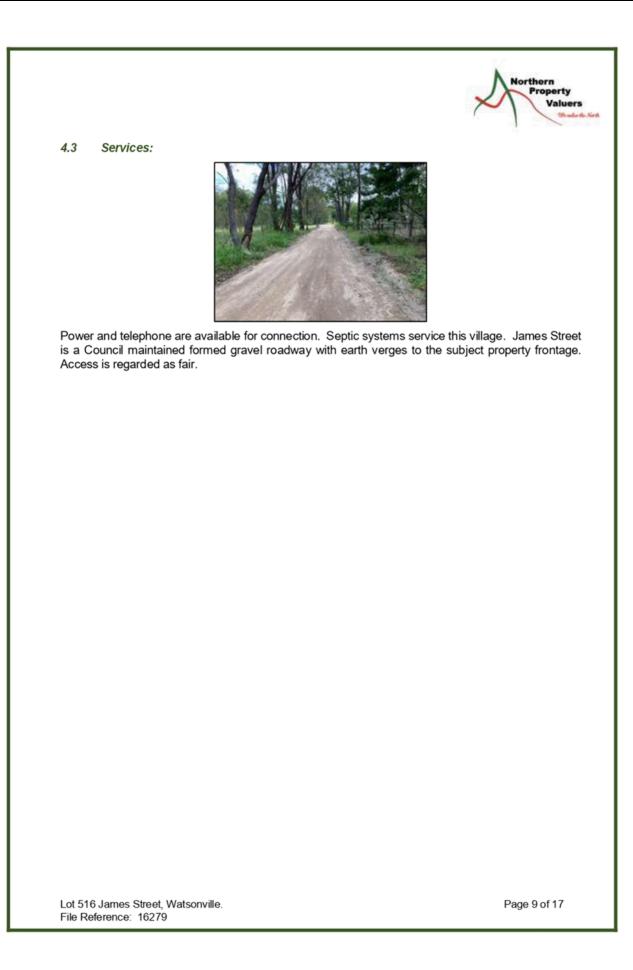


Source: RPData Maps

4.2 Locality and Surrounding Development:

Watsonville is a small village approximately 15 kilometres to the north west of Herberton. Generally the surrounding rural residential lifestyle lots vary in size, some with frontage to the Walsh River, and are generally improved with mixed type and quality dwellings and sheds utilized for habitation. While there is a number of quality dwellings in the locality many are of fair to poor quality only and may not have building approval or be certified for habitation.

Lot 516 James Street, Watsonville. File Reference: 16279 Page 8 of 17





5.0 LAND REPORT

5.1 Shape and Dimensions:

This is a rectangular shaped, corner parcel with frontage to James Street of approximately 20.1 metres and depth of approximately 50.3 metres. Total land area of 1,012m².

5.2 Topography:



The site has a gently sloping topography. It provides an adequate building contour with no apparent adverse features.

5.3 Environmental Factors:

None apparent.

5.4 Heritage Implications:

The property is not located on the Queensland Heritage Registry.

6.0 IMPROVEMENTS

6.1 General Description:

Vacant land only

Lot 516 James Street, Watsonville. File Reference: 16279 Page 10 of 17



7.0 VALUATION CONSIDERATIONS

7.1 Market Overview:

The property market in Watsonville is traditionally slow with very few sales recorded per year. It may require a longer than normal marketing period to achieve a sale.

7.2 Highest and Best Use:

Highest and best use is defined by the Australian Property Institute (API) as:

"The use of an asset that maximises its potential and that is physically possible, legally permissible and financially feasible."

Within the Town Panning Scheme, the property is designated as "Rural".

The Use of the property for development for residential purposes is considered to be the highest and best use.

7.3 Valuation Approach:

The appropriate method of valuation is the Comparable Sales Approach.

The Direct Comparison Approach compares the property directly with recent sales of similar properties within the surrounding locality, having regard to the identified sales evidence and the various attributes and qualities of the property.

Lot 516 James Street, Watsonville. File Reference: 16279 Page 11 of 17

			Northern Property Value
			28 mb
8.0 SALE	S EVIDENCE		
8.1 Direct	Comparison Approach:		
A brief summar	ry is shown below as they are the most o	omparable to the su	bject property.
Sale No.1			
Address:	Lot 710 Mary Street, Watsonville.	Sale Date:	20/08/2020
Price:	\$7,000	Site Area:	1,012m ²
Comments:	This is a vacant, near level, rectangular lot. Analyses to \$6.92/m².	shaped, corner lot lo	ocated close to the subject
Comparison:	Similar location, similar size. Overal	l similar.	
Sale No.2			
Address:	31 James Street, Watsonville.	Sale Date:	13/07/2020
Price:	\$30,000	Site Area:	5,060m²
Comments:	This vacant aggregation of four titles i \$5.93/m ² .	s locate close to th	e subject lot. Analyses t
Comparison:	Similar location, larger allotment. Ov	verall superior.	
Sale No.3			
Address:	10 Silver Street, Mount Garnet.	Sale Date:	5/11/2020
Price:	\$15,000	Site Area:	594m²
Comments:	Near level, vacant lot with concrete hou	use pad in place. Ar	nalyses to \$25.25/m²
Comparison:	Superior location, smaller allotment superior.	t, slightly superior	improvements. Overa
Sale No.4			
Address:	10 Main Street, Almaden.	Sale Date:	16/05/2020
Price:	\$12,000	Site Area:	3,657m²
	Near level, vacant lot central to town Analyses to \$3.28/m ²	amenities. Power	to the front of the block
Comments:			
Comments: Comparison:	Similar type location, larger land are	a. Overall superior	
		a. Overall superior	r.
Comparison:		a. Overall superior Sale Date:	1/12/2020
Comparison: Sale No.4	Similar type location, larger land are	-	
Comparison: Sale No.4 Address:	Similar type location, larger land are 14 Tower Street, Chillagoe. \$15,000	Sale Date: Site Area:	1/12/2020 1,012m²
Comparison: Sale No.4 Address: Price:	Similar type location, larger land are 14 Tower Street, Chillagoe.	Sale Date: Site Area: shed residential area	1/12/2020 1,012m²



9.0 VALUATION

Having regard to the sales evidence and the summation calculations, we consider that the subject property lies in the range between \$6,000 and \$8,000. We have therefore adopted a Market Value of **\$7,000**.

9.1 Valuation:

Total Valuation

(Seven Thousand Dollars)

\$7,000

Signed:

oates

BRUCE COATES AAPI Certified Practicing Valuer Registered Valuer No. 3436 DIRECTOR NORTHERN PROPERTY VALUERS

10.0 ANNEXURES

- 1. Definition of Market Value
- 2. Limitations and Warranties
- 3. Instructions
- 4. General Locality Map

Lot 516 James Street, Watsonville. File Reference: 16279 Page 13 of 17



10.1 Definition of Market Value:

Market Value is defined as:

The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing, where the parties had each acted knowledgeably, prudently and without compulsion.

10.2 Limitations and Warranties:

This valuation is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this valuation.

This valuation is current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied on after the expiration of 3 months from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

This report has been prepared for the private and confidential use of our client. It should not be reproduced in whole or any part without the express written authority of Northern Property Valuers or relied upon by any other party for any other purpose. Reliance on this report should only be taken upon sighting a signed original document.

The comparative sales evidence used in this report are considered to be the most relevant sales based on our research. In many cases, we have relied upon sales evidence from online property databases such as RP Data and information provided by Estate Agents. As we have not physically inspected the interior of the sales evidence quoted we cannot guarantee the accuracy of the information provided.

This valuation assumes that all improvements have been constructed in accordance with the appropriate planning and building regulations in force at the time of construction, and that all appropriate approvals have been obtained from the relevant authorities. The valuation is made on the basis that there are no encroachments by or upon the property. If the instructing party has any concerns regarding encroachments, they should be referred to a Registered Surveyor for advice or current survey report.

This Valuation inspection and Report does not constitute a structural survey and is not intended as such. We have carried out an inspection only of the exposed and readily accessible areas of the improvements. Note, the Valuer is not a building construction or structural expert and is therefore unable to certify the structural soundness of the improvements. Readers of this report should make their own enquiries. This Valuation has been based on the condition of the structural improvements and the property in general as at the inspection date, and if the property has to be sold in circumstances where its condition has deteriorated, and/or essential fixtures/fittings removed there is likely to be a significant write down in the asset value when compared to the current assessment. Under these circumstances the Valuer will not be responsible for any reduction in value.

Unless stated as otherwise in this report we advise that we have not searched or been provided with a copy of the current Title or Registered Plans and that any dimensions or land areas quoted in this report have been obtained from third party information sources and whilst every endeavour has been made to verify such information we accept no responsibility for inaccuracy of any information provided and relied upon.

A Certificate of Title search has not been undertaken and this valuation is made on the assumption that the property is free of any easements or encumbrances that would detrimentally affect the fair market value of the subject property. If any encumbrances or onerous restrictions apply, the valuer reserves the right to amend the valuation accordingly.

The client acknowledges and recognizes that the Valuer is not expert in identifying environmental hazards and compliance requirements affecting properties. The Valuer has endeavoured to identify all matters of environmental concern and the effect they might have on the value of the property. However, the Valuer will not be held liable nor responsible for his/her failure to identify all such matters of environmental concern and the impact which any environmental related issue has on the property and its value including loss arising from site contamination; or the non-compliance with environmental laws; or costs associated with the clean up of the property to which an environmental hazard has been recognized, including action by the Environmental Protection Agency to recover clean up costs pursuant to the relevant Environmental Protection Act.

We advise that we have not undertaken any search to confirm whether or not the property is subject to flooding or other impediments caused by excess water saturation. Should any flooding or other impediments caused by excess water saturation concerns become apparent, the valuer should be consulted and reserves the right to reassess any effect on the value stated in this report.

Unless stated as otherwise in this report we advise that at the time of inspection, the subject property did not reveal any obvious signs of pest or termite infestation. The valuer is not a pest inspector/expert and the absence of pests/termites can only be confirmed by a suitable qualified expert with the use of specialist equipment. Should any pest or termite infestation concerns be detected, the valuer reserves the right to reassess any effect on the value stated in this report.

Lot 516 James Street, Watsonville. File Reference: 16279 Page 14 of 17

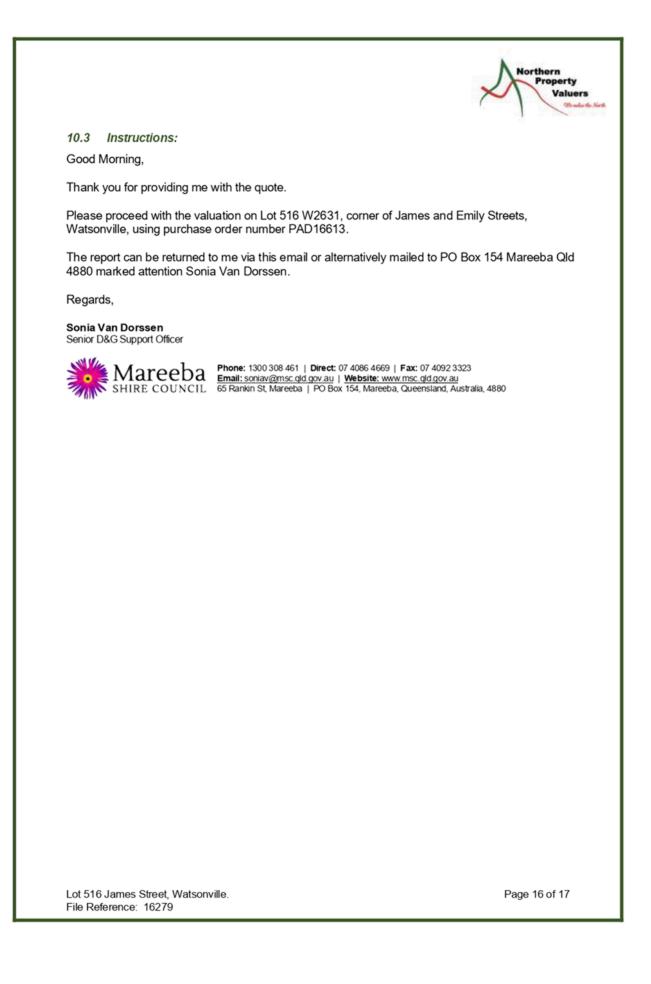


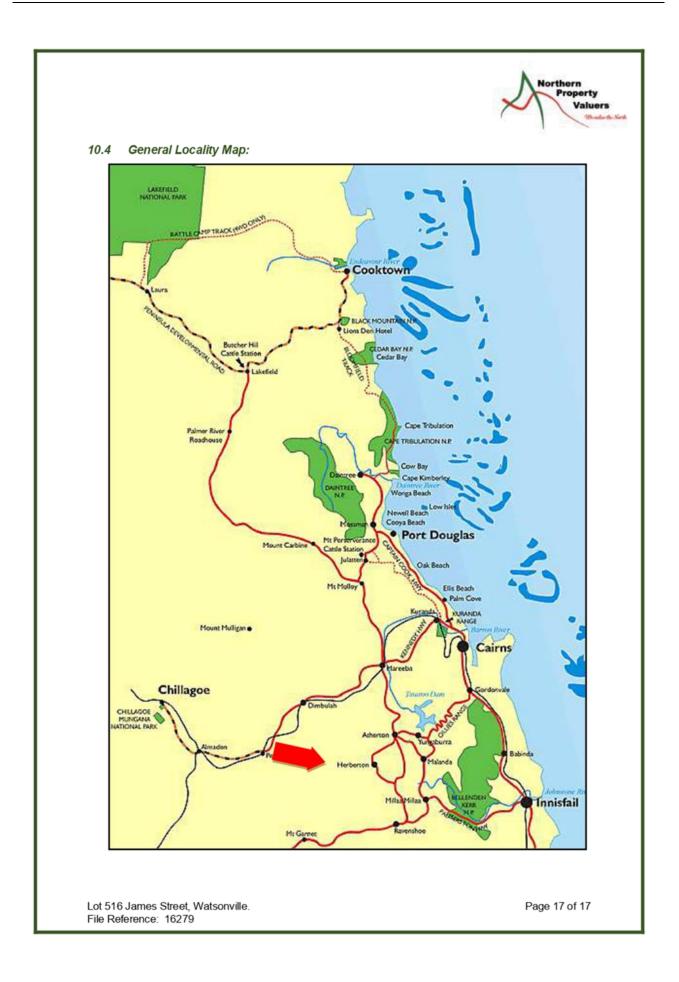
If the property contained in this report is subject to strata title, then we advise that we have not conducted a search of the Body Corporate records and our valuation assumes there are no outstanding requisitions or legal liabilities. We recommend the Introducer/Funder conduct a search of the Body Corporate records prior to the advancement of mortgage funds should they deem this necessary.

The Valuer has no pecuniary interest in the said property, past, present or prospective, and the opinion is free of any bias in this regard. This valuation has been made in conformity with the Code of Professional Ethics and Conduct laid down by the Australian Property Institute.

LIABILITY LIMITED BY A SCHEME APPROVED UNDER PROFESSIONAL STANDARDS LEGISLATION.

Lot 516 James Street, Watsonville. File Reference: 16279 Page 15 of 17





8.6 MANAGEMENT OF ABATTOIR SWAMP LOT 37 RP892266 MOSSMAN TO MT MOLLOY ROAD

Date Prepared:	7 April 2021
Author:	Senior Compliance Officer
Attachments:	Nil

EXECUTIVE SUMMARY

This report seeks approval for the Chief Executive Officer to finalise a suitable land tenure instrument, in line with Council's standard management agreement proforma, with the Mitchell River Watershed Group Inc. (MRWG) for the management of Lot 37 RP892266 known as Abattoir Swamp Environmental Park (ASEP), located on Mossman-Mt Molloy Road.

RECOMMENDATION

That Council authorises the Chief Executive Officer to finalise a Management Agreement for nonexclusive use of the land by the Mitchell River Watershed Group Inc. for ongoing management of Lot 37 RP892266, after consultation with the Councillors.

BACKGROUND

The ASEP constitutes approximately 9.144 hectares of remnant wetland surrounded by agricultural and cattle grazing land.

Under the conditions and processes of a development application for boundary realignment lodged in 1988 by the Mossman Mill as landowner of the time, the land now constituting the ASEP was passed to Council ownership in freehold title. The land subsequently underwent minor development under a funding program to establish a boardwalk, bird-watching hide, parking lot and access track. Currently the infrastructure is in a fair condition. A preliminary Land Management Plan was drafted in 1993, which alludes to the intention for the land at the time via identification of three primary objectives:

- 1. To preserve and protect the natural environment at the site and allow natural processes to continue with minimum disturbance. Where suitable, this may require some manipulation of the site where natural processes are facilitated.
- 2. To provide a limited range of opportunities for visitors to use and enjoy the site consistent with objective (1) outlined above, and thereby promotes a better understanding of the natural environment by the general community.
- 3. To conduct ongoing research and monitoring of the site to assist in its future management.

Upon cessation of the funding under which the ASEP was initially established, costs for maintenance of the park were assigned to Council's standard maintenance and works program and this arrangement currently remains in place.

FUTURE USE OF THE LAND

Although the ASEP remains open for use by the public as an environmental park to this day in a manner largely consistent with the above, Council has received correspondence from the MRWG expressing concerns about the future of the ASEP seeking assurances from Council that the ASEP is retained and remains accessible for community access and use. The group have additionally expressed an interest in managing the ASEP on behalf of the community.

Finalisation of a non-exclusive use Management Agreement with MRWG assigned as the management group will provide for retained ownership of the land by Council and ongoing access to and use of a natural asset by the community whilst removing the ongoing maintenance and administrative expense to Council for management of the park. All responsibility for managing the land, the maintenance of and insurance for the improvements upon the land and all associated costs will be assigned as the responsibility of the management group.

RISK IMPLICATIONS

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Nil

LINK TO CORPORATE PLAN

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

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

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

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

IMPLEMENTATION/COMMUNICATION

- 1. Resolution to be communicated to MRWG.
- 2. Management Agreement to be finalised substantially in accordance with Council's current template form toward execution by the parties.

8.7 SELECTIVE APPROVED ANIMAL INSPECTION PROGRAM		
Date Prepared:	5 March 2021	
Author:	Supervisor Health and Local Laws	
Attachments:	 Selective Animal Inspection Program - Documentation 	
	. 5 –	

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.

RECOMMENDATION

That Council:

- 1. Approves 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. Approves 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 (1) requirement. It is understood that on this occasion the program will focus on properties in a particular area. However, it is recommended that the program is approved to include a broader 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.

In 2019, Council conducted an Approved Inspection programs in the Kuranda, Speewah, Mt Molloy and the township of Mareeba areas. The program proved successful with a number of residents registering their dogs for the first time as well as property enclosures being improved to ensure compliance.

This program will be focusing on the remaining areas in the Mareeba township including, but not limited to Amaroo Estate, Hoolahan Drive, The Rise Estate and Country Road Estate.

Officers will also inspect other streets where there are problematic animals.

Council records shows that there has previously been a number or instances of wandering dogs in these areas and an Approved Inspection Program to identify unregistered dogs and ineffective enclosures would be beneficial to the community.

The program will be advertised to be carried out starting in June 2021 and will remain for a period of three (3) months as set out by the legislation below.

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 six (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 three (3) months.

RISK IMPLICATIONS

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

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.

FINANCIAL AND RESOURCE IMPLICATIONS

Operating

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

The final schedule for the program has not been defined; however, officers will aim to inspect a minimum of 20 properties each day when a full complement of staff are rostered on. The roster of officers includes approved annual leave and days where there are only two (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 inspection numbers for the program.

Is the expenditure noted above included in the current budget? No.

If not you must recommend how the budget can be amended to accommodate the expenditure Other service levels may need to be reduced during this time; however, Council Officers will still ensure that essential Local Laws Services are carried out when required.

LINK TO CORPORATE PLAN

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

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

IMPLEMENTATION/COMMUNICATION

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.









APPROVED INSPECTION PROGRAM June 2021 Animal Management Act 200B & Local Government Act 2009 Dogs - Registration and Enclosures

Introduction

Mareeba Shire Council resolved on 21 April 2021 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
- 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 June 2021 and terminate on 30 September 2021. It will be conducted between the hours of 6.30am and 6.30pm 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 Mareeba and surrounds.

Enforcement

Registration

Where an Authorised Person identifies a dog as not being registered for the current year 20/21 an infringement notice (\$266) will be issued.

<u>Enclosure</u>

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 (\$667).

8.8 AMENDING SUBORDINATE LOCAL LAW NO.3 (COMMUNITY AND ENVIRONMENTAL MANAGEMENT) 2018

Date Prepared:	26 March 2021		
Author:	Senior Compliance Officer		
Attachments:	 Amending Subordinate Local Law No. 3 (Community and Environmental Management) 2021 2. Consolidated Local Law No. 3 (Community and Environmental Management) 2018 3. 2019 3. 2019		
	3. Response from Department of Agriculture and Fisheries \underline{J}		
	4. Public Consultation Notice 🗓		
	5. Report on assessment of anti-competitive provisions $\underline{\mathbb{J}}$		

EXECUTIVE SUMMARY

This Report seeks approval for the proposed Amending Subordinate Local Law No.3 (Community and Environmental Management) 2021 ("Amending Local Law") to amend Subordinate Local Law No.3 (Community and Environmental Management) 2018 ("Subordinate Local Law No. 3") to insert Amazon Frogbit (Limnobium Laevigatum) into Schedule 1 as a declared local pest.

RECOMMENDATION

That Council:

- 1. accepts the report on the assessment of anti-competitive provisions relevant to amending a local law pursuant to section 38 of the *Local Government Act 2009* (Qld) and section 15 of the *Local Government Regulation 2012* (Qld);
- 2. adopts the "Amending Local Law"; and
- 3. adopts the consolidated version of *Subordinate Local Law No.3* (*Community and Environmental Management*) 2018.

BACKGROUND

On 17 February 2021, Council made an emergency declaration under Division 2(7) of *Local Law No.3* (*Community and Environmental Management*) 2018 ("Local Law No. 3") to declare Amazon Frogbit (*Limnobium Laevigatum*) to be a local pest. The emergency declaration period is set to expire on 23 May 2021.

The Council resolution of 17 February 2021 further required that an amendment is effected to Council's *Local Law No. 3 (Community and Environmental Management) 2018,* to permanently declare Amazon Frogbit as a declared local pest.

AMENDMENT AND EFFECT

Relevantly, section 48(3) of the *Biosecurity Act 2014* (Qld) provides that a local government's local law may provide for the management of invasive animals and plants. Division 2, section 6 of Local Law No. 3 provides the mechanism for the declaration of local pests. Section 6(2) of Local Law No. 3 further requires that Council must consult with the chief executive about the desirability of the

proposed declaration. Accordingly, Council wrote to the Department of Agriculture and Fisheries (DAF) on date of 3 March 2021 seeking the Department's views on Council's proposal for permanent declaration of a weed. DAF returned response on date of 18 March 2021 with approval support for localised declaration of Amazon Frogbit (see attached).

Public consultation was undertaken via Council's website which provided for submissions—either by way of support or objection—from interested parties until 30 March 2021 (copy of notice attached). Nil response submissions were received.

Adoption of the abovementioned "Amending Local Law" and the consolidated Subordinate Local Law No. 3 will effect declaration of Amazon Frogbit as a declared local pest permanently and will enable Council to exercise powers to conduct enforcement activities under Divisions 3 and 4 of Local Law No. 3 to:

- enter properties to search for the declared pest; and
- issue compliance notices and if required, issue penalty infringement notices up to an amount of \$6,672; and
- prohibit the sale of Amazon Frogbit; and
- prohibit the propagating or harbouring of Amazon Frogbit.

RISK IMPLICATIONS

Environmental

A decision not to declare Amazon Frogbit as a local pest may increase the immediate impact of Amazon Frogbit upon the local environment and waterways within the Mareeba Shire Council jurisdiction and may—inadvertently or otherwise—enable further spread of the pest to other jurisdictions.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Revised exercisable powers under amendment by publication (as consolidated) to *Subordinate Local Law No.3 (Community and Environmental Management) 2018.*

FINANCIAL AND RESOURCE IMPLICATIONS

Capital Nil

LINK TO CORPORATE PLAN

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

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

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

IMPLEMENTATION/COMMUNICATION

- 1. A declaration must be published via newspaper as in-force as at date of publication in accordance with Division 2 section 6(3) of Local Law No. 3; and
- 2. A notice of making the local law must be published via the Gazette and on Council's website within 1 month of adoption of the amended Local Law in accordance with requirements under section 29B of the LGA; and
- 3. A consolidated version of the Subordinate Local Law No. 3 as in force as at gazettal date must be:
 - a) published to Council's website in accordance with requirements under section 31(1) of the LGA and section 14(1) of the LGR; and
 - b) a copy of the consolidated version must be forwarded to the Minister within 7 days of adoption in accordance with section 32 of the LGA.
- 4. Internal review and update of Council's register of delegated powers.

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Mareeba Shire Council Amending Subordinate Local Law No.2 (Miscellaneous Subordinate Local Laws) 2019

Part 1 Preliminary

1 Short title

This local law may be cited as Amending Subordinate Local Law No.3 (Community and Environmental Management) 2021.

2 Subordinate Local Law amended

This subordinate local law is made pursuant to Local Law No.3 (Community and Environmental Management) 2018,

3 Object

The object of this local law is to amend schedule 1 of *Subordinate Local Law No.3* (Community and Environmental Management) 2018 to notify of a declared local pest.

4 Commencement

This local law commences upon publication of the notice of *Amending Subordinate Local Law No.3 (Community and Environmental Management) 2021* in the Gazette.

Part 2 Amendment of Subordinate Local Law No. 3 (Community and Environmental Management) 2018

5 Local law amended

This part amends Subordinate Local Law No.3 (Community and Environmental Management) 2018.

6 Amendment of Sch 1 (Declared local pests)

insert—

1	Entire local government area	Amazon Frogbit (Limnobium Laevigatum)
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Mareeba Shire Council

Subordinate Local Law No. 3 (Community and Environmental Management) 2018

CONSOLIDATED VERSION as in force on INSERT GAZETTE DATE 2021

Mareeba Shire Council Subordinate Local Law No. 3 (Community and Environmental Management) 2018

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Part 1 Preliminary

1 Short title

This subordinate local law may be cited as *Subordinate Local Law No.3* (Community and Environmental Management) 2018.

2 Purpose and how it is to be achieved

- (1) The purpose of this subordinate local law is to supplement *Local Law No.3* (*Community and Environmental Management*) 2018, which provides for protecting the environment and public health, safety and amenity within the local government's area.
- (2) The purpose is to be achieved by providing for—
 - (a) declaration of local pests; and
 - (b) prohibition of lighting or maintaining certain fires; and
 - (c) declaration of fire hazards; and
 - (d) declaration of community safety hazards; and
 - (e) prescribed requirements for responsible persons for land containing community safety hazards; and
 - (f) declaration of noise standards.

3 Authorising local law

The making of the provisions in this subordinate local law is authorised by *Local Law No.3 (Community and Environmental Management) 2018* (the *authorising local law*).

4 Definitions

Unless otherwise specified in this local law, particular words used in this subordinate local law have the same meaning as provided for in the authorising local law.

Part 2 Declared local pests

5 Declaration of local pests—Authorising local law, s 6(1)

(1) For section 6(1) of the authorising local law, the animal or plant prescribed in column 2 of schedule 1 is a declared pest in the corresponding part of the local government's area mentioned in column 1 of schedule 1.

6 Persons exempted from introducing etc a declared local pest— Authorising local law, s 12(2)

For section 12(2) of the authorising local law, a person mentioned in column 1 of schedule 2 is exempt from section 12(1) of the authorising local law in relation to introducing, propagating, breeding or providing harbour to a declared local pest mentioned in the corresponding part of column 2 of schedule 2.

Part 3 Overgrown and unsightly allotments

This part in the authorising local law does not contain any matters to be provided for by subordinate local law.

Part 4 Fires and fire hazards

7 Prohibition on lighting or maintaining fires—Authorising local law, s 15(2)

- (1) This section applies to the following fires¹—
 - (a) a fire in which neither the height, width nor length of the material to be consumed exceeds 2 metres;
 - (b) a fire lit for the purpose of burning the carcass of a beast;
 - (c) a fire lit at a sawmill for the purpose of burning sawdust or other residue resulting from the operation of a sawmill;
 - (d) a fire lit out-doors, if enclosed in a fireplace so constructed as to prevent the escape of fire or any burning material therefrom.
- (2) For section 15(2) of the authorising local law, lighting or maintaining a fire described in column 2 of Schedule 3 is declared to be prohibited in the corresponding part of the local government's area mentioned in column 1 of Schedule 3.

8 Fire hazards—Authorising local law, s 16(3)(b)

For section 16(3)(b) of the authorising local law, the following are declared to be fire hazards—

- (a) live cinders or hot ash that is not enclosed in a fireplace so constructed as to prevent the escape of cinders or ash;
- (b) a substantial accumulation of grass clippings that is liable to spontaneous combustion;
- (c) dry vegetation that could be easily ignited or other flammable materials.

¹Pursuant to a notification by the Fire and Rescue Services Commissioner published in the gazette on 6 August 2004 under section 63 of the Fire and Emergency Services Act 1990, the listed fires can generally be lit without a permit issued by a fire warden, provided adequate precautions are taken to prevent the spread of fire and the fire confirms with any local law. Local laws can therefore regulate these types of fire, which is the purpose of this subordinate local law.

Part 5 Community safety hazards

9 Community safety hazards—Authorising local law, s 17(c)

For section 17(c) of the authorising local law, the following are declared to be community safety hazards—

- (a) Barbed wire fencing; and
- (b) Electric fencing; and
- (c) Wells (including disused wells); and
- (d) A tree that—
 - is located on land adjoining a local government-controlled area or road; and
 - ii. poses a significant risk of causing injury to a person using the area or road or damage to property located on the area or road.

9A Prescribed requirements for community safety hazards—authorising local law, s 20(1)

For section 20(1) of the authorising local law, a responsible person for a community safety hazard listed in column 1 of schedule 4 must meet the requirements prescribed in the corresponding part of column 2 of schedule 4.

Part 6 Noise standards

10 Prescribed noise standards—Authorising local law, s 21(2)

- (1) For section 21(2) of the authorising local law, the noise standard in column 2 of schedule 5 is prescribed for the section of the *Environmental Protection Act 1994*, chapter 8, part 3B, division 3 stated in column 1 of schedule 5.
- (2) For section 21(2) of the authorising local law, the noise standard in column 2 of schedule 5 applies in the corresponding part of the local government's area mentioned in column 3 of schedule 5.

Part 7 Miscellaneous

This part in the authorising local law does not contain any matters to be provided for by subordinate local law.

Schedule 1 Declared local pests

section 5

	Column 1 Applicable part of local government's area	Column 2 Declared local pest
1	Entire local government area	Amazon Frogbit (Limnobium Laevigatum)

Schedule 2 Persons exempted from offence of introducing etc declared local pest

section 6(2)

	Column 1 Exempt person	Column 2 Declared local pest
1	This table has been intentionally left blank	

Schedule 3 Prohibited Fires

section 6(2)

	Column 1 Applicable part of local government's area	Column 2 Prohibited Fires
1	Entire local government area	A fire within 100m of a residential premises is prohibited, unless—
		 the fire is directly associated with the bona fide use of any appliance or equipment for cooking or heating purposes; and
		(b) all reasonable and practical measures have been taken by the person in control of the fire to minimise smoke creation.
		In this section:
		<i>reasonable and practical measures</i> include the selection of a suitable fuel for the burning activity and the maintenance of conditions which promote efficient combustion of that fuel.
		suitable fuel does not include grass cuttings, leaves, green waste or any other household waste.

Schedule 4 Prescribed requirements for community safety hazards

section 6(2)

	Column 1	Column 2		
	Community safety hazard	Prescribed requirements to be met by owner of land		
1	Barbed wire fencing	(a) Barbed wire fencing is not to be installed along a boundary adjoining a public park;		
		(b) Barbed wire may only be used in urban areas—		
		(i) in a security fence with the barbed wire to be more than 1800mm off the ground; or		
		 (ii) on boundary fences on allotments over 40,000m² that do not adjoin a public park; or 		
		(iii) on fences that do not form part of an allotments boundary fence.		
2	Electric fencing	 (a) Electric fencing that adjoins any road or public land must have warning signs of a size that can be read from a distance of 5 metres and fixed at 5 metre intervals along the fence; 		
		(b) Electric fencing must be at least 1500mm from a fence located on or within the boundary of the premises OR if the fencing is installed on the boundary of the premises the lowest point of the fencing capable of imparting an electric shock when touched must be least 2000mm off the ground;		
		 (c) Fencing must be installed, operated and maintained in accordance with AS/NZS 3014:2003; 		

	-	
	(d)	Fencing for security must be installed, operated and maintained in accordance with AS/NZS 3016:2002.

Schedule 5 Prescribed noise standards

section 11

Column 1 Section of the Environmental Protection Act 1994, Chapter 8, Part 3B, division 3	Column 2 Prescribed noise standard	Column 3 Applicable part of the local government area
440T Pumps	 This section applies to premises at or for which there is a pump. Subject to subsection (3) and (4), an occupier of the premises must not use, or permit the use of, the pump on any day— a) from 7pm to 7am the following day, if it makes a noise of more than 3dB(A) above the background level; or b) from 7am to 7pm if it makes a noise of more than 5dB(A) above the background level. Subsection (2)(a), does not apply to a noise made at an educational institution, that is not more than 5dB(A) above the background level. An occupier of the premises in a rural zone must not use, or permit the use of, the pump on any day— a) from 7pm to 7am the following day, if it makes a noise of more than 5dB(A) above the background level. An occupier of the premises in a rural zone must not use, or permit the use of, the pump on any day— a) from 7pm to 7am the following day, if it makes a noise of more than 5dB(A) above the background level. b) from 7am to 7pm if it makes a noise of more than 15dB(A) above the background level. In this section— pump—	Entire local government area

 $^2\,{\rm Rural}$ zone has the same meaning given to that term in the planning scheme.

Endnotes

1 Key

Key to abbreviations in list of amending local laws and annotations

Key		Explanation	Key		Explanation
amd	=	amended	prec	=	preceding
amdt	=	amendment	prev	=	previous
ch	=	chapter	prov	=	provision
def	=	definition	pt	=	part
div	=	division	renum	=	renumbered
hdg	=	heading	rep	=	repealed
ins	=	inserted	S	=	section
num	=	numbered	sch	=	schedule
om	=	omitted	sdiv	=	subdivision
р	=	page	sub	=	substituted
para	=	paragraph	unnum	=	Unnumbered

2 Table of consolidated versions

Consolidated Version No.	Amendments included	Effective	Notes
1	Amending Subordinate Local Law No. 2 (Miscellaneous Subordinate Local Laws) 2019	23 October 2019	
2	Amending Subordinate Local Law No. 3 (Community and Environmental Management) 2021	INSERT GAZETT 2021	TE DATE

3 List of amending local laws

Amending Subordinate Local Law No. 2 (Miscellaneous Subordinate Local Laws) 2019

Commenced on 23 October 2019

Amending Subordinate Local Law No. 3 (Community and Environmental Management) 2021

Commenced on **INSERT GAZETTE DATE**

4 List of annotations

Definitions

s 4 amd 2019 No. 2 s 14

Prescribed requirements for community safety hazards

s 9A ins 2019 No. 2 s 15

Schedule 3— Prohibited Fires

s 1 amd 2019 No. 2 s 16

Schedule 5— Prescribed noise standards

s 440T ins 2019 No. 2 s 17

Schedule 1 - Declared local pests

s 1 ins 2021 No. 3 s 6





Department of Agriculture and Fisheries

Our ref: CTS 04591/21

18 MAR 2021

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

Dear Mr Franks

Thank you for your letter of 3 March 2021 regarding the declaration of Amazon frogbit (*Limnobium laevigatum*) as a local pest under the Mareeba Shire Council's Local Law No.3 (Community and Environmental Management) 2018.

In the past 20 years, a number of significant new aquatic weeds originally sold and planted for home culinary use or escapees from hobbyist's aquariums have naturalised in Far North Queensland. The increasing adverse impacts of these aquatic weeds on the natural environment and water supply now cause concern to the Mareeba Shire community.

In response to these community concerns, I note the Mareeba Shire Council resolution 2021/29 of 17 February 2021 made an emergency declaration of Amazon frogbit as a local pest.

I also note that the emergency declaration period is from 24 February 2021 and ends on 23 May 2021 and that the Council desires to continue this declaration on a permanent basis.

I support the Mareeba Shire Council's decision to locally declare Amazon frogbit, with the expectation that this does not impact on Council's ability to implement other aspects of the Mareeba Shire Biosecurity Plan.

I note that "CLIPPER HERBICIDE" was registered in late 2020 and that this product gives a viable alternative to manual or mechanical removal of this weed from waterways. I am also aware that research proposals are being considered that may provide further knowledge and tools for those managing this and other aquatic weeds.

1 William Street Brisbane GPO Box 46 Brisbane Queensland 4001 Australia Business Centre 13 25 23 Website www.daf.qld.gov.au ABN 66 934 348 189 With respect to your request that consideration be given to declare Amazon frogbit as "prohibited matter" under the *Biosecurity Act 2014* to prevent its sale and propagation more generally in Queensland, I regret to advise that Amazon frogbit does not satisfy the criteria for prohibited matter set out in section 20 of the Act.

If you require any further information, please contact Mr Martin Hannan-Jones, Senior Scientist, Biosecurity Queensland on 07 3087 8069 or by email at Martin.Hannan-Jones@daf.qld.gov.au.

Yours sincerely

Robert Gee A/Director-General Department of Agriculture and Fisheries

Department of Agriculture and Fisheries

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MAREEBA SHIRE COUNCIL PUBLIC CONSULTATION NOTICE PROPOSED AMENDING SUBORDINATE LOCAL LAW NO. 3 (COMMUNITY AND ENVIRONMENTAL MANAGEMENT) 2021

PURPOSE

Mareeba Shire Council (Council) adopted a new suite of local laws in 2018 and is closely monitoring the effectiveness of the new local laws. Where appropriate, to ensure that the local laws are necessary or convenient for the good rule and local government of its local government area, Council may amend the local laws.

The purpose of this local law is to declare Amazon Frogbit (*Limnobium Laevigatum*) a local pest by including it in schedule 1 of *Local Law No.3* (*Community and Environmental Management*) 2018.

