



AGENDA

Wednesday, 19 May 2021

Ordinary Council Meeting

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

Date: Wednesday, 19 May 2021

Time: 9.00am

Location: Council Chambers

**Peter Franks
Chief Executive Officer**

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1 MEMBERS IN ATTENDANCE

2 APOLOGIES/LEAVE OF ABSENCE/ABSENCE ON COUNCIL BUSINESS

3 BEREAVEMENTS/CONDOLENCES

4 DECLARATION OF ANY MATERIAL PERSONAL INTERESTS/CONFLICTS OF INTEREST

5 CONFIRMATION OF MINUTES

Special Council Meeting - 21 April 2021

Ordinary Council Meeting - 21 April 2021

6 BUSINESS ARISING OUT OF MINUTES OF PREVIOUS MEETING

7 DEPUTATIONS AND DELEGATIONS

8 CORPORATE AND COMMUNITY SERVICES

8.1 ADOPTED INFRASTRUCTURE CHARGES RESOLUTION (NO.1) 2021

Date Prepared: 4 May 2021

Author: Senior Planner

Attachments:

1. Adopted Infrastructure Charges Resolution (No.1) 2021 [↓](#)
2. Adopted Infrastructure Charges Resolution (No.1) 2021 Table 1 [↓](#)

EXECUTIVE SUMMARY

This report presents *Adopted Infrastructure Charges Resolution (No.1) 2021* for Council's consideration and endorsement. It reflects the new infrastructure charge rates from the 2021/2022 Planning - Urban and Regional fees which were adopted by Council on 17 March 2021.

Adopted Infrastructure Charges Resolution (No.1) 2021 forms Attachments 1 and 2 of this report.

RECOMMENDATION

That Council, under section 113 of the *Planning Act 2016*, adopts the *Adopted Infrastructure Charges Resolution (No.1) 2021* effective 1 July 2021.

BACKGROUND

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

Mareeba Shire Council passed *Adopted Infrastructure Charges Resolution (No.1) 2020* on 17 June 2020, and this resolution remains in effect.

Adopted Infrastructure Charges Resolution (No.1) 2021 will replace *Adopted Infrastructure Charges Resolution (No.1) 2020*. The only difference between these resolutions is that *Adopted Infrastructure Charges Resolution (No.1) 2021* will reflect the new infrastructure charge rates from the 2021/2022 Planning - Urban and Regional fees, which were adopted by Council on 17 March 2021.

RISK IMPLICATIONS

Financial

Adoption of the *Adopted Infrastructure Charges Resolution (No.1) 2021* will allow Council to levy infrastructure charges to fund trunk infrastructure planned under the Mareeba Shire Council Local Government Infrastructure Plan.

Infrastructure and Assets

Adoption of the *Adopted Infrastructure Charges Resolution (No.1) 2021* will allow Council to levy infrastructure charges to fund trunk infrastructure planned under the Mareeba Shire Council Local Government Infrastructure Plan.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Adoption of the *Adopted Infrastructure Charges Resolution (No.1) 2021* will allow Mareeba Shire Council to continue to levy infrastructure charges for assessable development within the Local Government area.

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil

Operating

Nil

LINK TO CORPORATE PLAN

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

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

IMPLEMENTATION/COMMUNICATION

Adopted Infrastructure Charges Resolution (No.1) 2021 will be uploaded to Council's website on the 19 May 2021 and will have effect on and from the 1 July 2021.

Adopted Infrastructure Charges Resolution (No. 1) 2021

Mareeba Shire Council

Dated 19 May 2021

Disclaimer

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

Mareeba Shire Council Adopted Infrastructure Charges Resolution (No. 1) 2021**PART 1 PRELIMINARY****1.1 Title**

This resolution may be cited as the *Mareeba Shire Council Adopted Infrastructure Charges Resolution (No.1) 2021*.

1.2 Planning Act 2016

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

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

1.3 Effect

This resolution and an adopted charge under this resolution takes effect on and from 1 July 2021.

1.4 Purpose of the resolution

The purpose of the resolution is to:

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

1.5 Application to the local government area

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

PART 2 RELATIONSHIP WITH THE PLANNING REGULATION

2.1 Relationship to the prescribed amount

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

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

PART 3 ADOPTED INFRASTRUCTURE CHARGE

3.1 Development subject to infrastructure charges

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

3.2 Applicable infrastructure charges rates

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

PART 4 LEVIED CHARGE

4.1 Calculation of the levied charge

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

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

Where:

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

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

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

C (credit) is calculated as follows:

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

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

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

4.2 Extra demand

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

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

4.3 Indexing of infrastructure charges

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

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

PART 5 LOCAL GOVERNMENT INFRASTRUCTURE PLAN

5.1 Planning assumptions

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

5.2 Priority infrastructure area

The priority infrastructure area is identified in the LGIP.

5.3 Trunk infrastructure networks

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

5.4 Desired standard of service

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

5.5 Plans for trunk infrastructure

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

5.6 Infrastructure Work Schedule

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

PART 6 COST OF INFRASTRUCTURE OFFSETS OR REFUNDS

6.1 Establishment cost for works

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

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

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

For trunk infrastructure that is works:

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

For trunk infrastructure that is land:

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

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

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

PART 7 CONVERSION APPLICATIONS

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

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

PART 8 DICTIONARY

1. Dictionary

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

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

Other terms used within this resolution:

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

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

Planning Scheme means the Mareeba Shire Council Planning Scheme 2016.

Table 1 – Adopted Charge Rates

Mareeba Shire Council Adopted Infrastructure Charges Resolution (No.1) 2021 - Table 1					
Development		ADOPTED CHARGE RATES			
		Other networks		Stormwater network	
USE CATEGORY	USE	Charge Rate	Unit of Measure	Charge Rate	Unit of Measure
Residential	Dwelling house	\$ 14,110.00	per 1 or 2 bedroom dwelling	\$ Non-worsening	No stormwater charge
		\$ 19,764.00	per 3 or more bedroom dwelling	\$ Non-worsening	No stormwater charge
	Dwelling unit	\$ 14,110.00	per 1 or 2 bedroom dwelling	\$ Non-worsening	No stormwater charge
		\$ 19,764.00	per 3 or more bedroom dwelling	\$ Non-worsening	No stormwater charge
	Caretaker's accommodation	\$ 14,110.00	per 1 or 2 bedroom dwelling	\$ Non-worsening	No stormwater charge
		\$ 19,764.00	per 3 or more bedroom dwelling	\$ Non-worsening	No stormwater charge
	Multiple dwelling	\$ 14,110.00	per 1 or 2 bedroom dwelling	\$ Non-worsening	No stormwater charge
		\$ 19,764.00	per 3 or more bedroom dwelling	\$ Non-worsening	No stormwater charge
	Dual occupancy	\$ 14,110.00	per 1 or 2 bedroom dwelling	\$ Non-worsening	No stormwater charge
		\$ 19,764.00	per 3 or more bedroom dwelling	\$ Non-worsening	No stormwater charge
Accommodation (short term)	Hotel	\$ 7,000.00	per suite (with 1 or 2 bedrooms)	\$ Non-worsening	No stormwater charge
		\$ 9,800.00	per suite (with 3 or more bedrooms)	\$ Non-worsening	No stormwater charge
		\$ 7,000.00	per bedroom with 1 or 2 beds (that is not within a suite)	\$ Non-worsening	No stormwater charge
		\$ 9,800.00	per bedroom with 3 or more beds (that is not within a suite)	\$ Non-worsening	No stormwater charge
	Short-term accommodation	\$ 7,000.00	per suite (with 1 or 2 bedrooms)	\$ Non-worsening	No stormwater charge
		\$ 9,800.00	per suite (with 3 or more bedrooms)	\$ Non-worsening	No stormwater charge
		\$ 7,000.00	per bedroom with 1 or 2 beds (that is not within a suite)	\$ Non-worsening	No stormwater charge
		\$ 9,800.00	per bedroom with 3 or more beds (that is not within a suite)	\$ Non-worsening	No stormwater charge
	Tourist park	\$ 7,000.00	per caravan or tent site	\$ Non-worsening	No stormwater charge
		\$ 7,000.00	per cabin (with 1 or 2 bedrooms)	\$ Non-worsening	No stormwater charge
		\$ 9,800.00	per cabin (with 3 or more bedrooms)	\$ Non-worsening	No stormwater charge
Accommodation (long term)	Community residence	\$ 14,110.00	per bedroom with 1 or 2 beds	\$ Non-worsening	No stormwater charge
		\$ 19,764.00	per bedroom with 3 or more beds	\$ Non-worsening	No stormwater charge
	Rooming accommodation	\$ 7,000.00	per suite (with 1 or 2 bedrooms)	\$ Non-worsening	No stormwater charge
		\$ 9,800.00	per suite (with 3 or more bedrooms)	\$ Non-worsening	No stormwater charge
		\$ 7,000.00	per bedroom with 1 or 2 beds (that is not within a suite)	\$ Non-worsening	No stormwater charge
		\$ 9,800.00	per bedroom with 3 or more beds (that is not within a suite)	\$ Non-worsening	No stormwater charge
	Relocatable home park	\$ 14,110.00	per 1 or 2 bedroom dwelling	\$ Non-worsening	No stormwater charge
		\$ 19,764.00	per 3 or more bedroom dwelling		
	Retirement facility	\$ 14,110.00	per 1 or 2 bedroom dwelling	\$ Non-worsening	No stormwater charge
		\$ 19,764.00	per 3 or more bedroom dwelling	\$ Non-worsening	No stormwater charge
	Rural workers' accommodation	\$ 14,110.00	per 1 or 2 bedroom dwelling	\$ Non-worsening	No stormwater charge
		\$ 19,764.00	per 3 or more bedroom dwelling	\$ Non-worsening	No stormwater charge