The anti-competitive provision review was prepared in accordance with legislative requirements and is **attached** for public consideration.

PUBLIC INSPECTION AND WRITTEN SUBMISSIONS

During the consultation period the proposed local law will be available on Council's website www.msc.qld.gov.au. Copies of the local law will also be available at Council offices at 65 Rankin Street, Mareeba, Qld, 4880.

Written submissions are invited for a 14-day period commencing on 16 March 2021 and ending at 5pm on 30 March 2021 ("the consultation period").

Written submissions by any person supporting or objecting to the proposed local law may be made and given to the local government on or before the last day of the consultation period stating—

- 1. the grounds of the submission; and
- 2. the facts and circumstances relied on in support of the submissions.

Submissions must be addressed to The Chief Executive Officer and lodged:

- In person at Council's office, 65 Rankin Street, Mareeba, Qld, 4880
- By Email info@msc.qld.gov.au
- By Post to Mareeba Shire Council, PO Box 154, Mareeba, Qld, 4880

If you have any queries or require any further information in relation to how to lodge a submission please contact Council's Governance & Development Department on 1300 308 461 or via email at info@msc.qld.gov.au

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Mareeba Shire Council

Review of Anti-Competitive Provisions

Amending Subordinate Local Law No. 3 (Community and Environmental Management) 2021

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Anti-Competitive Provisions in proposed Local Laws 2018: Introduction

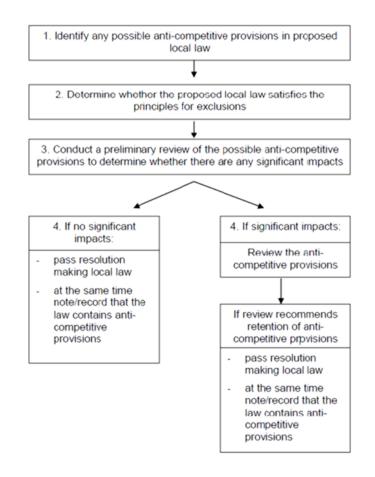
Preliminary Assessment

Section 15 of the *Local Government Regulation 2012* ("Regulation") requires Council to undertake a review of its local laws regarding anti-competitive provisions in accordance with the "National Competition Policy – Guidelines for Conducting Reviews on Anti-Competitive Provisions in Local Laws – Version 1", ("Guidelines").

An anti-competitive provision in Local Laws ("anti-competitive provision") means a provision that a regulation identifies as creating barriers to –

- (a) entry to a market; or
- (b) competition within a market.¹

The process for undertaking a review of anti-competitive provisions in a local law is set out in the Guidelines and shown below.



See Local Government Act 2009 (Qld) Sch 4 Dictionary.

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Step 1 - Identification of Anti-Competitive Provisions

Barriers to Entering the Market

This type of anti-competitive provision in a local law involves either prohibiting particular business activities or placing obligations on the operators of business activities.

Restricting Competition in the Market

This type of anti-competitive provision in a local law involves giving some benefit or imposing some hindrance on particular business operators.

Application

Amending Subordinate Local Law No. 3 (Community and Environmental Management) 2021 ("Amending Local Law") will amend Local Law No. 3 (Community and Environmental Management) 2018 by:

1. amending schedule 1;

Local Law No. 3 (Community and Environmental Management) 2018 was adopted in 2018 where an anticompetitive review was undertaken.

Declaring Amazon Frogbit (*Limnobium Laevigatum*) a local pest could create a barrier for some businesses to enter the market of selling or propagating this plant for sale.

Step 2 – Determination of Exclusions

In some cases, a local law that is considered necessary, has some unintended impact on businesses that inadvertently create barriers to entering the market or restricts competition. Depending on the nature of the local law, in some cases, the local government may not be required to conduct a review of any anti-competitive provisions.

The particular types of local laws excluded from the review of anti-competitive provisions are: -

- 1. Local Laws regulating the behaviour of individuals;
- 2. Local Laws dealing solely with internal administrative procedures of a local government;
- 3. Local Laws intended as a legitimate measure to combat the spread of pest and disease;
- 4. Local Laws to ensure accepted public health and safety standards are met; and
- 5. Repealing Local Laws.

Application

Declaring Amazon Frogbit (*Limnobium Laevigatum*) a local pest is intended as a legitimate measure to combat the spread of the plant to pest proportions and is excluded from the review under this part.

Conclusion

The Amending Local Law could be considered anti-competitive but is excluded under step 2 above.

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8.9 COUNCIL POLICY REVIEW

Date Prepared:	9 April 2021
Author:	Senior Compliance Officer
Attachments:	 Investigation Policy ↓ Revenue Policy ↓ Waste Management Kerbside Collection Policy ↓ Public Art Policy ↓

EXECUTIVE SUMMARY

As part of the ongoing organisation-wide compliance policy review work, amended and newly created instruments along with instruments marked for repeal are presented to Council for consideration.

RECOMMENDATION

That Council:

- 1. repeals the following policies:
 - a. Mareeba Shire Library Service Information Privacy Policy derived from a Tablelands Regional Council instrument - original adoption date cannot be established;
 - b. Investigation Policy, adopted 21 November 2018;
 - c. Revenue Policy, adopted on 17 June 2020; and
 - d. Waste Management Kerbside Collection Policy, adopted 20 December 2017.
- 2. adopts the following policies:
 - a. Investigation Policy;
 - b. Revenue Policy; and
 - c. Waste Management Kerbside Collection Policy;
 - d. Public Art Policy.

BACKGROUND

Library Service Information Privacy Policy

The principles governing the retention and disposal of library membership records are covered by Council's Records Management Policy. Council's commitment to compliance with the Schedule 3 Information Privacy Principles contained within the Information Privacy Act 2009 (Qld) (IP Act) specifically as applies to the collection and handling of library membership information is declared within Council's Confidentiality Policy drafted to align with the Public Records Act 2002 (Qld). Requests for amendment of personal information contained in library membership records are administered by Council directly under the access and amendment mechanisms contained within the IP Act. Consequently, the Library Service Information Privacy Policy is considered redundant and no longer required.

The policy has been reviewed and amended to incorporate September 2020 updates made to the recommended policy template issued by the Department of Local Government, Racing and Multicultural Affairs.

Revenue Policy

In preparation of the 2021/22 Budget, Section 193(3) of the *Local Government Regulation 2012* (Qld) states: "A local government must review its revenue policy annually and in sufficient time to allow an annual budget that is consistent with the revenue policy to be adopted for the next financial year."

Waste Management Kerbside Collection Policy

This instrument has been updated to provide for increased decision making and process transparency as follows:

- Inclusion of a section declaring the methodology for designation of a new area into the waste benefitted area;
- Inclusion of a section detailing how waste may be placed at kerbside and presented in a mobile garbage bin (MGB) for collection;
- Inclusion of a section detailing the circumstances under which a person may take waste from a genuine missed collection service to a transfer station free of charge; and
- Inclusion of a section declaring that agricultural waste is considered as commercial waste.

Public Art Policy

The development of a new Public Art Policy will provide direction and consistency for the procurement, commissioning, maintenance and de-commissioning of existing and future public art in the Mareeba Shire. Public art is a highly visible and accessible art form and plays an important role in contributing to the cultural vibrancy of a community and increasing economic development through cultural tourism and employment opportunities. The Policy outlines how Council may be involved in the implementation and resourcing of public art, procurement processes, criteria to guide decisions about funding or approving public art, provides a position on maintenance of public art, and outlines processes for removal of artwork. The accompanying procedure instrument additionally provides appropriate mechanisms to deal with matters impacting on intellectual property rights in the context of public art.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS

Capital Nil

Operating Nil

LINK TO CORPORATE PLAN

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

IMPLEMENTATION/COMMUNICATION

The above amended policies and any accompanying procedure and guideline instruments are to be published on Council's internal SharePoint library and on Council's website for community reference where applicable.



Policy Type	Governance Policy	Version	2.0
Responsible Officer	Manager Development and Governance	Date Approved	21/4/2021
Review Officer	Manager Development and Governance	Review Due	20/4/2025
Author	Manager Development and Governance	Commencement	21/4/2021

This is Council's investigation policy for how complaints about the inappropriate conduct of Councillors will be dealt with as required by the section 150AE of the *Local Government Act 2009* (the LGA). However, this policy does not relate to more serious Councillor conduct.

2. SCOPE

This investigation policy applies to investigations and determinations of a complaint about the alleged inappropriate conduct of a Councillor/s which has been referred by the Independent Assessor.

3. POLICY STATEMENT

3.1 CONFIDENTIALITY

Matters of suspected inappropriate conduct of a Councillor are confidential except as otherwise specifically provided for either in the LGA or this investigation policy.

Note: It must be kept in mind that the matter is an allegation only and not yet proven. Further, there will be circumstances where the detail of the referral will need to remain confidential to the local government. Any release of confidential information that a Councillor knows, or should reasonably know, to be confidential to the local government may be contrary to section 171(3) of the LGA and dealt with as misconduct.

3.2 NATURAL JUSTICE

Any investigation of suspected inappropriate conduct of a Councillor/s must be carried out in accordance with natural justice. An overview of the principles of natural justice follows.

Natural justice or procedural fairness refers to three key principles:

- that the person being investigated has a chance to have his or her say before adverse formal findings are made and before any adverse action is taken (fair hearing);
- that the investigator(s) should be objective and impartial (absence of bias), and
- any action taken is based on evidence (not suspicion or speculation).

A fair hearing means the Councillor who is the subject of the suspected inappropriate conduct matter must be told of the case against them including any evidence and be provided with an opportunity to put their case in writing with the investigation report provided to the Councillors as part of the meeting agenda.

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An absence of bias means that any investigation must not be biased or be seen to be biased in any way. This principle embodies the concept of impartiality.

Ensuring decisions based on evidence requires that the investigation should not be based on mere speculation or suspicion but instead must be based upon evidence material. A proper examination of all issues means the investigation must give a proper and genuine consideration to each party's case.

3.3 ASSESSOR'S REFERRAL

The Council will receive from the Assessor a referral notice about the suspected inappropriate conduct of a Councillor/s. The referral notice will include details of the conduct and any complaint received about the conduct, state why the Assessor reasonably suspects that the Councillor has engaged in inappropriate conduct, and include information about the facts and circumstances that form the basis of the Assessor's reasonable suspicion.

The referral notice may be accompanied by a recommendation from the Assessor about how the local government may investigate or deal with the conduct. The recommendation of the Assessor may be inconsistent with this policy.

The investigation must be conducted in a way consistent with:

- (i) any recommendation of the Assessor
- (ii) to the extent that this policy is not inconsistent with the recommendation of the Assessor this investigation policy, or
- (iii) in another way the local government decides by resolution.

A resolution under subsection (iii) must state the decision and the reasons for the decision.

3.4 RECEIPT OF ASSESSOR'S REFERRAL

On receipt of a referral notice about the suspected inappropriate conduct of a Councillor/s from the Assessor, the Council's Chief Executive Officer will forward a copy of that referral notice to the Mayor and all Councillors, other than the Councillor who is the subject of the complaint, or the complainant if the complainant is a Councillor, as a confidential document.

Should the Mayor or a Councillor/s disagree with any recommendation accompanying the Assessor's referral notice or form the opinion that the complaint should be dealt with in a way other than under this policy, the Mayor or Councillor may request the matter be placed on the agenda of the next Council meeting to decide the appropriate process to investigate the complaint. Such a request must be made in accordance with the Council's meeting procedure requirements.

3.5 INVESTIGATOR

Unless otherwise resolved by Council, the Mayor will manage the investigation of suspected inappropriate conduct of other Councillors.

If the suspected inappropriate conduct involves conduct where, in the circumstances, the Mayor believes it is in the best interests of the investigation to refer the matter for external investigation, then the Chief Executive Officer may refer the suspected inappropriate conduct to the president of the Councillor Conduct Tribunal (the Tribunal) or other entity to investigate and make recommendations to the council about dealing with the conduct.

If the suspected inappropriate conduct involves an allegation about the conduct of the Mayor or the Mayor as the complainant, then the Chief Executive Officer may refer the suspected inappropriate conduct to the Page 2 of 6

president of the Tribunal, or another entity, to investigate and make recommendations to the council about dealing with the conduct.

3.6 EARLY RESOLUTION

Before beginning an investigation, the investigator must consider whether it is appropriate for resolution prior to the investigation. This consideration can include any recommendation made by the Assessor.

A matter is only appropriate for early resolution if the parties to the matter agree to explore early resolution. The investigator may engage an independent person with suitable qualifications or experience to facilitate this process.

If the matter cannot be resolved, the matter will then be investigated as outlined in this investigation policy. If the matter is resolved prior to investigation, the investigator will advise the Chief Executive Officer of this outcome. In turn, the Chief Executive Officer will advise the Mayor (if the Mayor is not the investigator) and all Councillors that the matter has been resolved. The Chief Executive Officer will also update the Councillor Conduct Register to reflect this.

3.7 TIMELINESS

The investigator will make all reasonable endeavors to complete the investigation and provide a report for inclusion on the agenda of a Council meeting no more than eight weeks after the receipt of the complaint.

Note: If the investigator is of the opinion that it may take longer than eight weeks to complete the investigation, the matter should be raised with the Mayor (if the Mayor is not the investigator) to seek an extension of time.

3.8 ASSISTANCE FOR INVESTIGATOR

If the mayor, or another Councillor appointed by council resolution, is the investigator of a matter of suspected inappropriate conduct, the Mayor or Councillor may use section 170A of the LGA to seek assistance during the investigation.

The Mayor is authorised by Council to expend money as reasonably needed to engage contractors in accordance with the Council's procurement policy.

3.9 POSSIBLE MISCONDUCT OR CORRUPT CONDUCT

If during the course of an investigation the investigator obtains information which indicates a Councillor/s may have engaged in misconduct, the investigator must cease the investigation and advise the Chief Executive Officer. The Chief Executive Officer will then notify the Crime and Corruption Commission of the possible corrupt conduct.

Instances of suspected misconduct or corrupt conduct may be referred back to the Council if determined by the Assessor or Crime and Corruption Commission to be inappropriate conduct.

3.10 COMPLETION OF INVESTIGATION

On the completion of an investigation, the investigator will provide a report to a Council meeting outlining as appropriate:

- the investigation process;
- any witnesses interviewed;

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- documents or other evidence obtained;
- a statement of the relevant facts ascertained;
- confirmation that the subject Councillor has been provided with an opportunity to respond to the; complaint and the evidence gathered
- the investigation findings;
- a statement of any relevant previous disciplinary history ;
- · any recommendations about dealing with the conduct;
- a record of the investigation costs.

If there is a risk to the health and safety of the complainant, under s 254J of the LGR the council may resolve that the meeting be closed to the public for the Councillors to consider the investigation report and any recommendations.

The Council (with the exception of the Councillor the subject of the investigation and the complainant, if another Councillor) will consider the findings and recommendations of the investigator's report and decide whether the Councillor has engaged in inappropriate conduct and, if so, what action it will take under section 150AH of the LGA. In accordance with s275(3) of the LGR, the resolution in relation to what action is to be taken as a result of the investigation must be made after the meeting has been re-opened to the public and the decision recorded in the meeting minutes. The Chief Executive Officer is also required to ensure the details are entered into the Councillor Conduct Register.

3.11 DISCIPLINARY ACTION AGAINST COUNCILLORS

If the Council decides at the completion of the investigation that the Councillor has engaged in inappropriate conduct, the Council may:

- (i) order that no action be taken against the Councillor, or
- (ii) make an order outlining action the Councillor must undertake in accordance with section 150AH(1)(b) of the LGA.

3.12 NOTICE ABOUT THE OUTCOME OF INVESTIGATION

After an investigation is finalised, the Council must give notice about the outcome of the investigation to the person who made the complaint about the Councillor/s' conduct that was the subject of the investigation and the subject Councillor.

3.13 COUNCILLOR CONDUCT REGISTER

The Chief Executive Officer must ensure decisions about suspected inappropriate conduct of a Councillor/s are entered into the Councillor Conduct Register.

Where a complaint has been resolved under section 3.6 of this policy, or otherwise withdrawn by the complainant, the Chief Executive Officer will update the register to reflect that the complaint was withdrawn.

3.14 EXPENSES

Council must pay any reasonable expenses of Council associated with the investigation of suspected inappropriate conduct of a Councillor including any costs of:

- the president of the Tribunal in undertaking an investigation for Council;
- an independent investigator engaged on behalf of, or by the Tribunal;
- an independent investigator engaged on behalf of Council;

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- travel where the investigator needed to travel to undertake the investigation, or to interview witnesses;
- seeking legal advice; and
- engaging an expert.

Note: Council may order the subject Councillor reimburse it for all or some of the costs arising from the Councillor's inappropriate conduct.

Any costs incurred by complainants or the subject Councillors will not be met by Council.

4. REPORTING

The Chief Executive Officer must ensure decisions about suspected inappropriate conduct of a Councillor/s be entered into the Councillor Conduct Register.

5. DEFINITIONS

Assessor means the Independent Assessor appointed under section 150CV of the LGA

Behavioural standard means a standard of behaviour for Councillors set out in the Code of Conduct for Councillors in Queensland as approved under section 150E of the LGA

Conduct includes— (a) failing to act; and (b) a conspiracy, or attempt, to engage in conduct

Councillor Conduct Register means the register required to be kept by Council as set out in section 150DX of the LGA

Inappropriate conduct see section 150K of the LGA

Investigation policy, refers to this policy, as required by section 150AE of the LGA

Investigator means the person responsible under this investigation policy for carrying out the investigation of the suspected inappropriate conduct of a Councillor or Mayor

LGA means the Local Government Act 2009 (Qld)

Local government meeting means a meeting of— (a) a local government; or (b) a committee of a local government.

Misconduct see section 150L of the LGA

Model procedures see section 150F of the LGA

Referral notice see section 150AC of the LGA

Tribunal means the Councillor Conduct Tribunal as established under section 150DK of the LGA

Unsuitable meeting conduct see section 150H of the LGA

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6. RELATED DOCUMENTS AND REFERENCES

Code of Conduct for Councillors (MSC) Councillors Conduct Register (MSC) Fraud and Corruption Control Policy (MSC) Fraud and Corruption Control Plan (MSC) Local Government Act 2009 (Qld) Standing Orders (meeting procedures) for Council Meetings (MSC)

7. REVIEW

It is the responsibility of the Manager Development and Governance to monitor the adequacy of this policy and implement and approve appropriate changes. This policy will be formally reviewed every four (4) years or as required by Council.

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Revenue Policy

Policy Type	Council Policy	Version:	2.0
Responsible Officer	Manager Finance	Date Approved:	21 April 2021
Review Officer:	Director Corporate and Community Services	Review Due:	1 April 2022
Author:	Manager Finance	Commencement:	21 April 2021

1. PURPOSE

Provisions of the *Local Government Act 2009* and *Local Government Regulation 2012*, requires Council to prepare and adopt this policy as part of Council's budget each year. The policy contains principles that will be used for the development of Council's Budget.

2. POLICY STATEMENT

To identify the principles used by Council for making and levying rates and utility charges, exercising powers to grant rebates and concessions, for recovering unpaid amounts of rates and charges and the setting of miscellaneous fees and charges.

3. PRINCIPLES

3.1 THE MAKING OF RATES AND UTILITY CHARGES

- a) In general, it is Council's policy that a user pays principle applies to all specific services provided to ratepayers and other users in Mareeba Shire Council.
- b) Exceptions to the *user pays principle* include general services to the community as a whole when it is in the community interest to do so.
- c) Council will have regard to the principles of:
 - Transparency in the making of rates and charges;
 - Having in place a rating regime that is as simple and inexpensive as possible;
 - Equity by ensuring the fair and consistent application of lawful rating and charging principles, without bias, taking account of all relevant considerations, and disregarding irrelevancies such as the perceived personal wealth of individual ratepayers or ratepayer classes; and
 - Flexibility to take account of changes in the local economy.
- d) In pursuing the abovementioned principles Council may avail itself of the following:
 - A system of differential general rating
 - Minimum general rates
 - Utility charges
 - Special rates and charges
 - Separate charges
 - Limitation of rate increases (rate capping)

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Revenue Policy

3.2 LEVYING OF RATES AND CHARGES

In levying rates Council will apply the principles of:

- making clear what is the Council's and each ratepayer's responsibility to the rating system (Council may allow a discount for prompt payment);
- making the levying system as simple as possible to administer;
- timing the levy of rates where possible to take into account the financial cycle of local economic activity, in order to assist smooth running of the local economy; and
- equity through flexible payment arrangements for ratepayers with a lower capacity to pay.

3.3 CONCESSIONS FOR RATES AND CHARGES

In considering the application of concessions, Council will be guided by the principles of:

- equity,
- the same treatment for ratepayers with similar circumstances;
- transparency by making clear the requirements necessary to receive concessions, and
- flexibility to allow Council to respond to local economic issues

The purposes for granting concessions are to relieve economic hardship and provide rebates to eligible pensioners and not-for-profit community, recreation and sporting groups. In addition, Council may grant concessions on a case-by-case basis if it is satisfied that any one or more of the other criteria in section 120(1) of the *Local Government Regulation 2012* have been met.

3.4 THE RECOVERY OF RATES AND CHARGES

- a) Council will exercise its rate recovery powers in order to reduce the overall rate burden on ratepayers.
- b) It will be guided by the principles of:
 - transparency by making clear the obligations of ratepayers and the processes used by Council in assisting them meet their financial obligations;
 - making the processes used to recover outstanding rates and charges clear, and as simple to administer and as cost effective as possible (refer to Council's Debt Recovery Policy);
 - capacity to pay in determining appropriate arrangements for different sectors of the community;
 - equity by having regard to providing the same treatment for ratepayers with similar circumstances; and
 - flexibility by responding, where necessary, to changes in the local economy.

3.5 THE SETTING OF COST-RECOVERY FEES AND COMMERCIAL SERVICES CHARGES

Council will be guided by the following principles in the setting of cost-recovery fees on the one hand, and commercial services on the other:

 Fees associated with regulatory services will be set at the full cost of providing the service or taking the action for which, the fee is charged. Council may choose to subsidise the fee from other sources if it is in the community interest to do so.

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Revenue Policy

• Commercial services charges will be set to recover the full cost of providing the service and, if provided by a Business of Council, may include a component for return on Council's investment.

3.6 THE EXTENT TO WHICH PHYSICAL AND SOCIAL INFRASTRUCTURE COSTS FOR A NEW DEVELOPMENT ARE TO BE FUNDED BY CHARGES FOR THE DEVELOPMENT

Developers are required to contribute towards the Council's infrastructure in accordance with the provisions of the *Planning Act 2016*. Infrastructure charges are required for roadworks, parks, drainage and water and sewerage head works where applicable.

In addition, social infrastructure costs are to be met by grants received form the Government and general revenue sources.

4. SCOPE

This policy applies to Mareeba Shire Council and all related business activities.

5. DEFINITIONS

Council refers to Mareeba Shire Council

6. RELATED DOCUMENTS AND REFERENCES

Section 193 of the *Local Government Regulation 2012* Section 104(5)(c) of the *Local Government Act 2009*.

7. REVIEW

It is the responsibility of the Director Corporate and Community Services to monitor the adequacy of this policy and recommend appropriate changes. This policy will be formally reviewed every year or as required by Council.

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inistrative Policy	Version:	3.0
ager Water and Waste	Date Approved:	21/04/2021
ager Water and Waste	Review Due:	20/03/2025
or Environmental Advisor	Commencement:	21/04/2021
~	ager Water and Waste	ager Water and Waste Review Due:

To provide a framework for consistent decision making relevant to the delivery of Council's waste **kerbside collection service** within the Mareeba Shire Council jurisdiction.

2. SCOPE

This policy applies to the domestic waste kerbside service for collection of mobile garbage bin (MGB) units provided by Council to residents of the Shire for the purpose of collecting and management of domestic and recyclable waste streams.

3. POLICY STATEMENT

Council delivers kerbside collection services to the community under an arrangement with a contracted third–party waste collection service provider and the content of this policy is consistent with the current contract arrangement.¹

3.1 WASTE AREA FOR KERBSIDE COLLECTION

The **Waste Area** is spatially mapped and identified as containing those properties which are rateable for a kerbside bin collection service.²

3.2 ELIGIBILITY FOR KERBSIDE COLLECTION SERVICE

All properties within the Waste Area that contain a residence are obliged to maintain a minimum of one kerbside collection service. Properties with buildings subject to a temporary occupancy permit are also eligible for a kerbside collection service.

New kerbside collection services will be assigned to a property only upon issue of a building Final Inspection Certificate (Form 21) or a Certificate of Classification for the relevant class of building.

² Refer to policy definitions and Council's IntraMaps spatial data system 'Benefited Areas Garbage Benefited Area' overlay.

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Human Rights Compatibility Statement

The Human Rights Act 2019 (HR Act) (Qld) came into effect on 1 January 2020 and will mean fairer laws, policies and practices by public entities when dealing with the community on a day-to-day basis. This policy has been drafted in alignment with obligations under s 58 of the HR Act.

¹ Contract TMSC2017-20. See also Council's *Waste Management Services Strategy 2018*–2027 s 3.2.3.

Council may designate new areas within its local government area and determine the frequency of waste collection in accordance with a local law.³

Where a request is received for a new service and the property is not located within the Waste Area, Council will undertake the following assessment to determine feasibility of service delivery:

- The waste collection Contractor will undertake a road assessment of the proposed route to identify any physical constraints on the movement of waste collection vehicles;
- Council will undertake a survey of the residents along the proposed route to determine whether landowners are in favour of the collection service. More than 50% of landowners must be in favour for Council to decide to designate the new area;
- Where the number of potentially impacted landowners is less than five, Council will via resolution exercise its discretion to designate the new Waste Area.

All other requests for a kerbside collection service are subject to consideration by the Manager Water and Waste.

Commercial premises are not eligible for a kerbside collection service.

3.3 ADDITION AND CANCELLATION OF WASTE KERBSIDE COLLECTION SERVICE

Additional kerbside collection services may be provided at the written request of the landowner or a real estate agent formally acting on behalf of a landowner.

Additional kerbside collection services may be cancelled by written request of the landowner however minimum of one kerbside collection service must remain in effect at an eligible property. MGBs associated with the additional service/s are required to be returned to Council/the Contractor.

Upon completion of an approved demolition of a building provided with a kerbside collection service, the service will be cancelled. It is the responsibility of the landowner to return the MGBs to Council/the Contractor.

3.4 PROVISION OF MOBILE GARBAGE BINS (MGBS)

Eligible properties will be provided with MGBs for the purpose of disposing domestic waste and MGBs will remain the property of Council/the Contractor.

It is the responsibility of the householder to ensure MGBs are utilised for their intended purpose and not damaged by means other than due to the fair wear and tear under operation of the kerbside collection service.

3.5 REPLACEMENT OF MGBS

MGBs damaged due to the fair wear and tear of the kerbside collection service may be replaced by Council/the Contractor.

Replacement of an MGB by means other than through fair wear and tear, for example damage caused by burning, will be subject to replacement by the landowner and will incur a fee.

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³ See Local Law No. 6 (Waste Management) 2018 (MSC) pt 2 div 1 s 5.

Where an MGB is stolen, Council will provide for one (1) replacement. Any further stolen MGBs will be subject to replacement by the landowner and will incur a fee.⁴

3.6 KERBSIDE PLACEMENT AND PRESENTATION OF MGBS⁵

MGBs must be placed on the kerbside for collection on the night before the designated collection day.

MGB's must be presented at kerbside for collection so as they are easily accessible by the garbage collection vehicle.

MGBs not presented at the time that the collection service is conducted will not be eligible for a later service.

MGB's must not be over 70 kilograms in weight and must not be overfilled so as the lid will not close.

Refuse placed into MGBs must be contained so that upon tipping into the garbage collection vehicle, refuse items will not fall from the MGB and distribute into the surrounding environment.

If placing more than one MGB out for collection the MGBs must be positioned a minimum of one (1) metre apart.

Any positioning and presentation of an MGB contrary to this policy may result in non-collection of the MGB kerbside collection service.

3.7 CONTAMINATION OF MGB'S

A domestic waste MGB is supplied for the purpose of disposing waste generated in the household such as food scraps, small amounts of garden waste, nappies and other non-recyclable household material. MGBs have not been designed for and must not be used to hold timber, bricks, concrete, ash, soil, branches, white goods, construction and demolition or commercial and industrial waste streams.

Excessive contamination may result in non-collection of the MGB kerbside collection service.

3.8 EXEMPTION OF KERBSIDE COLLECTION SERVICE

Exemptions from eligibility for a kerbside collection service are subject to consideration by the Manager Water and Waste.

Exemptions may be considered based on but not limited to the following:

- The existence of a highway collection hazard along the designated collection route;
- The collection route is assessed as dangerous by the waste collection service provider.

A request for an exemption may be submitted to Council in writing by the landowner.

3.9 INFIRM KERBSIDE WASTE COLLECTION SERVICE

An 'infirm waste collection service' may be provided where the land occupier is unable, due to a physical condition, present their MGB at the kerb for collection. A request for an infirm collection service may be

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⁴ See Local Law No. 6 (Waste Management) 2018 s 6.
⁵ Ibid s 10.

made in writing to Council outlining the reasons for the request. The request will be subject to consideration by the Manager Water and Waste.

3.10 PRIVATE PROPERTY WASTE COLLECTION SERVICING

Any request for the garbage collection vehicle to enter private property, such as may apply to a group title unit development, will be subject to consideration by the Manager Water and Waste.

Consideration shall be given to:

- Public liability concerns
- Serviceability
- Public safety
- Infrastructure suitability
- Risk assessment outcomes

3.11 MISSED WASTE COLLECTION SERVICE

In the event of a genuine missed kerbside waste collection service, the service recipient may take their waste to their local transfer station at no charge with the prior approval from Council.

Where persons are unable to take their waste to the transfer station, Council will verify that the subject property is located within a Waste Area and is being levied appropriately for a kerbside waste collection service. If the subject property is being levied, Council will seek confirmation of that service with the Contractor and arrange for that waste to be collected where it is determined that there was a genuinely missed service.

Information is to be given to the property residence reporting the missed kerbside collection service and detailing that MGBs must be placed out for collection the night prior to the scheduled service. Council will make a record of the reported missed service and continue to monitor the service for any pattern of repetitive, non-genuine reports concerning missed collection service.

Where assessment results in the identification of repetitive, non-genuine reports concerning a missed collection service, the matter will be referred to the Manager of Water and Waste for appropriate action. Appropriate action will have regard to any relevant provisions contained within current legislation.⁶

3.12 UNCHARGED WASTE COLLECTION SERVICE

Where Council identifies that a property has been receiving a collection service(s) but is not being levied appropriately for that service, Council will:

- Commence levying for the identified number of kerbside waste collection services in accordance with section 3.2 of this policy; and
- Provide a written notice to that landowner. The written notice will advise of the number of waste collection services that have been identified and will be levied on the next property Rates Notice; and
- Provide kerbside waste collection service information to accompany the above written notice to the landowner.

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⁶ See Environmental Protection Regulation 2019 (Qld) ch 6.

3.13 CHARGING MECHANISM - WASTE MANAGEMENT KERBSIDE COLLECTION SERVICE

One (1) kerbside waste collection service provides for weekly collection of one (1) 240 litre general waste MGB.

The kerbside waste collection service relevant to a given property will incur one charge which will be applied to the Rates Notice of the subject property. Each additional kerbside waste collection service will incur an additional charge.

4. REPORTING

- Monthly detailed waste data and summary waste data returns are reported by the Manager Water and Waste to the Queensland Government.
- An annual local government waste audit report is produced by the Manager Water and Waste for the Queensland Government.

5. DEFINITIONS

Commercial waste – means waste generated as a result of the ordinary use or occupation of commercial premises including agricultural production.

Domestic waste – means waste, other than domestic clean-up waste, green waste, recyclable waste, interceptor waste or waste discharged to a sewer, produced as a result of the ordinary use or occupation of domestic premises.

Kerbside collection service – means collection of one (1) 240 litre MGB unit – denotes both the singular and the plural where multiple collection services may apply. Also refers to the entirety of Council's kerbside collection service delivery across the Waste Area (**the service**).

MGB - means 'mobile garbage bin' - a container for the storage of domestic household waste.

Owner of land to include **landowner** – takes the same meaning as defined in the *Local Government Act 2009* (Qld).⁷

Occupier – of premises means the person who has the control or management of the premises upon the land.

Waste Area – is the area is defined as the area within which Council provides a mobile kerbside waste collection service.

6. RELATED DOCUMENTS AND REFERENCES

Environmental Protection Regulation 2019 (Qld) Local Government Act 2009 (Qld) Local Law No. 6 (Waste Management) 2018 (MSC) Waste Management Services Strategy 2018 - 2027 (MSC) Waste Reduction and Recycling Act 2011 (Qld)

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⁷ See Local Government Act 2009 (Qld) sch 2.

Waste Reduction and Recycling Regulation 2011 (Qld)

7. REVIEW

It is the responsibility of the Manager Water and Waste to monitor the adequacy of this policy and implement and approve appropriate amendments. This policy will be formally reviewed every four (4) years or as required by Council.

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Policy Type	Administrative Policy	Version:	1.0
Responsible Officer	Manager Community Wellbeing	Date Approved:	21/04/2021
Review Officer:	Manager Community Wellbeing	Review Due:	20/03/2025
Author:	Manager Community Wellbeing	Commencement:	21/04/2021

1. PURPOSE

To provide direction and consistency for the procurement, commissioning, maintenance and decommissioning of public art in the Mareeba Shire area.

The Public Art Policy provides a framework of objectives and principles that express Council's commitment to the vital role of art in the economic sustainability and liveability of the Shire.

This policy applies across Council and serves as a guide for:

- Public art purchased / commissioned and implemented by Council;
- Public art purchased / commissioned and implemented by private enterprises, community groups and other third parties in partnership with Council or located on Council owned land and facilities.

2. SCOPE

This policy is relevant to both permanent and temporary art work that is located in the public domain, including outdoor spaces such as parks, streets, building walls, town squares and publicly accessible indoor spaces such as schools, shopping centres, halls, recreation and cultural facilities.

The Public Art Policy excludes war memorials and work that is part of a museum, gallery or corporate collection. It also excludes functional or decorative details that form streetscape infrastructure e.g. bollards, directional signage, decorative tiles, seating.

3. POLICY STATEMENT

3.1 Context

Public art is a highly visible and accessible art form and plays an important role in contributing to the cultural vibrancy of a community and increasing economic development through cultural tourism and employment opportunities. The benefits of public art are wide ranging; it can create spaces that encourage pride and sense of belonging, encourage awareness and expression, provide opportunities for community participation and engagement and offer insight into regional identity.

3.2 Objectives

The objectives of the policy are to:

- Enhance the visual appeal of new and existing public spaces and facilities to improve the liveability and amenity of the Shire;
- Support the development of the local arts and cultural sector by supporting and showcasing the talents of local artists and creative industry workers;
- Promote the Shire's unique local character, culture, heritage and natural environment to create a distinctive sense of place for visitors and residents.
- Facilitate partnerships with community groups and private enterprise that enhance economic development and provide opportunities for community engagement and activities that promote wellbeing.
- Provide a consistent approach to procurement and management of public art for Council and the broader community.

3.3 Implementation and Resourcing

The allocation of funding to public art demonstrates Council's commitment to the arts and enables leveraging of further support through external grant funding or private sector contributions. Public art projects may be implemented and resourced through a combination of means, as outlined below:

- Commissioned and implemented by Council, with Council held funds and located on Council land or facilities or on privately owned land or facilities.
- Commissioned and implemented by third parties (e.g. private business, community group, not for profit community service), with financial support from Council and located on Council owned land or facilities or on privately owned land or facilities.
- Commissioned and implemented or donated by third parties, with no financial support from Council but located on Council owned land or facilities.

3.4 Procurement Processes

Procurement of public art will be in accordance with the Council's Procurement Policy.

Public art may be purchased or commissioned by Council via one the following methods:

- Direct procurement of a particular work or direct commissioning of a particular artist;
- Limited invitation approach (via a Request for Quotation or Tender), where specific artists are invited to submit a written artwork proposal in response to a commission brief;
- Open advertisement approach, where the commission brief is advertised widely (via a Request for Quotation or Tender) and artists are invited to submit a written artwork proposal, short listed artists are then invited to submit a detailed concept design for a fee and the preferred artist is selected.

3.5 Public Art Criteria

The following criteria may be considered when purchasing, commissioning, funding and approving public artwork:

- unique and original designs of high quality;
- suitability of work to the site;
- relevance to local community identity;
- showcase diversity and encourage inclusivity;

- high durability and low maintenance;
- adequate budget and resources to deliver project;
- cultural tourism and economic or social benefits;
- consistency with Council's current planning, heritage, environmental and social policies.

3.6 Maintenance

Unless otherwise agreed with an artist or a third party, Council will be responsible for the cleaning, maintenance, repairs and removal of all public art commissioned by Council or donated to Council and located on Council owned land and facilities. Specific arrangements for the maintenance of public art located on Council-owned land and facilities but commissioned and implemented by third parties will apply. Where public art is located on privately owned land and facilities, the building or landowner is responsible for cleaning, maintenance, repairs and removal of the artwork.

3.7 Intellectual Property

Council will not be responsible for taking any steps to preserve or protect an artist's intellectual property or moral rights in any work, including but not limited to ensuring third parties do not infringe an artist's intellectual property or moral rights in any work.

3.8 De-commissioning of Public Art

Public art works can have a limited life span and Council reserves the right to remove (including relocation, sale, storage, donation or destruction) art works (located on Council land and facilities) from public display in accordance with Council's requirements, including in the following situations:

- Deterioration in condition or damage to the art work that results in: a public safety risk, the art work is irreparable, the reputation of the artist is at risk, the cost of repair is excessive in relation the original cost of the work, the cost of ongoing maintenance is prohibitive;
- When the artwork has exceeded its intended lifespan;
- Significant negative community opinion or response towards the art work;
- The artwork no longer meets functional or aesthetic requirements of the site;
- Site redevelopment impacts on the integrity of the artwork.

Council will endeavour to make reasonable efforts to contact and consult with the artist if their work is to be de-commissioned, unless Council considers it is appropriate to immediately de-commission the work.

4. REPORTING

No additional reporting is required

5. DEFINITIONS

Copyright - a form of legal protection that provides an artist with the exclusive right to use and capitalise on their work and prevent others from using it without permission.

Intellectual Property - refers to unique creations of the mind such as inventions, literary and artistic works and designs which can be protected under copyright law.

Public Art - Public art can be defined as both permanent and temporary artistic works or activities located in a public space or facility.

6. RELATED DOCUMENTS

- Copyright Act 1968 (Cth)
- Copyright Amendment (Moral Rights) Act 2000 (Cth)
- Corporate Plan (MSC)
- Cultural Plan (MSC)
- Local Government Act 2009 (Qld)
- Procurement Policy (MSC)
- Regional Arts Development Fund Program Strategy (MSC)

7. REVIEW

It is the responsibility of the Manager Community Wellbeing to monitor the adequacy of this policy and implement and approve appropriate changes. This policy will be formally reviewed every four (4) years or as required by Council.

8.10 OPERATIO	8.10 OPERATIONAL PLAN 2020/21 PROGRESS REPORT JANUARY 2021 TO MARCH 2021						
Date Prepared:	24 March 2021						
Date rieparea.							
Author:	Manager Development and Governance						
Attachments:	1. Progress Report January 2021 to March 2021 🔱						

EXECUTIVE SUMMARY

The attached report provides information regarding the progress of the 2020/21 Operational Plan projects.

RECOMMENDATION

That Council receives and notes the progress report on implementation of the 2020/21 Operational Plan for the period January 2021 to March 2021.

BACKGROUND

The *Local Government Regulation 2012* provides that a local government must prepare and adopt an annual operational plan for each year. The Operational Plan is a statement of specific works to be undertaken and services to be provided in order to progress the goals and objectives set out in a Council's Corporate Plan over a period of one (1) year.

Council adopted the Operational Plan for 2020/21 on 17 June 2020.

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

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

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

FINANCIAL AND RESOURCE IMPLICATIONS

LINK TO CORPORATE PLAN

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

IMPLEMENTATION/COMMUNICATION

Nil

"A council that conti	Financial Sustainability "A council that continuously looks for savings and opportunities while managing council's assets and reserves to ensure a sustainable future in a cost- effective manner."					
Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	Progress Comment	
Long-term Financial Plan	FIN 1 FIN 2	Long-Term Financial Plan that supports effective and sustainable financial management Effective and sustainable financial management	Finance Development & Governance	 Ensure Long Term Asset Management Plan and Financial Plan aligns with revised Sub-Asset Management Plans and Local Government Infrastructure Plan 	 All plans were aligned, and Long- term financial plan was adopted with the 2020/21 Budget. The current Parks and Open spaces project will inform the alterations in the LGIP. 	
Maintain the financial sustainability	FIN 1 FIN 2	Long-Term Financial Plan that supports effective and sustainable financial management Effective and sustainable financial management	Finance	 Develop and implement revised progress reports for capital works Develop and implement revised project finalisation reports for capital works 	 Capital works progress report presented to Council each month 	

Financial Sustainability "A council that continuously looks for savings and opportunities while managing council's assets and reserves to ensure a sustainable future in a cost- effective manner."						
Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	Progress Comment	
Comprehensive Asset Revaluations • Footpaths • Storm water Technology One enhancements	FIN 3	Long-Term Financial Plan that supports effective and sustainable financial management Effective and sustainable financial management	Finance Systems & Customer Service Organisational Development	 Footpaths comprehensive revaluation Storm water drainage comprehensive valuation Human Resources & Payroll Mobility & Companion App 	 In progress, however storm water has been swapped with gravel roads this year. Valuers have completed their inspections and Council is awaiting for draft report to review. The Technology One Organisational Management module has been partially implemented. HR and Payroll are quality checking data in the organisational structure of Ci to have data uploaded to Ci Anywhere. Work on Companion App awaiting software update in progress. Works commenced on implementation of property leasing module. 	

	Financial Sustainability				
"A council that continuously looks for savings and opportunities while managing council's assets and reserves to ensure a sustainable future in a cost- effective manner."					
Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	Progress Comment
Mareeba Industrial Estate Development	FIN 3	Effective business management	Technical Services Development & Governance	Promote sale of industrial land	 Workshop Brief coming to be presented to Council in May
Customer Service Standards	FIN 3	Effective business management	Systems & Customer Service	 Monitoring and reporting to be implemented Review Customer Request categories to determine appropriate resolution timeframes and apply these to Council's Customer Request Management System to allow effective reporting. 	 No progress to date
ICT Strategy implementation • Technology One 'Software as a Service' • PABX replacement • Cloud Data Protection • SharePoint Online	FIN 3	Effective business management	Systems & Customer Service	 Implement 'software as a service' (SaaS) solution for Technology One products: Determine appropriate solution for replacement of on-premises PABX with Cloud hosted system. Review options for Cloud hosting Council's Data Protection system. 	 Awaiting commencement of Microsoft Teams telephony trial.

Financial Sustainability "A council that continuously looks for savings and opportunities while managing council's assets and reserves to ensure a sustainable future in a cost- effective manner."					
Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	Progress Comment
Sustainable Workforce	FIN 4	A skilled and sustainable workforce	Organisational Development	 Training of workforce where required to improve efficiencies and safety 	 Workforce training conducted organisation wide

Community "An engaged community which supports and encourages effective partnerships to enhance the liveability of the shire and the wellbeing of resident in communities which are resilient and prepared for unforeseen events"							
Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	Progress Comment		
Arts Connection to Tourism	COM 1	An engaged community	Community Wellbeing	• Updated Arts & Culture Plan	 Draft plan in progress. Plan to be further informed by community consultation scheduled for 2021. 2020/21 Regional Arts Development Community Grants Round was conducted in February 2021 with 15 applications received, including applications for 3 public murals and cultural tourism activities. 		

	Community							
"An engaged community which supports and encourages effective partnerships to enhance the liveability of the shire and the wellbeing of residents in communities which are resilient and prepared for unforeseen events"								
Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	Progress Comment			
Open Space, Parks,	COM 2	An active,	Community	Review of open spaces, parks,	Draft strategy in progress.			
Footpaths and Trails Strategy	TCI4	safe and healthy community Public spaces and facilities	Wellbeing Technical Services Maintenance Services Finance Development & Governance	footpaths and trails	 Survey conducted December 2020 to Feb 1st 2021. Survey results, includin town based and other issue based data, available by early April to inform strategy. 			
Accommodation and support services for Seniors	COM 2	An active, safe and healthy community	Community Wellbeing	 Investigate possible viable models that are likely to deliver increased accommodation stock, including the community management of Council's Community Housing. 	 Study findings are under consideration 			

Transport and Council Infrastructure "The provision of quality services and infrastructure for our growing community that is planned and managed using sound asset management principles."							
Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	Progress Comment		
Asset Management Sub-Plans • Aerodromes • Footpaths • Waste • Wastewater	TCI 1	Sustainable Infrastructure for the future	Technical Services Finance	 Undertake data verification. Undertake condition assessment and defect identification. Prepare and implement 	 Condition and defect assessments at Aerodromes continue. Asset Condition Inspections for Footpath Asset Class with verification against asset register completed. Wastewater sub plan completed Water sub plan completed Currently working on Waste 		
Asset Management Sub-Plans • Facilities • Swimming Pools • Drainage • Parks & Open Spaces	TCI 1 TCI 4 COM2	Sustainable Infrastructure for the future. Public spaces and facilities An active, safe and healthy community	Technical Services Finance	 Undertake data verification Undertake condition assessment and defect identification across individual asset classes. 	 Annual defect inspection completed for Aquatic Facilities Ongoing portfolio inspections to verify condition. 		

			Transport an	d Council Infrastructure				
"The provision of quality services and infrastructure for our growing community that is planned and managed using sound asset management principles."								
Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	Progress Comment			
Kuranda Cemetery	TCI 1	Sustainable Infrastructure for the future	Systems & Customer Service Technical Services Development & Governance	 Investigate proposed site suitability and provide estimates for community consultation Prepare implementation plan for adoption by Council 	 Land acquired. Development of implementation plan commenced. 			
Mareeba Cemetery	TCI 1	Sustainable Infrastructure for the future	Systems & Customer Service Technical Services	 Identify possible sites to secure a growth strategy 	 Investigations ongoing 			
Kuranda Infrastructure Program	TCI 1	Sustainable Infrastructure for the future	Technical Services Works	 Complete projects in accordance with Kuranda Township Masterplan 	 Construction of Barron Falls Walk Trai continues nearing completion. Jum Rum & Jungle Walk refurbishmen projects nearing completion. Kuranda Wayfinding Signage, installation of signs to commence. 			

			Transport an	d Council Infrastructure				
"The provision of quality services and infrastructure for our growing community that is planned and managed using sound asset management principles."								
Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	Progress Comment			
Developer Built assets review	TCI 1	Sustainable Infrastructure for the future	Technical Services Works Development & Governance	 Review of inspection process and evidence gathering by Council. Develop a process of detecting and reporting recent developer asset failures 	Work to commence in 2021			

Economy and Environment "A resilient economy that promotes and supports the shire's natural assets and local industry and encourages investment while preserving and future proofing for generations to come"							
Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	Progress Comment		
Waste Management Services Strategy	EAE 1 TCI 1	Environmentally responsible and efficient waste and wastewater management Sustainable Infrastructure for the future	Water & Waste Finance	 Implement actions identified in Waste Strategy Operational planning for landfill closure 2020/21 	Works progressing as per Waste Strategy Actions including review of waste fees Reviewed and updated the full cost pricing model for the whole of the waste business which is inclusive of a long-term operational review		

			Econom	y and Environment				
"A resilient economy that promotes and supports the shire's natural assets and local industry and encourages investment while preserving and future proofing for generations to come"								
Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	Progress Comment			
Economic Tourism development	EAE 3	Support and encourage industrial and commercial growth and development.	Community Wellbeing	 Advocate and support economic tourism development Seek advocacy and grant opportunities supporting economic growth Where appropriate partner with industry groups to grow opportunities Review Visitor Information Centre Model 	 The 12-month digital destination marketing campaign for Kuranda is progressing well. The contract will end in August 2021 when Kuranda will continue to be marketed as part of the Mareeba Shire destination marketing campaign. New digital destination marketing plan for Mareeba Shire has been awarded to Bang Media (March 2021) with further industry engagement to commence April / May 2021. Kuranda Visitor Information Centre continues to pivot operations to maintain services amid COVID restrictions and changes to visitor demand. 			
Land, Pest and Fire Management Review	EAE 4	Our region's environmental assets are best managed while promoting economic wellbeing	Works Finance	Develop and implement MSC Biosecurity Plan	Biosecurity Plan adopted in October			

Economy and Environment "A resilient economy that promotes and supports the shire's natural assets and local industry and encourages investment while preserving and future proofing for generations to come"							
Illegal Dumping Management	EAE 1	Promote the minimisation of waste the community creates	Development & Governance	•	Complete Illegal Dumping investigation across the entire shire as required and provide statistical reports.	•	Permanent signs have been installed and we have printed temporary signs for locations that are attracting illegal dumping to be placed.
Temporary Local Planning Instrument (TLPI)	EAE 2	Maintain a scheme that sustains good agricultural land as well as encouraging industry and population growth while protecting the natural environment	Development & Governance	•	Review the Planning Scheme and negotiate with State to meet condition of TLPI	•	Consultation with the State is in progress.

Governance "Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance and affordable levels of service delivered to the community"							
Project	Corporate Plan Ref	Corporate Plan Goal	Business Section	Performance Measures	Progress Comment		
Compliance Review	GOV 2	Strong focus on compliance and enterprise risk	Development & Governance All	 Ensure all legislative requirements are being met Implement Compliance Portal 	 Compliance review completed for four of eleven QLD Local Government sections. 		
Advocacy Policy	GOV 3	Effective advocacy and strategic partnerships	Development & Governance	 Prepare an advocacy policy and document to ensure a whole of council approach Prepare briefs for Councillors and State Departments which address key issues of MSC 	 Draft policy to be presented to Council in May 		

8.11 DEVELOPMENT AND GOVERNANCE QUARTERLY REPORT - JANUARY TO MARCH 2021

Date Prepared:24 March 2021Author:Manager Development and GovernanceAttachments:Nil

EXECUTIVE SUMMARY

This report presents the key activities and achievements of the Development and Governance Group for the January to March 2021 quarter.

RECOMMENDATION

That Council receives the quarterly report of the Development and Governance Group for the January to March 2021 quarter.

BACKGROUND

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

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

In addition to routine matters of operation, the following activities have occurred during the January to March 2021 quarter and are presented below by service area:

GOVERNANCE AND COMPLIANCE

Native Title

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

Council recorded nil transactions during the period impacting upon Native Title claims to which Council is a party.

Mababaram Aboriginal Corporation (MAC) have a new board of committee members representing their Registered Native Title Body Corporate (RNTBC). Council Officers have met with the new MAC committee.

Council is in receipt of correspondence from Nguddaboolgan (Djungan people) Native Title Aboriginal Corporation (NNTAC) RNTBC advising Council of funding secured from the National Indigenous Australians Agency and the commencement of discussions with the Indigenous Land and Sea Corporation (ILSC) to acquire Kondaparinga Station. Additionally, the NNTAC seek to establish a focus group comprising of interested parties to include the North Queensland Land Council and the Department of Resources and Council with a view to conducting a review of the current ILUA held between Council and the Djungan People.

Mareeba Industrial Park

30 lots remain available for sale including the recent extensions to create additional lots on Keegan and Effley Streets.

Mareeba Aviation Industrial Park

Enquiries about availability of lease land at the Mareeba Airport Aviation Industrial Park (AIP), located at the western end, continue to be received. Interest resides primarily in recreational lease sites (270m² lots) which are for hangarage purposes only, i.e. no commercial activity. Of the 14 recreational sites constructed in Stage 1 of the park development, currently 50% are under lease with a further application for an additional site currently under assessment.

Interest in the larger commercial lease sites continues to a lesser extent. There is currently an application under consideration for a 630m² site off JRM Braes Road.

Council continues to hold an arrangement with the owner of 4 x 'ATR 72' (ex-Virgin) aircraft for parking at the AIP. The owner of the aircraft is billed monthly (in arrears) for parking fees with scheduled minor maintenance undertaken in situ as arranged by the owner.

Council's website has recently been updated with new information on the AIP to assist in managing enquiries. In collaboration with Council's Technical Services Section, a new 'Lease Staging and Layout Plan' has been created and uploaded to the AIP web page. This plan identifies the current lease sites available for lease and also displays sites that are currently subject to a lease application. This plan will be kept updated as the status of lots changes. Additionally, the annual rental amounts for both recreational leases ($$9.15/m^2 + GST$) and commercial leases ($$6.10/m^2 + GST$) are now displayed.

Leasing

Council secured the following renewal or new lease arrangements:

- Existing lease holders of Lot 309 on W2631, Watsonville Rural Fire Brigade, have secured a 30 year tenure over adjoining Lot 308 for amalgamation with their existing leased area. The additional land will enable favourable positioning of a new Rural Fire Brigade building upon the land for the Watsonville community.
- New ten (10) year lease tenure arrangements for the Kuranda Recreation Centre Inc were finalised over Lot 1 on SP315701, Fallon Road Kuranda for the purpose of sport and recreation.
- Amendments to the existing ten (10) year Optus Mobile Limited lease tenure over Lot 558 on NR665, corner of Basalt and Constance Streets, Mareeba have been finalised to accommodate a back-up generator infrastructure at the Mareeba Water Tower facility.

Management Agreements, User Agreements, Permits

Council secured new agreements with the following entities:

• The Trustee for HMBT Trust entered in to a 12 month cattle Agistment Land Occupancy Permit over part of trust land Lot 539 on SP146295, Bowers Street Mareeba.

Compliance

Enforcement actions - external

There are several matters which Council continues to progress in regard to building and plumbing compliance enforcement actions for unapproved structures.

Notifiable Breaches - internal

Council recorded nil notifiable internal policy related breaches during the quarter.

Right to information and Information Privacy

Council recorded receipt of 2 Right to Information and Information Privacy Access Applications under the *Right to Information Act 2009* (Qld).

Unreasonable Complainant Conduct

Council recorded nil actions undertaken during the period relevant to Council's Unreasonable Complainant Conduct Policy.

Administrative Action Complaints

Details of complaints received/processed during the quarter are displayed in the following table:

	Jan - Mar 2021	Jan - Mar 2020
Complaints carried over from previous period	2	4
Complaints carried over from previous period finalised during this reporting period	0	4
Complaints lodged during reporting period	11	22
Complaints finalised during reporting period	9	19
Complaints still in process (not finalised) during reporting period	4	3

BUILDING, PLUMBING, AND TRADEWASTE

Building Applications

In 2018, Council resolved to no longer provide building certification in the major population areas of Mareeba Shire. In 2020, Council resolved not to provide building certification across the entire jurisdiction. However, Council is still responsible for the applications it had received up until this point. Generally, approved building applications are granted two (2) years to complete the approved building works.

The below table provides information on issued building approvals that remain the responsibility of the Council:

Current applications as at 1 Jan 2021	25
Completed	2
Cancelled	1
Current applications as at 31 Mar 2021	20

Council's Policy is to provide one (1) extension for all applications upon valid request where works have begun. Therefore, in some cases some applications may continue for a maximum of two (2) further years.

Plumbing Applications

The below table provides information on plumbing approvals that are the responsibility of the Council:

Current applications as at 1 Jan 2021	289
New Applications	69
Completed	46
Cancelled	0
Current applications as at 31 Mar 2021	309

Trade Waste

Mareeba Trade Waste inspection program began in March, with approximately 30 inspections completed so far. Minor issues that were identified during 2020 inspections have been rectified and viewed during 2021 inspections. The Mareeba Trade Waste inspection program should be completed by May 2021.

Regulatory

Building, Plumbing, and Trade Waste Services had 109 customer requests this quarter of which 99 were resolved. In comparison to the same quarter in 2020, where Council received 120 customer requests.

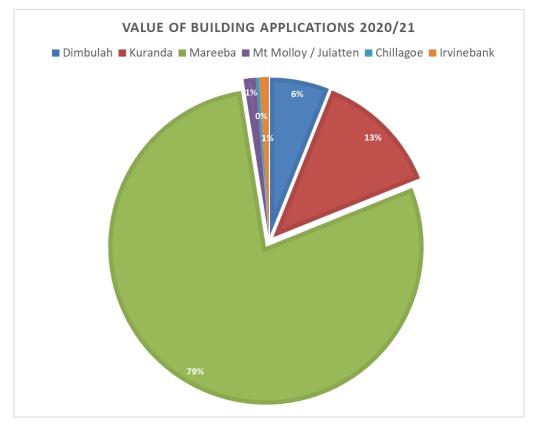
Building

Council's dwelling approvals are continuing to be high and overall construction in the region has doubled compared to this time last year.

Quarter	Jan - Mar 2021		Jan - Mar 2	2020
Туре	\$	А	\$	Α
Dwellings	13,287,913	52	3,462,646	21
10A (Sheds, ETC)	1,722,494	39	1,077,642	5
Commercial	4,117,246	6	1,077,642	5
Others	353,418	9	530,996	8
Total	19,481,070	106	6,756,853	71

Quarter	Jul 2020 - Mar 2021		Jul 2019 - Ma	ar 2020
Туре	\$	А	\$	А
Dwellings	38,778,261	170	16,304,883	96
10A (Sheds, ETC)	5,000,708	126	4,403,037	120
Commercial	5,140,723	12	4,179,687	17
Others	1,125,684	17	1,064,245	22
Total	50,045,376	325	25,951,851	255

The below graph summarises where construction investment is occurring by location across the Shire for the 2020/21 financial year.



REGIONAL LAND USE PLANNING

New Development Applications

13 development applications were lodged in the March quarter 2021 compared to 6 lodged in the March quarter 2020.

Development applications received/approved during the March quarter 2021 as compared to the YTD (July to June) are as follows:

	Jan - Mar 2021	2020 - 2021 YTD	2019 - 2020 YTD
New Development Applications lodged	13	39	28
Decision Notices issued under delegated authority	5	25	20
Negotiated Decision Notices issued under delegated authority	0	0	3
Decision Notices issued (from Council Minutes)	5	11	13
Negotiated Decision Notices issued (from Council Minutes)	0	1	0
Extensions to relevant period issued	3	3	3
Extensions to relevant period issued (from Council Minutes)	0	0	0
Change to existing Development Approval issued	1	4	3
Referral Agency Response approvals issued under delegated authority	8	16	9
Survey Plans endorsed	10	37	13
Notices issued under SPA	0	4	1
Planning Appeals and other Court proceedings	0	1	2

LOCAL LAWS AND ENVIRONMENTAL HEALTH

Environmental Health

The Environmental Health section responded to a total of 161 enquiries, complaints and service requests for the quarter relating to the following matters:

	Jan - Mar 2021	2020 - 2021 YTD	2019 - 2020 YTD
Food Complaints	1	4	5
Food Enquiry	29	110	68
Health Enquiry	23	60	16
Pollution	18	76	58
Illegal Dumping	11	41	28
Flying Foxes	0	34	10
Public Health Complaint, Enquiry	1	3	10
General Service Enquiry	30	71	44
Other	13	22	27
Total	126	421	266

Food enquiries were also higher than in previous years due to the higher number of enquires on the purchasing, selling and setting up of food premises in the area. This may be due to the COVID-19 pandemic.

Illegal dumping complaints are also high for this quarter and YTD, as Council is implementing the Illegal Dumping Hotspot advertising campaign funded by the State Government.

Notices Issued, Inspections Carried Out, Applications Processed

	Jan - Mar 2021	2020 - 2021 YTD	2019 - 2020 YTD
Animals Impounded	113	376	761
Regulated Parking infringements issued	85	285	438
Animal Management infringements issued	30	132	265
Local Laws Infringements issued	29	75	90
Warning letters issued	61	148	198
Compliance Notices issued	36	74	40
Food Inspections undertaken	38	155	28

Due to the COVID-19 pandemic, the number of regulated parking infringements are lower than the previous year comparison. This is due to reduced amount of hours Council has conducted regulated parking activities in Kuranda.

Regulated parking patrols in Kuranda will increase in June 2021.

Local Laws

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

Animals

	Jan - Mar 2021	2020 - 2021 YTD	2019 - 2020 YTD
Dangerous Aggressive dogs	33	86	75
Missing/Lost/Found	15	49	78
Barking Complaints	30	121	149
Restrained for Collection	26	80	116
Council traps	24	102	120
Straying Animals	94	280	358
Too Many Animals	10	24	38
Enquiries, Unregistered, Hygiene, unleashed	103	342	398
Cruelty	1	8	10
Total	336	1092	1342

The following impounds were recorded for dogs during the quarter 1 January 2021 to 31 March 2021:

- Animal returned to owner 1st occasion for free (dog was wandering but was registered): 11 dogs.
- Animal caught wandering (not registered or registered and previously returned to owner): 113 dogs were impounded.

Other Areas

	Jan - Mar 2021	2020 - 2021 YTD	2019 - 2020 YTD
Abandoned Vehicles	38	88	79
Overgrown	91	120	69
Commercial Use of Roads	22	58	90
Illegal Camping	2	16	18
Illegal Signs	2	10	38
Parking, illegal parking	14	59	80
Obstruction of Footpath	0	6	14
General Enquiries	3	18	0
Other	1	1	2
Aerodromes	0	0	0
Gates and Grids	0	0	0
Total	173	376	390

Dog Registration

As at the 31 March 2021 Council has a registered population of 4,229 dogs in the shire with 41 dog renewals outstanding.

Of the 41 outstanding renewals, the owners have been issued with \$266 penalty infringement for failing to register their animal by the due date.

	Jan - Mar 2021	2020 - 2021 YTD	2019 - 2020 YTD
New Registrations	132	320	338
Deceased	44	309	93
Left the area	41	218	87

RISK IMPLICATIONS

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS

Capital Nil

Operating Nil

LINK TO CORPORATE PLAN

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

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

IMPLEMENTATION/COMMUNICATION

Nil

8.12 FINANCIAL STATEMENTS PERIOD ENDING 31 MARCH 2021

Date Prepared:	1 Ap	ril 2021
Author:	Man	ager Finance
Attachments:	1.	Budgeted Income Statement for period ending 31 March 2021 ${ frac J}$

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with an overview of financial matters for the period 1 July 2020 to 31 March 2021.

RECOMMENDATION

That Council receives the Financial Report for the period ending 31 March 2021.

BACKGROUND

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

For the period ending 31 March 2021, the actual results are in line with the year to date budget.

The budgeted figures reflect the 2020/21 Budget as adopted by Council at the 17 June 2020 meeting. There are no issues or concerns to discuss or highlight at this stage.

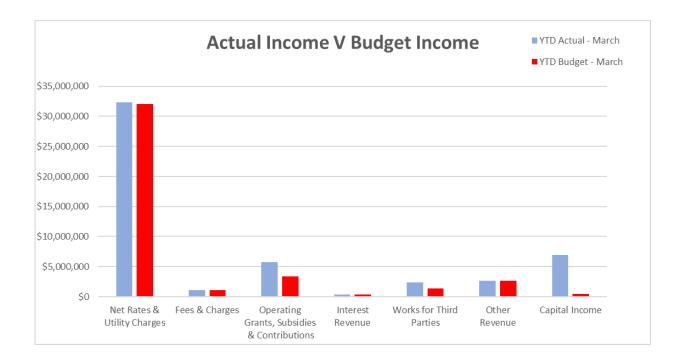
Total Operating Income	\$	44,768,304
Total Operating Expenditure	\$	34,824,971
One metine Council of (Definit)	~	0.042.222
Operating Surplus/(Deficit)	Ş	9,943,333
Total Capital Income (grants, developer contributions)	\$	6,938,431
Total Capital Income (grants, developer contributions)	Ļ	0,938,431
Net Result - Surplus/(Deficit)	\$	16,881,764

March 2021 - Snapshot

Income Analysis

Total income (including capital income of \$6,938,431) for the period ending 31 March 2021 is \$51,706,736 compared to the YTD budget of \$41,417,587.

The graph below shows actual income against budget for the period ending 31 March 2021.



	Actual YTD	Budget YTD	Note
Net Rates & Utility Charges	32,323,328	32,081,417	
Fees & Charges	1,256,488	1,073,412	1
Operating Grants, Subsidies & Contributions	5,798,633	3,408,987	2
Interest Received	375,519	375,375	
Works for Third Parties	2,359,648	1,375,125	3
Other Revenue	2,654,689	2,606,271	
Capital Income	6,938,431	497,000	4

Notes:

- 1. Revenue from building and plumbing domestic applications, town planning applications and cemeteries are tracking higher than YTD budget.
- 2. Favourable variance in comparison to budget due to grant monies received for DRFA restoration works. This is not budgeted but will be completely offset with expenditure.
- 3. A portion of the favourable variance relates to how the budget has been allocated for RMPC works, which is equally apportioned over 12 periods however actual works does not reflect this same trend. This will also be the same for expenditure. The rest of the favourable variance is due to the additional 3rd party works which was not originally budgeted for.

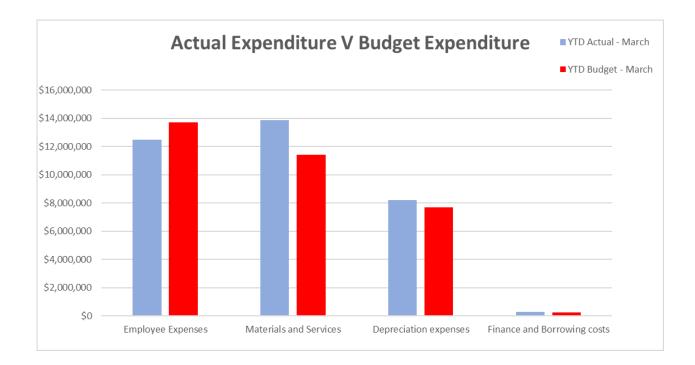
The associated costs form part of the operational expenses which were also not budgeted. The net impact of these additional works is likely to be small surplus and will be reported on at the completion of works.

4. Council has received \$5.6M in capital grants towards W4Q4, TIDS, R2R, Chillagoe water project, DRFA betterment works, QRA Local Economic Recovery Program for Mason Street Sewer Upgrade, along with \$1.3M in developer contributions.

Expenditure Analysis

Total expenses for the period ending 31 March 2021 is \$38,824,971 compared to the YTD budget of \$33,071,376.

The graph below shows actual expenditure against budget for the period ending 31 March 2021.



	Actual YTD	Budget YTD	Note
Employee expenses	12,477,290	13,700,274	1
Materials & Services	13,872,079	11,432,709	2
Depreciation expenses	8,206,049	7,708,196	
Finance & Borrowing costs	269,544	230,197	3

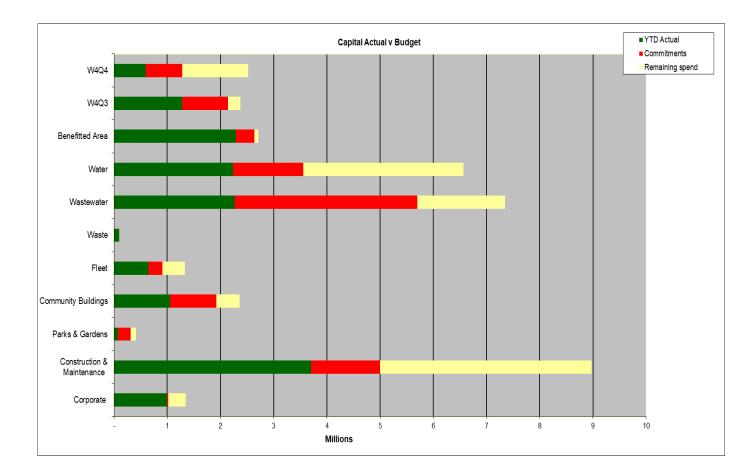
Notes:

- 1. There are no significant issues to report. The reason for the variance is a timing issue for the annual increment, staff absences, vacancies and staff working on capital.
- 2. The vast majority of this variance relates to DRFA expenditure. This will be offset once claims are submitted and Council is reimbursed.

3. Stores write-off of old or obsolete stock is contributing to the overspend. Stores write offs are an annual audit process which is not budgeted for and are offset by savings and sale of surplus stock (auction proceeds). Also contributing to the variance is a mining lease write-off that was deemed irrecoverable and approved by Council in the January council meeting.

Capital Expenditure

Total capital expenditure of \$24,590,823 (including commitments) has been spent for the period ending 31 March 2021 against the 2020/21 adjusted annual capital budget of \$36,041,567. This budget figure includes carry overs from 2019/20 of \$14,928,673 and new and additional funds required for 2020/21 capital projects of \$5,392,894. The figures have been updated to include the two (2) grants for Mason Street sewer main upgrade (\$2.2M) and Chillagoe Bore and water main construction (\$1.7) that Council was successful in securing.



Loan Borrowings

Council's loan balance is as follows:

QTC Loans

\$7,712,469

Rates and Sundry Debtors Analysis

Rates and Charges

The total rates and charges payable as at 31 March 2021 are \$3,601,963 which is broken down as follows:

	31 Mai	rch 2021	31 Mar	ch 2020
Status	No. of properties	Amount	No. of properties	Amount
Valueless land	18	794,309	17	689,122
Payment Arrangement	144	191,295	212	331,258
Collection House	177	920,581	186	854,946
Exhausted – awaiting sale of land	10	178,674	9	141,629
Sale of Land	5	91,371	-	-
Other (includes current issued rate notice)	999	1,425,733	988	1,096,393
TOTAL	1,353	3,601,963	1,412	3,113,348

The Rate Notices for the period ending 30 June 2021 were issued on 22 February 2021 with total rates and charges amounting to \$18,400,680 and discount due date was 26 March 2021.

Collection House collected \$60,540 for the month of March 2021. While this may seem low compared to previous months, this is quite normal for this time, as during the rating period collection is low.

Sundry Debtors

The total outstanding for Sundry Debtors as at 31 March 2021 is \$1,431,316 which is made up of the following:

Current	30 days	60 days	90 + days
\$1,356,017	\$33,654	\$10,400	\$31,245
95%	2%	1%	2%

Procurement

There were no emergency orders for the month.

RISK IMPLICATIONS

Nil

Legal/Compliance/Policy Implications

Section 204 of the *Local Government Regulation 2012* requires the financial report to be presented to local government if the local government holds its ordinary meetings more frequently (than once per month) - to a meeting in each month.

FINANCIAL AND RESOURCE IMPLICATIONS

Nil

LINK TO CORPORATE PLAN

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

IMPLEMENTATION/COMMUNICATION

Nil

Consolidated			
	Actual YTD	Budget YTD	2020/21
Revenue		Dunger IID	
Rates and utility charges	34,612,078	34,123,051	34,123,050
Less Discounts and Pensioner Remissions	(2,288,750)	(2,041,634)	(2,041,634
Net Rates and Utility Charges	32,323,328	32,081,417	32,081,416
Fees and Charges	1,256,488	1,073,412	1,367,076
Operating Grants and Subsidies	5,399,667	3,299,487	7,500,988
Operating Contributions	398,965	109,500	196,000
Interest Revenue	375,519	375,375	500,500
Works for Third Parties	2,359,648	1,375,125	1,833,500
Other Revenue	2,654,689	2,606,271	3,464,797
Total Operating Revenue	44,768,304	40,920,587	46,944,277
Expenditure			
Employee Expenses	12,477,290	13,700,274	18,272,559
Materials and Services	13,872,079	11,432,709	14,348,805
Depreciation expense	8,206,049	7,708,196	10,277,597
Finance and Borrowing costs	269,554	230,197	306,139
Total Operating Expenses	34,824,971	33,071,376	43,205,100
Operating Surplus/(Deficit)	9,943,333	7,849,211	3,739,177
Capital Income			
Capital Contributions	1,333,344	-	-
Capital Grants and Subsidies	5,640,610	497,000	3,163,665
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	(35,523)	-	(263,100
Total Capital Income	6,938,431	497,000	2,900,565
Net Result	16,881,764	8,346,211	6,639,742

General			
	Actual YTD	Budget YTD	2020/21
Revenue			
Rates and utility charges	18,686,845	18,500,081	18,500,081
Less Discounts and Pensioner Remissions	(2,288,750)	(2,041,634)	(2,041,634
Net Rates and Utility Charges	16,398,095	16,458,447	16,458,447
Fees and Charges	1,089,966	844,662	1,062,076
Operating Grants and Subsidies	5,385,970	3,299,487	7,500,988
Operating Contributions	4,526	34,500	46,000
Interest Revenue	208,868	217,500	290,000
Works for Third Parties	2,294,671	1,375,125	1,833,500
Other Revenue	1,449,681	1,383,146	1,867,297
Total Operating Revenue	26,831,777	23,612,867	29,058,30
Expenditure			
Employee Expenses	11,520,862	12,523,396	16,701,034
Materials and Services	7,377,290	4,475,844	5,140,769
Depreciation expense	5,676,940	5,234,840	6,979,788
Finance and Borrowing costs	174,355	135,141	180,188
Total Operating Expenses	24,749,447	22,369,221	29,001,779
Operating Surplus/(Deficit)	2,082,330	1,243,647	56,529
Capital Income			
Capital Contributions	747,415	-	-
Capital Grants and Subsidies	4,241,926	497,000	3,163,665
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	(14,285)	-	(229,000
Total Capital Income	4,975,055	497,000	2,934,665
Net Result	7,057,385	1,740,647	2,991,194

Waste			
	Actual YTD	Budget YTD	2020/21
Revenue			
Rates and utility charges	3,987,000	3,945,422	3,945,422
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	3,987,000	3,945,422	3,945,422
Fees and Charges	147,085	180,000	240,000
Operating Grants and Subsidies	13,697	-	-
Operating Contributions	-	-	-
Interest Revenue	23,305	37,500	50,000
Works for Third Parties	-	-	-
Other Revenue	1,139,434	1,191,625	1,555,50
Total Operating Revenue	5,310,520	5,354,547	5,790,92
Expenditure			
Employee Expenses	267,620	274,582	366,63
Materials and Services	3,145,367	3,471,555	4,626,18
Depreciation expense	266,516 278,711		371,61
Finance and Borrowing costs	-	-	-
Total Operating Expenses	3,679,503	4,024,847	5,364,43
Operating Surplus/(Deficit)	1,631,017	1,329,700	426,48
Capital Income			
Capital Contributions	22,887	-	-
Capital Grants and Subsidies	-	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	22,887	•	-
Net Result	1,653,904	1,329,700	426,48

Wastewater			
	Actual YTD	Budget YTD	2020/21
Revenue			
Rates and utility charges	5,269,704	5,131,057	5,131,057
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	5,269,704	5,131,057	5,131,057
Fees and Charges	19,436	48,750	65,000
Operating Grants and Subsidies	-	-	-
Operating Contributions	-	-	-
Interest Revenue	67,957	63,750	85,000
Works for Third Parties	1,108	-	-
Other Revenue	28,411	-	-
Total Operating Revenue	5,386,616	5,243,557	5,281,057
Expenditure			
Employee Expenses	247,752	380,541	508,172
Materials and Services	1,090,376	1,246,896	1,638,130
Depreciation expense	1,129,721 1,161,669		1,548,892
Finance and Borrowing costs	95,199	95,056	125,951
Total Operating Expenses	2,563,047	2,884,162	3,821,145
Operating Surplus/(Deficit)	2,823,569	2,359,395	1,459,912
Capital Income			
Capital Contributions	258,739	-	-
Capital Grants and Subsidies	665,178	-	-
Donated Assets	-	-	
Profit/(Loss) on Sale of Asset	(18)	-	(9,100
Total Capital Income	923,899		(9,100
Net Result	3,747,468	2,359,395	1,450,812

Water				
	Actual YTD	Budget YTD	2020/21	
Revenue				
Rates and utility charges	6,555,317	6,430,015	6,430,015	
Less Discounts and Pensioner Remissions	-	-	-	
Net Rates and Utility Charges	6,555,317	6,430,015	6,430,015	
Fees and Charges	-		-	
Operating Grants and Subsidies	-	-	-	
Operating Contributions	-	-	-	
Interest Revenue	45,182	18,750	25,000	
Works for Third Parties	63,870	-	-	
Other Revenue	37,162	31,500	42,000	
Total Operating Revenue	6,701,532	6,480,265	6,497,015	
Expenditure				
Employee Expenses	435,641	521,755	696,716	
Materials and Services	2,122,747	2,118,521	2,797,223	
Depreciation expense	1,081,555 976,112		1,301,483	
Finance and Borrowing costs	-	-	-	
Total Operating Expenses	3,639,943	3,616,388	4,795,422	
Operating Surplus/(Deficit)	3,061,589	2,863,878	1,701,593	
Capital Income				
Capital Contributions	304,304	-	-	
Capital Grants and Subsidies	733,506	-	-	
Donated Assets	-	-	-	
Profit/(Loss) on Sale of Asset	(21,219)	-	(25,000	
Total Capital Income	1,016,591	•	(25,000	
Net Result	4,078,179	2,863,878	1,676,593	

Benefited Area				
	Actual YTD	Budget YTD	2020/21	
Revenue				
Rates and utility charges	113,212	116,475	116,475	
Less Discounts and Pensioner Remissions	-	-	-	
Net Rates and Utility Charges	113,212	116,475	116,475	
Fees and Charges			-	
Operating Grants and Subsidies	-	-	-	
Operating Contributions	394,440	75,000	150,000	
Interest Revenue	30,207	37,875	50,500	
Works for Third Parties			-	
Other Revenue	-	-	-	
Total Operating Revenue	537,859	229,350	316,975	
Expenditure				
Employee Expenses	5,414	-	-	
Materials and Services	136,298	119,894	146,498	
Depreciation expense	51,318 56,865		75,820	
Finance and Borrowing costs	-	-	-	
Total Operating Expenses	193,030	176,759	222,318	
Operating Surplus/(Deficit)	344,829	52,592	94,657	
Capital Income				
Capital Contributions	-	-	-	
Capital Grants and Subsidies	-	-	-	
Donated Assets	-	-	-	
Profit/(Loss) on Sale of Asset	-	-	-	
Total Capital Income	-		-	
Net Result	344,829	52,592	94,657	

8.13 REGIONAL ARTS DEVELOPMENT FUND (RADF) 2020/21 COMMUNITY GRANT APPLICATIONS

Date Prepared: 12 April 2021

Author: Senior Community Wellbeing Officer

Attachments: Nil

EXECUTIVE SUMMARY

This report presents the community grants recommended for funding under the 2020/21 Regional Arts Development Fund (RADF) for Council approval. A Council-led initiative for the 2021/22 RADF Program is also presented for approval.