Places of assembly	Club	\$	49.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Community use	\$	49.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Function facility	\$	49.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Funeral parlour	\$	49.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Place of worship	\$	49.00	per m ² GFA	\$	Non-worsening	No stormwater charge
Commercial (bulk goods)	Agricultural supplies store	\$	98.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Bulk landscape supplies	\$	98.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Garden centre	\$	98.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Hardware and trade supplies	\$	98.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Outdoor sales	\$	98.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Showroom	\$	98.00	per m ² GFA	\$	Non-worsening	No stormwater charge
Commercial (retail)	Adult store	\$	126.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Car Wash	\$	126.00	per m ² of wash bay area	\$	Non-worsening	No stormwater charge
	Food and drink outlet	\$	126.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Service industry	\$	126.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Service station	\$	126.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Shop	\$	126.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Shopping centre	\$	126.00	per m ² GFA	\$	Non-worsening	No stormwater charge
Commercial (office)	Office	\$	98.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Sales office	\$	98.00	per m ² GFA	\$	Non-worsening	No stormwater charge
Education facility	Child care centre	\$	98.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Community care centre	\$	98.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Educational establishment	\$	98.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Educational establishment for the Flying Start for Qld Children	\$	-	Nil charge	\$	Non-worsening	No stormwater charge
	Environmental facility	\$	98.00	per m ² GFA	\$	Non-worsening	No stormwater charge
Entertainment	Bar	\$	140.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Hotel (non-residential component)	\$	140.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Nightclub entertainment facility	\$	140.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Theatre	\$	140.00	per m ² GFA	\$	Non-worsening	No stormwater charge
Indoor sport and recreation	Indoor sport and recreation -	\$	140.00 non court area & 14.00 court area	per m ² GFA	\$	Non-worsening	No stormwater charge
Industry	Low impact industry	\$	35.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Marine industry	\$	35.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Medium impact industry	\$	35.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Research and technology industry	\$	35.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Rural industry	\$	35.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Transport Depot	\$	35.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Warehouse	\$	35.00	per m ² GFA	\$	Non-worsening	No stormwater charge
High impact industry	High impact industry	\$	49.00	per m ² GFA	\$	Non-worsening	No stormwater charge
	Special industry	\$	49.00	per m ² GFA	\$	Non-worsening	No stormwater charge
Low impact rural	Animal husbandry	\$	-	Nil Charge	\$	Non-worsening	No stormwater charge
	Cropping	\$	-	Nil Charge	\$	Non-worsening	No stormwater charge
	Permanent plantations	\$	-	Nil Charge	\$	Non-worsening	No stormwater charge
	Renewable energy facility	\$	-	Nil Charge	\$	Non-worsening	No stormwater charge
High impact rural	Aquaculture	\$	14.00	per m ² GFA	\$	Non-worsening	No stormwater charge

	Intensive animal industries	\$ 14.00	per m ² GFA	\$ Non-worsening	No stormwater charge
	Intensive horticulture	\$ 14.00	per m ² GFA	\$ Non-worsening	No stormwater charge
	Wholesale nursery	\$ 14.00	per m ² GFA	\$ Non-worsening	No stormwater charge
	Winery	\$ 14.00	per m ² GFA	\$ Non-worsening	No stormwater charge
Essential services	Detention facility	\$ 98.00	per m ² GFA	\$ Non-worsening	No stormwater charge
	Emergency services	\$ 98.00	per m ² GFA	\$ Non-worsening	No stormwater charge
	Health care services	\$ 98.00	per m ² GFA	\$ Non-worsening	No stormwater charge
	Hospital	\$ 98.00	per m ² GFA	\$ Non-worsening	No stormwater charge
	Residential care facility	\$ 98.00	per m ² GFA	\$ Non-worsening	No stormwater charge
	Veterinary services	\$ 98.00	per m ² GFA	\$ Non-worsening	No stormwater charge
Specialised uses	Air services	Council will calculate an infrastructure charge on the approved uses at the time the decision is made, the charge will be recalculated at the time of payment.		\$ Non-worsening	No stormwater charge
	Animal keeping				
	Brothel				
	Crematorium				
	Extractive industry				
	Major electricity infrastructure				
	Major sport, recreation and entertainment facility				
	Motor sport facility				
	Nature-based tourism				
	Non-resident workforce accommodation				
	Outdoor sport and recreation				
	Outstation				
	Parking station				
	Port services				
	Resort complex				
	Substation				
	Tourist attraction				
	Utility installation				
	Cemetery	\$ -	Nil charge	\$ Non-worsening	No stormwater charge
	Home based business	\$ -	Nil charge	\$ Non-worsening	No stormwater charge
	Landing	\$ -	Nil charge	\$ Non-worsening	No stormwater charge
	Market	\$ -	Nil charge	\$ Non-worsening	No stormwater charge
	Park	\$ -	Nil charge	\$ Non-worsening	No stormwater charge
	Roadside stalls	\$ -	Nil charge	\$ Non-worsening	No stormwater charge
	Telecommunications facility	\$ -	Nil charge	\$ Non-worsening	No stormwater charge
	Temporary uses	\$ -	Nil charge	\$ Non-worsening	No stormwater charge
Other uses	A use not otherwise listed in this table	The maximum adopted charge contained in this table is the charge that appropriately reflects the use at the time of assessment			

8.2	RA FUNCTION SERVICES PTY LTD - OPERATIONAL WORKS (EXTERNAL ROADWORKS & ON-SITE CIVIL WORKS) ASSOCIATED WITH DEVELOPMENT PERMIT DA/16/0054 - LOT 1 ON RP745867 - FICHERA ROAD, MAREEBA - OPW/20/0003
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Date Prepared: 4 May 2021

Author: Senior Planner

Attachments:

1. Proposal Plans - Internal Works [↓](#)
2. Proposal Plans - External Works [↓](#)

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	RA Function Services Pty Ltd	ADDRESS	Fichera Road, Mareeba
DATE LODGED	18 September 2020	RPD	Lot 1 on RP745867
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Operational Works (external roadworks & on-site civil works) associated with Development Permit DA/16/0054		
FILE NO	OPW/20/0003	AREA	15.03 hectares
LODGED BY	Urban Sync Pty Ltd	OWNER	RA Function Services Pty Ltd
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Rural zone		
LEVEL OF ASSESSMENT	Code Assessment		
SUBMISSIONS	n/a		

EXECUTIVE SUMMARY

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

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

The application and supporting material have been assessed against the Mareeba Shire Council Planning Scheme 2016 and does not conflict with any relevant planning instrument.

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

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

OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	RA Function Services Pty Ltd	ADDRESS	Fichera Road, Mareeba
DATE LODGED	18 September 2020	RPD	Lot 1 on RP745867
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Operational Works (external roadworks & on-site civil works) associated with Development Permit DA/16/0054		

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

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

And

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

(A) **APPROVED DEVELOPMENT:** Development Permit for Operational Works (external roadworks & on-site civil works) associated with Development Permit DA/16/0054

(B) **APPROVED PLANS:**

Plan/Document Number	Plan/Document Title	Prepared by	Dated
Internal Works			
• 260361-CIAL-DRG-101	• Drawing Index and Locality Plan	• ARUP	19/06/2019
• 260361-CIAL-DRG-102	• General Notes	• ARUP	12/03/2021
• 260361-CIAL-DRG-103	• Roads and Paths Typical Sections and Details	• ARUP	12/03/2021
• 260361-CIAL-DRG-104	• Existing Features/PUP and Overall Site Layout	• ARUP	19/06/2019
• 260361-CIAL-DRG-105	• Roads and Paths General Arrangements Sheet 1 of 2	• ARUP	11/07/2019
• 260361-CIAL-DRG-106	• Roads and Paths General Arrangements Sheet 2 of 2	• ARUP	19/06/2019
• 260361-CIAL-DRG-107	• MC01 Longitudinal Section	• ARUP	19/06/2019
• 260361-CIAL-DRG-108	• Annotated Cross Section Sheet 1 of 3	• ARUP	19/06/2019

• 260361-CIAL-DRG-109	• Annotated Cross Section Sheet 2 of 3	• ARUP	19/06/2019
• 260361-CIAL-DRG-110	• Annotated Cross Section Sheet 3 of 3	• ARUP	19/06/2019
• 260361-CIAL-DRG-111	• Internal Pathways Longitudinal Sections Sheet 1 of 2	• ARUP	19/06/2019
• 260361-CIAL-DRG-112	• Internal Pathways Longitudinal Sections Sheet 2 of 2	• ARUP	19/06/2019
• 260361-CIAL-DRG-113	• Internal Pathways Cross Sections Sheet 1 of 6	• ARUP	19/06/2019
• 260361-CIAL-DRG-114	• Internal Pathways Cross Sections Sheet 2 of 6	• ARUP	19/06/2019
• 260361-CIAL-DRG-115	• Internal Pathways Cross Sections Sheet 3 of 6	• ARUP	19/06/2019
• 260361-CIAL-DRG-116	• Internal Pathways Cross Sections Sheet 4 of 6	• ARUP	19/06/2019
• 260361-CIAL-DRG-117	• Internal Pathways Cross Sections Sheet 5 of 6	• ARUP	19/06/2019
• 260361-CIAL-DRG-118	• Internal Pathways Cross Sections Sheet 6 of 6	• ARUP	19/06/2019
• 260361-CIAL-DRG-119	• Stormwater Drainage General Arrangement Sheet 1 of 2	• ARUP	2/03/2020
• 260361-CIAL-DRG-120	• Stormwater Drainage General Arrangement Sheet 2 of 2	• ARUP	12/03/2021
• 260361-CIAL-DRG-121	• Stormwater Drainage Longitudinal Sections	• ARUP	2/03/2020
• 260361-CIAL-DRG-122	• Stormwater Catchment Plan	• ARUP	19/06/2019
• 260361-CIAL-DRG-123	• Stormwater Calculations Table	• ARUP	2/03/2020
• 260361-CIAL-DRG-124	• Water and Sewer Reticulation Plan 1 of 4	• ARUP	19/06/2019
• 260361-CIAL-DRG-125	• Water and Sewer Reticulation Plan 2 of 4	• ARUP	19/06/2019
• 260361-CIAL-DRG-126	• Water and Sewer Reticulation Plan 3 of 4	• ARUP	19/06/2019
• 260361-CIAL-DRG-127	• Water and Sewer Reticulation Plan 4 of 4	• ARUP	19/06/2019
• 260361-CIAL-DRG-128	• Water and Sewer Reticulation Details	• ARUP	19/06/2019
• 260361-CIAL-DRG-129	• Sewer Longitudinal Sections Sheet 1 of 3	• ARUP	19/06/2019