RECOMMENDATION

That Council:

- 1. approves for funding 12 community grant applications outlined in this report with a total value of \$37,870 under the 2020/2021 RADF Program.
- 2. approves the Queensland Ballet proposal as a Council-led initiative for the 2021/22 RADF Program.

BACKGROUND

1. 2020/2021 RADF COMMUNITY GRANT ROUND

The 2020/2021 RADF Community Grant Round closed 26 February 2021 after promotion across the shire. The RADF Advisory Committee has reviewed the applications according to set assessment criteria and recommends that the following 12 projects are funded at a total value of \$37,870. The recommended applications represent a geographic spread of groups and individuals including those from: Chillagoe, Mareeba, Mt Molloy, Mt Mulligan, Julatten, Kuranda and Speewah.

1.1 Mareeba Community Centre - Community on Canvas \$5,358

Targeting people of diverse backgrounds, through supported attendance, a series of six art workshops will be facilitated by local artists to enhance wellbeing and community connection. Participants will create unique pieces of art which reflect the importance of community and connectedness and resulting art works will be displayed at the 2021 Rotary Field Days. The RADF grant will contribute to the costs of artist facilitators and painting materials.

1.2 Brioni McGrath - Save this Bumblebee from Disrepair \$500

Performing artist, Brioni McGrath, is re-establishing her professional career after recently moving to Kuranda. To help gain professional recognition and local reputation, the artist requires a new costume (to be covered by the RADF grant) which is integral to her act. The artist will perform at local events (without charge) which will also help to develop her career opportunities.

1.3 Mareeba State School - Mareeba Rolling Mural \$3,507

This mural will showcase all aspects of the school activities including sporting, STEM, cultural, academic and social representations and demonstrate inclusivity to foster pride in both the

Mareeba State School and wider community. The local artist will draw inspiration from suggestions provided by students and the wider community to design and create the mural which will be displayed on a highly visible school fence. Student reflections on the resulting mural will be displayed at the annual MSS Art Show. The RADF grant will cover the costs of local artist fees and partial paint supplies.

1.4 Mareeba Heritage Centre - Place Making: Brought to you by Art \$3,250

Aiming to enhance visitor experience and encourage visitors to explore the natural attractions of the shire, the Mareeba Heritage Centre will engage local artist Tom Cosic to paint a unique mural inspired by Emerald Creek Falls. The mural will be located on an exterior wall on the back deck of the Centre within the Mareeba Heritage Coffee House. The RADF grant will contribute to artist fees.

1.5 Centre for Australasian Theatre - Creative Recovery Post COVID \$3,202

The objective of this project is to re-ignite the local performing arts and creative community through performance and creative workshops at Geraghty Park and Mt Molloy Halls. The workshops will be held over a maximum 6-week period and cater for up to 50 participants. The activity will encourage sustainability of local arts sector. The RADF grant will contribute to the costs of artist fees, advertising and hall hire fees.

1.6 Mt Molloy Boiler Block Benefit Committee - Tourism Signage and Site Improvement \$3,450

This project aims to improve accessibility and understanding of the undeveloped JM Johnston Sawmill site, Mt Molloy, which includes an old brick boiler, a Walker steam winch and a large Marshall engine. The signage will inform the steady stream of visitors and tourists about the role that sawmilling played in the history of the region. The installation of a small fence will improve public safety and delineate the heritage area. The RADF grant will contribute to the costs of manufacturing the signage, fencing materials and roadside signage approvals.

1.7 Bungaru Aboriginal Corporation - Igniting Art \$3,000

Bungaru Aboriginal Corporation aims to develop the Chillagoe art industry and cultural tourism initiatives to enhance culture, wellbeing and economic development. Community members will participate in workshops to develop art skills and learn other traditional techniques. They will collaborate to create a turtle artwork / sculpture to be displayed in the Chillagoe Hub. The RADF grant will contribute to the costs of art materials and workshop transport.

1.8 Kuranda Media Association - The Kuranda Paper Digital Archive Project \$2,540

Celebrating 30 years of uninterrupted publication, The Kuranda Paper provides a unique and significant record of local history. To preserve this history and enhance accessibility, the Association plan to convert all editions to digital format and made available online. The RADF grant will contribute to the costs of the graphic designer.

1.9 TTG Tourism Consulting (That Tourism Guy) - Mt Mulligan Adventure Trail \$7,000

Phase 1 of this project will focus on content creation (video and photography) for the Mt Mulligan Adventure Drive tourism campaign that will be made available for use by Council and local tourism industry stakeholders. Content will focus on bringing to life, the history, culture and stories from historically significant towns in the area. The RADF grant will contribute to the costs of project management, video and photography costs, brochure design, printing and distribution.

1.10 Maggie Slater Music - Promotional Single Release \$1,000

Maggie Slater is a young, Kuranda based, singer song writer and is preparing to release her new EP album "Sophomore". This project includes development of artwork, mastering and promotional

campaigns and tour for the single and EP. The RADF grant will contribute to the costs of producing the single and / or the digital promotion campaign for the EP.

1.11 Speewah Residents Association - Roscommon Wall Mural \$2,563

The Speewah District Residents Association will engage a local artist to create a new mural inspired by the Speewah Valley in Roscommon Park. The current mural on the tennis court block wall is in poor condition and will be removed. The previous artist supports the project. The new mural is in a prominent position and will reinforce community pride through its aesthetic appeal and enhance a sense of place. The RADF grant will contribute to the costs of artist fees, paint and materials.

1.12 Mareeba Art Society - Art on the Barron \$2,500

Art on the Barron is a five-day art workshop to be led by professional Queensland artists in four (4) visual art specialities. The workshops will provide high quality arts skill development opportunities and culminate in an exhibition of participants artwork. The applicants aim to run the event on an annual basis. The RADF grant will contribute to the artist tutor fees and travel costs.

2. 2021/22 RADF PROGRAM - COUNCIL LED INITIATIVE - QUEENSLAND BALLET PROPOSAL

As part of the Queensland Ballet (QB) Regional Community and Education Tour, QB will deliver dance workshops in Mareeba over two days to suit the needs of the local community. The RADF Advisory Committee have endorsed the QB proposal as a high-quality arts participation opportunity for community members that will contribute to the local RADF priority of youth arts engagement. Council will allocate \$1,500 from the 2021/22 RADF program and assist with advertising the workshops.

RISK IMPLICATIONS

Infrastructure and Assets

Procedures are in place regarding responsibilities for whole of life maintenance and end of life removal of public art.

Political and Reputational

Councillors endorse final designs for public art produced with RADF funding.

Legal and Compliance

RADF Program procedures meet legal and compliance requirements.

Health and Safety

RADF Program procedures cover health and safety issues for funded projects.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS

Capital Nil

Operating

Community grant funds are included in the 2020/21 RADF budget.

LINK TO CORPORATE PLAN

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

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

IMPLEMENTATION/COMMUNICATION

Applicants will be notified of the outcome after 21 April 2021.

Public promotion of the outcomes of the RADF community grants program will commence after 21 April 2021.

9 INFRASTRUCTURE SERVICES

9.1 INFRASTRUCTURE SERVICES, CAPITAL WORKS MONTHLY REPORT - MARCH 2021

Date Prepared:	26 N	March 2021
Author:	Dire	ector Infrastructure Services
Attachments:	1. 2.	Capital Works Highlights - March 2021 🤱 Capital Works Summary - March 2021 🖞

EXECUTIVE SUMMARY

The purpose of this report is to provide an update on capital works projects undertaken by the Infrastructure Services Department during the month of March 2021.

RECOMMENDATION

That Council receives the Infrastructure Services Capital Works Monthly Report for the month of March 2021.

BACKGROUND

Council's Capital Works program is focussed on renewal and upgrade of Council infrastructure to achieve Council's corporate vision of "A growing, confident and sustainable Shire". The program is funded through a combination of Council's own funding and external grants and subsidies.

RISK IMPLICATIONS

Financial

The capital works program is tracking within budget.

Infrastructure and Assets

Projects included in the current capital works program were identified through Council's Project Prioritisation Tool (PPT) which uses a risk-based, multi-criteria approach to rank projects in order of priority. The PPT is aligned with Council's Long-Term Financial Plan and Asset Management sub-plans, which focus of renewal of existing assets.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

All capital works are listed in and funded by the 2020/21 Capital Works Program.

LINK TO CORPORATE PLAN

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



Project Name: Jum Rum & Jungle Walking Trail Rehabilitation

Program: Kuranda Infrastructure Fund

Background

Adjacent to the Kuranda Township, the Jum Rum and Jungle Walking Trails provide tourists and locals with an opportunity to experience the relaxed surrounds of the rainforest. Constructed circa 2000, the trails also now provide connection to the currently under construction Barron Falls Walking Trail.

The project was identified as part of the Kuranda Township Infrastructure Master Plan 2010-2020 (KTIMP10-20) and is funded through levies paid by Skyrail and Kuranda Scenic Rail to the Queensland Government under the Kuranda Infrastructure Program (KIP). This program has afforded Council the opportunity to undertake numerous improvements and enhancements that maintain the character of Kuranda and conserve the natural environment while providing the necessary infrastructure to cater for the needs of increased visitor numbers.

Scope of Works

The scope of works calls for the remediation of the asphalt surfaced Jum Rum and Jungle Walk walking trails which are nominally 1200-1500mm wide, built on a 100mm compacted gravel base layer. The trail is edged with recycled plastic board and has sections that include steps, boardwalk and bridge crossings that will restrict machinery access. Whilst the asphalt is still in reasonable condition varying degrees of cracking has occurred along the length of the path. The cracking due to the slumping of fill sections and the action of tree root growth over time.

Progress Update

Following significant weather impacts December - February, works on-site have recommenced.

Jum Rum Trail:

Works to complete the rehabilitation of Jum Rum Walking Trails are substantially complete and the trail is open to the public. The last significant piece of work is the replacement of a single span pedestrian bridge near Barang St, which is scheduled for completion in mid-May.

Jungle Walk:

Contour Works mobilised in mid-March, setting up at the amphitheatre carpark to commence preparatory works, including pressure cleaning the existing asphalt and cutting out damaged and lifted sections of path prior to the new asphalt overlay. Stone and concrete materials have been used to reinforce / remediate collapsed sections of the pathway edging.



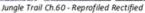




lungle Trail Ch.60 - Raised Damaged Section



Jungle Trail - Refurbished edge stanchion & asphalt overlay





Jungle Trail - Section with old concrete steps removed





Project Name: Mareeba Pound Upgrade

Program: Community Buildings (Works for Queensland)

Background

The existing Mareeba Pound has serviced the community as both Council's animal impoundment facility and animal refuge. A condition inspection identified that the structure has reached the end of its functional use and a new facility is needed. Funded through the Queensland Government's Works for Queensland Program, the project will provide for a modern facility that meets current standards for health and safety and animal welfare.

Scope of Works

The project provides for the construction of a dual-purpose facility capable of supporting both impoundment requirements of Council and an animal refuge/kennel. The scope of works for the project incorporates construction of a new building to the north of the current pound with associated fencing and roadworks. The existing facilities will be demolished at the completion of the new works.

Progress Update

Mindil completed the under-slab hydraulics, concrete ground slab and approximately 70% of the block work wall construction in March. While wet weather and material shortages have resulted in some delays to the progression of works, the contractor is working towards recovering lost time.



Blockwork nearing completion





Project Name: Cedric Davies Community Hub

Program: Community Buildings (LGGSP and Works for Queensland)

Background

Council is redeveloping the former Mareeba Bowls Club site to provide a new library, community hall, bowls clubhouse and covered bowling green in a combined facility to be named Cedric Davies Community Hub.

Funding has been received under the Queensland Government's Local Government Grants and Subsidies Program and Works for Queensland Program, in addition to the Australian Government's Local Roads and Community Infrastructure Program.

Scope of Works

The scope of works includes modifications to the main building and construction of a new clubhouse and synthetic covered bowling green with the project being delivered over three (3) stages.

The first and second stages of the project involved the design and construction of an improved Bowls Clubhouse Facility and the replacement of one (1) existing lawn green with an undercover synthetic equivalent. This work was completed in late 2020.

The third stage of the project involves the refurbishment of the existing main building to cater for community services and training activities, a space for community events and recreational activities and provide space for a modern multi-faceted library service.

Progress Update

Stage 3 of the project commenced in January 2021, with preparation and demolition works now complete. Refurbishment works including internal wall re-sheeting, internal / external painting is 80% complete. Electrical works, including partial rewiring of the building are 80% complete and mechanical installation is 90% complete with all works on schedule for completion in June.



Mechanical Plant installed

Partial internal paint





Project Name: Solar Power Projects

Program: Works for Queensland 4

Background

Council is installing solar panels and associated infrastructure to nine (9) Council-controlled locations across Mareeba Shire through funding under Works for Queensland:

- Dimbulah Swimming Pool
- Mareeba Swimming Pool
- Cedric Davies Community Hub
- Mareeba Sewage Treatment Plant
- Mareeba Water Treatment Plant
- Centenary Park Booster Pump
- Kuranda Water Treatment Plant
- Kuranda Aquatic Centre
- Granite Creek Pump Station

By installing solar power at these sites, Council will save significant electricity costs by transitioning around 31% of the sites' energy usage to renewable energy, thereby substantially reducing Council's carbon emissions.

Scope of Works

The scope or works include design, supply, installation and commissioning of solar panels at the selected sites.

Progress Update

The tender was awarded to local contractor, FNQ Solar Solutions (Brad Owens Electrical) in December 2020. While wet weather presents some construction difficulties, works are progressing well.

Completed Works

The following projects are completed and in operation:

- Dimbulah Swimming Pool (January 2021)
- Kuranda Aquatic Centre (January 2021)
- Granite Creek Pump Station (January 2021)
- Mareeba Swimming Pool (February 2021)
- Centenary Park Booster Pump (March 2021)
- Mareeba Sewage Treatment Plant (March 2021)

In Progress

Mareeba Water Treatment Plant: The contractor has had a delay with the delivery of some fixtures which are expected to be received by the end of April with installation starting in early May.

Cedric Davies Community Hub: Installation of the panels has been completed; however, contractor is waiting on the installation of the switchboard as part of the fit out works to complete connection.





Kuranda Water Treatment Plant: Delivery of the steelwork for the structure over the clarifier tank is scheduled for late April with installation of the solar panels being carried out early May.



Centenary Park - Completed solar structure and panels



Mareeba Swimming Pool - Completed installation on Swimming Club Roof



Mareeba Sewage Treatment Plant - Completed works





Project Name: Toilet Facility Refurbishments

Program: Community Buildings

Background

Council is undertaking upgrades to the existing toilet facilities at Mt Molloy, Mary Andrews Garden Park and Centenary Park as part of an improvement programme over the next few years to update public restroom facilities throughout the Shire.

Scope of Works

The scope of works includes upgrading/replacing fixtures, installation of new flooring, painting walls both internal and external and other improvements required.

Progress Update

The toilet block at Mary Andrews Garden Park has been painted internally and externally, changing the bright blue walls to a more neutral colour. The sinks have been replaced and cisterns repaired to complete the maintenance works. A mural will be painted on the back wall of the toilet block which should be completed by mid-June.



Mary Andrews Garden Park

New flooring has been installed to the toilets in Mt Molloy. All internal walls and doors painted, replacement of sinks, mirrors and toilet roll holders completed.



Infrastructure Services Capital Works Report Project Highlights - March 2021



Works to Centenary Park are still underway. The interior has been repainted, sinks and cisterns replaced, and gates repaired. Painting to the exterior will be carried out at the end of April following the removal of the garden bed. A new concrete pathway will be installed around the perimeter of the building with dates for these works yet to be finalised.



Centenary Park Completed Internal Works





Project Name: Chillagoe Critical Water Infrastructure Project (Reservoir Replacement)

Program: Water

Background

The purpose of the project is to replace the two (2) existing steel Chillagoe Town Drinking Water Reservoirs with a larger concrete reservoir and significantly increase the usable holding capacity from 190KL to 500KL. The higher capacity reservoir will be cyclone rated to current standards, provide adequate fire-fighting capacity and significantly increase the potential drinking water storage capacity, strengthening this remote and vulnerable community's resilience in a disaster situation.

This project is co-funded through the Queensland Government's Building our Regions (BOR) Program and the Australian Government's Building Better Regions Funding Program (BBRF).

Scope of Works

The works include demolition of the two (2) steel existing reservoirs and construction of a new concrete reinforced reservoir and all associated pipe work, electrical, SCADA and telemetry connections. Works also include clearing, site earth works, construction and testing and commissioning of the new reservoir, reinstatement, clean up and restoration of the site.

Progress Update

Civform completed construction of the new footpath surrounding the reservoir tank and installation of the new retaining wall. There has been a slight delay with the steelwork for the roof, however delivery is scheduled for next week with electrical installation scheduled for the third week of April.



New Concrete Path around Reservoir





Project Name: Rankin Street West - Water Main Upgrade

Program: Water

Background

An allocation in the 2020/21 Capital Works Program has been provided to replace failed existing asbestos cement (AC) water mains throughout the Shire. Replacement of the failed existing asbestos cement (AC), cast iron and PVC water main on Rankin Street West is being undertaken as part of this program to maintain ongoing water supply for properties on Rankin Street between Frew Street and the Chewko Road roundabout. This section of water main was identified for replacement following numerous main breaks occurring in the past few years.

Scope of Works

The scope of works includes replacement of the existing water main with Ductile Iron (DICL) pipe work, in addition to new service connections, valving and hydrants.

Due to the construction and new alignment of the water main, 280 metres of the sewer main, which is part of the Mason Road Sewer Main Upgrade Project will need to be completed simultaneously as this section of the sewer main will need to run under the water main in sections.

Progress Update

Works are continuing with installation of the sewer main and water main completed from the Chewko Road roundabout to Strattman Street intersection by the end of March. The project is scheduled for completion in May.



Construction and installation of the new 300mm ductile iron water main and cut-in and valve arrangement at the Rankin Street and Chewko Road intersection.





Project Name: Kuranda Water Treatment Plant Clarifier Upgrade

Program: Water

Background

An allocation in the 2020/21 Capital Works Program has been provided to refurbish the clarifier and associated equipment at the Kuranda Water Treatment Plant. The clarifier is an integral part of the water treatment process, settling and removing suspended solids from the raw water prior to filtration.

Scope of Works

The scope of works includes refurbishment/replacement of the trolley assembly, scraper arms, flocculator, drive bridge and access platforms to the clarifier at Kuranda Water Treatment Plant.

Progress Update

The clarifier trolley assembly and scraper arms were installed during March with completion of works expected approximately mid to late April.



Clarifier trolley assembly





Project Name: Kuranda Water Treatment Plant Filtration System Blowers Upgrade Project

Program: Water

Background

An allocation in the 2020/21 Capital Works Program has been provided to upgrade the Kuranda Water Plant filtration system blowers and associated equipment. The blowers provide additional, controlled air flow for operation of various functions in the treatment process.

Scope of Works

The scope of works includes upgrading and replacement of the aged blowers and associated equipment.

Progress Update

The new blowers were installed and commissioned during March.



Newly installed rotary lobe blowers





Project Name: Mareeba Water Treatment Plant Clarifier Condition Assessments

Program: Water

Background

An allocation in the 2020/21 Capital Works Program has been provided to carry out condition assessments on the clarifiers at Mareeba Water Treatment Plant. The clarifiers are an integral part of the treatment process, removing suspended solids from the water.

Council adopted the Mareeba Water Strategy in November 2020, which included the recommendation for Council to invest in renewal and upgrades to the Mareeba Water Treatment Plant. A detailed condition assessment of the clarifiers will help to determine the timing and scope of future upgrades to these components.

Scope of Works

The scope of works includes concrete core drilling, packing of cores and laboratory testing of the concrete cores that were removed to determine the condition of the concrete.

Progress Update

The on-site initial findings indicate the concrete structures of the two (2) existing clarifiers are that they are sound and will potentially provide a further 50 years of service. Once the results are returned from the testing process on the core samples a definitive report on the clarifiers will be prepared for Council.



Clarifier No1





Project Name: Railway Avenue, Mareeba - RV and Car Parking Upgrade

Program: Parking Facilities

Background

Council is transforming the southern section of Railway Avenue, Mareeba and Queensland Rail land within the former freight depot to accommodate additional parking spaces, including designated parking for RV travellers. Located in the heart of the CBD, the new parking precinct will have a free 8-hour limit, giving those who work in the CBD a choice for parking in town.

The project is jointly funded by Council and the Queensland Government's Transport and Tourism Connections Program.

Scope of Works

The scope of works includes demolition of concrete slabs and kerbing, pavement construction, road resurfacing, kerbing and line marking. The project will also include installing solar lights in the area to improve community safety.

Progress Update

Work on site commenced 15 February 2021. The site has been cleared, the stormwater drainage system has been installed, the centre median kerb has been laid, subgrade treatment has been completed and base layer gravel is being imported and placed.

Wet weather has caused some delays, but it is anticipated that the original estimated construction time can still be met and the project will be complete by late May.



Wet Weather Impacts

Stormwater System Installation





Project Name: 2020/21 Reseal and Asphalt Program

Program: Rural and Urban Roads

Background

Council undertakes an annual bitumen reseal and asphalt program in order to maintain its road network to a suitable standard. Bitumen resealing and asphalt resurfacing prevents moisture from penetrating through deteriorated bitumen and asphalt seals into the underlying pavement, protecting Council's roads from damage such as rutting and potholes.

Scope of Works

The following road sections and Council-controlled car parks have been programmed for bitumen resealing during the 2020/21 financial year:

Locality	Road Name	Start Chainage (m)	End Chainage (m)	Length (m)	Width (m)	Area (m²)
Kuranda	Arara Street	20	90	70	12.6	882
Kuranda	Arara Street	90	111	21	13.6	286
Kuranda	Arara Street	111	126	15	11.2	168
Kuranda	Arara Street	126	227	101	8.5	859
Kuranda	Arara Street	227	252	25	9.5	238
Kuranda	Arara Street	252	306	54	5.2	281
Kuranda	Arara Street	306	327	21	7.3	153
Kuranda	Arara Street	327	540	213	10	2130
Kuranda	Arara Street	540	551	11	7.5	83
Kuranda	Arara Street	551	578	27	14	378
Kuranda	Arara Street	578	605	27	10.5	284
Kuranda	Barnwell Road	0	40	40	7.88	315
Kuranda	Barnwell Road	40	565	525	5	2625
Kuranda	Barnwell Road	565	660	95	5	475
Kuranda	Barron Falls Road	0	54	54	8	432
Kuranda	Barron Falls Road	375	420	45	6.2	279
Kuranda	Barron Falls Road	420	470	50	6.2	310
Kuranda	Barron Falls Road	470	720	250	5.8	1450
Kuranda	Barron Falls Road	720	760	40	14.2	568
Kuranda	Barron Falls Road	760	910	150	6.2	930
Kuranda	Barron Falls Road	910	943	33	7.7	254
Kuranda	Barron Falls Road	943	965	22	7.4	163
Kuranda	Barron Falls Road	965	1120	155	5.6	868
Biboohra	Bilwon Road	1700	2160	460	5.8	2668
Biboohra	Bilwon Road	2160	2275	115	8.4	966
Dimbulah	Caravan Park Access Road	N/A	N/A	N/A	Varies	2312
Mareeba	Cardwell Close	0	15	15	8.2	123
Mareeba	Cardwell Close	15	65	50	5.3	265
Mareeba	Cardwell Close	65	90	25	19.2	480
Julatten	Carr Road	35	186	151	3	453
Julatten	Carr Road	201	257	56	4.2	235





		Chainage (m)	Chainage (m)	(m)	(m)	(m²)
Julatten	Carr Road	257	331	74	3.8	281
Julatten	Carr Road	331	403	72	3	216
Julatten	Carr Road	423	830	407	3	1221
Mareeba	Cedric Davies Community Hub Car Park				Varies	4600
Julatten	Clacherty Road	30	784	754	6	4524
Julatten	Clacherty Road	784	1080	296	5.6	1658
Julatten	Clacherty Road	1080	1170	90	6	540
Julatten	Clacherty Road	1170	1295	125	5.6	700
Kuranda	Kuranda Rec Centre Car Park				Varies	2176
Mareeba	La Spina Road	26	696	670	7	4690
Mareeba	Leagues Club Car Park				Varies	3300
Mareeba	Leonardi Road	0	15	15	6	90
Mareeba	Leonardi Road	15	240	225	4.9	1103
Mareeba	Leonardi Road	240	300	60	6	360
Mareeba	Leonardi Road	300	390	90	4.5	405
Mareeba	Malone Road	50	640	590	7.2	4248
Mareeba	Malone Road	5546	5742	196	3	588
Mareeba	Malone Road	6067	6390	323	3	969
Mareeba	Mareeba Cemetery Access	0	268	268	7.1	1903
Mareeba	Mareeba Cemetery Access	0	214	214	5.1	1091
Mareeba	Martin Av	1037	1084	47	9.1	428
Mareeba	Martin Av	1084	1136	52	9.17	477
Mareeba	McGrath Road	0	14	14	13.6	190
Mareeba	McGrath Road	14	38	24	8.5	204
Mareeba	McGrath Road	52	115	63	7.5	473
Mareeba	McGrath Road	115	472	357	6.5	2321
Mareeba	McGrath Road	472	835	363	6.2	2251
Kuranda	Oak Forest Road	966.4	1100	133.6	6.6	882
Kuranda	Oak Forest Road	1100	1180	80	7.2	576
Kuranda	Oak Forest Road	1180	1302	122	6.6	805
Kuranda	Oak Forest Road	1302	1477	175	7	1225
Kuranda	Oak Forest Road	1477	1508	31	6	186
Kuranda	Oak Forest Road	1508	1554	46	8.5	391
Kuranda	Oak Forest Road	1554	1615	61	7.2	439
Kuranda	Oak Forest Road	2420	2630	210	7.2	1512
Kuranda	Oak Forest Road	2630	2740	110	11.3	1243
Mareeba	Seary Road	52	114	62	4.6	285
Mareeba	Seary Road	114	145	31	11.5	357
Mareeba	Seary Road	145	444	299	9	2691
Mareeba	Seary Road	444	676	232	8.7	2018
Mareeba	Seary Road	676	706	30	7.5	225
Mareeba	Soccer Club Access				Varies	1154
Mareeba	Studt Road	140	390	250	3	750
Dimbulah	Swimming Pool Access				Varies	1335
Mareeba	Tennis Court Car Park				Varies	1505



Progress Update

All programmed reseals have been completed with the exception of the Cedric Davies Community Hub. It is anticipated that the car park will be available for resealing late May. The asphalt overlays will commence in Mareeba late April and discussions are being held with the contractor regarding the timing of the overlay work at the Rankin Street/Chewko Road roundabout (ie night work or June school holidays).

Quotations for the line marking work close on 10 April 2021.



Kuranda Recreation Centre

Barron Falls Road, Kuranda











Project Name: Wolfram Road, Dimbulah - Road Widening Package 1 (Ch 7255 - Ch 8125)

Program: Rural Roads

Background

Various sections of Wolfram Road, Dimbulah are single lane width bitumen seal and are prone to edge wear and edge drop. Commercial traffic using Wolfram Road has increased from 5.6% in 2008 to 15.4% in 2020. A wider sealed road will improve road safety, provide transport efficiencies and cater for increased traffic volumes, particularly for the agricultural sector.

Scope of Works

The scope of works includes the widening of approximately 870 metres of Wolfram Road starting west of the Centis Road intersection, from Ch 7255 to Ch 8125 to a sealed width of 7.5m. As part of the project, existing culverts are being extended to cater for the wider road, several headwalls will be replaced, and existing table drains, and cut-off drains are being cleaned and re-shaped.

Progress Update

Work on site commenced 3 February 2021. At the time of reporting clearing and grubbing and all culvert replacements and extensions had been completed in Package 1 and 2 (future stage) along with drainage works. The earthworks and shoulder build-up and installation of base gravel had been completed in Package 1 and this section is programmed to be sealed 8 April 2021 weather permitting. Rain has affected progress but it is anticipated that the original completion date of late April can still be achieved.



Clearing and Grubbing

Shoulder Build-up



Subsoil Drainage

Base Layer Installation





Project Name: Mount Molloy Centre Islands Replace Irrigation and Kerbing

Program: Parks and Gardens

Background

An allocation in the 2020/21 Capital Works Program has been provided to replace kerbing and irrigation in the centre median islands on Main Street Mt Molloy which were in poor condition.

Scope of Works

The scope of works includes the demolition and removal of the deteriorated sections of kerb, the installation of a maintenance kerb, replacing the irrigation, removing poorly performing or inappropriate vegetation and planting new trees.

Progress Update

Works commenced 23 March and the replacement of the failed kerbing and maintenance kerb has been complete. The irrigation will be upgraded and vegetation works will be undertaken over the coming months when resources are available. Council officers have selected trees to be planted based on advice from the local community representative group (JAMARR).



Failed Kerbing

Preparation for Maintenance Kerb



Completed Replacement of failed Kerb

Completed Maintenance Kerb



Project Description	Project Stage	Progress Comment
Program: 01 Rural and Urban Roads Reseal Program (Renewal)	
2020/21 Reseal & Asphalt Program	Construction	All programmed re-seals complete apart from Cedric Davies Community Hub car park. Latest advice is the car park will be available for re-sealing late May. Line marking quotations close 10 April. Asphalt overlays commence in Mareeba in late April. Discussions being held with contractor about timing of the overlay work at Rankin/Chewko roundabout (night works or June school holidays).
Program: 02 Gravel Resheet		
2019/20 Gravel Resheet	Construction	Further resheeting works will be done after 2020/21 wet season.
2020/21 Gravel Resheet	Not Commenced	To be programmed after 2020/21 wet season.
Program: 03 Urban Streets		
Design Program - design forward works	Planning	Planning, investigation and design of future projects.
Program: 04 Rural Roads		
TIDS Euluma Creek Road, Julatten - Rehabilitate and widen Ch. 5.565 - 6.343	Construction	Drainage and culvert widening works complete. Remainder of the project will be constructed after the 2020/21 wet season. Currently programmed to commence after Railway Avenue Project is complete.
R2R Wolfram Road, Dimbulah - Priority Sections Safety Widening - Stage 1	Construction	Stage 1 (current) & Stage 2 (future project): culvert replacements and extensions complete; shoulder build and drainage complete. Base layer on Stage 1 complete (735m). Stage 1 sealing on 8 April weather permitting. Project on time and budget.
LRCIP - Speewah Road, Speewah - Rehabilitate pavement Ch. 0.345 to 0.5 and refurbish bus shelter	Design	Draft design under review. Project will commence after Wolfram Road Stage 1. Estimated to be late April 2021.
DRFA Betterment Co-contribution	Construction	Shanty and Clacherty Road sites awarded, construction to occur after the wet season. Fossilbrook Crossing awarded, construction to commence after the wet.
Fallon Road, Kuranda - Rehabilitate Pavement, Ch 0.874 - 0.948	Planning	Rectification works subject to a QRA submission January 2021 event.
Program: 05 Bridges		
LRCIP Hodzic Road, Oakey Creek, Biboohra - Replace girders	Planning	Programmed for April 2021.
LRCIP Renew Major Culvert, Pin Road Mutchilba	Planning	Programmed for May 2021.
Hales Siding Road - Replace Timber Bridge	Procurement	Council at its meeting of 17 February 2021 resolved not to award the contract. Works to be programmed for delivery in-house after 2020/21 wet season.
Kanervo Road - Replace Timber Bridge over Davies Creek	Procurement	Council at its meeting of 17 February 2021 resolved not to award the contract. Design being reviewed and works to be programmed for delivery in-house after 2020/21 wet season.
Program: 06 Drainage		
2020/21 Minor Culvert Renewal Program LRCIP Amaroo Drainage Improvement - Stage 1 of 3	Not Commenced Design	To be programmed Project may be completed by contractor due to current MSC workload and approaching funding acquittal dates.
· · · ·		Project may be completed by contractor due to current MSC
LRCIP Amaroo Drainage Improvement - Stage 1 of 3		Project may be completed by contractor due to current MSC
LRCIP Amaroo Drainage Improvement - Stage 1 of 3 Program: 08 Parking	Design	Project may be completed by contractor due to current MSC workload and approaching funding acquittal dates. Stormwater system completed, centre median installed, select fill imported and subgrade preparation finished. Commenced laying
LRCIP Amaroo Drainage Improvement - Stage 1 of 3 Program: 08 Parking TTC - Railway Avenue, Mareeba - New Carpark	Design	Project may be completed by contractor due to current MSC workload and approaching funding acquittal dates. Stormwater system completed, centre median installed, select fill imported and subgrade preparation finished. Commenced laying
LRCIP Amaroo Drainage Improvement - Stage 1 of 3 Program: 08 Parking TTC - Railway Avenue, Mareeba - New Carpark Program: 09 Footpaths Footpath Renewal (All localities) STIP - Mt Molloy Footpaths	Design Construction	Project may be completed by contractor due to current MSC workload and approaching funding acquittal dates. Stormwater system completed, centre median installed, select fill imported and subgrade preparation finished. Commenced laying base gravel 7 April. Project currently on time and budget Works will commence to replace cracked & damaged sections of
LRCIP Amaroo Drainage Improvement - Stage 1 of 3 Program: 08 Parking TTC - Railway Avenue, Mareeba - New Carpark Program: 09 Footpaths Footpath Renewal (All localities)	Design Construction Construction	Project may be completed by contractor due to current MSC workload and approaching funding acquittal dates. Stormwater system completed, centre median installed, select fill imported and subgrade preparation finished. Commenced laying base gravel 7 April. Project currently on time and budget Works will commence to replace cracked & damaged sections of footpath on Anzac Avenue 19 April. Works commenced adjacent to Mt Molloy State School 6 April. First
LRCIP Amaroo Drainage Improvement - Stage 1 of 3 Program: 08 Parking TTC - Railway Avenue, Mareeba - New Carpark Program: 09 Footpaths Footpath Renewal (All localities) STIP - Mt Molloy Footpaths	Design Construction Construction	Project may be completed by contractor due to current MSC workload and approaching funding acquittal dates. Stormwater system completed, centre median installed, select fill imported and subgrade preparation finished. Commenced laying base gravel 7 April. Project currently on time and budget Works will commence to replace cracked & damaged sections of footpath on Anzac Avenue 19 April. Works commenced adjacent to Mt Molloy State School 6 April. First
LRCIP Amaroo Drainage Improvement - Stage 1 of 3 Program: 08 Parking TTC - Railway Avenue, Mareeba - New Carpark Program: 09 Footpaths Footpath Renewal (All localities) STIP - Mt Molloy Footpaths Program: 10 Parks and Gardens	Design Construction Construction Construction	 Project may be completed by contractor due to current MSC workload and approaching funding acquittal dates. Stormwater system completed, centre median installed, select fill imported and subgrade preparation finished. Commenced laying base gravel 7 April. Project currently on time and budget Works will commence to replace cracked & damaged sections of footpath on Anzac Avenue 19 April. Works commenced adjacent to Mt Molloy State School 6 April. First concrete pour planned for 14 April, second pour on 15 April. Weather permitting, contractors will return late April to complete the vegetation thinning at the lower Bi-Lakes. Soft ground conditions have caused a delay in the completion of this project with

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	Project Stage	Progress Comment
Mt Molloy Centre Islands, Replace irrigation and kerbing	Construction	Project commenced 23 March. Maintenance kerb installed, damaged kerb replaced, all backfilled. Kerb painting, select tree removal and replanting done in the coming months.
Program: 11 Water		
Chillagoe - Replace existing water reservoirs	Construction	Project construction progressing well despite minor impacts of inclement weather.
Warril Drive, Kuranda - New water main and booster	Construction	Contract awarded to fgf. Works to commence in April 2021. Traffic management plan being finalised for localised road closures during construction .
Kuranda Water Treatment Plant - Replace backwash blowers	Construction	Equipment has arrived, inclement weather causing minor delays on installation.
Kuranda Water Treatment Plant - Replace clarifier bridge scraper	Construction	Project progressing well and due for completion end of April.
SCADA Cybersecurity Upgrade	Construction	Major equipment parts have arrived with installation program to be completed by end of June.
Mareeba and Kuranda Water Treatment Plans - raw water pumps upgrade	Design	City Water Technology working on this project have attended site to commence planning for upgrades.
Mareeba Water Treatment Plant - Based on a successful trial of new turbidity meters, implement automated backwash on high turbidity	Design	City Water Technology working on this project have attended site to commence planning for upgrades.
Mareeba, Kuranda and Dimbulah Water Treatment Plants - Replace chlorine analysers	Procurement	Quotes sourced and purchase order to be issued.
Mareeba Water Treatment Plant - filter 3 Install dedicated backwash pumps and reconfigure wash water feed pipes	Design	Project pending outcome of grant application for new filter block
Chillagoe Water Treatment Plant - Install conductivity meter on raw water transfer line, trend conductivity on SCADA	Construction	New conductivity meter installed and needs to be wired into plant and configured into SCADA.
Install a static mixer and injection quill for ACH dosing - Kuranda	Construction	Equipment has arrived and will be installed as soon possible, currently there has been wet weather delays.
Rankin Street West - Water main replacement and upgrade	Construction	Project underway and progressing well.
Mason Road, Kuranda Booster Pump Station Generator 30KVA	Construction	Generator installed and awaiting electrical connection.
Kuranda Water Treatment Plant - Overhaul Sedimentation Tank	Construction	Works well underway and expected to be completed by end of April or early May.
Telemetry/SCADA Upgrades	Procurement	Equipment on order with some arriving. Equipment to be installed and commissioned by Council's contractor prior to end of June.
Valve Replacement Program (Reticulation)	Construction	Works underway and will be progressively done over the coming months.
Mareeba Water Treatment Plant - Coagulation mixing renewal	Design	Working with City Water Technology for the implementation of this project, in conjunction with the new backwash system they are designing.
Mareeba Water Treatment Plant - Clarifier condition assessment	Design	Working with City Water Technology and concrete core testing completed. Awaiting detailed report.
Mareeba Water Treatment Plant - Optimise clarifier performance upgrade	Design	Working with City Water Technology for the implementation of this project, in conjunction with the new backwash system they are designing.
Mareeba Water Treatment Plant - Backwash operation renewal	Design	Working with City Water Technology for the implementation of this project.
Hydrants Renewal Program	Construction	Work is underway in conjunction with the hydrant maintenance program and it is anticipated the work will be completed this financial year.
Fraser Road Mt Molloy Water Main Upgrade	Construction	Project almost completed, just finishing tidying up a few areas which has been delayed by wet weather.
LER - Chillagoe Bore & Water Main Construction	Design	Tenders invited from 27 March 2021 and close on 27 April 2021.
Program: 12 Wastewater		
	Construction	House connection branches in the Kenneally Estate area
2019/20 Mareeba Sewer CCTV & Relining Program	construction	substantially complete. Remaining works to be delivered as part of 2020/21 relining program.

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Project Description	Project Stage	Progress Comment
Telemetry/SCADA Upgrades	Procurement	Orders issued to SCADA engineering so works can begin working in conjunction with other telemetry projects for this financial year.
2 x New standby generators for 2 priority pump stations	Completed	Generators installed and waiting on electrical contractor to do undertake connection
2020/21 Mareeba Sewer CCTV & Relining Program	Construction	Contractors commenced works on Monday 18 January with
	Construction	expected three (3) month schedule of work to be done.
2020/21 Manhole Rehabilitation and Replacement Program	Construction	Project out to tender less the works that have already been completed.
Kuranda Wastewater Treatment Plant - Replace Clarifier Bridge Drive	Construction	Works to commenced late February with an eight week works program.
Kuranda Wastewater Treatment Plant - Replace SMBS Dosing Pumps	Procurement	Quotes sourced and new pumps are now on order.
Mareeba Wastewater Treatment Plant - Aeration diffusers every 5 years	Procurement	Equipment ordered, long lead time on delivery as the ordered goods come from the USA.
Mareeba Wastewater Treatment Plant - Inline	Completed	Completed March 2021.
instruments component replacements Renew Mareeba and Kuranda Wastewater	Construction	Myola 1 & 2 SPS pump arrived and installed.
Reticulation Pumps		
SCADA Cybersecurity Upgrade	Construction	Major equipment parts have arrived with installation program to be completed by end of June.
LER - Mason Street Sewer Main Upgrade	Procurement	Contract awarded to fgf Developments late March with works programmed to be completed by June 2022.
Program: 13 Waste		
Connect Kuranda Waste Transfer Station to Ergon	Completed	Completed March 2021.
Kuranda Waste Transfer Station - Reserve firefighting water tank/bore	Completed	Completed March 2021.
Program: 15 Fleet		
GPS Vehicle Management System	Planning	Alternative Scope of Works under consideration.
Replace Unit 625 Mitsubishi Truck	Construction	Vehicle with fabricator, potentially ready mid/late April.
Replace Unit 620 Mitsubishi Dual Cab Tipper	Completed	Completed March 2021.
Replace Isuzu Prime Mover Unit 681	Construction	Awaiting confirmation of delivery from supplier, delays with fabrication/shipping due to COVID.
Replace Unit 6 Komatsu Grader	Completed	Grader received, workshop undertaking review. Minor modifications still required.
Replace Unit 5432 Sewerage Jet Rodder trailer with a hydro vac truck	Procurement	Suitable unit being sought, timeline dependant on auction availability.
Program: 16 Depots and Council Offices		
Rankin Street Office - Upgrade lighting	Completed	Completed December 2021.
Kuranda Depot - Install hardstand and improve drainage	Planning	Quotes to be sought, works to commence after wet season.
Rankin Street Office - Minor refurbishments	Completed	Quotations received and assessments underway.
Program: 17 Community Buildings		
Kuranda Rec Centre - Refurbishment	Completed	Building Certifier to review building to ascertain final elements for completion.
Cedric Davies Community Hub	Construction	Mechanical works 90% complete, internal painting commenced 31 March and to be completed early April. Project program on schedule.
Mareeba Swimming Pool Heater	Completed	Works completed in conjunction with Solar Project. Solar Heating system removed from Gymnastics Club, roof checked and repaired, gutters cleaned.
Koah Tennis Court - Remove/replace the unstable timber light poles	Not Commenced	Application by Koah Community Group to build a large undercover facility has been received. Lighting project on hold awaiting outcome of this proposal.
Toilet Facility Refurbishments	Construction	Mt Molloy: All works completed March 2021. <u>Mary Andrews Garden</u> : All works completed March 2021. <u>Centenary Park</u> : All internal works completed March 2021. Exterior to be painted at the end of April. New concrete path to be priced by available contractors.
Mareeba, Dimbulah and Kuranda Aquatic Facilities - Remote monitoring upgrade for all swimming pools	Construction	Swimplex requested to provide update on delivery timeline. Initial delays due to COVID.
Mareeba Leagues Club roof repairs	Planning	Works to commence on 15 April 2021. Submitted program of works
marcana stabata ann roor rebaila		schedule practical completion 12 May 2021.

Project Description	Project Stage	Progress Comment
Kuranda Community Precinct replace old iron	Completed	Completed March 2021.
louvres & replace gutters and roofing		
Remove Mareeba Swimming Pool Heating and repair	Completed	Solar blanket has been removed from roof and repair works are
damage to gymnasium hall roof	-	being undertaken.
LRCIP Irvinebank Public Amenities Refurbishment	Construction	All painting and flooring works completed. MSC builder to install new signage by mid-April.
Program: 18 Non-Infrastructure Items		
Kuranda New Cemetery	Planning	Specification Draft complete, tender to be called mid April for the development of concept design.
DRFA Flood Warning Infrastructure Network MbaSC.0016.1819E.FWI - River Gauge (Biboohra)	Planning	Location has been selected and sent to QRA for entry into the tender submission. Tender release date has been delayed due to
	Oleanian	late submissions from other Councils.
DRFA Flood Warning Infrastructure Network MbaSC.0018.1819E.FWI - Rain Gauge (7 locations)	Planning	Locations have been selected and sent to QRA for entry into the tender submission. Tender release date has been delayed due to late submissions from other Councils.
Program: 20 KIAC		
KIAC - Therwine Street Redevelopment Stage 2	Completed	Contractor has returned and completed their defects in March 2021
KIAC - Barron Falls Walking Track Phase 2	Completed	Budget forecast revised due to bridge repairs. QPWS delaying handover and opening after imposing additional conditions. Council officers negotiating an outcome.
KIAC - New Wayfinding Signage	Construction	Signage components received 22 March. Installation to commence in late April/May.
KIAC - Jum Rum Creek Walking Track Rehabilitation	Construction	Jum Rum Trail refurbishment complete.
·		Barang St Bridge Replacement: Fabrication and installation scheduled to be complete late April/ early May.
KIAC - Jungle Walking Track Rehabilitation	Construction	Weather delays post-Christmas. Jungle Walk refurbishment commenced. Expected completion end of April early May.
Program: 23 W4Q3 - Works for Queensland 3		
W4Q3 Lerra Street Kerb & Drain Improvements	Construction	Works commenced 22 March 2021. Unsuitable material removed, select fill placed, cul-de-sac at subgrade level. K&C to be installed mid-April 2021, weather permitting.
W4Q3 Footpath Renewal All localities	Construction	Works will commence to replace cracked and damaged sections of footpath on Anzac Avenue on 19 April.
W4Q3 Mareeba Pound Upgrade Pound/Facility	Construction	Block work commenced and due to be completed in early April to enable installation of roof.
W4Q3 Rankin Street Office Air-conditioning Replacement and Refurbishment	Construction	Air conditioning completed. Design for refurbishments completed and delivery timeframe being confirmed.
Program: 24 W4Q4 - Works for Queensland 4		
W4Q4 Bicentennial Lakes Solar Lighting	Procurement	Solar lights to be ordered in April.
W4Q4 Dimbulah Hall replace linoleum flooring	Construction	The flooring and cabinetry purchase orders have been issued to the contractor. Awaiting manufacture of cabinetry to complete works. Expected completion at the end of April.
W4Q4 Riverside Caravan Park refurbish shower amenity block	Planning	Quotes received, source of funds to be confirmed.
W4Q4 Dimbulah Caravan Park refurbish dongas and front office facilities	Procurement	Purchase order issued to the contractors for flooring and cabinetry work. Design is being finalised for the cabinetry. Manufacturing will take 4 weeks on completion of design.
W4Q4 Dimbulah Swimming Pool refurbish kiosk	Procurement	Purchase order has been raised for the flooring and cabinetry work Design to be finalised for approval. Following approval, cabinetry will take 4 weeks to manufacture.
W4Q4 Refurbish Kuranda Recreation Centre Hunter Park	Planning	Structural Engineer engaged, certification requirements expected to be known by mid April, works to be completed May.
W4Q4 Dimbulah Hall and Shire Hall Park electrical	Procurement	One quotation received for the works. Another quote to be provide
apacity upgrade		by a second contractor early April.
W4Q4 Dimbulah Swimming Pool Solar	Completed	Connection made via Ergon. Works complete onsite January 2021.
W4Q4 Mareeba WWTP Solar	Completed	New solar panels installed and security fence erected. Finalising the final account for the job but all works completed.
W4Q4 Mareeba Swimming Pool Solar	Completed	All works completed February 2021. Roof to the gymnasium has been repaired.
W4Q4 Mareeba WTP Booster Pump Solar	Completed	Works completed March 2021.
W4Q4 Mareeba Water Treatment Plant Solar	Construction	Contractor is still awaiting delivery of the brackets for the solar panels to install on the roof. Expected delivery is mid April.

Infrastructure Services Capital Works Summary Report - March 2021

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Project Description	Project Stage	Progress Comment
W4Q4 Kuranda Water Treatment Plant Solar	Construction	The new structure over the clarifier tank will be installed on mid April. The solar panels and new roof extension will be installed the week following.
W4Q4 Community Hub Solar	Construction	All panels and cabling installed. Awaiting the installation of the new switchboard as part of the fit-out works to complete. MSB due for installation mid April.
W4Q4 Centenary Booster Pump Solar	Completed	All works complete March 2021. Awaiting price for new concrete pathway around shed before completing the project.
W4Q4 Mt Molloy Community Hall Refurbishments	Procurement	Quotations called for electrical works, handyman provided scope for building modifications.
W4Q4 Arnold Park Toilet Upgrade	Construction	Modular Facility approved and order placed. Design approved, fabrication to commence. Works to be completed June 2021
W4Q4 Cedric Davies Community Hub - Library project	Construction	External painting commenced, design of building signage underway, internal demolishing complete, works progressing on fitout. Anticipate completion late May, early June.
W4Q4 Rankin Street Public Disability Toilet	Construction	Design being completed, Access Consultant to provide certification for slight deficiency in width 20mm. To be completed May.

9.2 T-MSC2021-03 REGISTER OF PRE-QUALIFIED SUPPLIERS LIST - INFRASTRUCTURE MAINTENANCE SERVICES - 1 JULY 2021 TO 30 JUNE 2023

Date Prepared:	29 March 2021
Author:	Director Infrastructure Services
Attachments:	 Infrastructure Services Pre-qualified Supplier Category List <u>Uservices Pre-qualified Suppliers List </u> T-MSC2021-03 Infrastructure Services Pre-Qualified Suppliers List <u>Uservices Pre-qualified Supplier Category List </u>

EXECUTIVE SUMMARY

The purpose of this report is to recommend Council empanel contractors to its Prequalified Suppliers register for provision of Infrastructure Maintenance Services, under T-MSC2021-03 period from 1 July 2021 to 30 June 2023.

Council has invited submissions from suitably qualified and experienced contractors for inclusion on the Pre-qualified Supplier Register for infrastructure maintenance services. Tenders closed 11:00am Tuesday, 2 March 2021.

RECOMMENDATION

That Council empanels the contractors listed in the documentation attached to this report for the purpose of providing a Register of Pre-qualified Suppliers for the period from 1 July 2021 to 30 June 2023.

BACKGROUND

Council invited submissions from suitably qualified and experienced contractors for consideration of inclusions on the Register of Pre-qualified Suppliers for provision of Infrastructure Maintenance Services, which closed at 11:00am Tuesday, 2 March 2021. Council received 84 submissions.

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

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

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

RISK IMPLICATIONS

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Procurement Policy

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Nil

Operating

To ensure cost effective selection of contractors to perform infrastructure maintenance services for Council.

LINK TO CORPORATE PLAN

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

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

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

IMPLEMENTATION/COMMUNICATION

The empanelled list of contractors will be notified in writing.

INFRASTRUCTURE SERVICES PRE-QUALIFIED SUPPLIER LIST

1 July 2021 to 30 June 2023

Air Conditioning - General	Landscape Designer
Air Conditioning Automotive	Landscape Materials
Architects	Line Markers
Asbestos Removal and transport	Location Services
Building - General	Locksmiths
Cabinet Makers	Machinery Hire
Carpenters	Mechanical Engineering
Carpet Cleaners	Metal Fabrication & Welding
Civil Engineers	Motor Rewinding
Clean earth for landfill day cover	Outdoor Power Equipment
Cleaning Internal/External	Painting
Coarse Sand & Road Base	Pest Control
Commercial Diving Services	Plastic Welding & Fabrication
Concreters	PLC System Engineers
Consulting Engineers	Plumbing
Demolition	Pool Services
Design Drafting	Process Engineering
Electrical Engineering	Project Management
Electrical General, Industrial & Automotive	Pump Supply & Maintenance
Environmental Engineering & Science	Quarry Materials
Erosion and sediment control (inc Hydromulching)	Refrigeration
Fencing	Removalist
Fencing Contractors	Roller Doors & Security Screens
Fire Services	Roofing and Guttering
Floor Restoration	Septic Pumping
Garden Maintenance	Sign Writers
Garden/Tree Lopping	Structural Engineering
Gas Fitter	Surveyors
General Engineering & Fabrication	Technical Officer
Geotechnical Consultants	Telemetry Electrical
Geotechnical Engineering	Telemetry & Scada
GIS	Tiling & Paving
Glazing	Waste Removal
Handyman	Waste Transport & Removal (inc regulated waste)
Hydraulic Engineering	Waterproofing/Sealing

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	021-03 Pre-Qualified Suppliers -	Infrastructure Services
Profession	Name	List
AIR CONDITIONING GENERAL	Babinda Electrics Pty Ltd	Electrical General, Industrial & Automotive - Emergency Gen Sets - Airconditioning General - Telemetry Electrical
AIR CONDITIONING GENERAL	Bertoldo Electrical	Air Conditioning General - Refrigeration - Electrical General, Industrial & Automotive - Emergency Gen Sets - Motor Rewinding - Outdoor Power Equipment - Pump Supply & Maintenance - Roller Doors & Security Screens
AIR CONDITIONING GENERAL	Don Hall Air Conditioning	Air Conditioning General - Refrigeration
AIR CONDITIONING GENERAL	Value Added Engineering NQ	Air Conditioning General - Electrical General, Industrial & Automotive -
AIR CONDITIONING GENERAL	Airfirst Pty Ltd	Refrigeration - Telemetry Electrical - Telemetry & Scada Air Conditioning - refrigeration maintenance, repairs and installations.
		Par contracting reingeration maniferance, repairs and instandards.
AIR CONDITIONING AUTOMOTIVE	Brad's Auto Electrical	Air conditioning Automotive - Electrical General, Industrial & Automotive
ARCHITECTS	TPG Architects	Architects
ARCHITECTS	Vabasis Pty Ltd	Architects
ASBESTOS REMOVAL & TRANSPORT	Dawsons Engineering	Asbestos removal & Transport - Building General - Carpenters - Concreters - Demolition - Fencing - General Engineering & Fabrication - Metal Fabrication & Welding - Project Management - Pump Supply & Maintenance
ASBESTOS REMOVAL & TRANSPORT	HC Building & Construction	Building General - Cabinet Makers - Carpenters - Cleaning Internal/External - Fencing - Garden Maintenance - Garden/Tree Lopping - Machinery Hire - Metal Fabrication & Welding - Painting - Roofing and Guttering - Roller Doors and Security Screens - Project Management - Concreters - Asbectos Removal and transport - Electrical General, Industrial & Automotive - Plumbing
ASBESTOS REMOVAL & TRANSPORT	QDAC Services P/L	Asbestos removal & Transport - Building General - Carpenters - Concreters - Demolition - Fencing - Fencing Contractors - Machinery Hire
ASBESTOS REMOVAL & TRANSPORT	R&A Enterprises (QId) Pty Ltd	Asbestos removal & Transport - Demolition
ASBESTOS REMOVAL & TRANSPORT	Townsville Asbestos Pty Ltd	Asbestos Removal & Transport - Demolition - Machinery Hire - Waste Transpor & Removal (inc reguated waste)
ASBESTOS REMOVAL & TRANSPORT	Nordig NQ Pty Ltd	Asbestos Removal & Transport - Demolition
BUILDING - GENERAL	Dawsons Engineering	Asbestos removal & Transport - Building General - Carpenters - Concreters - Demolition - Fencing - General Engineering & Fabrication - Metal Fabrication & Welding - Project Management - Pump Supply & Maintenance
BUILDING - GENERAL	HCCM Pty Ltd TA HC Building & Construction	Building General - Cabinet Makers - Carpenters - Cleaning Internal/External - Fencing - Garden Maintenance - Garden/Tree Lopping - Machinery Hire - Metal Fabrication & Welding - Painting - Roofing and Guttering - Roller Doors and Security Screens - Project Management - Concreters - Asbectos Removal and transport - Electrical General, Industrial & Automotive - Plumbing
BUILDING - GENERAL	Homefab Building & Construction	Metal Fabrication & Welding - Carpenters - Building General
BUILDING - GENERAL	QDAC Services P/L	Asbestos removal & Transport - Building General - Carpenters - Concreters - Demolition - Fencing - Fencing Contractors - Machinery Hire
CABINET MAKERS	HCCM Pty Ltd TA FNQ Joinery	Building General - Cabinet Makers - Carpenters - Cleaning Internal/External - Fencing - Garden Maintenance - Garden/Tree Lopping - Machinery Hire - Metal Fabrication & Welding - Painting - Roofing and Guttering - Roller Doors and Security Screens - Project Management - Concreter s - Asbestos Removal and transport - Electrical General, Industrial & Automotive - Plumbing
CABINET MAKERS	Red's Joinery Mareeba	Cabinet Makers
CARPENTERS	Dawsons Engineering	Asbestos removal & Transport - Building General - Carpenters - Concreters - Demolition - Fencing - General Engineering & Fabrication - Metal Fabrication & Welding - Project Management - Pump Supply & Maintenance
CARPENTERS	Homefab Building & Construction	Metal Fabrication & Welding - Carpenters - Building General
CARPENTERS	HC Building & Construction	Building General - Cabinet Makers - Carpenters - Cleaning Internal/External - Fencing - Garden Maintenance - Garden/Tree Lopping - Machinery Hire - Metal Fabrication & Welding - Painting - Roofing and Guttering - Roller Doors and Security Screens - Project Management - Concreters - Asbectos Removal and transport - Electrical General, Industrial & Automotive - Plumbing
CARPENTERS	QDAC Services P/L	Asbestos removal & Transport - Building General - Carpenters - Concreters - Demolition - Fencing - Fencing Contractors - Machinery Hire
		Civil Engineers - Design Drafting - Project Management - Structural Engineering
CIVIL ENGINEERS	Black & More (Black EME Pty Ltd)	Technical Officer
CIVIL ENGINEERS	Cardno QLD Pty Ltd	Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering Environmental Engineering & Science - Geotechnical Consultants - Geotechnica Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors - Technical Officer
h		Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering
CIVIL ENGINEERS	JJ Ryan Consulting Pty Ltd	Hydraulic Engineering - Structural Engineering - Project Management - Surveyors
CIVIL ENGINEERS CIVIL ENGINEERS	JJ Ryan Consulting Pty Ltd Project Services NQ Pty Ltd	

T-MSC2021-03 Pre-Qualified Suppliers - Infrastructure Services

CIVIL ENGINEERS CIEAN EARTH FOR LANDFILL DAY COVER	Technical Services Australia PtyLtd Tonkin Consulting Trinity Engineering and Consulting Pty Ltd	List Civil Engineers - Consulting Engineers - Oesign Drafting - Electrical Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnica Engineering - Hydraulic Engineering - Mechanical Engineering - Process Engineering - Structural Engineering - Project Management Civil Engineers - Consulting Engineers - Design Drafting - Environmental Engineering & Science - Erosion and sediment control (including hydromulching) - General Engineering & Fabrication - Geotechnical Consultants: Geotechnical Engineering - GIS - Hydraulic Engineering - Mechanical Engineering - Project Management - Structural Engineering - Technical Officer - Waste Transport & Removal (inc regulated waste)
CIVIL ENGINEERS CIVIL ENGINEERS	Trinity Engineering and Consulting Pty Ltd	Engineering & Science - Erosion and sediment control (including hydromulching) - General Engineering & Fabrication - Geotechnical Consultants Geotechnical Engineering - GIS - Hydraulic Engineering - Mechanical Engineering - Project Management - Structural Engineering - Technical Officer - Waste Transport & Removal (inc regulated waste)
CIVIL ENGINEERS		
		Civil Engineers - Consulting Engineers - Design Drafting - Hydraulic Engineering Project Management - Technical Officer
CLEAN EARTH FOR LANDFILL DAY COVER	ARO Industries Pty Ltd	Civil Engineers - Consulting Engineers - Design Drafting - Geotechnical
CLEAN EARTH FOR LANDFILL DAY COVER	-	Consultants - Geotechnical Engineering - Project Management
	FGF Developments Pty Ltd	Clean earth for landfill day cover - Coarse Sand & Road Base - Concreters - Machinery Hire - Project Management - Quarry Materials
CLEAN EARTH FOR LANDFILL DAY COVER	Kidner Contracting Pty Ltd	Clean earth for landfill day cover - Coarse Sand & Road Base - Landscape Materials - Machinery Hire - Quarry Materials - Emergency Gen Sets
CLEAN EARTH FOR LANDFILL DAY COVER	Lumax Waste Management	Clean earth for landfill day cover - Coarse Sand & Road Base - Landscape
CLEAN EARTH FOR LANDFILL DAY COVER	M.T.B.H. CARTAGE PTY LTD	Materials - Machinery Hire - Quarry Materials Clean earth for day fill cover - Machinery Hire - Quarry Materials
CLEAN EARTH FOR LANDFILL DAY COVER	TMC North Queensland	Machinery Hire - Clean earth for landfill day cover
CLEANING INTERNAL / EXTERNAL	HC Building & Construction	Building General - Cabinet Makers - Carpenters - Cleaning Internal/External - Fencing - Garden Maintenance - Garden/Tree Lopping - Machinery Hire - Meta Fabrication & Welding - Painting - Roofing and Guttering - Roller Doors and Security Screens - Project Management - Concreters - Asbestos Removal and transport - Electrical General, Industrial & Automotive - Plumbing
CLEANING INTERNAL / EXTERNAL	Old Mates Mowing	Garden Maintenance - Garden/Tree Lopping - Cleaning Internal/External
CLEANING INTERNAL / EXTERNAL	Sader Painting Pty Ltd	Painting - Cleaning Internal/External
CLEANING INTERNAL / EXTERNAL	Zoonie Services	Cleaning Internal/External
		Landscape Materials - Quarry Materials - Machinery Hire - Coarse Sand & Road
COARSE SAND & ROAD BASE	CQB Services Pty Ltd	Base
COARSE SAND & ROAD BASE	Edmonds Transport & Earthmoving	Coarse Sand & Road Base - Machinery Hire - Quarry Materials
COARSE SAND & ROAD BASE	FGF Developments Pty Ltd	Clean earth for landfill day cover - Coarse Sand & Road Base - Concreters - Machinery Hire - Project Management - Quarry Materials
COARSE SAND & ROAD BASE	Kidner Contracting Pty Ltd	Clean earth for landfill day cover - Coarse Sand & Road Base - Landscape Materials - Machinery Hire - Quarry Materials - Emergency Gen Sets
COARSE SAND & ROAD BASE	Lumax Waste Management	Clean earth for landfill day cover - Coarse Sand & Road Base - Landscape Materials - Machinery Hire - Quarry Materials
COARSE SAND & ROAD BASE	Mareeba Sands	Coarse Sand & Road Base - Machinery Hire - Quarry Materials
CONCRETERS	Dempsey Cranes & Construction	Concreters - Demolition - Erosion and sediment control (including hydromulching) - Handyman - Project Management - Technical Officer - Metal Fabrication & Welding - Machinery Hire - General Engineering & Fabrication
CONCRETERS	Dawsons Engineering	Asbestos removal & Transport - Building General - Carpenters - Concreters - Demolition - Fencing - General Engineering & Fabrication - Metal Fabrication & Welding - Project Management - Pump Supply & Maintenance
CONCRETERS	Durack Civil	Concreters
CONCRETERS	FGF Developments Pty Ltd	Clean earth for landfill day cover - Coarse Sand & Road Base - Concreters - Machinery Hire - Project Management - Quarry Materials
CONCRETERS	HC Building & Construction	Building General - Cabinet Makers - Carpenters - Cleaning Internal/External - Fencing - Garden Maintenance - Garden/Tree Lopping - Machinery Hire - Metal Fabrication & Welding - Painting - Roofing and Guttering - Roller Doors and Security Screens - Project Management - Concreter - Asbestos Removal and transport - Electrical General, Industrial & Automotive - Plumbing
CONCRETERS	QDAC Services P/L	Asbestos removal & Transport - Building General - Carpenters - Concreters - Demolition - Fencing - Fencing Contractors - Machinery Hire
CONCRETERS	S & K Civil Contracting	Concreters - Demolition - Gas Fitter - Landscape Materials - Machinery Hire - Plumbing - Roofing & Guttering
		Telemetry and SCADA , DLC System Engineers - Consulting Engineers - Fighting
CONSULTING ENGINEERS	Automation IT	Telemetry and SCADA - PLC System Engineers - Consulting Engineers - Electrica Engineering
CONSULTING ENGINEERS	BMT Commercial Aust Pty Ltd	Consulting Engineers - Environmental Engineering & Science - Erosion & Sediment Control (incl hydromulching) - GIS - Hydraulic Engineering - Mechanical Engineering
	Cardno QLD Pty Ltd	Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnica Engineering - Hydraulic Engineering - Structural Engineering - Project
CONSULTING ENGINEERS		Management - Surveyors - Technical Officer
CONSULTING ENGINEERS	City Water Technology Pty Ltd	Consulting Engineers
	City Water Technology Pty Ltd Hopkinson Consulting Engineers	Consulting Engineers Consulting Engineers - Electrical Engineering - Fire Services - Hydraulic Engineering - Mechanical Engineering
CONSULTING ENGINEERS		Consulting Engineers Consulting Engineers - Electrical Engineering - Fire Services - Hydraulic

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Profession CONSULTING ENGINEERS	Technical Services Australia Pty Ltd	List Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnica Engineering - Hydraulic Engineering - Mechanical Engineering - Process Engineering - Structural Engineering - Project Management
CONSULTING ENGINEERS	Tonkin Consulting	Civil Engineers - Consulting Engineers - Design Drafting - Environmental Engineering & Science - Erosion and sediment control (including hydromulching) - General Engineering & Fabrication - Geotechnical Consultants Geotechnical Engineering - GIS - Hydraulic Engineering - Mechanical Engineering - Project Management - Structural Engineering - Technical Officer - Waste Transport & Removal (inc regulated waste)
CONSULTING ENGINEERS	Trinity Engineering and Consulting Pty Ltd	Civil Engineers - Consulting Engineers - Design Drafting - Hydraulic Engineering - Project Management - Technical Officer
CONSULTING ENGINEERS	Yabbie Pond Pty Ltd	Consulting Engineers - Environmental Engineering & Science - Process
CONSULTING ENGINEERS	ARO Industries Pty Ltd	Engineering Civil Engineers - Consulting Engineers - Design Drafting - Geotechnical
		Consultants - Geotechnical Engineering - Project Management
DEMOLITION	Dawsons Engineering	Asbestos removal & Transport - Building General - Carpenters - Concreters - Demolition - Fencing - General Engineering & Fabrication - Metal Fabrication & Welding - Project Management - Pump Supply & Maintenance
DEMOLITION	Dempsey Cranes & Construction	Concreters - Demolition - Erosion and sediment control (including hydromulching) - Handyman - Project Management - Technical Officer - Metal Fabrication & Welding - Machinery Hire - General Engineering & Fabrication
DEMOLITION	QDAC Services P/L	Asbestos removal & Transport - Building General - Carpenters - Concreters - Demolition - Fencing - Fencing Contractors - Machinery Hire
DEMOLITION	R&A Enterprises (QId) Pty Ltd	Asbestos removal & Transport - Demolition Concreters - Demolition - Gas Fitter - Landscape Materials - Machinery Hire -
DEMOLITION	S & K Civil Contracting	Plumbing - Roofing & Guttering Asbestos Removal & Transport - Demolition - Machinery Hire - Waste Transpor
DEMOLITION	Townsville Asbestos Pty Ltd	& Removal (inc reguated waste)
DEMOLITION	Nordig NQ Pty Ltd	Asbestos Removal & Transport - Demolition
DESIGN DRAFTING	Black & More (Black EME Pty Ltd)	Civil Engineers - Design Drafting - Project Management - Structural Engineering
DESIGN DRAFTING	Cardno QLD Pty Ltd	Technical Officer Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnica Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors - Technical Officer
DESIGN DRAFTING	JJ Ryan Consulting Pty Ltd	Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors
DESIGN DRAFTING	Technical Services Australia Pty Ltd	Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnica Engineering - Hydraulic Engineering - Mechanical Engineering - Process Engineering - Structural Engineering - Project Management
DESIGN DRAFTING	Tonkin Consulting	Civil Engineers - Consulting Engineers - Design Drafting - Environmental Engineering & Science - Erosion and sediment control (including hydromulching) - General Engineering & Fabrication - Geotechnical Consultants Geotechnical Engineering - GIS - Hydraulic Engineering - Mechanical Engineering - Project Management - Structural Engineering - Technical Officer -
DESIGN DRAFTING	Trinity Engineering and Consulting Pty Ltd	Waste Transport & Removal (inc regulated waste) Civil Engineers - Consulting Engineers - Design Drafting - Hydraulic Engineering
DESIGN DRAFTING	ARO Industries Pty Ltd	Project Management - Technical Officer Civil Engineers - Consulting Engineers - Design Drafting - Geotechnical
		Consultants - Geotechnical Engineering - Project Management
DRONE	Tree Audio Visual Management	
ELECTRICAL ENGINEERING	Automation IT	Telemetry and SCADA - PLC System Engineers - Consulting Engineers - Electrica
ELECTRICAL ENGINEERING	Cardno QLD Pty Ltd	Engineering Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnica Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors - Technical Officer
ELECTRICAL ENGINEERING	Hopkinson Consulting Engineers	Consulting Engineers - Electrical Engineering - Fire Services - Hydraulic
ELECTRICAL ENGINEERING	JJ Ryan Consulting Pty Ltd	Engineering - Mechanical Engineering Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Survevors
ELECTRICAL ENGINEERING	Parasyn	Surveyors Electrical Engineering - PLC Systen Engineers - Process Engineering - Telemetry Electrical - Telemetry & Scada
	Technical Services Australia PtyLtd	Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnica Engineering - Hydrauli Engineering - Mechanical Engineering - Process
ELECTRICAL ENGINEERING		Engineering - Structural Engineering - Project Management
ELECTRICAL ENGINEERING ELECTRICAL ENGINEERING	Welcon Technologies	
ELECTRICAL ENGINEERING	Welcon Technologies	Engineering - Structural Engineering - Project Management Electrical Engineering - PLC Systen Engineers - Telemetry & Scada
		Engineering - Structural Engineering - Project Management

Profession	Name	List
ELECTRICAL GENERAL, INDUSTRIAL & AUTOMOTIVE	Brad's Auto Electrical	Airconditioning Automotive - Electrical General, Industrial & Automotive
ELECTRICAL GENERAL, INDUSTRIAL & AUTOMOTIVE	Cooper Norman Security and Electrical	Electrical General, Industrial & Automotive
ELECTRICAL GENERAL, INDUSTRIAL & AUTOMOTIVE	DJ GILMORE ELECTRICAL	Electrical General, Industrial & Automotive - Telemetry Electrical
ELECTRICAL GENERAL, INDUSTRIAL & AUTOMOTIVE	ECS Services	Electrical General, Industrial & Automotive - Locksmiths
ELECTRICAL GENERAL, INDUSTRIAL & AUTOMOTIVE	ELECTROPICA	Electrical general and industrial - Telemetry Electrical
ELECTRICAL GENERAL, INDUSTRIAL & AUTOMOTIVE ELECTRICAL GENERAL, INDUSTRIAL & AUTOMOTIVE	TW Electrical Jason Cummings Electrical Service	HC BUILDING AND CONSTRUCTION SUBMISSION
ELECTRICAL GENERAL, INDUSTRIAL & AUTOMOTIVE ELECTRICAL GENERAL, INDUSTRIAL & AUTOMOTIVE	JM Switchboards	Electrical General, Industrial & Automotive Telemetry Electrical - Electrical General, Industrial & Automotive
		General Engineering and Fabrication - Metal Fabrication & Welding - Structural
ELECTRICAL GENERAL, INDUSTRIAL & AUTOMOTIVE	NQ Engineering & Fabrication Pty Ltd	Engineering - Electrical General, Industrial & Automotive
ELECTRICAL GENERAL, INDUSTRIAL & AUTOMOTIVE	Soncin Electrical Pty Ltd	Electrical General, Industrial & Automotive Air Conditioning General - Electrical General, Industrial & Automotive -
ELECTRICAL GENERAL, INDUSTRIAL & AUTOMOTIVE	Value Added Engineering NQ	Refrigeration - Telemetry Electrical - Telemetry & Scada
ELECTRICAL GENERAL, INDUSTRIAL & AUTOMOTIVE	Mareeba Electrical Service	Electrical Contractor
EMERGENCY GEN SETS	Babinda Electrics Pty Ltd	Electrical General, Industrial & Automotive - Emergency Gen Sets -
		Air conditioning General - Telemetry Electrical Air Conditioning General - Refrigeration - Electrical General, Industrial &
EMERGENCY GEN SETS	Bertoldo Electrical	Automotive - Emergency Gen Sets - Motor Rewinding - Outdoor Power Equipment - Pump Supply & Maintenance - Roller Doors & Security Screens
EMERGENCY GEN SETS	Kidner Contracting Pty Ltd	Clean earth for Iandfill day cover - Coarse Sand & Road Base - Landscape Materials - Machinery Hire - Quarry Materials - Emergency Gen Sets
ENVIRONMENTAL ENGINEERING & SCIENCE	Biomonitoring	Environmental Engineering & Science
CONTRACTOR ENGINEERING & SUBJECT		Consulting Engineering & Science Consulting Engineers - Environmental Engineering & Science - Erosion &
ENVIRONMENTAL ENGINEERING & SCIENCE	BMT Commercial Aust PtyLtd	Sediment Control (incl hydromulching) - GIS - Hydraulic Engineering - Mechanical Engineering
ENVIRONMENTAL ENGINEERING & SCIENCE	Cardno QLD Pty Ltd	Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors - Technical Officer
ENVIRONMENTAL ENGINEERING & SCIENCE	FRC Environmental Pty Ltd	Environmental Engineering & Science
ENVIRONMENTAL ENGINEERING & SCIENCE	Natural Resource Assessments Pty Ltd	Environmental Engineering & Science - Erosion and sediment control (including hydromulching) - GIS
ENVIRONMENTAL ENGINEERING & SCIENCE	St George Project Services	Civil Engineers - Environmental Engineering & Science - Project Management - Technical Officer
ENVIRONMENTAL ENGINEERING & SCIENCE	Technical Services Australia Pty Ltd	Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnical Engineering - Hydraulic Engineering - Mechanical Engineering - Process Engineering - Structural Engineering - Project Management
ENVIRONMENTAL ENGINEERING & SCIENCE	Tonkin Consulting	Civil Engineers - Consulting Engineers - Design Drafting - Environmental Engineering & Science - Erosion and sediment control (including hydromulching) - General Engineering & Fabrication - Geotechnical Consultants Geotechnical Engineering - GIS - Hydraulic Engineering - Mechanical Engineering - Project Management - Structural Engineering - Technical Officer - Waste Transport & Removal (inc regulated waste)
ENVIRONMENTAL ENGINEERING & SCIENCE	WSP Australia	Environmental Engineering & Science
ENVIRONMENTAL ENGINEERING & SCIENCE	Yabbie Pond Pty Ltd	Consulting Engineers - Environmental Engineering & Science - Process
		Engineering
		Consulting Engineers - Environmental Engineering & Science - Erosion &
EROSION & SEDIMENT CONTROL (INCL HYDROMULCHING)	BMT Commercial Aust PtyLtd	Sediment Control (incl hydromulching) - GIS - Hydraulic Engineering - Mechanical Engineering
EROSION & SEDIMENT CONTROL (INCL HYDROMULCHING)	Dempsey Cranes & Construction	Concreters - Demo®tion - Erosion and sediment control (including hydromulching) - Handyman - Project Management - Technical Officer - Metal Fabrication & Welding - Machinery Hire - General Engineering & Fabrication
EROSION & SEDIMENT CONTROL (INCL HYDROMULCHING)	Natural Resource Assessments Pty Ltd	Environmental Engineering & Science - Erosion and sediment control (including hydromulching) - GIS
EROSION & SEDIMENT CONTROL (INCL HYDROMULCHING)	Tonkin Consulting	Civil Engineers - Consulting Engineers - Design Drafting - Environmental Engineering & Science - Erosion and sediment control (including hydromulching) - General Engineering & Fabrication - Geotechnical Consultants Geotechnical Engineering - GIS - Hydraulic Engineering - Mechanical Engineering - Project Management - Structural Engineering - Technical Officer - Waste Transport & Removal (inc regulated waste)
FENCING	Dawsons Engineering	Asbestos removal & Transport - Building General - Carpenters - Concreters - Demolition - Fencing - General Engineering & Fabrication - Metal Fabrication & Welding - Project Management - Pump Supply & Maintenance
FENCING	HC Building & Construction	Building General - Cabinet Makers - Carpenters - Cleaning Internal/External - Fencing - Garden Maintenance - Garden/Tree Lopping - Machinery Hire - Metal Fabrication & Welding - Painting - Roofing and Guttering - Roller Doors and Security Screens - Project Management - Concreters - Asbestos Removal and transport - Electrical General, Industrial & Automotive - Plumbing
FENCING	QDAC Services P/L	Asbestos removal & Transport - Building General - Carpenters - Concreters - Demolition - Fencing - Fencing Contractors - Machinery Hire
FENCING	Fencing Around	Fencing Contractors - Fencing
FENCING CONTRACTORS	QDAC Services P/L	Asbestos removal & Transport - Building General - Carpenters - Concreters - Demolition - Fencing - Fencing Contractors - Machinery Hire
FENCING CONTRACTORS	Fencing Around	Fencing Contractors - Fencing