• 260361-CIAL-DRG-130	• Sewer Longitudinal Sections Sheet 2 of 3	• ARUP	19/06/2019
• 260361-CIAL-DRG-131	• Sewer Longitudinal Sections Sheet 3 of 3	• ARUP	19/06/2019
• 260361-CIAL-DRG-132	• Erosion and Sediment Control Strategy	• ARUP	19/06/2019
• 260361-CIAL-DRG-133	• Drainage Longitudinal Sections	• ARUP	12/03/2021
External Works			
• 260361-CIAL-DRG-201	• Drawing Index and Locality Plan	• ARUP	19/07/2019
• 260361-CIAL-DRG-202	• General Notes and Pavement Tables	• ARUP	12/03/2021
• 260361-CIAL-DRG-211	• Site A Typical Sections and Details	• ARUP	12/03/2021
• 260361-CIAL-DRG-221	• Site A General Arrangement	• ARUP	19/07/2019
• 260361-CIAL-DRG-222	• Site B General Arrangement and Typical Sections	• ARUP	12/03/2021
• 260361-CIAL-DRG-223	• Site C General Arrangement	• ARUP	12/03/2021
• 260361-CIAL-DRG-224	• Site B & C Alignment Tables	• ARUP	12/03/2021
• 260361-CIAL-DRG-225	• Drainage Longitudinal Sections	• ARUP	12/03/2021
• 260361-CIAL-DRG-231	• Site A Pavement Markings	• ARUP	19/07/2019
• 260361-CIAL-DRG-301	• Site A Cross Sections Sheet 1 of 2	• ARUP	19/07/2019
• 260361-CIAL-DRG-302	• Site A Cross Sections Sheet 2 of 2	• ARUP	19/07/2019
• 260361-CIAL-DRG-303	• Site B Cross Sections Sheet 1 of 3	• ARUP	3/12/2021
• 260361-CIAL-DRG-304	• Site B Cross Sections Sheet 2 of 3	• ARUP	3/12/2021
• 260361-CIAL-DRG-305	• Site B Cross Sections Sheet 3 of 3	• ARUP	3/12/2021
• 260361-CIAL-DRG-306	• Site C Cross Sections Sheet 1 of 4	• ARUP	19/07/2019
• 260361-CIAL-DRG-307	• Site C Cross Sections Sheet 2 of 4	• ARUP	19/07/2019
• 260361-CIAL-DRG-308	• Site C Cross Sections Sheet 3 of 4	• ARUP	19/07/2019
• 260361-CIAL-DRG-309	• Site C Cross Sections Sheet 4 of 4	• ARUP	19/07/2019

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) General

- (i) All operational works must be designed and constructed in accordance with the standards and procedures as set out in the FNQROC Development Manual.
- (ii) 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, and subject to any alterations:
 - found necessary by the Council's Delegated Officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements;
 - to ensure the works comply in all respects with the requirements and procedures of the FNQROC Development Manual and good engineering practice; and
 - to ensure compliance with the following conditions of approval.
- (iii) Council's examination of the documents should not be taken to mean that the documents have been checked in detail and Council takes no responsibility for their accuracy. If during construction, inadequacies of the design are discovered, it is the responsibility of the Principal Consulting Engineer to resubmit amended plans to Council for approval and rectify works accordingly.
- (iv) All driveways (retained and reinstated) must include bitumen or asphalt sealed flares in order to protect the road edge at driveway locations.
- (v) The landowners of all properties whose accesses will be affected by the operational works should be notified at least 1 month in advance of works commencing. Plans should be made available to them upon request.
- (vi) **Prior to the pre-start meeting occurring**, the applicant/developer provide a cross-section drawing and swept path diagrams of the winery access demonstrating compliance with Condition 4.1 of the Decision Notice Approval for MCU/16/0054, to the satisfaction of Council's delegated officer. All works must be carried out in accordance with any plan amendments that may result from compliance with this condition.

(b) Pre-start Meeting

- (i) Prior to the pre-start meeting occurring, the applicant/developer must ensure that Condition (a) (vi) has been complied with.
- (ii) In addition to the requirements of Clause CP1.07 and CP1.08 of the FNQROC Development Manual; after documentation has been approved by Council, a pre-start meeting is to be held on site prior to the commencement of work. Part 1 of the **attached** pre-start meeting pro-forma is to be completed and returned prior

to the meeting including clause 1.u 'Request for Meeting' together with the prescribed Construction Monitoring Fee as set out in Council's Schedule of Fees.

(c) Inspections

- (i) Inspections are to be carried out as detailed in the FNQROC Manual unless advised otherwise at the pre-start meeting.

(d) Construction Security Bond and Defects Liability Bond

- (i) In addition to Clauses CP1.06 and CP1.20 of the FNQROC Development Manual; the Construction Security Bond and Defects Liability Bond shall each be a minimum of \$1000 and Bank Guarantees shall have no termination date.
- (ii) During the Defects Liability period, it is the responsibility of the developer to rectify any works found to be defective due to design faults and or found to exhibit faults attributed to the performance of the construction activities in terms of quality and conformance with design and specifications. The bond will be returned on satisfactory correction of any defective work and after expiration of the maintenance period. Failure to comply with a Council issued instruction to correct defective work may result in the call up of the bond to have the work completed.

(e) Hours of Work

- (i) Work involving the operation of construction plant and equipment of any description, shall only be carried out on site during the following times:
 - 7.00am to 6.00pm, Monday to Friday;
 - 7.00am to 1.00pm Saturdays;
 - No work is permitted on Sundays or Public Holidays.
- (ii) No variation to the above working hours is allowed unless otherwise agreed in writing by Council.

(f) Transportation of Soil

- (i) All soil transported to or from the site must be covered to prevent dust or spillage during transport. If soil is tracked or spilt onto the road pavement from works on the subject land, it must be removed no later than at the end of each working day. Sediment must not enter Council's stormwater drainage network.

(D) ASSESSMENT MANAGER'S ADVICE**(a) Compliance with applicable codes/policies**

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

(b) Environmental Protection and Biodiversity Conservation Act 1999

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

(c) Cultural Heritage

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

(E) RELEVANT PERIOD

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

- Two (2) years (starting the day the approval takes effect).

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

- Nil

(G) OTHER APPROVALS REQUIRED FROM COUNCIL

- Nil

THE SITE

The subject site is situated at 189 Fichera Road, Mareeba and is described as Lot 1 on RP745867. The site is generally regular in shape with a total area of 15.03 hectares and is zoned *Rural* under the Mareeba Shire Council Planning Scheme 2016. The site contains approximately 267 metres of frontage to Fichera Road, which is constructed to a four (4) metre wide bitumen sealed standard with narrow gravel shoulders for the extent of the frontage. The site is currently accessed off Fichera Road via a single gravel/bitumen crossover.

The site is improved by de Brueys Boutique Winery. Infrastructure associated with the winery is clustered adjacent the southern boundary of the site and includes a cellar, wine production/storage areas, machinery shed, caretakers residence, greenhouse, wedding chapel/gazebo, two (2) indoor reception venues (100-120 seats), open air deck (120 seats) and associated catering facilities. Multiple mature fruit orchards are located across the site as well as a large dam situated behind the winery.



Map Disclaimer:

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



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The site generally falls from the south-west to the north-east, draining into Tinaroo Creek which adjoins the eastern boundary. The majority of the land has been cleared with the exception of some mature vegetation retained towards the centre of the site and along Tinaroo Creek.

BACKGROUND AND CONTEXT

Nil

PREVIOUS APPLICATIONS & APPROVALS

Council, at its Ordinary Meeting on 21 December 2016 approved Development Application DA/16/0054, made by Urban Sync on behalf of CA Architects (acting for R.A. Function Services Pty Ltd) for a development permit for material change of use - short-term accommodation on land described as Lot 1 on RP745867, situated at 189 Fichera Road, Mareeba. The approval authorised the construction of 108 short-term accommodation units on-site for use as tourist accommodation.

Development Approval DA/16/0054 was issued subject to the following conditions, as amended 20 January 2021:

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 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 development approval would not have been issued if not for the conditions requiring the construction of infrastructure or the additional payment condition/s within these conditions of approval.
- 3.2 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
- 3.3 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to commencement of the use and at the rate applicable at the time of payment.
- 3.4 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.

3.5 Noise Nuisance

- 3.5.1 The applicant/developer must ensure the approved short term accommodation use is operated and managed (including noise generated by guests) to not exceed a maximum noise level of 3dB(A) above background levels as measured from noise sensitive locations.
- 3.5.2 Refrigeration equipment, pumps, compressors and mechanical ventilation systems must be located, designed, installed and maintained to achieve a maximum noise level of 3dB(A) above background levels as measured from noise sensitive locations.

3.6 Waste Management

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

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

3.7 Flood Immunity

All new habitable buildings must be located such that the freeboard of the floor levels of all habitable rooms are a minimum of 300mm above 100 ARI year level.

No filling or excavation is to occur below the Q100 flood hazard level.

3.8 Bushfire Management

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

3.8a Length of Stay

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

3.9 Signage

- 3.9.1 No more than one (1) advertising sign for the approved development is permitted on the subject site.
- 3.9.2 The sign must not exceed a maximum sign face area of 6m² and must not move, revolve, strobe or flash.
- 3.9.3 The sign must be kept clean, in good order and safe repair for the life of the approval.
- 3.9.4 The sign must be removed when no longer required.
- 3.9.5 The erection and use of the advertisement must comply with the Building Act and all other relevant Acts, Regulations and these approval conditions.

3.10 Notification of Potential Rural Zone Impacts

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

"Guest should take note:

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

3.11 Slope Stability

For any building work proposed on a slope of 15% or greater, the applicant/developer must provide Council with a site specific geotechnical report prepared by a suitably qualified Registered Professional Engineer of Queensland (RPEQ) that certifies:

- the long term stability of the development site; and
- that the development site will not be adversely affected by land slide/slip activity originating on sloping land above the development site.

4. Infrastructure Services and Standards

4.1 Access

The site's existing access crossover must be upgraded/constructed (from the edge of Fichera Road to the property boundary) in accordance with FNQROC Development Manual standards, to the satisfaction of Council's delegated officer. The access must be widened to accommodate two directional traffic.