Profession FENCING CONTRACTORS	Name Afrim Bresa Fencing	List
FENCING CONTRACTORS	Afrim bresa rencing	Fencing Contractors - Fencing - Tiling - Paving
FIRE SERVICES	Hopkinson Consulting Engineers	Consulting Engineers - Electrical Engineering - Fire Services - Hydraulic Engineering - Mechanical Engineering
GARDEN MAINTENANCE	HC Building & Construction	Building General - Cabinet Makers - Carpenters - Cleaning Internal/External - Fencing - Garden Maintenance - Garden/Tree Lopping - Machinery Hire - Metal Fabrication & Welding - Painting - Roofing and Guttering - Roller Doors and Security Screens - Project Management - Concreters - Asbestos Removal and transport - Electrical General, Industrial & Automotive - Plumbing
GARDEN MAINTENANCE	Old Mates Mowing	Garden Maintenance - Garden/Tree Lopping - Cleaning Internal/External
GARDEN / TREE LOPPING	HC Building & Construction	Building General - Cabinet Makers - Carpenters - Cleaning Internal/External - Fencing - Garden Maintenance - Garden/Tree Lopping - Machinery Hire - Metal Fabrication & Welding - Painting - Roofing and Guttering - Roller Doors and Security Screens - Project Management - Concreters - Asbestos Removal and transport - Electrical General, Industrial & Automotive - Plumbing
GARDEN / TREE LOPPING	Old Mates Mowing	Garden Maintenance - Garden/Tree Lopping - Cleaning Internal/External
GARDEN / TREE LOPPING GARDEN / TREE LOPPING	Tablelands Tree Lopping Treeworks Qld Pty Ltd	Garden / Tree Lopping Garden / Tree Lopping
WHILE COTTING	needono que rijeto	oursent nee copping
GAS FITTER	S & K Civil Contracting	Concreters - Demolition - Gas Fitter - Landscape Materials - Machinery Hire - Plumbing - Roofing & Guttering
		Concreters - Demolition - Erosion and sediment control (including
GENERAL ENGINEERING & FABRICATION	Dempsey Cranes & Construction	Concreters - Demoittion - Erosion and sediment control (Including hydromulching) - Handyman - Project Management - Technical Officer - Metal Fabrication & Welding - Machinery Hire - General Engineering & Fabrication
GENERAL ENGINEERING & FABRICATION	Dawsons Engineering	Asbestos removal & Transport - Building General - Carpenters - Concreters - Demolition - Fencing - General Engineering & Fabrication - Metal Fabrication & Welding - Project Management - Pump Supply & Maintenance
GENERAL ENGINEERING & FABRICATION	NQ Engineering & Fabrication Pty Ltd	General Engineering and Fabrication - Metal Fabrication & Welding - Structural Engineering - Electrical General, Industrial & Automotive
GENERAL ENGINEERING & FABRICATION	Pumping Irrigation & Machinery Services	Pump Supply & Maintenance - Plastic Welding - General Engineering & Fabrication - Plumbing
GENERAL ENGINEERING & FABRICATION	Tonkin Consulting	Civil Engineers - Consulting Engineers - Design Drafting - Environmental Engineering & Science - Erosion and sediment control (including hydromulching) - General Engineering & Fabrication - Geotechnical Consultants Geotechnical Engineering - GIS - Hydraulic Engineering - Mechanical Engineering - Project Management - Structural Engineering - Technical Officer - Waste Transport & Removal (inc regulated waste)
GEO TECHNICAL CONSULTANTS	Cardno QLD Pty Ltd	Civil Engineers - Consulting Engineers - Design Dratting - Electrical Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnica Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors - Technical Officer
GEO TECHNICAL CONSULTANTS	Technical Services Australia PtyLtd	Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnica Engineering - Hydraulic Engineering - Mechanical Engineering - Process Engineering - Structural Engineering - Project Management
GEO TECHNICAL CONSULTANTS	Tonkin Consulting	Civil Engineers - Consulting Engineers - Design Drafting - Environmental Engineering & Science - Erosion and sediment control (including hydromulching) - General Engineering & Fabrication - Geotechnical Consultants Geotechnical Engineering - GIS - Hydraulic Engineering - Mechanical Engineering - Project Management - Structural Engineering - Technical Officer - Waste Transport & Removal (inc resultated waste)
GEO TECHNICAL CONSULTANTS	ARO Industries Pty Ltd	Civil Engineers - Consulting Engineers - Design Drafting - Geotechnical Consultants - Geotechnical Engineering - Project Management
GEOTECHNICAL ENGINEERING	Cardno QLD Pty Ltd	Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnica Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors - Technical Officer
GEOTECHNICAL ENGINEERING	Technical Services Australia PtyLtd	Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnica Engineering - Hydraulic Engineering - Mechanical Engineering - Process Engineering - Structural Engineering - Project Management
GEOTECHNICAL ENGINEERING	Tonkin Consulting	Civil Engineers - Consulting Engineers - Design Drafting - Environmental Engineering & Science - Erosion and sediment control (including hydromulching) - General Engineering & Fabrication - Geotechnical Consultants Geotechnical Engineering - GIS - Hydraulic Engineering - Mechanical Engineering - Project Management - Structural Engineering - Technical Officer - Waste Transport & Removal (inc. resulated waste)
GEOTECHNICAL ENGINEERING	ARO Industries Pty Ltd	Civil Engineers - Consulting Engineers - Design Drafting - Geotechnical Consultants - Geotechnical Engineering - Project Management
		Consulting Engineers - Environmental Engineering & Science - Erosion &
GIS	BMT Commercial Aust Pty Ltd	Sediment Control (incl hydromulching) - GIS - Hydraulic Engineering - Mechanical Engineering
GIS	GP One Consulting Pty Ltd	GIS Environmental Engineering & Science - Erosion and sediment control (including
GIS	Natural Resource Assessments Pty Ltd	hydromulching) - GIS

Profession	News	114
Profession	Name	List Civil Engineers - Consulting Engineers - Design Drafting - Environmental
GIS	Tonkin Consulting	Engineering & Science - Frosion and sediment control (including hydromulching) - General Engineering & Fabrication - Geotechnical Consultants Geotechnical Engineering - GIS - Hydraulic Engineering - Mechanical Engineering - Project Management - Structural Engineering - Technical Officer - Waste Transport & Removal (inc resultated waste)
GLAZING	LDQ Pty Ltd - North QLD Security Fitters and Mareeba Glass and Aluminium	Glazing - Roller Doors & Security Screens
HANDYMAN	Dempsey Cranes & Construction	Concreters - Demolition - Erosion and sediment control (including hydromulching) - Handyman - Project Management - Technical Officer - Metal Fabrication & Welding - Machinery Hire - General Engineering & Fabrication
HYDRAULIC ENGINEERING	BMT Commercial Aust PtyLtd	Consulting Engineers - Environmental Engineering & Science - Erosion & Sediment Control (incl hydromulching) - GIS - Hydraulic Engineering - Mechanical Engineering
HYDRAULIC ENGINEERING	Cardno QLD Pty Ltd	Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors - Technical Officer
HYDRAULIC ENGINEERING	Hopkinson Consulting Engineers	Consulting Engineers - Electrical Engineering - Fire Services - Hydraulic Engineering - Mechanical Engineering
HYDRAULIC ENGINEERING	JJ Ryan Consulting Pty Ltd	Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors
HYDRAULIC ENGINEERING	Technical Services Australia PtyLtd	Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnical Engineering - Hydraulic Engineering - Mechanical Engineering - Process Engineering - Structural Engineering - Project Management
HYDRAULIC ENGINEERING	Tonkin Consulting	Civil Engineers - Consulting Engineers - Design Drafting - Environmental Engineering & Science - Erosion and sediment control (including hydromulching) - General Engineering & Fabrication - Geotechnical Consultants Geotechnical Engineering - GIS - Hydraulic Engineering - Mechanical Engineering - Project Management - Structural Engineering - Technical Officer - Waste Transport & Removal (inc regulated waste)
HYDRAULIC ENGINEERING	Trinity Engineering and Consulting Pty Ltd	Civil Engineers - Consulting Engineers - Design Drafting - Hydraulic Engineering - Project Management - Technical Officer
LANDSCAPE MATERIALS	COB Servicer Pro Ltd	Landscape Materials - Quarry Materials - Machinery Hire - Coarse Sand & Road
	CQB Services Pty Ltd	Base
LANDSCAPE MATERIALS	J & R Grego Group	Landscape Materials - Machinery Hire - Quarry Materials
LANDSCAPE MATERIALS	Kidner Contracting Pty Ltd	Clean earth for landfill day cover - Coarse Sand & Road Base - Landscape Materials - Machinery Hire - Quarry Materials - Emergency Gen Sets
LANDSCAPE MATERIALS	Lumax Waste Management	Clean earth for landfill day cover - Coarse Sand & Road Base - Landscape Materials - Machinery Hire - Quarry Materials
LANDSCAPE MATERIALS	S & K Civil Contracting	Concreters - Demolition - Gas Fitter - Landscape Materials - Machinery Hire - Plumbing - Roofing & Guttering
LOCATION SERVICES	Atherton Location Services	Location Services
LOCATION SERVICES	FNQ Cable Locators Pty Ltd	Location Services - Machinery Hire
LOCKSMITHS	ECS Services	Electrical General, Industrial & Automotive - Locksmiths
COCREMITIES		creation deneral, industrial & Adonotive - Locismus
MACHINERY HIRE	CQB Services Pty Ltd	Landscape Materials - Quarry Materials - Machinery Hire - Coarse Sand & Road Base
MACHINERY HIRE	Dempsey Cranes & Construction	Concreters - Demolition - Erosion and sediment control (including hydromulching) - Handyman - Project Management - Technical Officer - Metal
		Fabrication & Welding - Machinery Hire - General Engineering & Fabrication
MACHINERY HIRE	Dennis Fitzgerald	Machinery Hire
MACHINERY HIRE MACHINERY HIRE	Dennis Fitzgerald Edmonds Transport & Earthmoving	Machinery Hire Coarse Sand & Road Base - Machinery Hire - Quarry Materials
		Machinery Hire Coarse Sand & Road Base - Machinery Hire - Quarry Materials Clean earth for landfill day cover - Coarse Sand & Road Base - Concreters -
MACHINERY HIRE MACHINERY HIRE	Edmonds Transport & Earthmoving FGF Developments Pty Ltd	Machinery Hire Coarse Sand & Road Base - Machinery Hire - Quarry Materials Clean earth for landfill day cover - Coarse Sand & Road Base - Concreters - Machinery Hire - Project Management - Quarry Materials
MACHINERY HIRE	Edmonds Transport & Earthmoving	Machinery Hire Coarse Sand & Road Base - Machinery Hire - Quarry Materials Clean earth for landfill day cover - Coarse Sand & Road Base - Concreters -
MACHINERY HIRE MACHINERY HIRE MACHINERY HIRE	Edmonds Transport & Earthmoving FGF Developments Pty Ltd FNQ Cable Locators Pty Ltd	Machinery Hire Coarse Sand & Road Base - Machinery Hire - Quarry Materials Clean earth for landfill day cover - Coarse Sand & Road Base - Concreters - Machinery Hire - Project Management - Quarry Materials Location Services - Machinery Hire
MACHINERY HIRE MACHINERY HIRE MACHINERY HIRE MACHINERY HIRE	Edmonds Transport & Earthmoving FGF Developments Pty Ltd FNQ Cable Locators Pty Ltd Gregg Construction Pty Ltd	Machinery Hire Coarse Sand & Road Base - Machinery Hire - Quarry Materials Clean earth for landfill day cover - Coarse Sand & Road Base - Concreters - Machinery Hire - Project Management - Quarry Materials Location Services - Machinery Hire Machinery Hire - Plumbing - Project Management - Technical Officer Building General - Cabinet Makers - Carpenters - Cleaning Internal/External - Fencing - Garden Maintenance - Garden/Tree Lopping - Machinery Hire - Metal Fabrication & Welding - Painting - Roofing and Guttering - Roller Doors and Security Screens - Project Management - Concreters - Asbestos Removal and
MACHINERY HIRE MACHINERY HIRE MACHINERY HIRE MACHINERY HIRE MACHINERY HIRE	Edmonds Transport & Earthmoving FGF Developments Pty Ltd FNQ. Cable Locators Pty Ltd Gregg Construction Pty Ltd HC Building & Construction	Machinery Hire Coarse Sand & Road Base - Machinery Hire - Quarry Materials Clean earth for landfill day cover - Coarse Sand & Road Base - Concreters - Machinery Hire - Project Management - Quarry Materials Location Services - Machinery Hire Machinery Hire - Plumbing - Project Management - Technical Officer Building General - Cabinet Makers - Carpenters - Cleaning Internal/External - Fencing - Garden Maintenance - Garden/Tree Lopping - Machinery Hire - Metal Fabrication & Welding - Painting - Roofing and Guttering - Roller Doors and Security Screens - Project Management - Concreters - Asbestos Removal and transport - Electrical General, Industrial & Automotive - Plumbing
MACHINERY HIRE MACHINERY HIRE MACHINERY HIRE MACHINERY HIRE MACHINERY HIRE	Edmonds Transport & Earthmoving FGF Developments Pty Ltd FNQ Cable Locators Pty Ltd Gregg Construction Pty Ltd HC Building & Construction J & R Grego Group	Machinery Hire Coarse Sand & Road Base - Machinery Hire - Quarry Materials Clean earth for landfill day cover - Coarse Sand & Road Base - Concreters - Machinery Hire - Project Management - Quarry Materials Location Services - Machinery Hire Machinery Hire - Project Management - Quarry Materials Machinery Hire - Plumbing - Project Management - Technical Officer Building General - Cabinet Makers - Carpenters - Cleaning Internal/External - Fencing - Garden Maintenance - Garden/Tree Lopping - Machinery Hire - Metal Fabrication & Welding - Painting - Roofing and Guttering - Roller Doors and Security Screens - Project Management - Concreters - Abestos Removal and transport - Electrical General, Industrial & Automotive - Plumbing Landscape Materials - Machinery Hire - Quarry Materials Clean earth for landfill day cover - Coarse Sand & Road Base - Landscape Materials - Machinery Hire - Quarry Materials - Emergency Gen Sets Clean earth for landfill day cover - Coarse Sand & Road Base - Landscape
MACHINERY HIRE MACHINERY HIRE MACHINERY HIRE MACHINERY HIRE MACHINERY HIRE MACHINERY HIRE	Edmonds Transport & Earthmoving FGF Developments Pty Ltd FNQ. Cable Locators Pty Ltd Gregg Construction Pty Ltd HC Building & Construction J & R Grego Group Kidner Contracting Pty Ltd	Machinery Hire Coarse Sand & Road Base - Machinery Hire - Quarry Materials Clean earth for landfill day cover - Coarse Sand & Road Base - Concreters - Machinery Hire - Project Management - Quarry Materials Location Services - Machinery Hire Machinery Hire - Plumbing - Project Management - Technical Officer Building General - Cabinet Makers - Carpenters - Cleaning Internal/External - Fencing - Garden Maintenance - Garden/Tree Lopping - Machinery Hire - Metal Fabrication & Welding - Painting - Roofing and Guttering - Roller Doors and Security Screens - Project Management - Concreters - Asbestos Removal and transport - Electrical General, Industrial & Automotive - Plumbing Landscape Materials - Machinery Hire - Quarry Materials Clean earth for landfill day cover - Coarse Sand & Road Base - Landscape Materials - Machinery Hire - Quarry Materials - Emergency Gen Sets
MACHINERY HIRE MACHINERY HIRE MACHINERY HIRE MACHINERY HIRE MACHINERY HIRE MACHINERY HIRE MACHINERY HIRE MACHINERY HIRE	Edmonds Transport & Earthmoving FGF Developments Pty Ltd FNQ. Cable Locators Pty Ltd Gregg Construction Pty Ltd HC Building & Construction J & R Grego Group Kidner Contracting Pty Ltd Lumax Waste Management	Machinery Hire Coarse Sand & Road Base - Machinery Hire - Quarry Materials Clean earth for landfill day cover - Coarse Sand & Road Base - Concreters - Machinery Hire - Project Management - Quarry Materials Location Services - Machinery Hire Machinery Hire - Plumbing - Project Management - Technical Officer Building General - Cabinet Makers - Carpenters - Cleaning Internal/External - Fencing - Garden Maintenance - Garden/Tree Lopping - Machinery Hire - Metal Fabrication & Welding - Piniting - Roofing and Guttering - Roller Doors and Security Screens - Project Management - Concreters - Asbestos Removal and transport - Electrical General, Industrial & Automotive - Plumbing Landscape Materials - Machinery Hire - Quarry Materials Clean earth for landfill day cover - Coarse Sand & Road Base - Landscape Materials - Machinery Hire - Quarry Materials
MACHINERY HIRE MACHINERY HIRE MACHINERY HIRE MACHINERY HIRE MACHINERY HIRE MACHINERY HIRE MACHINERY HIRE MACHINERY HIRE MACHINERY HIRE	Edmonds Transport & Earthmoving FGF Developments Pty Ltd FNQ. Cable Locators Pty Ltd Gregg Construction Pty Ltd HC Building & Construction J & R Grego Group Kidner Contracting Pty Ltd Lumax Waste Management Mareeba Sands	Machinery Hire Coarse Sand & Road Base - Machinery Hire - Quarry Materials Clean earth for landfill day cover - Coarse Sand & Road Base - Concreters - Machinery Hire - Project Management - Quarry Materials Location Services - Machinery Hire Machinery Hire - Plumbing - Project Management - Technical Officer Building General - Cabinet Makers - Carpenters - Cleaning Internal/External - Fencing - Garden Maintenance - Garden/Tree Lopping - Machinery Hire - Metal Fabrication & Welding - Painting - Roofing and Guttering - Roller Doors and Security Screens - Project Management - Concreters - Asbestos Removal and transport - Electrical General, Industrial & Automotive - Plumbing Landscape Materials - Machinery Hire - Quarry Materials Clean earth for landfill day cover - Coarse Sand & Road Base - Landscape Materials - Machinery Hire - Quarry Materials Clean earth for landfill day cover - Coarse Sand & Road Base - Landscape Materials - Machinery Hire - Quarry Materials Coarse Sand & Road Base - Machinery Hire - Quarry Materials
MACHINERY HIRE MACHINERY HIRE MACHINERY HIRE MACHINERY HIRE MACHINERY HIRE MACHINERY HIRE MACHINERY HIRE MACHINERY HIRE MACHINERY HIRE MACHINERY HIRE	Edmonds Transport & Earthmoving FGF Developments Pty Ltd FNQ Cable Locators Pty Ltd Gregg Construction Pty Ltd HC Building & Construction J & R Grego Group Kidner Contracting Pty Ltd Lumax Waste Management Mareeba Sands M.T.B.H. CARTAGE PTY LTD	Machinery Hire Coarse Sand & Road Base - Machinery Hire - Quarry Materials Clean earth for landfill day cover - Coarse Sand & Road Base - Concreters - Machinery Hire - Project Management - Quarry Materials Location Services - Machinery Hire - Machinery Hire - Plumbing - Project Management - Technical Officer Building General - Cabinet Makers - Carpenters - Cleaning Internal/External - Fencing - Garden Maintenance - Garden/Tree Lopping - Machinery Hire - Metal Fabrication & Welding - Panintig - Roofing and Guttering - Roller Doors and Security Screens - Project Management - Concreters - Asbestos Removal and transport - Electrical General, Industrial & Automotive - Plumbing Landscape Materials - Machinery Hire - Quarry Materials Clean earth for landfill day cover - Coarse Sand & Road Base - Landscape Materials - Machinery Hire - Quarry Materials - Emergency Gen Sets Clean earth for landfill day cover - Coarse Sand & Road Base - Landscape Materials - Machinery Hire - Quarry Materials Coarse Sand & Road Base - Machinery Hire - Quarry Materials Coarse Sand & Road Base - Landscape Materials - Machinery Hire - Quarry Materials Coarse Sand & Road Base - Machinery Hire - Quarry Materials Clean earth for Iden fill cover - Machinery Hire - Quarry Materials

Profession	Name	List
MACHINERY HIRE	S & K Civil Contracting	Concreters - Demolition - Gas Fitter - Landscape Materials - Machinery Hire -
MACHINERY HIRE	TMC North Queensland	Plumbing - Roofing & Guttering Machinery Hire - Clean earth for landfill day cover
		Asbestos Removal & Transport - Demolition - Machinery Hire - Waste Transport
MACHINERY HIRE	Townsville Asbestos Pty Ltd	& Removal (inc reguated waste)
MECHANICAL ENGINEERING	BMT Commercial Aust PtyLtd	Consulting Engineers - Environmental Engineering & Science - Erosion & Sediment Control (incl hydromulching) - GIS - Hydraulic Engineering - Mechanical Engineering
MECHANICAL ENGINEERING	Hopkinson Consulting Engineers	Consulting Engineers - Electrical Engineering - Fire Services - Hydraulic Engineering - Mechanical Engineering
MECHANICAL ENGINEERING	Technical Services Australia Pty Ltd	Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering Environmental Engineering & Science - Geotechnical Consultants - Geotechnica Engineering - Hydraulic Engineering - Mechanical Engineering - Process Engineering - Structural Engineering - Project Management
MECHANICAL ENGINEERING	Tonkin Consulting	Civil Engineers - Consulting Engineers - Design Drafting - Environmental Engineering & Science - Erosion and sediment control (including hydromulching) - General Engineering & Fabrication - Geotechnical Consultant Geotechnical Engineering - GIS - Hydraulic Engineering - Mechanical Engineering - Project Management - Structural Engineering - Technical Officer - Waste Transport & Removal (inc regulated waste)
METAL FABRICATION & WELDING	Dawsons Engineering	Asbestos removal & Transport - Building General - Carpenters - Concreters - Demolition - Fencing - General Engineering & Fabrication - Metal Fabrication & Welding - Project Management - Pump Supply & Maintenance
METAL FABRICATION & WELDING	Dempsey Cranes & Construction	Concreters - Demolition - Erosion and sediment control (including hydromulching) - Handyman - Project Management - Technical Officer - Metal Fabrication & Welding - Machinery Hire - General Engineering & Fabrication
METAL FABRICATION & WELDING	HC Building & Construction	Building General - Cabinet Makers - Carpenters - Cleaning Internal/External - Fencing - Garden Maintenance - Garden/Tree Lopping - Machinery Hire - Meta Fabrication & Welding - Painting - Roofing and Guttering - Roller Doors and Security Screens - Project Management - Concreters - Abbestos Removal and transport - Electrical General, Industrial & Automotive - Plumbing
METAL FABRICATION & WELDING	Homefab Steel Truss & Frame	Metal Fabrication & Welding - Carpenters - Building General
METAL FABRICATION & WELDING	Karbella Pty Ltd T/A LM Engineering	Metal Fabrication & Welding
METAL FABRICATION & WELDING	NQ Engineering & Fabrication Pty Ltd	General Engineering and Fabrication - Metal Fabrication & Welding - Structural Engineering - Electrical General, Industrial & Automotive
MOTOR REWINDING	Bertoldo Electrical	Air Conditioning General - Electrical General, Industrial & Automotive - Emergency Gen Sets - Motor Rewinding - Outdoor Power Equipment - Pump Supply & Maintenance - Roller Doors & Security Screens
OUTDOOR POWER EQUIPMENT	Bertoldo Electrical	Air Conditioning General - Refrigeration - Electrical General, Industrial & Automotive - Emergency Gen Sets - Motor Rewinding - Outdoor Power Equipment - Pump Supply & Maintenance - Roller Doors & Security Screens
PAINTING	HC Building & Construction	Building General - Cabinet Makers - Carpenters - Cleaning Internal/External - Fencing - Garden Maintenance - Garden/Tree Lopping - Machinery Hire - Meta Fabrication & Welding - Painting - Roofing and Guttering - Roller Doors and Security Screens - Project Management - Concreters - Asbestos Removal and transport - Electrical General, Industrial & Automotive - Plumbing
PAINTING	Higgins Coatings Pty Ltd	Painting
PAINTING	Sader Painting Pty Ltd	Painting - Cleaning Internal/External
PEST CONTROL	Flick Anticimex Pty Ltd	Pest Control
PEST CONTROL	Maximum Pest Management	Pest Control
PEST CONTROL	Rentokil Initial Pty Ltd	Pest Control
PLASTIC WELDING & FABRICATION	Pumping Irrigation & Machinery Services	Pump Supply & Maintenance - Plastic Welding - General Engineering & Fabrication - Plumbing
PLC SYSTEM ENGINEERS	Automation IT	Telemetry and SCADA - PLC System Engineers - Consulting Engineers - Electrica Engineering
PLC SYSTEM ENGINEERS	Parasyn	Electrical Engineering - PLC Systen Engineers - Process Engineering - Telemetry
PLC SYSTEM ENGINEERS	SCADA Engineering Pty Ltd	Electrical - Telemetry & Scada PLC System Engineers - Telemetry & Scada
PLC SYSTEM ENGINEERS	Welcon Technologies	Electrical Engineering - PLC Systen Engineers - Telemetry & Scada
PLUMBING PLUMBING	BJS Plumbing & Civil Contracting	Plumbing Machinese Hire - Plumbing - Project Management - Technical Officer
PLUMBING	Gregg Construction Pty Ltd DNC Plumbing	Machinery Hire - Plumbing - Project Management - Technical Officer HC BUILDING AND CONSTRUCTION
PLUMBING	Pumping Irrigation & Machinery Services	Pump Supply & Maintenance - Plastic Welding - General Engineering &
PLUMBING	S & K Civil Contracting	Fabrication - Plumbing Concreters - Demolition - Gas Fitter - Landscape Materials - Machinery Hire - Plumbing - Poeting & Cuttoring
		Plumbing - Roofing & Guttering
PROCESS ENGINEERING	Parasyn	Electrical Engineering - PLC Systen Engineers - Process Engineering - Telemetry
	- arashi	Electrical - Telemetry & Scada Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering Environmental Engineering & Science - Geotechnical Consultants - Geotechnica

Profession	Name	Consulting Engineers - Environmental Engineering & Science - Process
PROCESS ENGINEERING	Yabbie Pond Pty Ltd	Engineering
		Civil Engineers - Daring Drafting - Drainst Magnetic - Characteria
PROJECT MANA GEMENT	Black & More (Black EME Pty Ltd)	Civil Engineers - Design Drafting - Project Management - Structural Engineering Technical Officer
PROJECT MANA GEMENT	Cardno QLD Pty Ltd	Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnica Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors - Technical Officer
PROJECT MANAGEMENT	Dawsons Engineering	Asbestos removal & Transport - Building General - Carpenters - Concreters - Demolition - Fencing - General Engineering & Fabrication - Metal Fabrication & Welding - Project Management - Pump Supply & Maintenance
PROJECT MANA GEMENT	FGF Developments Pty Ltd	Clean earth for landfill day cover - Coarse Sand & Road Base - Concreters - Machinery Hire - Project Management - Quarry Materials
PROJECT MANA GEMENT	Gregg Construction Pty Ltd	Machinery Hire - Plumbing - Project Management - Technical Officer
PROJECT MANA GEMENT	Technical Services Australia Pty Ltd	Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering Environmental Engineering & Science - Geotechnical Consultants - Geotechnica Engineering - Hydraulic Engineering - Mechanical Engineering - Process Engineering - Structural Engineering - Project Management
PROJECT MANA GEMENT	Dempsey Cranes & Construction	Concreters - Demolition - Erosion and sediment control (including hydromulching) - Handyman - Project Management - Technical Officer - Metal Fabrication & Welding - Machinery Hire - General Engineering & Fabrication
PROJECT MANAGEMENT	HC Building & Construction	Building General - Cabinet Makers - Carpenters - Cleaning Internal/External - Fencing - Garden Maintenance - Garden/Tree Lopping - Machinery Hire - Metal Fabrication & Welding - Painting - Roofing and Guttering - Roller Doors and Security Screens - Project Management - Concreters - Asbestos Removal and transport - Electrical General, Industrial & Automotive - Plumbing
PROJECT MANA GEMENT	JJ Ryan Consulting Pty Ltd	Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors
PROJECT MANA GEMENT	Project Services NQ Pty Ltd	Civil Engineers - Project Management - Consulting Engineers
PROJECT MANA GEMENT	St George Project Services	Civil Engineers - Environmental Engineering & Science - Project Management - Technical Officer
PROJECT MANA GEMENT	Tonkin Consulting	Civil Engineers - Consulting Engineers - Design Drafting - Environmental Engineering & Science - Erosion and sediment control (including hydromulching) - General Engineering & Fabrication - Geotechnical Consultants Geotechnical Engineering - GIS - Hydraulic Engineering - Mechanical Engineering - Project Management - Structural Engineering - Technical Officer - Waste Transport & Removal (inc regulated waste)
PROJECT MANA GEMENT	Trinity Engineering and Consulting Pty Ltd	Civil Engineers - Consulting Engineers - Design Drafting - Hydraulic Engineering - Project Management - Technical Officer
PROJECT MANA GEMENT	Wright Business Development	Project Management
PROJECT MANA GEMENT	ARO Industries Pty Ltd	Civil Engineers - Consulting Engineers - Design Drafting - Geotechnical Consultants - Geotechnical Engineering - Project Management
		consultants occidentification engineering - rroject monagement
PUMP SUPPLY & MAINTENANCE	Bertoldo Electrical	Air Conditioning General - Refrigeration - Electrical General, Industrial & Automotive - Emergency Gen Sets - Motor Rewinding - Outdoor Power Equipment - Pump Supply & Maintenance - Roller Doors & Security Screens
PUMP SUPPLY & MAINTENANCE	Dawsons Engineering	Asbestos removal & Transport - Building General - Carpenters - Concreters - Demolition - Fencing - General Engineering & Fabrication - Metal Fabrication & Welding - Project Management - Pump Supply & Maintenance
PUMP SUPPLY & MAINTENANCE	Graeme A and Judith G Vohland	Pump Supply & Maintenance
PUMP SUPPLY & MAINTENANCE	Professional Pump Services & Irrigation	Pump Supply & Maintenance Pump Supply & Maintenance - Plastic Welding - General Engineering &
PUMP SUPPLY & MAINTENANCE	Pumping Irrigation & Machinery Services	Fabrication - Plumbing
QUARRY MATERIALS	CQB Services Pty Ltd	Landscape Materials - Quarry Materials - Machinery Hire - Coarse Sand & Road Base
QUARRY MATERIALS	Edmonds Transport & Earthmoving	Coarse Sand & Road Base - Machinery Hire - Quarry Materials
QUARRY MATERIALS	FGF Developments Pty Ltd	Clean earth for landfill day cover - Coarse Sand & Road Base - Concreters -
QUARRY MATERIALS	J & R Grego Group	Machinery Hire - Project Management - Quarry Materials Landscape Materials - Machinery Hire - Quarry Materials
QUARRY MATERIALS	Kidner Contracting Pty Ltd	Clean earth for landfill day cover - Coarse Sand & Road Base - Landscape Materials - Machinery Hire - Quarry Materials - Emergency Gen Sets
QUARRY MATERIALS	Lumax Waste Management	Clean earth for Iandfill day cover - Coarse Sand & Road Base - Landscape Materials - Machinery Hire - Quarry Materials
QUARRY MATERIALS	Mareeba Sands	Coarse Sand & Road Base - Machinery Hire - Quarry Materials
QUARRY MATERIALS	M.T.B.H. CARTAGE PTY LTD	Clean earth for day fill cover - Machinery Hire - Quarry Materials
REFRIGERATION	Bertoldo Electrical	Air Conditioning General - Refrigeration - Electrical General, Industrial & Automotive - Emergency Gen Sets - Motor Rewinding - Outdoor Power Equipment - Pump Supply & Maintenance - Roller Doors & Security Screens
REFRIGERATION	Don Hall Air Conditioning	Air Conditioning General - Refrigeration
REFRIGERATION	Value Added Engineering NQ	Air Conditioning General - Electrical General, Industrial & Automotive -
REFRIGERATION	Airfirst Pty Ltd	Refrigeration - Telemetry Electrical - Telemetry & Scada Air Conditioning - refrigeration maintenance, repairs and installations.
ROLLER DOORS & SECURITY SCREENS	Bertoldo Electrical	Air Conditioning General - Refrigeration - Electrical General, Industrial & Automotive - Emergency Gen Sets - Motor Rewinding - Outdoor Power Equipment - Pump Supply & Maintenance - Roller Doors & Security Screens