4.2 Roadworks – External Construction

Prior to the commencement of the use, the following sections of Fichera Road must be widened to a 6.5 metre bitumen sealed width (1.25m either side) in accordance with D1.4 (Road Class 100 - 999) of the FNQROC Development Manual:

- from the Fichera/Tinaroo Creek Road intersection kerbing to the point in which the existing sealed width reaches 6.5 metres approaching the Tinaroo Creek Bridge (approximate distance of 250 metres); and
- from a point approximately 20 metres north of the site access (where the pavement width falls below 6.5 metres) to a point approximately 500 metres north along Fichera Road (where the pavement width widens to 6.5 metres).

A second bitumen coat must be applied to the entire pavement width for the full length of the abovementioned road sections to bind the widening works with the existing bitumen.

Prior to works commencing, plans for the works described above must be approved as part of a subsequent application for operational works.

4.3 Stormwater Drainage/Water Quality

- 4.3.1 As part of any subsequent application for Operational Works, the applicant must submit a Stormwater Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual to the satisfaction of Council's delegated officer.
- 4.3.2 The Stormwater Management Plan must ensure a non-worsening effect on surrounding land as a consequence of the development, and must take all reasonable and practicable measures to ensure discharge occurs in compliance with the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual.
- 4.3.3 As part of any subsequent application for operational works the applicant must also provide a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline to the satisfaction of Council's delegated officer.
- 4.3.4 The Stormwater Quality Management Plan must include an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia) to the satisfaction of Council's delegated officer.
- 4.3.5 The applicant/developer must construct the stormwater drainage infrastructure for the development in accordance with the approved Stormwater Management Plan and/or Stormwater Quality Management Plan and Report.
- 4.3.6 All stormwater drainage must be collected from site and discharged to an approved legal point of discharge.

4.4 Car Parking/Internal Driveways

- 4.4.1 The applicant/developer must ensure the development is provided with at least 104 on-site car parking spaces which are available solely for the parking of vehicles associated with the use of the premises.
- 4.4.2 The internal driveway servicing the development must be widened to a width of at least six (6) metres for its entire length and should include speed control devices to minimise dust nuisance.
- 4.4.3 All car parking spaces and internal roads must be surfaced to at least a compacted gravel standard, delineated, and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.

4.4.4 Prior to works commencing, the developer must submit engineering plans and specifications for the construction of proposed car parking facilities and internal driveways demonstrating:

- Compliance with Australian Standard AS2890:1 Off Street Parking – Car Parking Facilities;
- Compliance with Australian Standard AS2890.3 Bicycle Parking Facilities (if required);
- Compliance with Australian Standard AS1428:2001 – Design for Access and Mobility.

4.5 Landscape and Fencing

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 three (3) metre wide landscape buffer along the Fichera Road frontage of the site, north of the site access to the north-west corner of the site.
- (ii) A minimum two (2) metre wide landscape strip along the Fichera Road frontage of the site, south of the site access and up to the existing fruit trees at the southern end of the site.
- (iii) a minimum three (3) metre wide landscape buffer along the northern boundary of the site for a length of 50m from the north-west corner of the site.
- (iv) a minimum two (2) metre wide landscape buffer along the northern boundary of the site starting from the edge of the three (3) metre buffer (as outlined above in (iii)) to a point adjacent the easternmost accommodation unit.
- (v) a minimum of one (1) shade tree for every six (6) parking spaces.
- (vi) any landscaping proposed amongst the 27 cabin blocks.

Landscaping associated with points (i), (ii), (iii) and (iv) should include ground cover, shrubs and trees that will grow to form an effective buffer of no less than six (6) metres in height. Existing mango trees are able to be used as part of the landscape buffers. **Landscaping associated with points (i), (ii), (iii) and (iv) must be planted, mulched and irrigated prior to 30 June 2021 or a later date where strictly agreed to by Council.**

~~All remaining~~ Landscaping **associated with points (v) and (vi) must works shall** be undertaken prior to the commencement of the use. ~~and~~ **All Landscaping** must be

mulched, irrigated and maintained for the life of the development and to the satisfaction of Council's Delegated Officer.

4.6 Lighting

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

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

Note: The design is to integrate the principles of Crime Prevention through Environmental Design (CPTED) theory. Lighting design is to illuminate potential areas of concealment and is to project illumination so that a human face is easily discernible from 15 metres and there is to be sufficient night lighting, which renders people, colours, vegetation and objects correctly. i.e. 'white' light. Particular attention should be given to pathways, driveways and common external spaces.

4.7 Water Supply

- (i) The development must be provided with a potable water supply that satisfies the standards for drinking water set by the Australian Drinking Water Guidelines 2004 (National Health and Medical Research Council and the National Resource Management Ministerial Council).
- (ii) All non-potable water supplied to the development must be clearly labelled at each tap - Non Potable Water - not safe for Human Consumption.

4.8 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.

Note: Any on-site wastewater treatment system with a total daily peak design capacity of at least 21 equivalent persons (EP) is an Environmentally Relevant Activity (ERA 63 - Sewerage Treatment) and an Environmental Authority is required.

4.9 Privacy Screening

4.9.1 Prior to the occupation of any top floor accommodation unit in Unit Blocks 5, 7, 9, 11 and 13, the applicant/developer must ensure directional privacy screening is installed external to the top floor balconies of Units contained in Unit Blocks 5, 7, 9, 11 and 13 to effectively screen from view the dwelling and immediate surrounding yard of northern adjoining Lot 2 on RP745867.

4.9.2 Once the landscape buffering required by Condition 4.5 has reached maturity and, in the opinion of Council's delegated officer is providing an effective visual buffer to protect the privacy and amenity of northern adjoining Lot 2 on RP745867, the privacy screening required by Condition 4.9.1 may be removed at the discretion of the applicant/developer.

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

5.1 The additional payment condition has been imposed as the development will create additional demand on trunk infrastructure which will create additional trunk infrastructure costs for council.

5.2 The applicant/developer must pay \$85,845.00 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 (\$85,845.00)

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.

- 5.6 The value, as agreed by Council's delegated officer, of the external works required under Condition 4.2 will be credited towards the additional payment required under Condition 5.2. Any credit will not exceed \$85,845.00.

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Operational Works (external roadworks & on-site civil works) associated with Development Permit DA/16/0054 in accordance with the plans shown in **Attachment 1**.

The application is for works required under the following conditions of Development Permit DA/16/0054:

- 4.1 Access
- 4.2 Roadworks - External Construction
- 4.3 Stormwater Drainage/Water Quality
- 4.4 Car Parking/Internal Driveways
- 4.7 Water Supply
- 4.8 On-site Wastewater Management (*treatment plant assessed by the Dept of Environment and Science*)

REGIONAL PLAN DESIGNATION

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

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

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	Land Use Categories • <i>Rural other</i>
Zone:	Rural zone
Overlays:	Agricultural land overlay Airport environs overlay Bushfire hazard overlay Environmental significance overlay Flood hazard overlay Hill and 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**Relevant Developments Codes**

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

- 6.2.6 Rural zone code
- 9.4.5 Works, services and infrastructure code

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 can be conditioned to comply with the relevant acceptable outcomes contained within the code.
Works, services and infrastructure code	The application can be conditioned to comply with the relevant acceptable outcomes 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

Drawings have been checked against the FNQROC Development Manual. Any non-compliance with the FNQROC Manual has been conditioned to comply.

REFERRAL AGENCY

This application did not trigger referral to a Referral Agency.

Internal Consultation

Technical Services

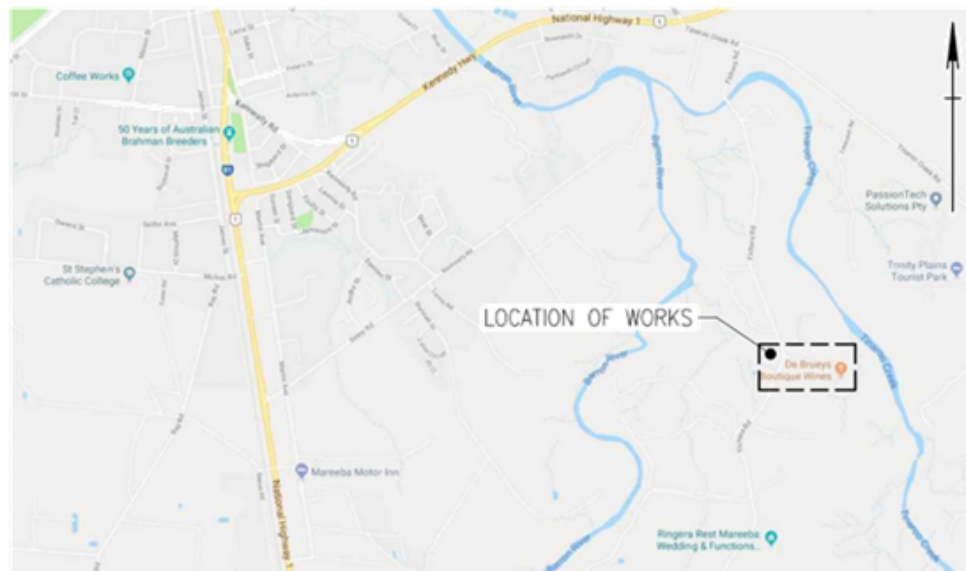
PLANNING DISCUSSION

Nil

DE BRUEYS WINERY UPGRADE

INTERNAL

CIVIL DRAWINGS



LOCALITY PLAN

DRAWING INDEX	
DRAWING NUMBER	DRAWING NAME
260361-CIAL-DRG-101	DRAWING INDEX AND LOCALITY PLAN
260361-CIAL-DRG-102	GENERAL NOTES
260361-CIAL-DRG-103	ROADS AND PATHS TYPICAL SECTIONS AND DETAILS
260361-CIAL-DRG-104	EXISTING FEATURES/PUP AND OVERALL SITE LAYOUT
260361-CIAL-DRG-105	ROADS AND PATHS GENERAL ARRANGEMENT SHEET 1 OF 2
260361-CIAL-DRG-106	ROADS AND PATHS GENERAL ARRANGEMENT SHEET 2 OF 2
260361-CIAL-DRG-107	MC01 LONGITUDINAL SECTION
260361-CIAL-DRG-108	ANNOTATED CROSS SECTION SHEET 1 OF 3
260361-CIAL-DRG-109	ANNOTATED CROSS SECTION SHEET 2 OF 3
260361-CIAL-DRG-110	ANNOTATED CROSS SECTION SHEET 3 OF 3
260361-CIAL-DRG-111	INTERNAL PATHWAYS LONGITUDINAL SECTIONS SHEET 1 OF 2
260361-CIAL-DRG-112	INTERNAL PATHWAYS LONGITUDINAL SECTIONS SHEET 2 OF 2
260361-CIAL-DRG-113	INTERNAL PATHWAYS CROSS SECTIONS SHEET 1 OF 6
260361-CIAL-DRG-114	INTERNAL PATHWAYS CROSS SECTIONS SHEET 2 OF 6
260361-CIAL-DRG-115	INTERNAL PATHWAYS CROSS SECTIONS SHEET 3 OF 6
260361-CIAL-DRG-116	INTERNAL PATHWAYS CROSS SECTIONS SHEET 4 OF 6
260361-CIAL-DRG-117	INTERNAL PATHWAYS CROSS SECTIONS SHEET 5 OF 6
260361-CIAL-DRG-118	INTERNAL PATHWAYS CROSS SECTIONS SHEET 6 OF 6
260361-CIAL-DRG-119	STORMWATER DRAINAGE GENERAL ARRANGEMENT SHEET 1 OF 2
260361-CIAL-DRG-120	STORMWATER DRAINAGE GENERAL ARRANGEMENT SHEET 2 OF 2
260361-CIAL-DRG-121	STORMWATER DRAINAGE LONGITUDINAL SECTIONS
260361-CIAL-DRG-122	STORMWATER CATCHMENT PLAN
260361-CIAL-DRG-123	STORMWATER CALCULATIONS TABLE
260361-CIAL-DRG-124	WATER AND SEWER RETICULATION PLAN 1 OF 4
260361-CIAL-DRG-125	WATER AND SEWER RETICULATION PLAN 2 OF 4
260361-CIAL-DRG-126	WATER AND SEWER RETICULATION PLAN 3 OF 4
260361-CIAL-DRG-127	WATER AND SEWER RETICULATION PLAN 4 OF 4
260361-CIAL-DRG-128	WATER AND SEWER RETICULATION DETAILS
260361-CIAL-DRG-129	SEWER LONGITUDINAL SECTIONS SHEET 1 OF 3
260361-CIAL-DRG-130	SEWER LONGITUDINAL SECTIONS SHEET 2 OF 3
260361-CIAL-DRG-131	SEWER LONGITUDINAL SECTIONS SHEET 3 OF 3
260361-CIAL-DRG-132	EROSION AND SEDIMENT CONTROL STRATEGY

ORIGIN OF SURVEY

LEVELS DATUM : AHD DER
 ORIGIN OF LEVELS : OPSM 94627
 RL 425.910
 MERIDIAN : MGA Zone 55
 ORIGIN OF CO-ORDINATES : E332393.097
 N8117804.320

**ISSUE FOR
CONSTRUCTION**

Approved by:

 RPEQ No. 09543

No.	Description	Date	By	CHK	Appr
1	ISSUED FOR TENDER AND APPROVAL	19/05/2021	GOO	JH	AKS

ARUP

Level 10, 15 Lane Street
 Centre City, VIC, Australia
 Tel: +61 (0) 3 9592 4000 Fax: +61 (0) 3 9592 4001
 www.arup.com