Profession	News	
Profession ROLLER DOORS & SECURITY SCREENS	HC Building & Construction	List Building General - Cabinet Makers - Carpenters - Cleaning Internal/External - Fencing - Garden Maintenance - Garden/Tree Lopping - Machinery Hire - Metal Fabrication & Welding - Painting - Roofing and Guttering - Roller Doors and Security Screens - Project Management - Concreters - Asbestos Removal and transport - Electrical General, Industrial & Automotive - Plumbing
ROLLER DOORS & SECURITY SCREENS	LDQ Pty Ltd - North QLD Security Fitters and Mareeb Glass and Aluminium	Glazing - Roller Doors & Security Screens
ROOFING & GUTTERING	HC Building & Construction	Building General - Cabinet Makers - Carpenters - Cleaning Internal/External - Fencing - Garden Maintenance - Garden/Tree Lopping - Machinery Hire - Metal Fabrication & Welding - Painting - Roofing and Guttering - Roller Doors and Security Screens - Project Management - Concreters - Asbestos Removal and transport - Electrical General, Industrial & Automotive - Plumbing
ROOFING & GUTTERING	S & K Civil Contracting	Concreters - Demolition - Gas Fitter - Landscape Materials - Machinery Hire - Plumbing - Roofing & Guttering
SEPTIC PUMPING	Cleanaway	Septic Pumping - Waste Removal - Waste Transport & Removal (inc regulated
		waste) Machinery Hire - Septic Pumping - Waste Transport & Removal (inc regulated
SEPTIC PUMPING	NQ Wastetrans Pty Ltd	waste)
STRUCTURAL ENGINEERING	Plack & Mara (Plack EME Chulted)	Civil Engineers - Design Drafting - Project Management - Structural Engineering
STRUCTURALENGINEERING	Black & More (Black EME Pty Ltd)	Technical Officer
STRUCTURAL ENGINEERING	Cardno QLD Pty Ltd	Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors - Technical Officer
STRUCTURAL ENGINEERING	JJ Ryan Consulting Pty Ltd	Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors
STRUCTURAL ENGINEERING	NQ Engineering & Fabrication Pty Ltd	General Engineering and Fabrication - Metal Fabrication & Welding - Structural Engineering - Electrical General, Industrial & Automotive
STRUCTURAL ENGINEERING	Technical Services Australia PtyLtd	Crighteering - Dectrical General, Industrial & Addonoute Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnical Engineering - Hydraulic Engineering - Mechanical Engineering - Process Engineering - Structural Engineering - Project Management
		Civil Engineers - Consulting Engineers - Design Drafting - Environmental Engineering & Science - Erosion and sediment control (including
STRUCTURAL ENGINEERING	Tonkin Consulting	hydromulching) - General Engineering & Fabrication - Geotechnical Consultants Geotechnical Engineering - GIS - Hydraulic Engineering - Mechanical Engineering - Project Management - Structural Engineering - Technical Officer - Waste Transport & Removal (inc regulated waste)
STRUCTURAL ENGINEERING	Tonkin Consulting	hydromulching) - General Engineering & Fabrication - Geotechnical Consultants Geotechnical Engineering - GIS - Hydraulic Engineering - Mechanical Engineering - Project Management - Structural Engineering - Technical Officer -
STRUCTURAL ENGINEERING SURVEYORS	Tonkin Consulting Cardno QLD Pty Ltd	hydromulching) - General Engineering & Fabrication - Geotechnical Consultants Geotechnical Engineering - GIS - Hydraulic Engineering - Mechanical Engineering - Project Management - Structural Engineering - Technical Officer - Waste Transcort & Removal (inc resulated waste) Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors - Technical Officer
		hydromulching) - General Engineering & Fabrication - Geotechnical Consultants Geotechnical Engineering - 615 - Hydraulic Engineering - Mechanical Engineering - Project Management - Structural Engineering - Technical Officer - Waste Transport & Removal (inc resultated waste) Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnical Engineering - Hydraulic Engineering - Structural Engineering - Project
SURVEYORS	Cardno QLD Pty Ltd	hydromulching) - General Engineering & Fabrication - Geotechnical Consultants Geotechnical Engineering - GIS - Hydraulic Engineering - Mechanical Engineering - Project Management - Structural Engineering - Technical Officer - Waste Transport & Removal (inc resulated waste) Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors - Technical Officer Civil Engineering - Structural Engineering - Project Management - Surveyors
SURVEYORS	Cardno QLD Pty Ltd	hydromulching) - General Engineering & Fabrication - Geotechnical Consultants Geotechnical Engineering - GIS - Hydraulic Engineering - Mechanical Engineering - Project Management - Structural Engineering - Technical Officer - Waste Transport & Removal flicr regulated waste) Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnica Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors - Technical Officer Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Hydraulic Engineering - Structural Engineering - Project Management -
SUR VE YORS SUR VE YORS	Cardno QLD Pty Ltd JJ Ryan Consulting Pty Ltd	hydromulching) - General Engineering & Fabrication - Geotechnical Consultants Geotechnical Engineering - GIS - Hydraulic Engineering - Mechanical Engineering - Project Management - Structural Engineering - Technical Officer - Waste Transport & Removal (inc resulated waste) Civil Engineeris - Consulting Engineeris - Design Drafting - Electrical Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnica Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors - Technical Officer Civil Engineering - Structural Engineering - Project Management - Surveyors Civil Engineering - Structural Engineering - Project Management - Surveyors
SURVEYORS SURVEYORS TECHNICAL OFFICER	Cardno QLD Pty Ltd JJ Ryan Consulting Pty Ltd Black & More (Black EME Pty Ltd)	hydromulching) - General Engineering & Fabrication - Geotechnical Consultants Geotechnical Engineering - 015 - Hydraulic Engineering - Mechanical Engineering - Project Management - Structural Engineering - Technical Officer - Waste Transport & Removal (inc regulated waste) Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors - Technical Officer Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors Civil Engineers - Design Drafting - Project Management - Surveyors Civil Engineers - Design Drafting - Project Management - Surveyors Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering Environmental Engineering & Science - Geotechnical Consultants - Geotechnica Engineering - Hydraulic Engineering - Project Management - Structural Engineering Environmental Engineering & Science - Geotechnical Consultants - Geotechnica Engineering - Hydraulic Engineering - Structural Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnica Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors - Technical Officer Concreters - Demolition - Erosion and sediment control (including hydromuiching) - Handyman - Project Management - Technical Officer - Metal Fabrication & Welding - Machinery Hire - General Engineering & Fabrication
SURVEYORS SURVEYORS TECHNICAL OFFICER TECHNICAL OFFICER	Cardno QLD Pty Ltd JJ Ryan Consulting Pty Ltd Black & More (Black EME Pty Ltd) Cardno QLD Pty Ltd	hydromulching) - General Engineering & Fabrication - Geotechnical Consultants Geotechnical Engineering - GIS - Hydraulic Engineering - Mechanical Engineering - Project Management - Structural Engineering - Technical Officer - Waste Transport & Removal (inc resultated waste) Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors - Technical Officer Civil Engineers - Consulting Engineering - Design Drafting - Electrical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors Civil Engineers - Design Drafting - Project Management - Surveyors Civil Engineers - Design Drafting - Project Management - Surveyors Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Environmental Engineering & Structural Engineering - Project Management - Surveyors Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors - Technical Officer Concreters - Demolition - Erosion and sediment control (including hydromulching) - Handyman - Project Management - Technical Officer - Metal Fabrication & Welding - Machinery Hire - General Engineering & Fabrication Machinery Hire - Plumbing - Project Management - Technical Officer
SURVEYORS SURVEYORS TECHNICAL OFFICER TECHNICAL OFFICER TECHNICAL OFFICER	Cardno QLD Pty Ltd JJ Ryan Consulting Pty Ltd Black & More (Black EME Pty Ltd) Cardno QLD Pty Ltd Dempsey Cranes & Construction	hydromulching) - General Engineering & Fabrication - Geotechnical Consultants Geotechnical Engineering - GIS - Hydraulic Engineering - Mechanical Engineering - Project Management - Structural Engineering - Technical Officer - Waste Transport & Removal linc resulated wastel Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors - Technical Officer Civil Engineers - Consulting Engineering - Project Management - Surveyors - Consulting Engineering - Project Management - Surveyors Civil Engineers - Design Drafting - Project Management - Surveyors Civil Engineers - Design Drafting - Project Management - Surveyors Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Hydraulic Engineering & Structural Engineering - Project Management - Surveyors Civil Engineers - Design Drafting - Project Management - Structural Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors - Technical Officer Concreters - Demolition - Erosion and sediment control (including hydromulching) - Handyman - Project Management - Technical Officer - Metal Fabrication & Welding - Machinery Hire - General Engineering & Fabrication Machinery Hire - Plumbing - Project Management - Technical Officer Civil Engineers - Environmental Engineering & Science - Project Management - Conject Management - Conject Management - Surveyors - Technical Officer
SURVEYORS SURVEYORS TECHNICAL OFFICER TECHNICAL OFFICER TECHNICAL OFFICER TECHNICAL OFFICER	Cardno QLD Pty Ltd JJ Ryan Consulting Pty Ltd Black & More (Black EME Pty Ltd) Cardno QLD Pty Ltd Dempsey Cranes & Construction Gregg Construction Pty Ltd	hydromulching) - General Engineering & Fabrication - Geotechnical Consultants Geotechnical Engineering - 015 - Hydraulic Engineering - Mechanical Engineering - Project Management - Structural Engineering - Technical Officer - Waste Transport & Removal (inc resultated waste) Civil Engineers - Consulting Engineering - Structural Engineering - Electrical Engineering & Science - Geotechnical Consultants - Geotechnical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors - Technical Officer Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors Civil Engineers - Design Drafting - Project Management - Surveyors Civil Engineers - Design Drafting - Project Management - Structural Engineering Technical Officer Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnica Engineering - Hydraulic Engineering - Structural Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnica Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors - Technical Officer Concreters - Demolition - Erosion and sediment control (including hydromulching) - Handyman - Project Management - Technical Officer - Metal Fabrication & Welding - Machinery Hire - General Engineering & Fabrication Machinery Hire - Plumbing - Project Management - Technical Officer Civil Engineers - Environmental Engineering & Science - Project Management - Technical Officer Civil Engineers - Consulting Engineers - Design Drafting - Environmental Engineering & Science - Erosion and sediment control (including hydromulching) - General Engineering & Fabrication - Geotechnical Consultants Geotechnical Engineering & Science - Project Management - Technical Officer Civil Engineeris - Consulting Engineers - Design Drafting - Environmental Engineering & Science - Ero
SURVEYORS SURVEYORS TECHNICAL OFFICER TECHNICAL OFFICER TECHNICAL OFFICER TECHNICAL OFFICER TECHNICAL OFFICER	Cardno QLD Pty Ltd JJ Ryan Consulting Pty Ltd Black & More (Black EME Pty Ltd) Cardno QLD Pty Ltd Dempsey Cranes & Construction Gregg Construction Pty Ltd St George Project Services	hydromulching) - General Engineering & Fabrication - Geotechnical Consultants Geotechnical Engineering - GIS - Hydraulic Engineering - Mechanical Engineering - Project Management - Structural Engineering - Technical Officer - Waste Transport & Removal linc resultated wastel Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors - Technical Officer Civil Engineers - Consulting Engineering - Design Drafting - Electrical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Hydraulic Engineering & Structural Engineering - Project Management - Surveyors Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors - Technical Officer Concreters - Demolition - Erosion and sediment control (Including hydromulching) - Handyman - Project Management - Technical Officer - Metal Fabrication & Welding - Machinery Hire - General Engineering & Fabrication Machinery Hire - Plumbing - Project Management - Technical Officer Civil Engineers - Environmental Engineering & Science - Project Management - Technical Officer Civil Engineers - Environmental Engineering & Science - Project Management - Technical Officer Civil Engineers - Consulting Engineers - Design Drafting - Environmental Engineering & Science - Erosion and sediment control (including hydromulching) - General Engineering & Science - Project Management - Technical Officer
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SURVEYORS SURVEYORS TECHNICAL OFFICER TECHNICAL OFFICER TECHNICAL OFFICER TECHNICAL OFFICER TECHNICAL OFFICER	Cardno QLD Pty Ltd JJ Ryan Consulting Pty Ltd Black & More (Black EME Pty Ltd) Cardno QLD Pty Ltd Cardno QLD Pty Ltd Dempsey Cranes & Construction Gregg Construction Pty Ltd St George Project Services Tonkin Consulting	hydromulching) - General Engineering & Fabrication - Geotechnical Consultants Geotechnical Engineering - 015 - Hydraulic Engineering - Mechanical Engineering - Project Management - Structural Engineering - Technical Officer - Waste Transport & Removal (inc regulated waste) Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors - Technical Officer Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors Civil Engineers - Design Drafting - Project Management - Surveyors Civil Engineers - Design Drafting - Project Management - Surveyors Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Environmental Engineering - Structural Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnical Engineering - Hydraulic Engineering - Structural Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors - Technical Officer Concreters - Demolition - Erosion and sediment control (including hydromulching) - Handyman - Project Management - Technical Officer Civil Engineers - Environmental Engineering & Science - Project Management - Technical Officer Civil Engineers - Environmental Engineering & Science - Project Management - Technical Officer Civil Engineers - Consulting Engineers - Design Drafting - Environmental Engineering & Science - Erosion and sediment control (including hydromulching) - General Engineering & Science - Project Management - Technical Officer Civil Engineering - Gis - Hydraulic Engineering - Mechanical Engineering - Project Management - Structural Engineering - Technical Officer Civil Engineering - Consulting Engineers
SURVEYORS SURVEYORS TECHNICAL OFFICER TELEMETRY ELECTRICAL TELEMETRY ELECTRICAL	Cardno QLD Pty Ltd JJ Ryan Consulting Pty Ltd Black & More (Black EME Pty Ltd) Cardno QLD Pty Ltd Cardno QLD Pty Ltd Dempsey Cranes & Construction Gregg Construction Pty Ltd St George Project Services Tonkin Consulting Trinity Engineering and Consulting Pty Ltd Babinda Electrics Pty Ltd Brad Owens Electrical	hydromulching) - General Engineering & Fabrication - Geotechnical Consultants Geotechnical Engineering - 015 - Hydraulic Engineering - Mechanical Engineering - Project Management - Structural Engineering - Technical Officer - Waste Transport & Removal (inc regulated waste) Civil Engineers - Consulting Engineering - Structural Engineering - Electrical Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors - Technical Officer Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors Civil Engineers - Design Drafting - Project Management - Surveyors Civil Engineers - Design Drafting - Project Management - Structural Engineering Technical Officer Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnica Engineering - Hydraulic Engineering - Structural Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnica Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors - Technical Officer Concreters - Demolition - Erosion and sediment control (Including hydromulching) - Handyman - Project Management - Technical Officer - Metal Fabrication & Welding - Machinery Hire - General Engineering & Fabrication Machinery Hire - Plumbing - Project Management - Technical Officer Civil Engineers - Consulting Engineers - Design Drafting - Environmental Engineering & Science - Erosion and sediment control (Including hydromulching) - General Engineering & Science - Project Management - Technical Officer Civil Engineers - Consulting Engineers - Design Drafting - Environmental Engineering & Science - Erosion and sediment control (Including hydromulching) - General Engineering & Starturation - Geotechnical Consultants Geotechnical Engine
SURVEYORS SURVEYORS TECHNICAL OFFICER	Cardno QLD Pty Ltd JJ Ryan Consulting Pty Ltd Black & More (Black EME Pty Ltd) Cardno QLD Pty Ltd Cardno QLD Pty Ltd Dempsey Cranes & Construction Gregg Construction Pty Ltd St George Project Services Tonkin Consulting Trinity Engineering and Consulting Pty Ltd Babinda Electrics Pty Ltd Brad Owens Electrical DJ GILMORE ELECTRICAL	hydromulching) - General Engineering & Fabrication - Geotechnical Consultants Geotechnical Engineering - 015 - Hydraulic Engineering - Mechanical Engineering - Project Management - Structural Engineering - Technical Officer - Waste Transport & Removal (inc regulated waste) Civil Engineers - Consulting Engineering - Structural Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors - Technical Officer Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors Civil Engineers - Design Drafting - Project Management - Structural Engineering Technical Officer Civil Engineers - Design Drafting - Project Management - Structural Engineering Environmental Engineering & Science - Geotechnical Consultants - Geotechnica Engineering - Hydraulic Engineering - Structural Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnica Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors - Technical Officer Concreters - Demolition - Erosion and sediment control (Including hydromulching) - Handyman - Project Management - Technical Officer - Metal Fabrication & Welding - Machinery Hire - General Engineering & Fabrication Machinery Hire - Plumbing - Project Management - Technical Officer Civil Engineers - Environmental Engineering & Science - Project Management - Technical Officer Civil Engineers - Consulting Engineers - Design Drafting - Environmental Engineering & Science - Erosion and sediment control (Including hydromulching) - General Engineering & Science - Project Management - Technical Officer Civil Engineeris - Consulting Engineers - Design Drafting - Environmental Engineering - Roject Management - Structural Engineering - Mechanical Engineering - Project Management - Structural Engineering - Mechanical Engineering - Project
SURVEYORS SURVEYORS TECHNICAL OFFICER TELEMETRY ELECTRICAL TELEMETRY ELECTRICAL TELEMETRY ELECTRICAL TELEMETRY ELECTRICAL	Cardno QLD Pty Ltd JJ Ryan Consulting Pty Ltd Black & More (Black EME Pty Ltd) Cardno QLD Pty Ltd Cardno QLD Pty Ltd Cardno QLD Pty Ltd Dempsey Cranes & Construction Gregg Construction Pty Ltd St George Project Services Tonkin Consulting Trinity Engineering and Consulting Pty Ltd Babinda Electrics Pty Ltd Brad Owens Electrical DJ GILMORE ELECTRICAL ELECTROPICA	hydromulching) - General Engineering & Fabrication - Geotechnical Consultants Geotechnical Engineering - 015 - Hydraulic Engineering - Mechanical Engineering - Project Management - Structural Engineering - Technical Officer - Waste Transport & Removal (inc regulated waste) Civil Engineeris - Consulting Engineeris - Design Drafting - Electrical Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors - Technical Officer Civil Engineeris - Consulting Engineers - Design Drafting - Electrical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors Civil Engineers - Design Drafting - Project Management - Surveyors Civil Engineers - Design Drafting - Project Management - Surveyors Civil Engineeris & Consulting Engineers - Design Drafting - Electrical Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnica Engineering - Hydraulic Engineering - Structural Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnica Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors - Technical Officer Concreters - Demolition - Erosion and sediment control (including hydromulching) - Handyman - Project Management - Technical Officer - Metal Fabrication & Welding - Machinery Hire - General Engineering & Fabrication Machinery Hire - Plumbing - Project Management - Technical Officer Civil Engineers - Environmental Engineering & Science - Project Management - Technical Officer Civil Engineers - Environmental Engineering & Science - Project Management - Technical Officer Civil Engineering - GIS - Hydraulic Engineering - Mechanical Engineering & Forject Management - Structural Engineering - Mechanical Engineering - Project Management - Structural Engineering - Technical Officer Civil Engineering - Consulting Engineers - Design Drafting - Hydraulic Engineering - Project Man
SURVEYORS SURVEYORS TECHNICAL OFFICER TELEMETRY ELECTRICAL TELEMETRY ELECTRICAL TELEMETRY ELECTRICAL TELEMETRY ELECTRICAL TELEMETRY ELECTRICAL	Cardno QLD Pty Ltd JJ Ryan Consulting Pty Ltd Black & More (Black EME Pty Ltd) Cardno QLD Pty Ltd Cardno QLD Pty Ltd Cardno QLD Pty Ltd Dempsey Cranes & Construction Gregg Construction Pty Ltd St George Project Services Tonkin Consulting Trinity Engineering and Consulting Pty Ltd Babinda Electrics Pty Ltd Brad Owens Electrical DJ GILMORE ELECTRICAL ELECTROPICA JM Switchboards	hydromulching) - General Engineering & Fabrication - Geotechnical Consultants Geotechnical Engineering - 0515 - Hydraulic Engineering - Mechanical Engineering - Project Management - Structural Engineering - Technical Officer - Waste Transport & Removal (inc resultated waste) Civil Engineers - Consulting Engineering - Structural Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors - Technical Officer Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors Civil Engineers - Design Drafting - Project Management - Structural Engineering - Environmental Engineering - Structural Engineering - Electrical Engineering - Environmental Engineering - Structural Engineering - Electrical Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors - Technical Officer Concreters - Demolition - Erosion and sediment control (Including hydromulching) - Handyman - Project Management - Technical Officer - Metal Fabrication & Welding - Machinery Hire - General Engineering & Fabrication Machinery Hire - Plumbing - Project Management - Technical Officer Civil Engineers - Consulting Engineers - Design Drafting - Environmental Engineers - Consulting Engineers - Design Drafting - Environtental Engineers - Consulting Engineers - Design Drafting - Environtental Engineering & Science - Erosion and sediment control (including hydromulching) - General Engineering & Stabrication - Geotechnical Consultants Geotechnical Engineering - 0515 - Hydraulic Engineering - Mechanical Engineering &
SURVEYORS SURVEYORS TECHNICAL OFFICER TELEMETRY ELECTRICAL TELEMETRY ELECTRICAL TELEMETRY ELECTRICAL TELEMETRY ELECTRICAL	Cardno QLD Pty Ltd JJ Ryan Consulting Pty Ltd Black & More (Black EME Pty Ltd) Cardno QLD Pty Ltd Cardno QLD Pty Ltd Cardno QLD Pty Ltd Dempsey Cranes & Construction Gregg Construction Pty Ltd St George Project Services Tonkin Consulting Trinity Engineering and Consulting Pty Ltd Babinda Electrics Pty Ltd Brad Owens Electrical DJ GILMORE ELECTRICAL ELECTROPICA	hydromulching) - General Engineering & Fabrication - Geotechnical Consultants Geotechnical Engineering - GIS - Hydraulic Engineering - Mechanical Engineering - Project Management - Structural Engineering - Technical Officer - Waste Transport & Removal (inc revulated waste) Civil Engineers - Consulting Engineering - Structural Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors - Technical Officer Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors Civil Engineers - Design Drafting - Project Management - Surveyors Civil Engineers - Design Drafting - Project Management - Structural Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnical Engineering - Hydraulic Engineering - Structural Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors - Technical Officer Concreters - Demolition - Erosion and sediment control (including hydromulching) - Handyman - Project Management - Technical Officer - Metal Fabrication & Welding - Machinery Hire - General Engineering & Fabrication Machinery Hire - Plumbing - Project Management - Technical Officer Civil Engineers - Consulting Engineering & Science - Project Management - Technical Officer Civil Engineers - Consulting Engineering & Science - Project Management - Technical Officer Civil Engineers - Consulting Engineering & Dabrication - Geotechnical Consultants Geotechnical Engineering - GIS - Hydraulic Engineering - Technical Officer Civil Engineers - Consulting Engineering - Design Drafting - Hydraulic Engineering - Project Management - Structural Engineering - Hydraulic Engineering - Project Management - Technical Officer Civil Engineering - Gis - Hydraulic Engineering
SURVEYORS SURVEYORS TECHNICAL OFFICER TELEMETRY ELECTRICAL	Cardno QLD Pty Ltd JJ Ryan Consulting Pty Ltd Black & More (Black EME Pty Ltd) Cardno QLD Pty Ltd Cardno QLD Pty Ltd Dempsey Cranes & Construction Gregg Construction Pty Ltd St George Project Services Tonkin Consulting Trinity Engineering and Consulting Pty Ltd Babinda Electrics Pty Ltd Brad Owens Electrical DJ GILMORE ELECTRICAL ELECTROPICA JM Switchboards Parasyn	hydromulching) - General Engineering & Fabrication - Geotechnical Consultants Geotechnical Engineering - 015 - Hydraulic Engineering - Mechanical Engineering - Project Management - Structural Engineering - Technical Officer - Waste Transport & Removal (inc regulated waste) Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors - Technical Officer Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors Civil Engineers - Design Drafting - Project Management - Surveyors Civil Engineers - Consulting Engineers - Design Drafting - Electrical Engineering - Hydraulic Engineering & Science - Geotechnical Consultants - Geotechnical Engineering - Hydraulic Engineering - Structural Engineering - Environmental Engineering & Science - Geotechnical Consultants - Geotechnical Engineering - Hydraulic Engineering - Structural Engineering - Project Management - Surveyors - Technical Officer Civil Engineering & Science - Geotechnical Consultants - Geotechnical Engineering - Hydraulic Engineering - Structural Engineering & Fabrication Machinery Hire - Plumbing - Project Management - Technical Officer - Metal Fabrication & Welding - Machinery Hire - General Engineering & Fabrication Machinery Hire - Plumbing - Project Management - Technical Officer Civil Engineers - Environmental Engineering & Science - Project Management - Technical Officer Civil Engineers - Consulting Engineers - Design Drafting - Environmental Engineering & Science - Erosion and sediment control (including hydromulching) - General Engineering & Science - Project Management - Technical Officer Civil Engineering - GIS - Hydraulic Engineering - Technical Officer Civil Engineering - GIS - Hydraulic Engineering - Technical Officer Civil Engineering - Froject Manage

Profession	Name	List
TELEMETRY & SCADA	Automation IT	Telemetry and SCADA - PLC System Engineers - Consulting Engineers - Electrical Engineering
TELEMETRY & SCADA	Parasyn	Electrical Engineering - PLC Systen Engineers - Process Engineering - Telemetry Electrical - Telemetry & Scada
TELEMETRY & SCADA	SCADA Engineering Pty Ltd	PLC System Engineers - Telemetry & Scada
TELEMETRY & SCADA	Value Added Engineering NQ	Air Conditioning General - Electrical General, Industrial & Automotive - Refrigeration - Telemetry Electrical - Telemetry & Scada
TELEMETRY & SCADA	Welcon Technologies	Electrical Engineering - PLC Systen Engineers - Telemetry & Scada
TILING & PAVING	Afrim Bresa Fencing	Fencing Contractors - Fencing - Tiling - Paving
WASTE REMOVAL	Cleanaway	Septic Pumping - Waste Removal - Waste Transport & Removal (inc regulated waste)
WASTE TRANSPORT & REMOVAL	Cleanaway	Septic Pumping - Waste Removal - Waste Transport & Removal (inc regulated waste)
WASTE TRANSPORT & REMOVAL	NQ Wastetrans Pty Ltd	Machinery Hire - Septic Pumping - Waste Transport & Removal (inc regulated waste)
WASTE TRANSPORT & REMOVAL	Tonkin Consulting	Civil Engineers - Consulting Engineers - Design Drafting - Environmental Engineering & Science - Erosion and sediment control (including hydromulching) - General Engineering & Fabrication - Geotechnical Consultants Geotechnical Engineering - GIS - Hydraulic Engineering - Mechanical Engineering - Project Management - Structural Engineering - Technical Officer - Waste Transport & Removal (inc regulated waste)
WASTE TRANSPORT & REMOVAL	Townsville Asbestos Pty Ltd	Asbestos Removal & Transport - Demolition - Machinery Hire - Waste Transport & Removal (inc reguated waste)

9.3 TRAFFIC	ADVISORY COMMITTEE - MINUTES OF MEETING HELD 16 MARCH 2021
Date Prepared:	30 March 2021
Author:	Director Infrastructure Services
Attachments:	1. Minutes of the Traffic Advisory Committee Meeting held 16 March 2021

EXECUTIVE SUMMARY

The purpose of this report is to present the Minutes of the Mareeba Shire Council Traffic Advisory Committee Meeting held on Tuesday 16 March 2021.

RECOMMENDATION

That Council receives the minutes of the Traffic Advisory Committee Meeting held Tuesday, 16 March 2021.

BACKGROUND

The Traffic Advisory Committee (TAC) is an advisory committee to Council under Section 265 of the *Local Government Regulation 2012*. The TAC provides information and advice to Council regarding traffic, road and transport matters.

RISK IMPLICATIONS

Financial

There are ongoing costs associated with investigation of traffic matters to ensure a safe road environment for our community. In most cases, any safety improvements on Council roads determined from these investigations will be funded from operational budgets or referred for consideration in future capital budget deliberations.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Nil

Operating Internal resources for investigation and follow up actions.

LINK TO CORPORATE PLAN

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

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

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

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

IMPLEMENTATION/COMMUNICATION

Nil



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MINUTES TRAFFIC ADVISORY COMMITTEE

Tuesday 16 March 2021 Commenced at 09:38am

Members Present:

John Ridgway Andrew Osborne David Hamilton Lucy Borland-Sentinella Marita Stecko Sam Musumeci Angela Toppin Lenore Wyatt Mario Mlikota Mary Graham Kevin Davies (Chairperson) Sam Wakeford Glenda Kirk Marjorie Anthony

Queensland Police (QPS) - Sergeant Queensland Police (QPS) - Acting S/Sgt Proxy for Derek Garner Transport & Main Roads (Operations) Transport & Main Roads (Traffic Engineer) Transport & Main Roads (Safety Division) Mareeba Chamber of Commerce Mareeba Shire Council (MSC) - Mayor Mareeba Shire Council (MSC) - Councillor Mareeba Shire Council (MSC) - Manager Technical Services Mareeba Shire Council (MSC) - Director Infrastructure Services Mareeba Shire Council (MSC) - Secretariat

1. WELCOME

> The meeting was opened by the Chair at 9:38am welcoming all and thanking everyone for their participation. TMR Traffic Engineer, Lucy Borland-Sentinella was introduced to the group, Lucy will be assisting Dave Hamilton with road safety, transport planning and delivery.

APOLOGIES

Lachlan Bensted	Mareeba Shire Council (MSC) - Councillor
Derek Garner	Queensland Police (QPS)
Graeme Nielsen	Transport & Main Roads (Grants & LGG)
Richard Sheedy	Transport & Main Roads (Project Director)

2. MINUTES OF THE PREVIOUS MEETING

Minutes of the meeting held 1 December 2020 received as true and correct.

Moved by Cr Wyatt

Seconded by John Ridgway

BUSINESS ARISING FROM PREVIOUS MINUTES 3.

- Pending Action List a)
 - Refer to attached
- Barron River Bridge, Kuranda Weight Restrictions b)
 - TMR investigations and monitoring of the bridge continue with a media release by the ٠ Department anticipated in the coming weeks

TAC Minutes 16 March 2021

- c) Byrnes Street Mareeba CBD Request for bigger signage 'Through traffic keep right'
 - TMR advised of Town Entry Treatments (TETs) for across the shire and road safety upgrade works identified for Byrnes Street.
 - While focus of Byrnes Street works is on changes to the pedestrian crossing arrangements, this request will be considered as part of the design.
- d) Byrnes Street Mareeba Intersections Visibility Issue

a. Herberton Street (Mobil Service Station)

- Visibility check completed by MSC identifying the new signage at the intersection of Byrnes / Herberton Streets is not an issue under the current guidelines.
- b. Basalt Street
 - Visibility check completed by MSC at the intersection Byrnes / Basalt Streets identifying the blade signage interferes with the sight line. This is not an issue at this time as currently the business advertising signage at the bottom of the sign have not been installed. Visibility will be an issue if advertising blades were ever installed. MSC advised when the Basalt Street stop line was reinstated after reseal works, the line was put back almost 5m from its original position.

ACTION REQUIRED: MSC to forward the outcome of its investigations for both intersections to TMR for their information and assessment.

- e) Kennedy Highway (Cairns-Mareeba) TMR Night Audit
 - Lighting at Emerald Creek Service Station on the Kennedy Highway remains an issue for drivers travelling west toward Mareeba at night. The large bright light is located on the pole near the fuel pricing signage / Telstra phone box on the Mareeba side of the Service Station.

ACTION REQUIRED: TMR to review and advise.

4. NEW REQUESTS / CORRESPONDENCE

- a) 'Aged' Signage Mareeba Aged Persons Housing Area Request for removal of signage
 - Council received a request for the removal of the yellow 'AGED' information signs located at the entrance to the Aged Persons Housing Area on Lawson and James Street, Mareeba.
 - Customer felt the signs were beacons for anti-social behaviour and break and enters in the area, however Council officers' opinion is the signs should remain in place as they are an advisory sign for road safety purposes.
 - Feedback was sought from QPS on whether signage should remain or be removed from their perspective in terms of crime.
 - QPS advised that it is unlikely that the signs contribute to crime activity and supports Council's view to keep the signs.

ACTION REQUIRED: MSC to respond to customer.

- b) Pedestrian Crossings Byrnes Street, Mareeba
 - TMR advise of proposed road safety upgrade works identified for Byrnes Street.
 - Works include substantial changes to the pedestrian crossing arrangements and the installation of staggered wombat crossings at multiple locations.
 - Works are funded under the Federal Road Safety Stimulus Package 2020/21 and are
 programmed for completion by 30 June 2021.

TAC Minutes 16 March 2021

- c) School Crossing Request St Stephen's Catholic College (SSCC), McIver Road, Mareeba
 - St Stephen's Catholic College requested a school crossing be installed on McIver Road located near the intersection of Cater Road.
 - TMR investigating request, conducting a pedestrian count prior to Easter with a second count to be carried out after the Easter School holidays.
 - MSC advised upgrade works over the next two years were planned for McIver Road; if there is
 a need for a school crossing, installation could be included at that time with possible STIP
 (School Transport Infrastructure Program) funding being sought in 2021/22 FY.

ACTION REQUIRED: TMR to identify if a pedestrian school crossing is warranted at the location identified by SSCC on McIver Road.

- d) Herberton / Petford Road (Irvinebank-Herberton) Request for flood marker on second causeway
 - Resident/s at a recent Irvinebank Meeting advised recent rains highlighted the need for a flood marker on the second causeway.

ACTION REQUIRED: MSC to forward request to TMR seeking the installation of a flood marker on the second causeway going from Irvinebank to Herberton.

- e) Kennedy Highway (Cairns-Mareeba) HRR Upgrade Update sought on remaining works
 - TMR advised Tranche 1 of the High Risk Roads Upgrade for 32A (Cairns-Mareeba) is currently in maintenance period.
 - Tranche 2 funding currently under review by TMR with remaining sites, including Kay Road and Mareeba Connection Road being potentially included in Tranche 3.

5. ROAD, TRAFFIC & TRANSPORT MATTERS BY AGENCY

a) TMR Update

Kennedy Highway	Safety improvements works identified for 32B (Mareeba to Atherton) are
Mareeba-Atherton (32B)	underway, further detail to be provided by TMR

Cr Lenore Wyatt left the meeting at 10:43am

b) MSC Update

Traffic Changes

Nil

Minor temporary traffic changes

Nil

c) QPS Update

Nil

6. GENERAL BUSINESS

Cr Mary Graham - Byrnes Street, Mareeba

Concerns were raised regarding the speed of traffic along Byrnes Street advising it is an issue. TMR's
planned Town Entry Treatments (TETs) and proposed changes to pedestrian crossing arrangements
will have an impact slowing the traffic.

TAC Minutes 16 March 2021

Marita Stecko - STIP Funding

• TMR is seeking additional funding in the next state budget for for School Transport Infrastructure Program (STIP). No decision has been made yet.

David Hamilton - Road Safety Upgrade Stimulus Package

• Projects for Tranche 2 and 3 of the road safety stimulus package funded by the Australian Government currently being considered by TMR for the 2021/22 FY.

Cr Mario Mlikota - Edmund Kennedy Rest Area at Barron River Bridge on 32A Kennedy Highway

- TMR advised it will not be adding any capital to the area until a maintenance approach is sorted; upgrade works on hold pending identification of low maintenance solutions;
- Similar issues identified state-wide for rest areas on state controlled roads;
- Potential TMR funds available for minor pavement works, Edmund Kennedy rest area Road safety minor works programme.

Acting S/Sgt Andrew Osborne left the meeting at 10:55am

Bushy Creek TMR Flood Monitoring Camera

• MSC requests TMR upload Bushy Creek images to the QLDTraffic website as the one point of truth

7. NEXT MEETING

9:30am Tuesday, 15 June 2021

8. CLOSURE

The Chair thanked all for their attendance and input.

There being no further business, the meeting was closed at 11:00am.



TRAFFIC ADVISORY COMMITTEE MEETING TUESDAY, 16 MARCH 2021 9:38AM TO 11:00AM

PENDING ACTION ITEM LIST

ltem	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Due Date
18.09-03	QPS	Parking issues at St Thomas's Catholic School; vehicles	MSC to review parking and discuss with St Thomas's School CRM/18/11854	MSC	Mid 2021
	(John Ridgway)	are parking on crossing on Hastie Street or on the	Short term solutions to be investigated & optional designs to be considered		
		centre island; there is a general lack of parking in	St Thomas's P&F Rep (Dave Saul) advised of preliminary design options		
		school zone; no drop and go zone; bus parking zone is	MSC to consider options and include in future design programme		
		long; request redesign	MSC to review proposed design and advise Dave Saul		
			Pending design review and costing;		
			STIP funding an option for minor works		
			Design options to be considered early next year and listed for 2021/22 PPT programme		
			Next STIP funding round opens in March closing in June		
			MSC has programmed investigation as part of forward design program		
			MSC anticipate preparation of proposed concepts		
			within the next 6 months however funding has not yet been allocated for construction		
			Design works programmed to commence early 2021		
			MSC advised funding has not been allocated for construction		
			Council is investigating a short-term improvement through the upgrade of lighting at		
			the intersection, in discussion with Ergon		
			Grant funding to be sought for project		
			QPS advised of many complaints received regarding the Constance St configuration		
			including both primary schools and the bus zone in front of the state primary school		
			MSC working with TMR (safety division) on design process		
			MSC meeting with school week ending 04/12/2020		
			MSC confirmed concept design works would commence 2020/21, school to investigate		
			off-street parking opportunities for staff		
			MSC considering options with concepts being made available at future TAC Meeting		
18.12-06	TMR	Tablelands Heavy Vehicle Management Strategy	TMR advised AECOM engaged to undertake freight study; with a view of the study being	TMR	On-going
			completed within 6-8 months (late 2018)		
			Preferred upgrades and new facilities across the Atherton Tablelands area identified;		
			further consultation being undertaken with key stakeholders with a focus on a:		
			 proposed HV Rest Area on Mulligan Hwy (north of Mba) 		
			 proposed HV Rest Area on Kennedy Hwy (west of Speewah) 		
			 proposed HV Stopping Place at the top of Rex Range (Mt Molloy Rd) 		
			Study is anticipated to be completed by late 2019		
			Construction of any upgrades are currently unfunded		
			Further information published on TMR's website; link provided below		
			https://www.tmr.qld.gov.au/-/media/aboutus/corpinfo/Media/TMR-Tablelands-Heavy-		
			Vehicle-Managment-Strategy.pdf		
			Mareeba Chamber to write to Cynthia Lui making recommendations		
			Study being undertaken by TMR		

Business arising from previous minutes of the MSC Traffic Advisory Committee Meeting Tuesday, 01 December 2020, commencing at 09:30am

ltem	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Due Date
			Following the meeting TMR advised the Business Case for this study is being finalised, and		
			pending the necessary investment funding being approved/secured, TMR will then be in a		
			position to release the proposed layouts		
			Study completed, funding being sourced as works are currently unfunded; TMR will		
			review funding options in March 2020		
			TMR advised strategy is being dissected identifying separate upgrade projects		
			TMR recommends that TAC support the delivery of outcomes of the study as a priority for		
			Mareeba and that any bay around Mareeba would assist		
			Moved by David Hamilton Seconded by Cr Wyatt		
			TMR advised project pending funding opportunity		
			TMR advised no change; State Government heading into caretaker period, subject matter		
			will be considered further post 31/10/2020		
			TMR advised seed funding available with some design having commenced, project to be		
			shovel-ready for when funding becomes available,		
			area north of Biboohra being considered		
			Project planning continuing but remains unfunded; TMR propose to develop a webpage		
			to outline the project progress		
9.09-02	MSC	Heavy vehicle parking between Martin Avenue and	In previous discussions between MSC and TMR,	TMR	On-goin
	(Cr Kevin Davies)	Kennedy Highway creating a serious dust issue for	TMR advised they will continue to monitor		on goin
	(cr neth battes)	residents on the western side of the Highway	TMR and MSC working together on resolving what action to take		
		residents on the nestern side of the right dy	This item is related to the HV study (TAC Item 18.12-06); the area in question is part of the		
			state-controlled road corridor; TMR formalizing areas that can be accessed for screenings &		
			will consider appropriate signage restricting heavy vehicle parking		
			Illegal dumping also an issue, strategy to be developed in conjunction with MSC		
			Area utilized by MSC for recent reseal programme; area has been tidied		
			MSC will continue to work with TMR to manage activity in this area		
			Area being monitored, issue is with the general public utilizing the area creating dust		
			problems affecting residents along James Street		
			TMR to consider installing <i>no standing</i> signage		
			MSC / TMR officers to undertake on-site meeting to review		
			MSC / TMR met on-site on 29/07/2020		
			TMR looking at provision of a safe stopping bay as part of 32B upgrades		
			RoadTek utilizing area for site office during 32B upgrade works		
			TMR advised plans for heavy vehicle parking currently being prepared with seed funding,		
			works however remain unfunded. TMR to keep MSC informed on proposed options		
			TMR to continue to liaise with MSC with any future proposals		
20.03-03	Mareeba Chamber	B-Double Route; Mareeba Transport seeks support for	Request under review, route has been reviewed in the past	TMR / MSC	Mid 202
		an as of right permit to allow B/D combination vehicles	Sam Musumeci to liaise with Council providing further information from Mareeba		
		access to the Reynold Street industrial area from the	Transport		
		Kennedy Highway via Costin Street	MSC to work with TMR prior to expiry of the permit		
			MSC / TMR reviewed previous assessments and permit will be renewed		
			Mareeba Chamber expressed the support of the submitted application to enter the		
			Reynolds St industrial estate via Costin St from the north and exit Costin St to the south;		
			as this is a better option than turning at the traffic lights on Rankin St		
			MSC confirms renewal of permit as per previous conditions and route		

Business arising from previous minutes of the MSC Traffic Advisory Committee Meeting Tuesday, 16 March 2021, commencing at 09:38am

21 April 2021

ltem	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Due Date
20.03-04	Mareeba Chamber (Sam Musumeci)	Chamber members have expressed concerns regarding the lack of visibility at the pedestrian crossing located near the Post Office Centre; in particular vehicles travelling from the north advise it is difficult to see pedestrians entering from the east; visibility at the pedestrian crossing located near Piagno's News is not as bad. Concerns also raised on 30/06 of heavy vehicles driving through the Mareeba CBD as there is no bypass.	TMR advised a review of sight distances and crossings will be undertaken in Mareeba Sight distances reviewed by TMR, MSC / TMR officers to undertake on-site meeting to review MSC / TMR met on-site on 29/07/2020 TMR to provide advice on proposed improvements TMR preparing design and will look at all intersections from traffic lights through to roundabout on Lloyd St; all options being considered for pedestrian crossing; TMR will coordinate with MSC beautification works TMR provided an update on the proposed pedestrian crossing works identified for Byrnes Street under Tranche 1 of the Road Safety Stimulus Package funded by the Australia Government; these works are programmed for completion prior to 30/06/2021	TMR	Mid 2021
20.03-05	MSC (Cr Toppin)	Letter from Mrs Marinelli; enquiry regarding turning from Mareeba / Dimbulah Road into the Mareeba cemetery	MSC currently deploying traffic counters on local roads, data will be provided to TMR for consideration MSC currently reviewing the traffic data and will provide update for TMR consideration Traffic data reviewed by MSC, update to be forwarded to TMR MSC to forward information to TMR Town entrance speed limit review to be undertaken by TMR; all four legs entering Mareeba to be reviewed TMR provided locality maps of MSC townships identifying locations of TET signage This will form part of the TETs works being carried out by TMR across the shire under Tranche 1 of the Road Safety Stimulus Package funded by the Australia Government	TMR	Mid 2021
20.06-01	MSC (Cr Graham)	Requests the review of the 60 and 80 kph speed signage on Kennedy Highway in the vicinity of McIver Road	Speed limit review undertaken by TMR in 2016, at that time it was concluded that the 80kph posted speed limit was appropriate Funding announcement made by TMR mid-June 2020 for safety improvements planned for Kennedy Highway between Mareeba to Atherton TMR undertaking steps to identify the project scope, funding to be expended by 30/06/2021; details of scope and construction programme will be provided to MSC MSC highlighted with TMR the inadequate turning lanes during an on-site meeting held on 29/07/2020 TMR advised Federal-State Infrastructure funds allocated for upgrade works for the Kennedy Highway from Mareeba-Atherton (32B). Project is currently in design phase; further information will be provided at next TAC meeting TMR advised formal speed review process required prior to considering the relocation of the posted speed signage TMR seed funding available for preparation of design for McIver Rd/Martin Ave and the intersection at the Jackaroo Motel; project works remain unfunded but will be ready when funding becomes available This will be considered as part of the High Risk Roads Upgrade works for the 32B (Mareeba-Atherton)	TMR	Mid 2021

Business arising from previous minutes of the MSC Traffic Advisory Committee Meeting Tuesday, 16 March 2021, commencing at 09:38am

ltem	Organisation	Issue	Recommendation / Follow Up Action	Action Required by	Action Due Date
20.06-04	Mareeba Chamber (Sam Musumeci)	Raised concerns regarding road alignment and narrowness of Springmount Road with light vehicles crossing centre line on tight corners; of particular concern is the tight bend coming from Springmount Waste Management Facility heading towards the MSF Sugar Mill	This area of concern has been identified by MSC as a capital project in the PPT; MSC to consider short term solutions Currently in planning stage with MSC for forward works plan MSC reviewing signage at Springmount / Chettle Rd intersection with minor changes to be implemented Draft Signage and Pavement Marking Plan tabled by MSC; Committee requested council officers review sight line coming from Springmount Road to the left prior to finalizing design	MSC	Early 2021
20.06-05	MSC (Cr Bensted)	Enquired regarding road train signage coming from east to west on Mulligan Highway; seeks informative signage to be installed on the Dimbulah Road advising no right turn for road trains	TMR to review and consider advanced warning signage TMR reviewing design for tidy up of signage on Mulligan Highway pending funding for delivery Pending advice from TMR	TMR	Mid 2021
20.06-06	MSC (Cr Bensted)	Mareeba Connection Road / Mulligan Highway; there is no signage to indicate a merge lane for drivers travelling into Mareeba; can an informative sign be installed?	TMR to review and investigate line marking options or similar TMR reviewing design for tidy up of signage on Mulligan Highway pending funding for delivery TMR advised Tranche 2 of the High Risk Roads Upgrade (Cairns-Mareeba) currently being considered with remaining sites from Tranche 1, including Kay Road and Mareeba Connection Road being potentially included in Tranche 3	TMR	Mid 2021
20.06-08	MSC (Cr Mlikota)	Concerns received from Dimbulah residents advising vehicles speeding on Raleigh St, Dimbulah in the vicinity of the pedestrian crossing and suggesting the speed limit be reduced to 40kph	TMR to undertake a desktop review of check of speed environment Visibility an issue approaching the crossing when vehicles are parked in front of Café and Hotel Town entrance speed limit review to be undertaken by TMR Speed limit review will form part of the TETs works being carried out by TMR across the shire under Tranche 1 of the Road Safety Stimulus Package funded by the Australia Government	TMR	Mid 2021

Business arising from previous minutes of the MSC Traffic Advisory Committee Meeting Tuesday, 16 March 2021, commencing at 09:38am

9.4 INFRASTRUCTURE SERVICES, TECHNICAL SERVICES OPERATIONS REPORT - MARCH 2021

Date Prepared:26 March 2021Author:Manager Technical ServicesAttachments:Nil

EXECUTIVE SUMMARY

The purpose of this report is to summarise Council's Fleet, Design, Soils Lab, Survey, Quality, GIS, Project Management, Facilities and Investigation Services activities undertaken by Infrastructure Services during the month of March 2021.