Client
 R.A. FUNCTION SERVICES PTY LTD



Job Title
 DE BRUEYS WINERY UPGRADE

DRAWING INDEX AND
 LOCALITY PLAN

Scale at A1
 NOT TO SCALE

Discipline
 CIVIL

Job No.
 260361-00

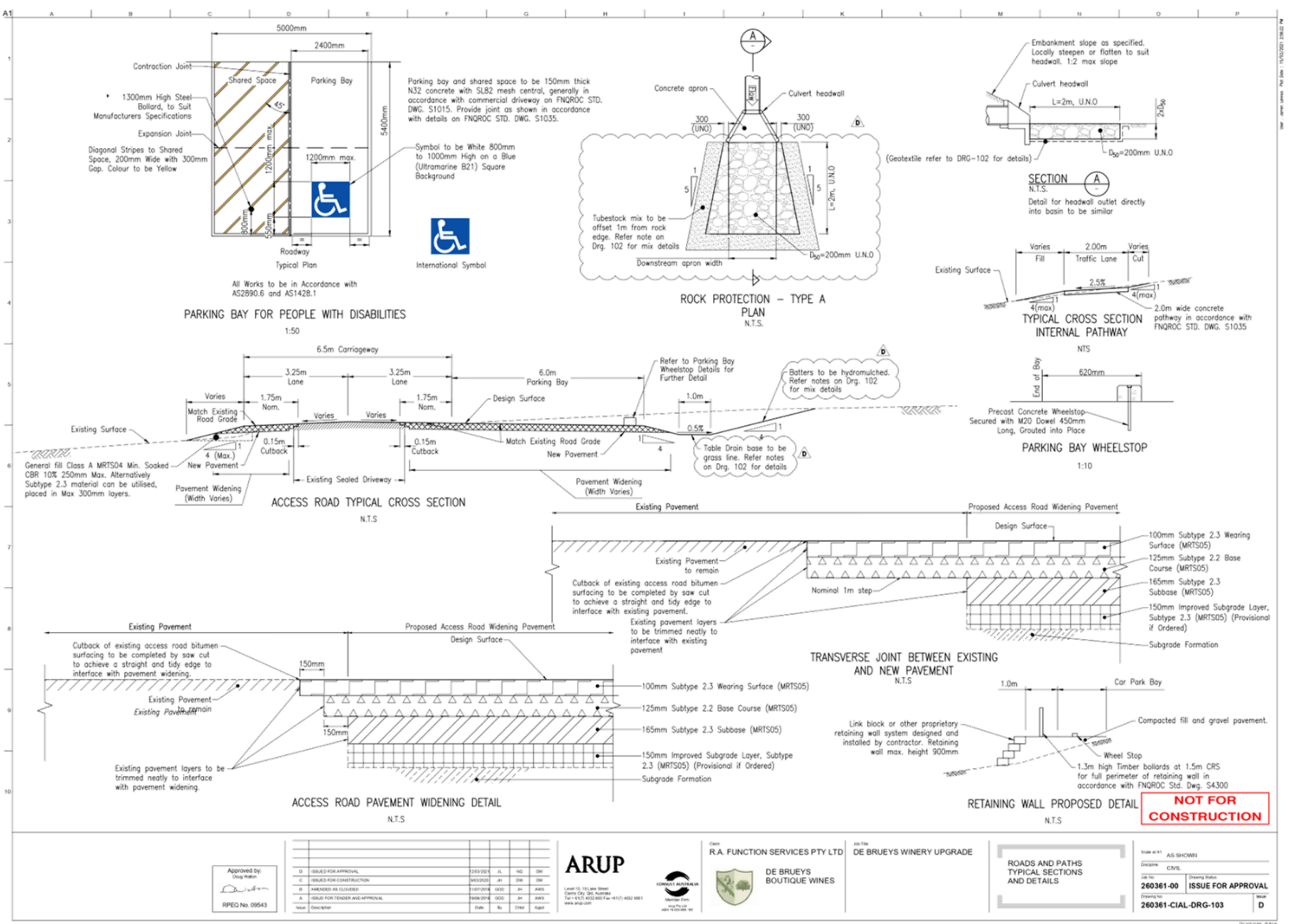
Drawing Station
 ISSUE FOR APPROVAL

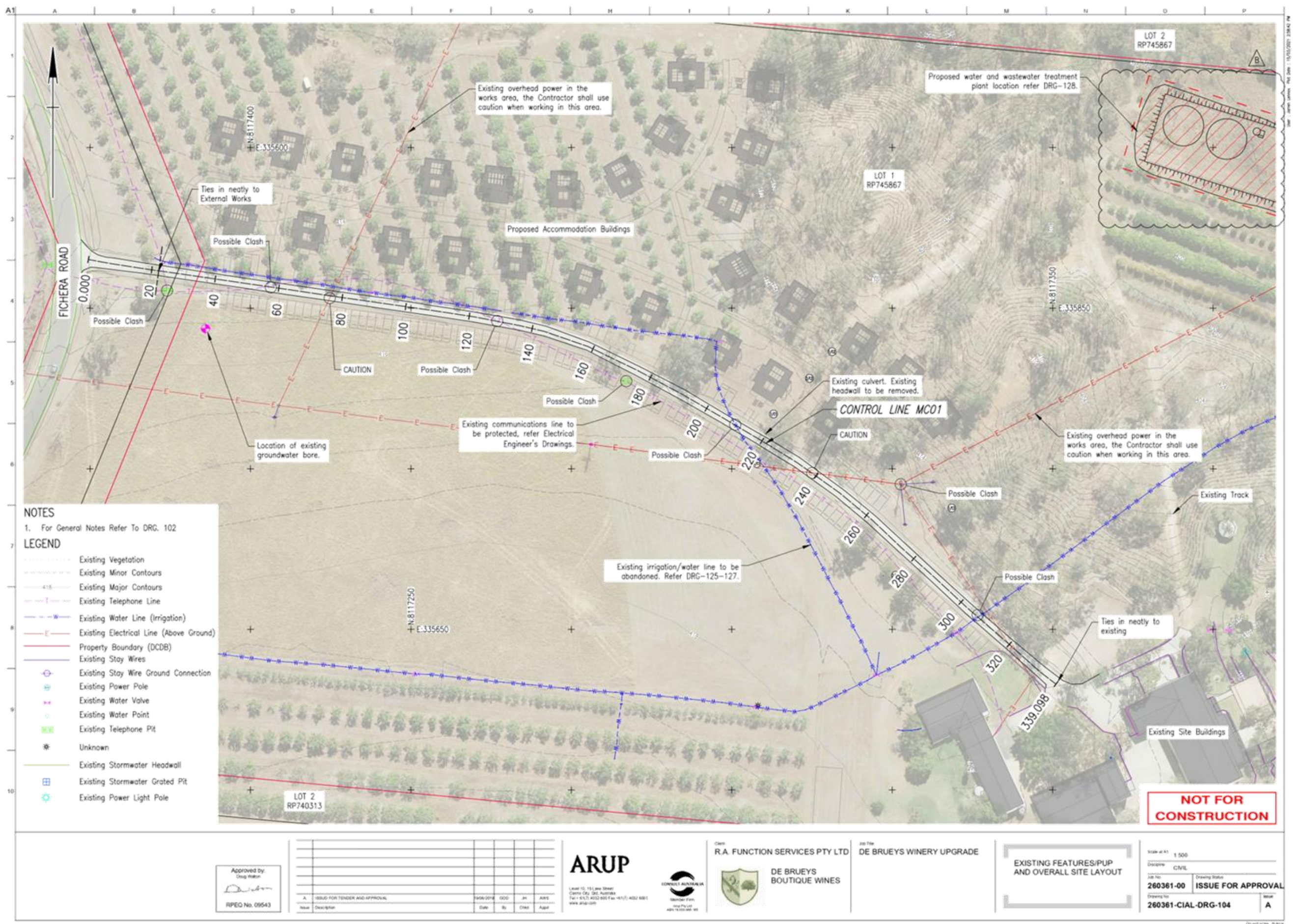
Drawing No.
 260361-CIAL-DRG-101

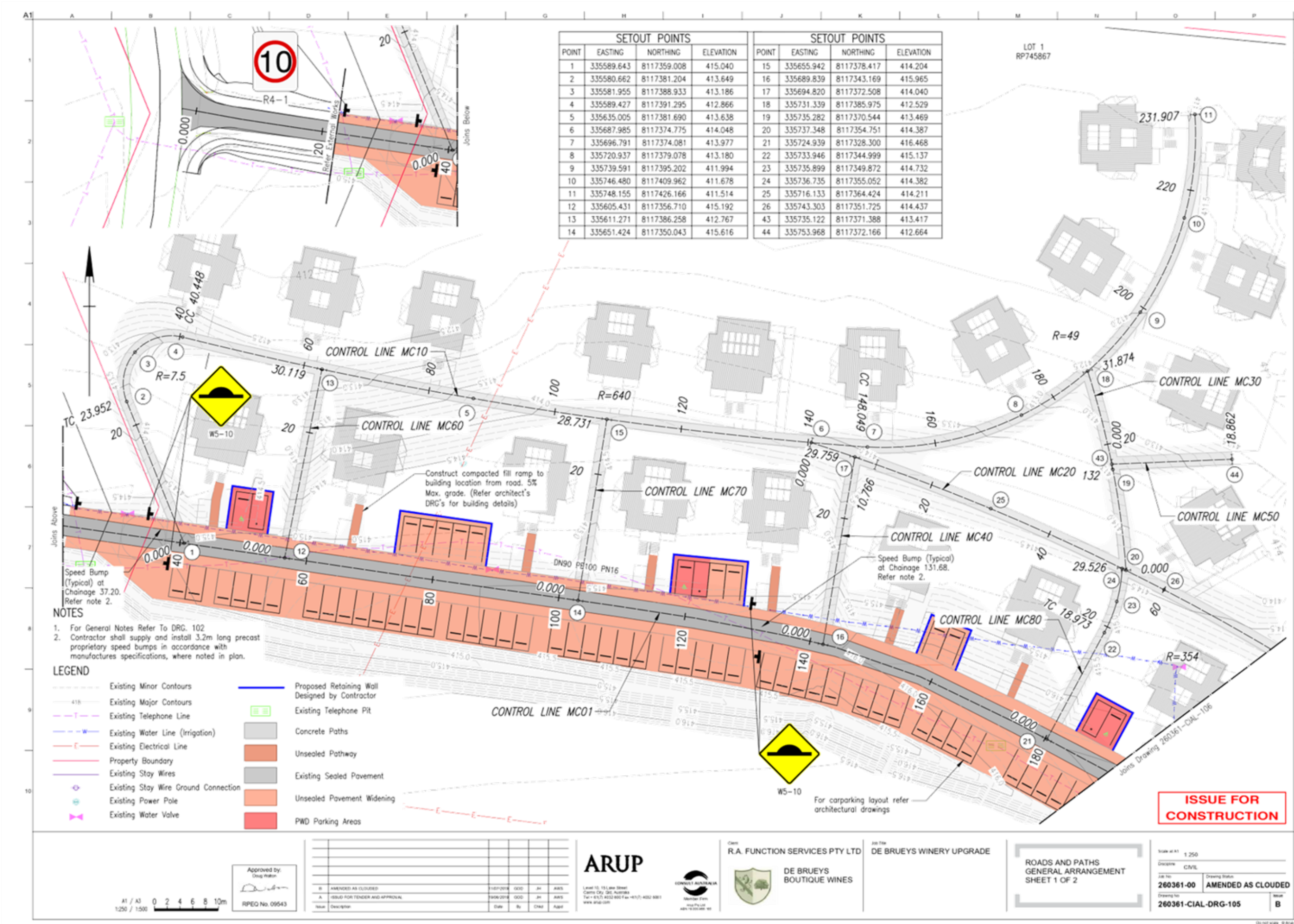
Sheet
 A

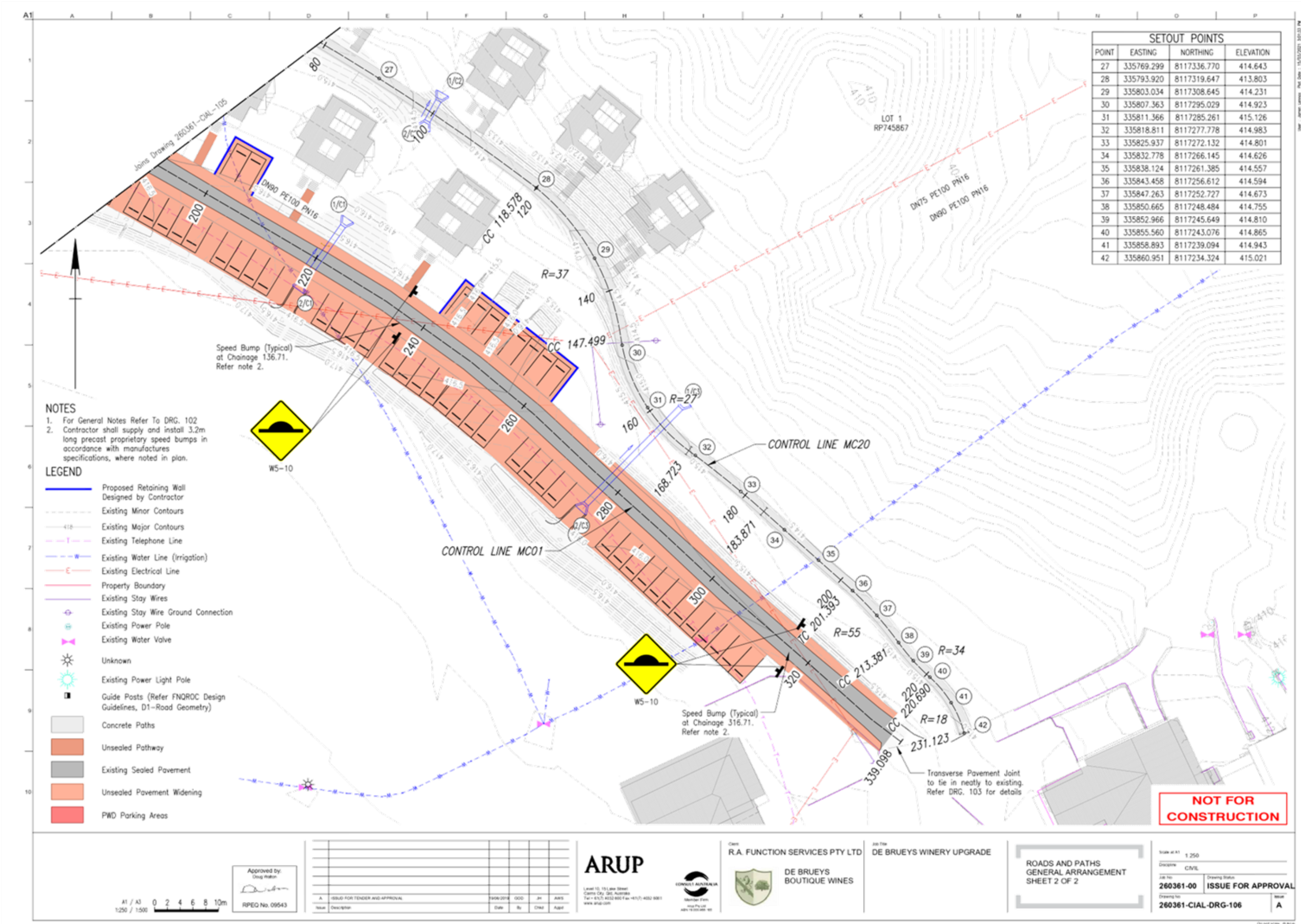
Do not scale - © ARUP

A1	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
	<p>GENERAL NOTES</p> <ol style="list-style-type: none"> All dimensions in metres unless noted otherwise. All levels in AHD. All works are to be carried out in accordance with the Golder's Geotechnical Report (1791863-001-R-Rev0-De BrueysLV). 															
	<p>EXISTING SERVICES</p> <ol style="list-style-type: none"> The location of utility services as shown on the services plans have been determined from information supplied by survey and DBYD search. The services shown on these plans are provided for information only and no responsibility is taken for the accuracy or completeness of the information supplied. The contractor shall confirm the location, level and sufficient cover to all utility services on site prior to construction. The Contractor is to ensure all services remain operational at all times. No work is to be carried out over utility services or within 3.0m of services without prior notification to the superintendent and obtaining approval to proceed. Refer to the relevant Consultant's design drawings for information regarding relocations and/or adjustments of existing services. Refer to the relevant design drawings to consider proposed services before commencing earthworks. Existing valves, hydrants, pits, manholes and water services shall be modified to suit final surface heights and roadworks. 															
	<p>DRAINAGE NOTES</p> <ol style="list-style-type: none"> These notes are to be read in conjunction with the Stormwater Plans (Refer DRG-119-122). All drainage works are to be generally carried out in compliance with FNQROC Specification S4 Stormwater Drainage unless specified otherwise. New works shall not be connected to existing downstream stormwater infrastructure until all stormwater infrastructure and the surrounding catchment is stabilised. This is to prevent sediment entering the stormwater system. All field inlets/grated manholes and access lids/covers are to be wheelchair and bicycle safe in accordance with AS3996 and designed to load class D (210kN). Installation, bedding and backfilling to pipes shall be in accordance with FNQROC Standard Drawing S2016 for uPVC pipe, steel RHS pipes and S1046 for reinforced concrete pipes. The pipe class does not allow for construction loadings. The Contractor shall certify that minimum cover for construction loads is accommodated. The location and level of all services crossing proposed drainage lines must be confirmed prior to construction. Drainage line levels must be checked for conflict with services and advice sought from the Engineer/Designer if unsure. Existing stormwater drainage pipes, gullies and manholes within the limits of construction shall be retained unless noted otherwise on the drawings. Existing pipes shown to be abandoned are to be removed or capped and grouted with fully flowable concrete. Existing drainage structures shown to be abandoned are to be demolished, debris removed and backfilled in accordance with the project specification. Where a connection is to be made to an existing drainage pipe or drainage structure the level of that pipe or structure must be confirmed prior to the construction of the new drainage line. Drainage outlet rock protection to be in accordance with DTMR MRTS03. Non-woven geotextile of Strength Class E and Filtration Class V to DTMR MRTS27 to be placed under and beside all rock protection. 															
	<p>EARTHWORKS NOTES</p> <ol style="list-style-type: none"> All earthworks are to be in compliance with FNQROC Specification S1 and AS3798, unless noted otherwise. All exposed areas and new works shall be grassed by hydromulching on completion in accordance with FNQROC specification S8, unless other treatment noted. Earthworks shall not encroach beyond defined property boundaries and limit of works (whichever is more stringent) unless approved by the Superintendent. Where proposed works join existing works or ground, the Contractor shall verify tie-in levels prior to commencement of construction. All subgrade material shall be removed, replaced and 															
	<p>recompacted to 100% standard compaction in accordance with FNQROC Specification S1.</p> <ol style="list-style-type: none"> Where existing ground surfaces are not required to be varied as part of the works, the Contractor shall restore them to the condition existing at the commencement of the work under the contract unless noted otherwise. The Contractor is to submit an Environmental Management Plan, Erosion and Sediment Control Plan and Waste Management Plan to the Superintendent for approval. The Contractor shall ensure that the works are carried out in accordance with all submitted plans during construction. The Contractor shall maintain adequate temporary drainage measures to ensure works are free draining. 															
	<p>EROSION AND SEDIMENT CONTROL STRATEGY</p> <ol style="list-style-type: none"> The Contractor shall develop a detailed Erosion Sediment Control Plan (ESCP) for construction. The detailed ESCP shall be in accordance with the requirements below (based on the Queensland State Planning Policy, July 2017), and with all local planning requirements. The Contractor shall design temporary drainage works for the following design storms: <ul style="list-style-type: none"> Disturbed area open for <12 months--1 in 2-year ARI event; Disturbed area open for 12-24 months--1 in 5-year ARI event; Disturbed area open for > 24 months--1 in 10-year ARI event; Note that the design capacity excludes minimum 150mm freeboard; Temporary culvert crossing--minimum 1 in 1-year ARI hydraulic capacity. The ESCP shall meet the following erosion control objectives: <ul style="list-style-type: none"> Minimise exposure of disturbed soils at any time e.g. soil stockpiles and unfinished earthworks to be suitably stabilised if disturbance is expected to be suspended for a period exceeding 5 days. Divert water run-off from undisturbed areas around disturbed areas; Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods; Implement erosion control methods corresponding to identified erosion risk rating. The ESCP shall meet the following sediment control objectives: <ul style="list-style-type: none"> Determine appropriate sediment control measures using either the potential soil loss rate, monthly erosivity, or average monthly rainfall; Collect and drain stormwater from disturbed soils to sediment basin for design storm event: the design storm for sediment basin sizing is 80th% five-day event or similar; Site discharge during sediment basin dewatering shall give TSS < 50 mg/l TSS, turbidity not >10% receiving waters turbidity, and pH 6.5-8.5. The ESCP shall meet the following additional water quality objectives: <ul style="list-style-type: none"> Avoid wind-blown litter; remove grass pollutants; Ensure there is no visible oil or grease sheen on released waters; Dispose of waste containing contaminants at authorised facilities. The ESCP shall meet the following discharge rates into the receiving stormwater network or waterway: <ul style="list-style-type: none"> For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site. The Contractor shall ensure that erosion and sediment controls are maintained and in good working order at all times. The Contractor shall visually inspect ESC controls on a daily basis, and maintain records of these checks. Tubestock Mix - for the Rock protection areas (1m offset to rock edge) <ul style="list-style-type: none"> Tubestock Planting Mix: (Planting density: 4 tubes/1m²) - Lamandra Longifolia 															
	<p>WATER NOTES</p> <ol style="list-style-type: none"> Comply with FNQROC specification S5 and STD. DWGS. S2000 to S2020 All water mains shall be PE100 class PN16 jointed in accordance with manufacturer's specifications. Water mains crossing roads shall be PN35 DCL for the full road crossing width, finishing 100mm beyond the edge of the unsealed shoulder at a minimum and as shown on the drawings. Water mains shall have 600mm minimum cover in non-trafficable areas and 900mm in trafficable areas. Potable (drinking) water mains and appurtenances shall be colour coded blue. Bedding and surround to pipes and fittings shall be in accordance with FNQROC standard drawing S2016. Anchorage/thrust block locations not shown on the drawings and shall be designed by the contractor in accordance with FNQROC standard drawing S2015-CRC to the written approval of the superintendent (allowable bearing pressure of soil to be confirmed on site). Hydrants and valves are to be nylon powder coated or equivalent and hydrants are to be of the maxi-flow type. Markers to be installed at all sluice valves, changes of directions and at intervals not greater than 100m along pipe alignment. Refer FNQROC Std. Drgs. S2010 and S2011 for pipeline marker details. Hydrants to be identified by kerb marker plate and blue retro-reflective marker in accordance with FNQROC standard drawing S2010. Valves to be identified by kerb marker plate and yellow retro-reflective marker in accordance with FNQROC standard drawing S2010. Minimum test pressure of water mains shall be 1200kpa. in accordance with FNQROC specification S5.29. Flushing, disinfection and testing of all mains shall be carried out in accordance with FNQROC Specification S5.30. Pre-chlorinated pipes and fittings must be used at all cut-in locations, where adequate disinfection cannot be achieved. If slope of water reticulation exceeds 1:6, then anchor blocks are to be provided in accordance with FNQROC standard drawing S2016. Location of anchor blocks is to be noted on as-constructed drawings. 															
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	<p>WTP & WWTP NOTES:</p> <ol style="list-style-type: none"> The location of the proposed Water Treatment Plant (WTP) and Wastewater Treatment Plant (WWTP) is indicated on the drawings. The design and construction of the WTP and WWTP is excluded from the civil works package and will be completed by others. The civil works shown on the drawings, including bulk earthworks, drainage, compacted gravel hardstand, raw water pipelines, potable water pipelines, sewerage pipelines and treated water effluent pipelines are included in the civil works package, however these shall not be constructed until directed by the Superintendent, following: <ul style="list-style-type: none"> Completion of the detailed design of the WTP and WWTP by the WTP and WWTP Contractor; and Any modifications to the civil works design resulting from the above have been completed. Refer to the WTP and WWTP Performance Specification for further details on the proposed works. 															
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	<p>PAVEMENT NOTES</p> <ol style="list-style-type: none"> All pavement works are to be in compliance with FNQROC Specification S2 and S7 unless noted otherwise. Prior to construction any soft or wet subgrade soils are to be identified and replaced with select material in accordance with FNQROC Specification S2. <ul style="list-style-type: none"> The process to identify the soft or wet subgrade locations shall include an initial proof roll of the exposed subgrade (lower side of design subbase level). The proof roll shall be completed in accordance with MRTS04. Any area of subgrade displaying visual deflection under load, throughout the duration of the proof roll shall be marked for Dynamic Cone Penetrometer (DCP) testing. DCP testing shall be undertaken to a minimum depth of 1.0m below subgrade level in the areas of soft subgrade identified during proof roll. Where the DCP test indicates an inferred subgrade CBR strength less than CBR 3%, a minimum 150mm of the subgrade shall be replaced with MRTS05 Subtype 2.3 material. Where the use of general fill is required a Class A material with a Min Soaked CBR of 10% (MRTS04) OR Subtype 2.3 material is to be utilised. Where new works join existing works, the contractor shall confirm that existing works conform in line and level with that shown on the drawings before commencing work. Subgrade CBR Assumed to be 2.5% based on recommendations of Golder's Geotechnical Report which assumes site is to be prepared in accordance with section 9.1.1 of the Report. CBR is to be confirmed on site by the Contractor, refer FNQROC S2 Specification (Road Pavements) for details. All pavement markings are to be applied in accordance with DTMR document: Manual of Uniform Traffic Control Devices (MUTCD). Pavement markings to use paint type 3 as specified in DTMR document: MUTCD. 															
	<p>WATER NOTES</p> <ol style="list-style-type: none"> Minimum horizontal and vertical clearances from existing services to be in accordance with Table 4.2 of WSAA Sewerage Code. Backfill maximum dry density and density index / filled density testing to be in accordance with AS1289. 															
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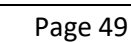