RECOMMENDATION

That Council receives the Infrastructure Services, Technical Services Operations Report for March 2021.

BACKGROUND

Technical Services

Design, quality and investigations:

Investigation activities undertaken in March included:

Activity	Current Requests	Closed Requests
Road Infrastructure Review	67	38
Drainage Investigations	4	6
NHVR Permit Applications	0	10
Aerodrome Investigations	1	0
Traffic Count Surveys	0	0
Parks Investigations	4	1
Dial Before You Dig Requests	0	43

Soil Laboratory:

Council's Soil Laboratory provides NATA-accredited soil and material testing for internal and external services. The laboratory completed the following testing in the month of March:

Supplier	No. of Tests
Internal	31
External	33

Asset Inspections:

Scheduled inspections of Council's transport infrastructure assets have been varied during the month of March.

Inspection Type	Each
Roads	197
Subtotal	197

In addition to field inspections, work was completed towards improving data collected for the footpath, water, sewerage, roads, kerbs and stormwater network.

Inspections planned for April will continue to focus on the annual inspection of Council roads.

Operational Works and Subdivisions

To ensure ongoing compliance with development conditions, both during construction and on-maintanence, Council undertakes routine inspection and monitoring of sites. The following developments remain current:

Locality	Subdivisions Name	Status
Mareeba	Kenneally Estate Stage 4	Under construction
Mareeba	The Edge Stage 3A	Under construction
Mareeba	Amaroo Stage 11	Under construction
Mareeba	The Edge Stage 2B	On-maintenance
Kuranda	3 Hilltop Close	On-maintenance
Mareeba	Mareeba Roadhouse & Accommodation Park, Williams Close	On-maintenance
Mareeba	Clean Choices Car Wash	On-maintenance
Kuranda	72 - 76 Mason Road Stage 1	On-maintenance
Kuranda	112 Barnwell Road widening	Monitoring

Disaster Recovery Funding Arrangements (DRFA - previously NDRRA)

The DRFA is jointly funded by the Commonwealth and Queensland governments to help alleviate the costs of relief and recovery activities undertaken in disaster-affected communities by delivering recovery activities to return affected eligible assets back to pre-event condition. The status of declared disaster events currently being managed are provided below:

Program	Status
2021 DRFA	Mareeba Shire activated DRFA assistance measures associated with Tropical Cyclone Imogen and Associated Low Pressure System, 2 - 12 January 2021. DRFA has been approved for Counter Disaster Operations (CDO) and Reconstruction of Essential Public Assets (REPA). Council has continued with emergent response works to those roads accessible.

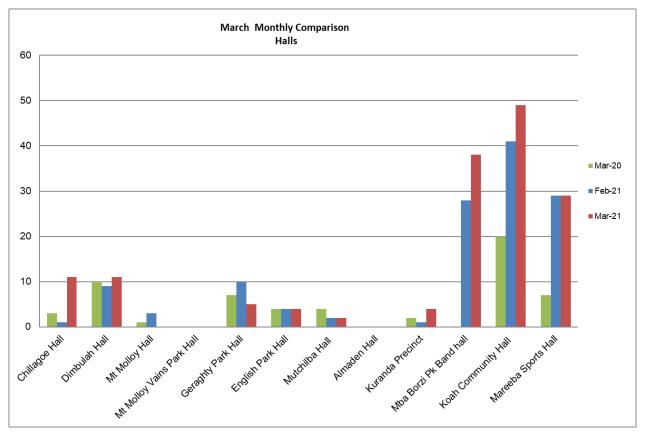
Program	Status		
2019 DRFA	Works at all locations completed, with the exception of two (2) sites, a small creek crossing in the Mareeba area, which will be completed in April; and Gamboola Crossing which will commence after the wet season with completion December 2021. Gamboola Crossing is not yet accessible following flooding in January.		
2019	Preparation for delivery of the 2019 Betterment works is underway;		
Betterment	 Fossilbrook Road, Lynd Crossing - Tender Award approved, works to commence after wet season. 		
	 Shanty Creek Road, Creek Crossing - Council endorsement of award at March Council Meeting. 		
	 Clacherty Road, Creek Crossing - Council endorsement of award at March Council Meeting. 		
	Other betterment projects to be identified and submitted in future funding rounds.		

Facilities

Community Halls:

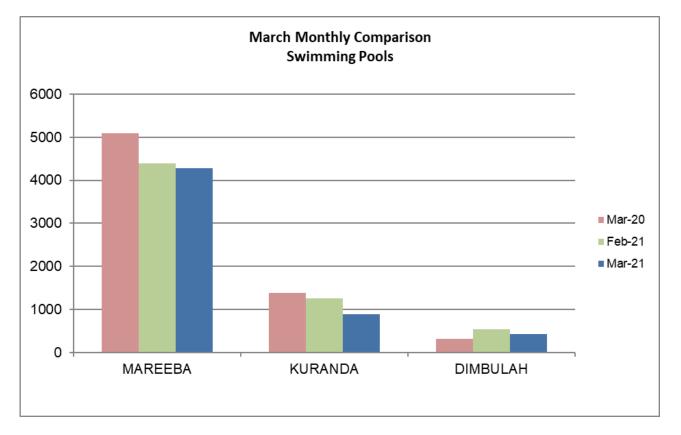
Maintaining safe and efficient access to Council Community Halls is recognised as an important aspect for the community's ongoing wellbeing. All facility users are required to comply with the conditions set out by the State Government's COVID-19 Restrictions Roadmap.

March hall hires are still increasing compared to last month and tripled since the same period last year. Community groups and clubs are returning to the halls, recommencing their activities following the emergence of COVID-19.



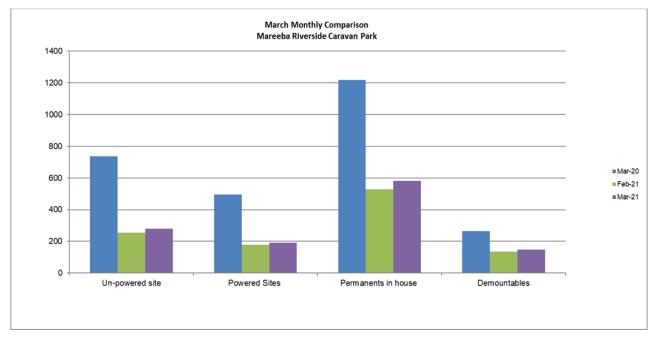
Swimming Pools:

All three (3) pools are now operational, with public safety restrictions remaining in force and in line with the State Government's COVID-19 requirements. A decrease in attendance numbers may be jointly attributable to adverse weather early in March and a decrease in school swimming lessons.

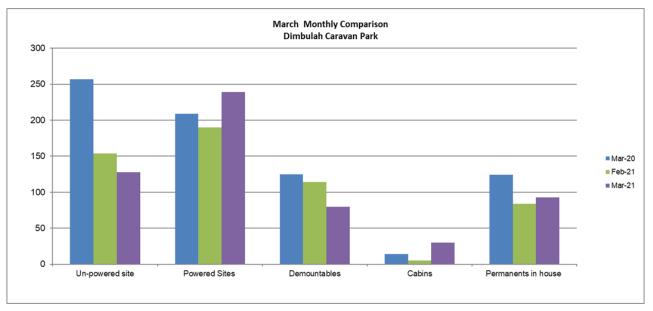


Caravan Parks:

Mareeba Riverside Caravan Park utilisation has slightly increased with campers returning.



Dimbulah Caravan Park utilisation has also slightly increased compared to last month, which is potentially associated with campers from south moving north as COVID restrictions ease.



Vandalism & Graffiti:

During March, ten (10) reports of vandalism/graffiti were recorded for Council facilities, with annual costs provided below;

Financial Year	Actuals	Comments
2015/16	\$ 2,134.00	 Mareeba CWA Toilets and restroom x 3 - graffiti, damaged
2016/17	\$ 16,546.00	cisterns and fittings
2017/18	\$ 23,948.00	 Mareeba Rotary Park Toilets - Male Toilet vandalised
2018/19	\$ 14,851.00	 Mareeba Rankin Street Office x 3 - Car theft and building
2019/20	\$ 14,211.18	break-in including equipment stolen
2020/21	\$ 29,976.24	 Mareeba Theatre Hall - plumbing vandalised
		 Mareeba Anzac Park - pump box vandalised
		 Kuranda Centenary Park toilets - hand dryers vandalised

Note - actuals for vandalism/graffiti do not reflect costs to repairs during that period. Incoming expenses for repairs carry over until works are completed.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

COVID-19 impacts in relation to closure and re-opening of facilities will be managed in line with Queensland Government requirements.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital Nil

Operating

Additional costs associated with graffiti and vandalism is expected and will be accommodated within existing budget allocations.

LINK TO CORPORATE PLAN

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

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

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

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

9.5 T-MSC2021-05 MAREEBA SEWER MANHOLE REMEDIATION UPGRADE

Date Prepared:1 April 2021Author:Manager Water and Waste

Attachments: Nil

EXECUTIVE SUMMARY

Council has invited tenders for remediation of sewer manholes within the Mareeba Sewerage Reticulation network for the Granite Creek Pump Station catchment; specifically, around the racecourse, to reduce inflow and infiltration.

Tenders for T-MSC2021-05 Mareeba Sewer Manhole Remediation Upgrade Project closed at 11:00am Tuesday, 23 March 2021 and one (1) tender was received.

RECOMMENDATION

That Council awards T-MSC2021-05 Mareeba Sewer Manhole Remediation Upgrade Project to NQ Waste Trans Pty Ltd for \$643,467 (including GST).

BACKGROUND

The work to be performed under this contract comprises the provision of all materials, plant and labour and the performance of all operations necessary for the complete and proper remediation of the 111 sewer manholes within the catchment.

Works under this contract includes but is not limited to the following items.

- Site verification and measure up to confirm repairs and schedule works;
- Coordination with MSC and private property owners to perform the works;
- Remediation of sewer manholes, including:
 - Replacement of 900 mm concrete infilled lids and cover with 600 mm equivalent;
 - Replacement of lids to correct class and upgrade to bolt down lids where required;
 - Reseating and resealing of existing pre-cast manhole segments, lid-slabs and covers;
 - Installation of new pre-cast manhole segments and upstands;
 - Full cast-insitu manhole rebuilds;
 - Lift and raising of concrete upstand above natural surface level;
 - Reconstruct or repair benching;
 - Reconstruct or repair sewer penetrations;
 - Concrete crack injection repairs;
 - Concrete surface repairs.
- Excavations to complete the works;
- Reinstatement of surfaces and assets after completion of remediation works;

- Undertaking tasks associated with the works, including confined space entry, odour management, and contact with sewage.

Tenders closed at 11:00am Tuesday, 23 March 2021 with one (1) submission being received. The price of that submission at opening is as follows.

Tenderer	Pricing Inc GST
NQ Waste Trans Pty Ltd	\$643 <i>,</i> 467

The submission was reviewed in accordance with the evaluation criteria stated in the tender documentation:

Criteria	Weighting
Tendered Price	40%
Relevant Experience	15%
Key Personnel Skills and Experience	15%
Tenderer's Resources	10%
Demonstrated Understanding	20%
Total	100%

Price is a normalised score based on a formula dependent on the actual tender received against the median of all prices received. Scores for the other criteria are based on tenderers' responses and knowledge of the tenderer's performance on previous projects.

TENDER ASSESSMENT

The only Tender submission received has been assessed, with initial comments provided below:

NQ Waste Trans Pty Ltd

NQ Waste Trans Pty Ltd showed they had extensive experience in civil and construction projects including road works, and particularly utility projects. Their project methodology is sound, and they can achieve the desired project outcomes.

The tendered price is within the remaining budget available for the project, which is part of the 2020/21 Capital Works program.

RISK IMPLICATIONS

Environmental

Sewerage surcharges at manholes if the project does not proceed.

Infrastructure and Assets

Critical sewer infrastructure requires upgrading.

Political and Reputational

Complaints from residents on sewer surcharges.

Legal and Compliance

Environmental licence breaches if the project does not proceed.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Funding has been allocated in the 2020-2021 Capital Works Program.

Is the expenditure noted above included in the current budget?

Yes

LINK TO CORPORATE PLAN

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

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

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

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

IMPLEMENTATION/COMMUNICATION

Tenderers will be notified of the outcome of this report.

9.6 INFRASTRUCTURE SERVICES, WATER AND WASTE OPERATIONS REPORT - MARCH 2021

Date Prepared:26 March 2021Author:Manager Water and WasteAttachments:Nil

EXECUTIVE SUMMARY

The purpose of this report is to summarise Council's Water and Waste activities undertaken by the Infrastructure Services Department during the month of March 2021.

RECOMMENDATION

That Council receives the Infrastructure Services, Water and Waste Operations Report for March 2021.

BACKGROUND

Water and Wastewater Treatment:

All treatment plants performing satisfactorily. Water demand was similar to the previous month's consumption.

Inflows through the wastewater treatment plants have remained steady with a slight increase in inflows at the Mareeba WWTP during the month.

Routine environmental monitoring did not detect any exceedances of environmental discharge limits. No anomalies or reportable notifications were reported in relation to routine water quality testing conducted during the month.

Water Treatment	Mareeba	Kuranda	Chillagoe	Dimbulah	Mt Molloy*
Water Plant average daily production (kL)	6,580	806	150	220	79
Number of Connections	4,385	982	157	272	113
Average daily water consumption per connection (L)	1,501	821	955	809	699

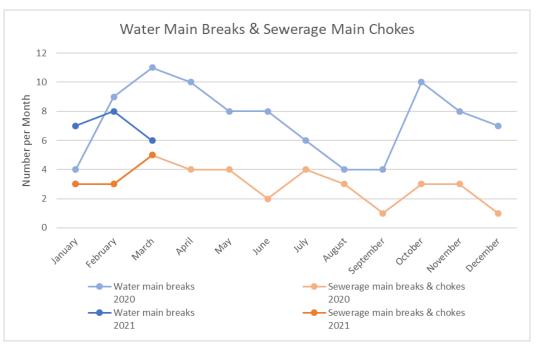
* Mt Molloy is an untreated, non-potable water supply

Wastewater Treatment	Mareeba	Kuranda
Wastewater Plant average daily treatment (kL)	3,748	206
Number of Connections	3,424	346
Average daily inflow per connection (L)	1,095	595

Water and Wastewater Reticulation:

Council's water reticulation crew attended to six (6) water main breaks and small water leaks and five (5) sewer main breaks this month, and average response times were within targets set out in Council's customer service standard for water services.

Monthly statistics are shown on the water reticulation main breaks and sewerage main breaks and chokes:



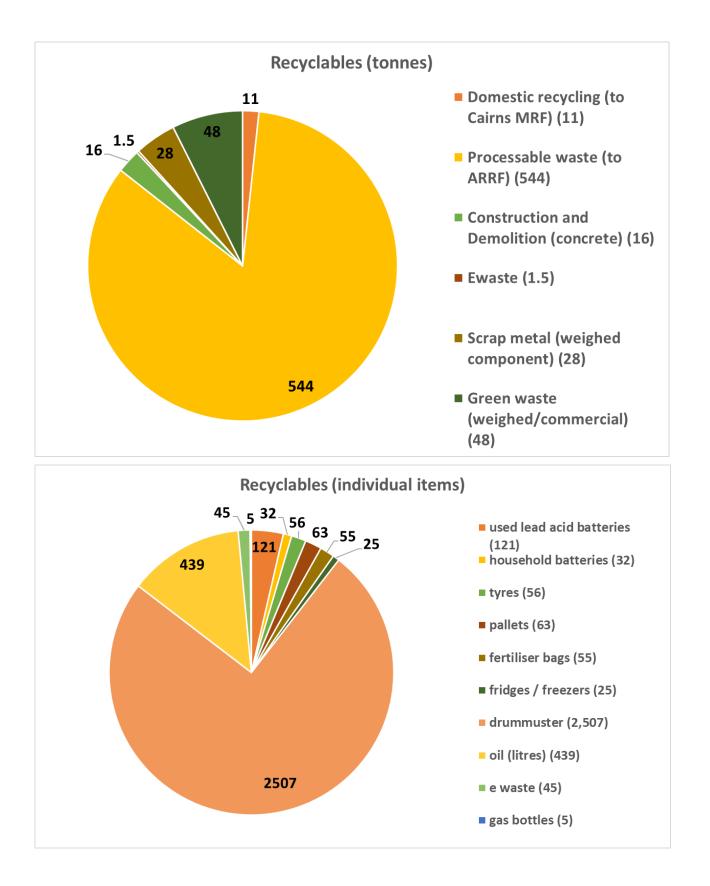
Waste Operations:

All transfer stations and Mareeba landfill are currently operational.

Recycling

Waste material collected at each of the waste transfer stations are either deposited directly to the Mareeba landfill, recycled or transported to the SUEZ Advanced Resource Recovery Facility (ARRF) in Cairns for processing.

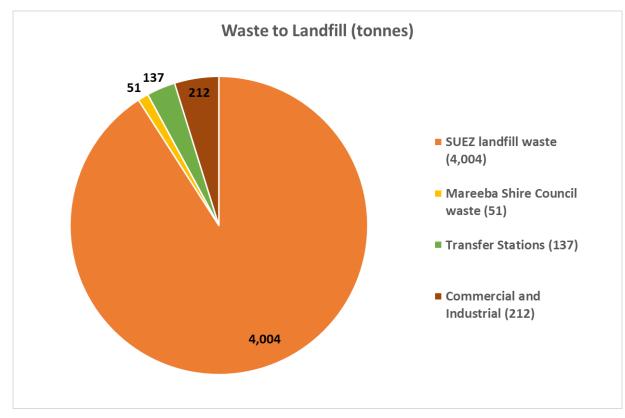




Waste to Mareeba Landfill

Waste directed to Mareeba Landfill is primarily residual waste from the SUEZ Advanced Resource Recovery Facility (ARRF) plant in Cairns, with minor quantities received from the waste transfer

stations (Mareeba included), commercial and industrial waste, and waste that Mareeba Shire Council produces from its own activities.



Illegally Dumped Waste

Council received 13 illegally dumped tyres through Mareeba Waste Transfer Station during the month of March.



RISK IMPLICATIONS

Environmental

Council holds an Environmental Authority issued under the *Environmental Protection Act 1994* to operate landfill facilities.

The Environmental Authority amendment process is underway.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS

Capital Nil

Operating Nil

LINK TO CORPORATE PLAN

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

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

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

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

9.7 INFRASTRUCTURE SERVICES, WORKS SECTION ACTIVITY REPORT - MARCH 2021

Date Prepared:9 April 2021Author:Manager WorksAttachments:Nil

EXECUTIVE SUMMARY

The purpose of this report is to summarise Council's Transport Infrastructure, Parks and Gardens, Bridge and Land Protection operational activities undertaken by Infrastructure Services during the month of March 2021.

RECOMMENDATION

That Council receives the Infrastructure Services, Works Progress Report for the month of March 2021.

BACKGROUND

Transport Infrastructure

Road Maintenance Activities

Council's contractor-delivered slashing program in the Mareeba area commenced on 22 February and will complete by the middle of April weather permitting.

The Dimbulah area slashing program that is undertaken by staff from the Dimbulah depot was completed mid-March. The next round of slashing is this area will commence in May.

Unsealed road maintenance grading was completed in the Mt Carbine and Mt Molloy areas and the grading crew has established on the eastern side of Mareeba.

Bridges and Major Culverts

In March, the Bridge Crew continued inlet/outlet clearing activities, predominantly in the Julatten and Mt Molloy areas along with scheduled bridge and major culvert inspections.

At the end of the month the crew established in Mt Molloy to undertake several capital works projects that are primarily concrete works.

TMR Routine Maintenance Performance Contract (RMPC)

RMPC works during the month entailed the placement of warning signs on the BDR, boom slashing on the Kennedy Highway, roadside litter collection and fallen tree removal on the Mossman - Mt Molloy Road and roadside litter collection, signage maintenance and dead animal removal on the Mulligan Highway.

Parks and Open Spaces

As reported in January, a tree in the heritage-listed Kuranda Fig Tree Avenue on Coondoo Street is dying. Council has received a positive response from the Department of Environment and Science (DES) on Mareeba Shire Council's application for a Certificate of Exemption to remove the tree. As part of the conditions set by DES, Council is to replace the dead fig tree with a semi mature fig of the same species. Officers have sourced an appropriate tree (ficus obliqua) and it will be retained

by the supplier until required for planting. The existing dead tree and surrounding garden bed will be removed in the coming weeks in accordance with the permit conditions.

Land Protection

<u>Parthenium Weed:</u> Property inspections carried out on land parcels deemed to be at risk of harbouring Parthenium. No new incursions were found, and the property owners were left with fact sheet and shown live potted plants so that they will recognise and report back to Council if they see the plant.

Of the 13 active sites, one (1) can now be declared as extinct. The other sites are still being actively managed by the land managers and are inspected by Land Protection officers on a monthly basis to ensure compliance.

<u>Rats Tail Grass and Gamba Grass</u>: As a part of Council's containment protocol, every road within the Shire is in the process of being chemically treated in order to stop vehicle and plant picking up seeds and spreading them. Officers continue to provide advice to ratepayers on current recognised best practice controls that they should employ on their affected paddocks.

<u>Electric Ants</u>: As a part of Council's commitment to eradicating tramp ants from the shire, Land Protection staff have carried out the quarterly surveillance work on land fill and transfer stations. Officers lay lures to attract the targeted ants and all ants captured are sent to the Department of Agriculture and Fisheries for identification and advice regarding site treatment if necessary. No Electric Ants were found in the surveillance sites this quarter.

<u>Frogbit on the Western Catchment:</u> All Council's sentinel sites have been inspected and no Frogbit was found. These sites are still, back wash areas of the creeks where floating vegetation will collect. These areas are ideal for Frogbit to become established and officers keep the pools clear of other vegetation so Frogbit can be easily detected if it appears. All of the five (5) sentinel sites were cleaned out for this purpose.

<u>Feral Pigs:</u> Soaked corn has been laid in locations where pigs are known to frequent. When the pigs find and commence feeding the animals are chemically treated or shot.

<u>Wild dogs</u>: Coordinated baiting has occurred on properties within the MDIA. These dogs have been predating on farm animals and destroying irrigation infrastructure.

<u>Rabbits:</u> Callisivirus has been introduced into rabbit populations on Tinaroo Creek and several locations around Paddy's Green and the Arriaga.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

COVID-19 impacts in relation to closure and re-opening of facilities will be managed in line with Queensland Government restrictions.

FINANCIAL AND RESOURCE IMPLICATIONS

Operating

All operational works are funded by the section specific 2020/21 maintenance budgets.

LINK TO CORPORATE PLAN

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

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

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

IMPLEMENTATION/COMMUNICATION

Nil

10 CONFIDENTIAL REPORTS

Nil

- **11 BUSINESS WITHOUT NOTICE**
- 12 NEXT MEETING OF COUNCIL

13 FOR INFORMATION

13.1 SUMMARY OF NEW PLANNING APPLICATIONS & DELEGATED DECISIONS FOR THE MONTH OF MARCH 2021

Date Prepared: 1 April 2021

Author: Senior Planner

Attachments: Nil

Please see below information.

Summary of new Planning Development Applications and Delegated Decisions
for March 2021

New Development Applications					
Application #	Lodgement Date	Applicant/ Address	Property Description	Application Type	Status
MCU/21/0004	22/03/2021	Michael Dowling 57 Douglas Track, Speewah	Lot 56 on RP732900	MCU Shop (General Store), Garden Centre (Nursery) & Low Impact Industry (Small Engine Repairs & Servicing)	In confirmation stage
MCU/21/0005	18/03/2021	Glen & Robyn Simmonds C/- U&i Town Plan 127 Hume Road, Biboohra	Lot 201 on SP177750	MCU Tourist Park (Self-contained Campground)	In public notification stage
RAL/21/0005	16/03/2021	Bruno Ciobo 1 - 5 Ciobo Close, Mareeba	Lot 7 on SP213017	ROL (1 into 2 Lots)	In Decision Stage
RAL/21/0006	31/03/2021	Mareeba Shire Council Keegan Street, Mareeba	Lot 879 on SP297023 (Now Lots 884 & 879 on SP312807)	ROL (1 into 21 Lots)	In referral stage
OPW/21/0001	05/03/2021	Comaray Pty Ltd Country Road, Mareeba	Lot 200 on SP323217	OPW Country Road Estate Stage 3	In confirmation stage
OPW/21/0002	15/03/2021	Sibi Girgenti Holdings Pty Ltd Kennedy Highway, Mareeba	Lot 300 on SP320485	OPW The Edge Stage 3	In confirmation stage

Decision Notices issued under Delegated Authority					
Application #	Date of Decision Notice	Applicant	Address	Property Description	Application Type
RAL/21/0004	01/03/2021	Lakeshore Pty Ltd	100 & 131 Henry Hannam Drive, Mareeba	Lot 500 on CP843576 & Lot 1 on SP261006	ROL Boundary Realignment

March 2021 (Regional Land Use Planning)

Negotiated Decision Notices issued under Delegated Authority					
Application #	Date of Decision Notice	Applicant	Address	Property Description	Application Type
Nil					

Change to Existing Development Approval issued					
Application #	Date of Decision	Applicant	Address	Property Description	Application Type
MCU/20/0003	17/03/2021	Reever and Ocean Pty Ltd	112 Barnwell Road, Kuranda	Lot 17 on SP296830 & Lot 22 on SP304952	MCU Nature- based tourism (natural environment, culture and heritage appreciation)

Referral Agency Response Decision Notices issued under Delegated Authority					
Application #	Date of Decision	Applicant	Address	Property Description	Application Type
CAR/21/0008	04/03/2021	M & C Mete C/- Northern Building Approvals	40 Emerald End Close, Mareeba	Lot 3 on RP734547	Referral agency response (response before application) for building work assessable against the Mareeba Shire Council Planning Scheme 2016 (Class 10a GFA Dispensation)
CAR/21/0009	18/03/2021	M Stevenson C/- The Building Approval Company	Crothers Road, Kuranda	Lot 33 on N157451	Referral agency response for building works assessable against the Mareeba Shire Council Planning Scheme 2016 - Environmental Significance Overlay Code, and Hill and Slope Overlay Code

March 2021 (Regional Land Use Planning)

Extensions to	Extensions to Relevant Period issued					
Application #	Date of Decision	Applicant	Address	Property Description	Application Type	
OPW/19/0001	03/03/2021	Golden Drop	293 Mulligan Highway, Mareeba	Lot 287 on NR7418	OPW Advertising Device	
DA/16/0043	11/03/2021	K Schmidt	Vallely Road, Biboohra	Lot 111 on N157489	ROL (1 into 2 Lots)	
OW/14/0007	18/03/2021	S & A Christensen	Christensen Road, Kuranda	Lot 12 on SP218651	Operational Works	

Survey Plans endorsed					
Application #	Date	Applicant	Address	Property Description	No of Lots
RAL/19/0019	22/03/2021	M Samanes	336 Fichera Road, Mareeba	LOTS 2-4, EASEMENT E IN LOT 2 & EASEMENT F IN LOT 4 ON SP311306 (CANCELLING LOTS 2 & 3 ON RP717083 & LOT 4 ON SP160172)	Boundary realignment
RAL/21/0004	11/03/2021	Lakeshore Pty Ltd	Henry Hannam Drive, Mareeba	LOTS 1 & 500 ON SP315911 (CANCELLING LOT1 ON SP261006 AND LOT 500 ON CP843576)	Boundary realignment
REC/07/0043	26/03/2021	Sibi Girgenti Holdings Pty Ltd	Sebastiano Close, Mareeba	LOTS 242-245, 247-249, 252, 253 & 300 ON SP325360(CANCELLING LOT 300 ON 323237)	9 New Lots
REC/07/0043	04/03/2021	Sibi Girgenti Holdings Pty Ltd	Sebastiano Close, Mareeba	LOTS 246, 250, 251, 254, 255, 300 & 302 ON SP323237 AND COVENANT L IN LOT 300 (CANCELLING LOT 300 ON 320485)	5 New Lots

March 2021 (Regional Land Use Planning)

13.2 AUDIT COMMITTEE MEETING MINUTES MARCH 2021

Date Prepared:	6 Ap	ril 2021
Author:	Direc	ctor Corporate and Community Services
Attachments:	1.	Meeting Minutes 9 March 2021 😃

Please see the following Minutes of the Audit Committee Meeting held on 9 March 2021



MINUTES

Tuesday, 9 March 2021 Audit Committee Meeting

Audit Committee Meeting Minutes

9 March 2021

MINUTES OF MAREEBA SHIRE COUNCIL AUDIT COMMITTEE MEETING HELD AT THE COUNCIL CHAMBERS ON TUESDAY, 9 MARCH 2021 AT 10:00AM

1 MEMBERS IN ATTENDANCE

Ms Ruth Faulkner, Cr Kevin Davies, Cr Mary Graham

2 OFFICERS IN ATTENDANCE

Peter Franks (Chief Executive Officer), Jennifer McCarthy (Director Corporate and Community Services), Anthony Archie (Manager Development and Governance), Elisa Tatti (Manager Finance), Tracy Townsend (Pacifica), Andrew Cornes (External Auditors), Shaye Rankine (External Auditors), Nicole Short (QAO - via teleconference), Amira Muirhead (Pacifica - via teleconference)

2.1 OBSERVERS IN ATTENDANCE

Cr Angela Toppin (Mayor) - left meeting at 11am, Cr Mario Mlikota, Cr Danny Bird

3 APOLOGIES

Nil

4 DECLARATION OF ANY MATERIAL PERSONAL INTERESTS/CONFLICTS OF INTEREST BY AUDIT COMMITTEE AND OBSERVERS

Nil

5 CONFIRMATION OF MINUTES

COMMITTEE RESOLUTION 2021/1

Moved: Cr Kevin Davies Seconded: Cr Mary Graham

That the minutes of Audit Committee Meeting held on 21 September 2020 be confirmed.

CARRIED

6 FINANCIAL MANAGEMENT, REPORTING AND INTERNAL CONTROL

6.1 FINANCIAL STATEMENTS PERIOD ENDING 31 JANUARY 2021

COMMITTEE RESOLUTION 2021/2

Moved: Ms Ruth Faulkner Seconded: Cr Mary Graham

That the Audit Committee note the Financial Report for the period ending 31 January 2021.

CARRIED

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6.2

Item 13.2 - Attachment 1

AUDIT MATRIX REPORT

Audit Committee Meeting Minutes

COMMITTEE RESOLUTION 2021/3

Moved: Cr Kevin Davies Seconded: Cr Mary Graham

That the Audit Committee note the attached report and support officers in their endeavours to implement the suggested recommendations.

7 INTERNAL AUDIT

7.1 INTERNAL AUDIT STATUS REPORT

COMMITTEE RESOLUTION 2021/4

Moved: Ms Ruth Faulkner Seconded: Cr Mary Graham That the Audit Committee note the attached reports.

8 GOVERNANCE AND RISK MANAGEMENT

8.1 ICT STRATEGY AND ACTION PLAN 2021 - 2024

COMMITTEE RESOLUTION 2021/5

Moved: Cr Mary Graham Seconded: Cr Kevin Davies

That Audit Committee endorses the ICT Strategy and Action Plan 2021 – 2024.

8.2 MSC ANNUAL REPORT 2019/2020

COMMITTEE RESOLUTION 2021/6

Moved: Ms Ruth Faulkner Seconded: Cr Mary Graham

That the Audit Committee note the MSC Annual Report for the 2019/20 Financial Year.

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CARRIED

9 March 2021

CARRIED

CARRIED

CARRIED

Audit Committee Meeting Minutes

9 EXTERNAL AUDIT

9.1 AUDIT STRATEGY 2020/21

COMMITTEE RESOLUTION 2021/7

Moved: Ms Ruth Faulkner Seconded: Cr Mary Graham

That the Audit Committee note the report

CARRIED

9 March 2021

10 LEGISLATIVE AND REGULATORY COMPLIANCE

10.1 PURCHASING REPORT JANUARY 2021

COMMITTEE RESOLUTION 2021/8

Moved: Cr Kevin Davies Seconded: Cr Mary Graham

That the Audit Committee receive and note the report.

CARRIED

11 GENERAL BUSINESS

11.1 AUDIT COMMITTEE SELF ASSESSMENT

COMMITTEE RESOLUTION 2021/9

Moved: Ms Ruth Faulkner Seconded: Cr Mary Graham

That the Audit Committee note the questionnaire and agree with the outlined process and timelines.

CARRIED

11.2 AUDIT COMMITTEE COMPLIANCE CHECKLIST

COMMITTEE RESOLUTION 2021/10

Moved: Ms Ruth Faulkner Seconded: Cr Kevin Davies

That the Audit Committee note the checklist and agree with the outlined process and timelines.

Page 4

Audit Committee Meeting Minutes

9 March 2021

CARRIED

12 NOTIFICATION OF SIGNIFICANT LEGAL MATTERS - CEO

Ex-lessee challenging Council decisions.

13 MATTERS TO BE REPORTED TO COUNCIL

Nil

The Meeting closed at 11.30am.

The next meeting of the Audit Committee will be held at Mareeba on 11 August 2021 commencing at 9am.

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CHAIRPERSON

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