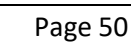


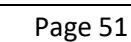


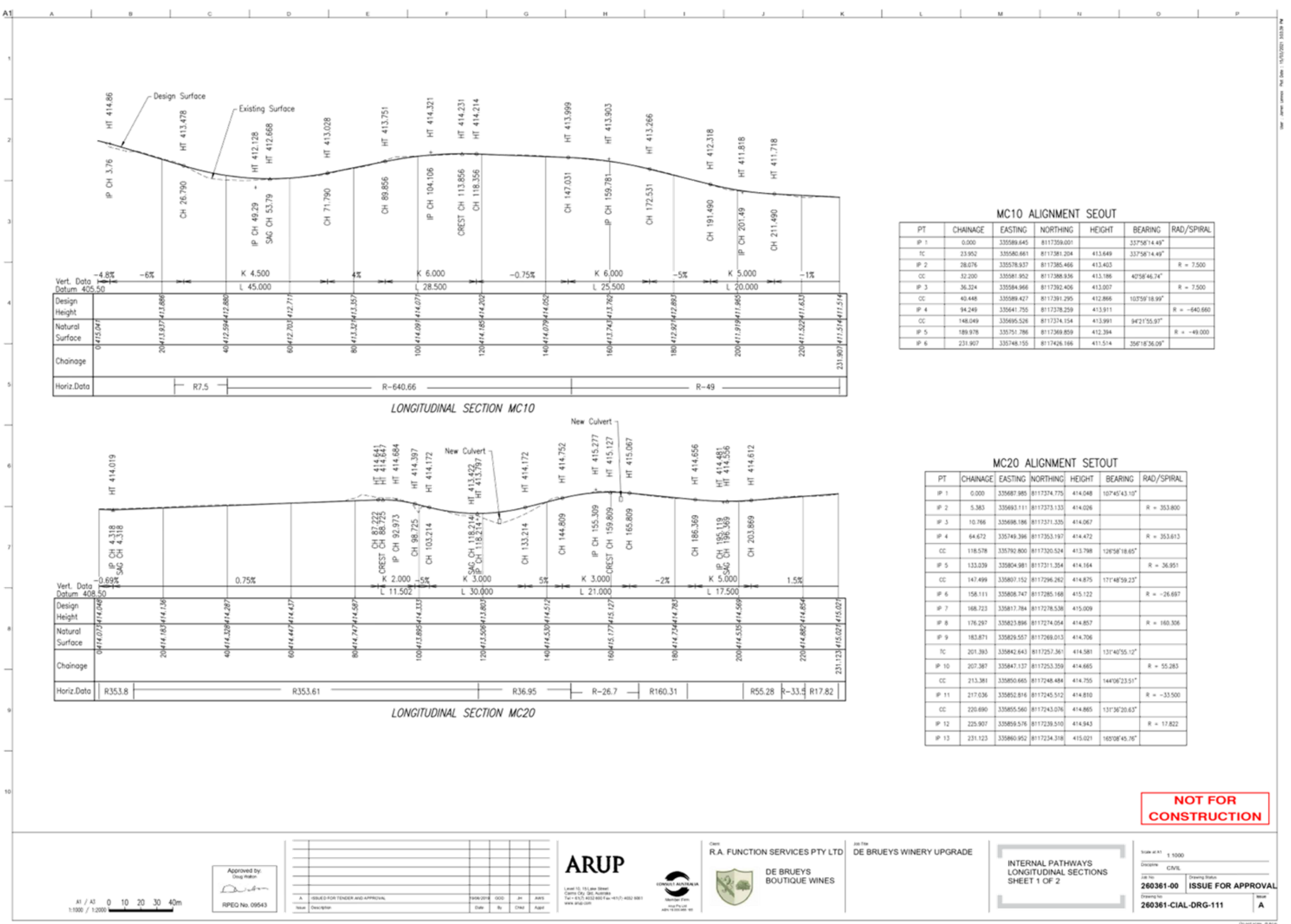


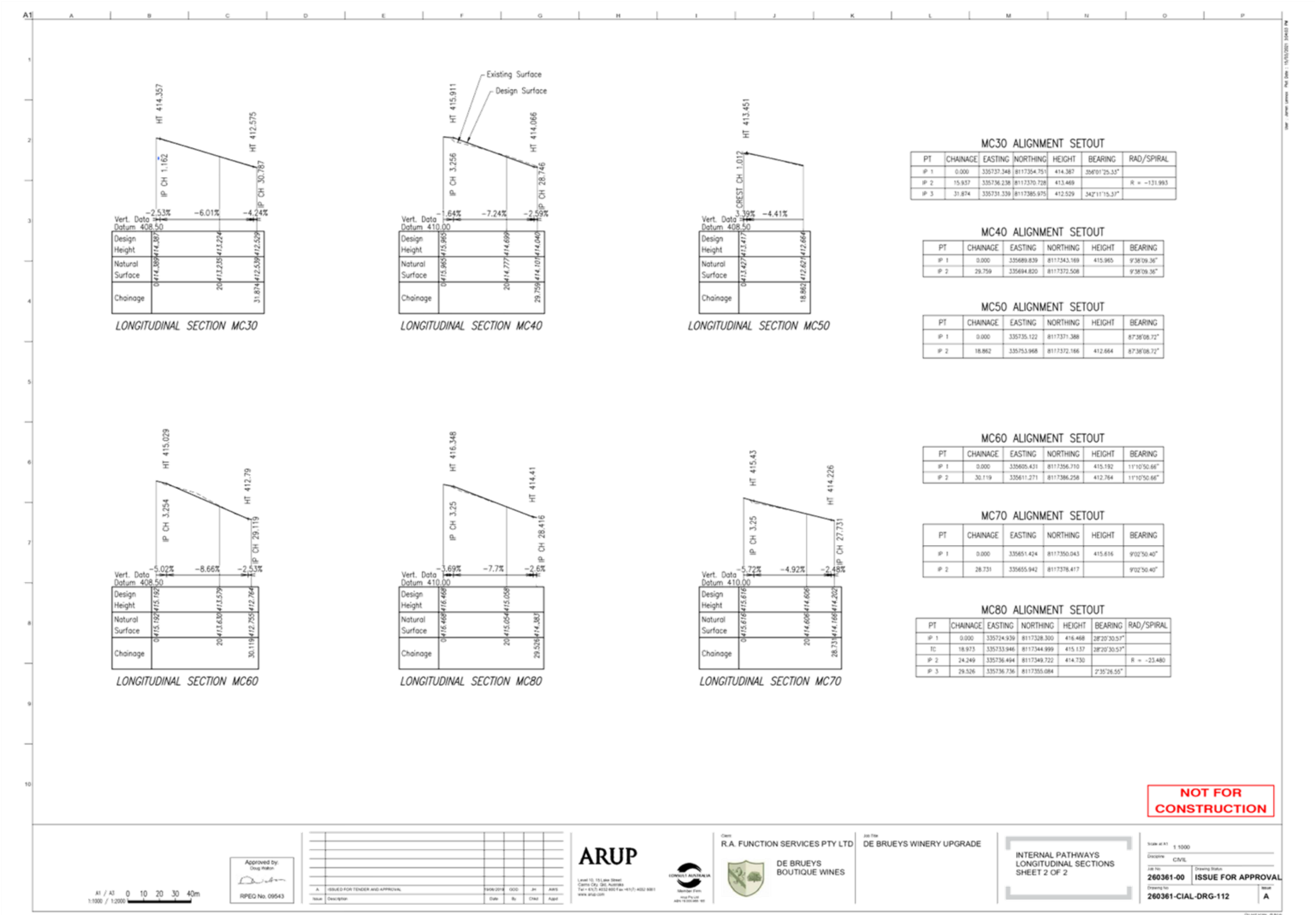


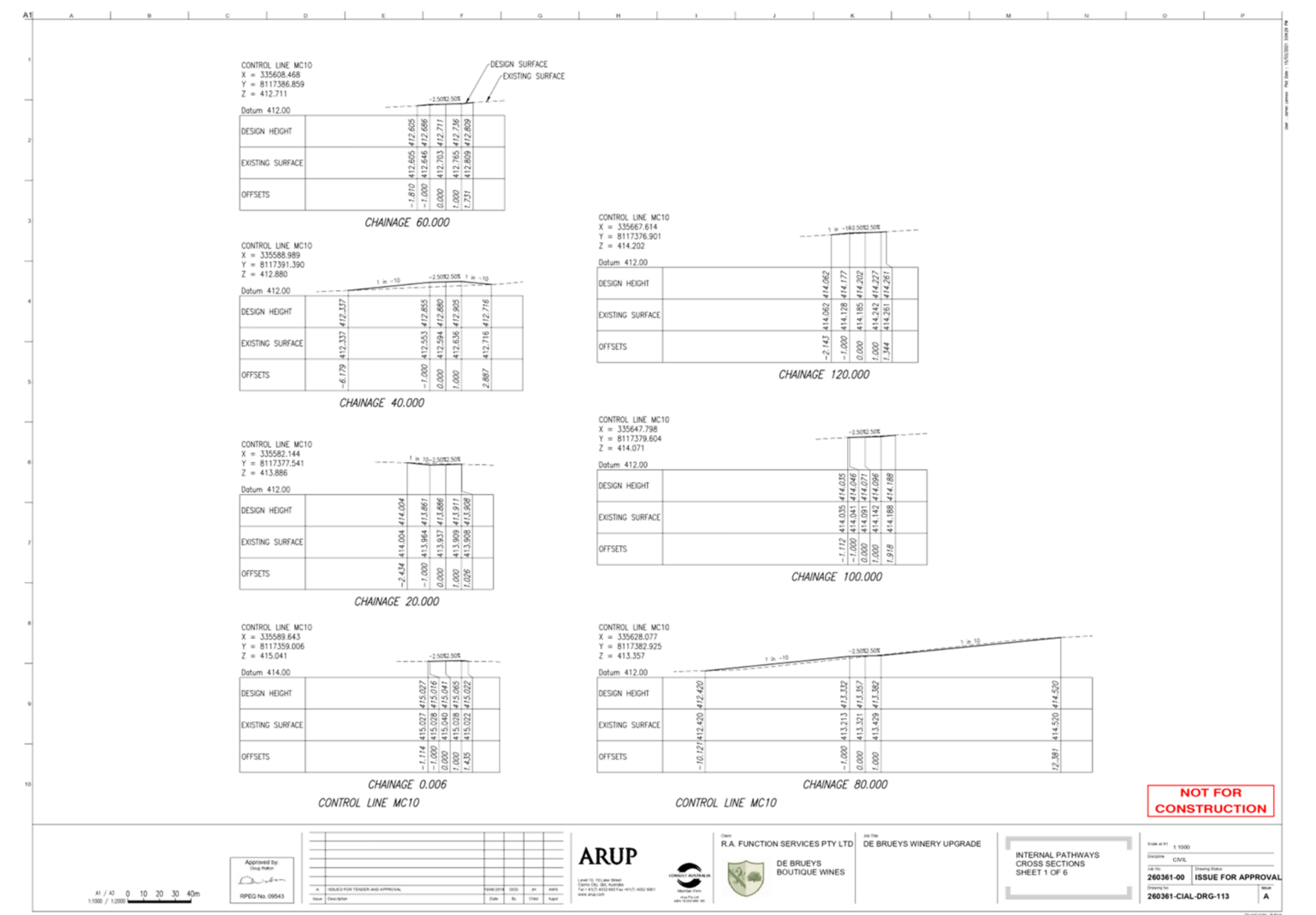












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Y = 8117376.901
Z = 414.202

Datum 412.00

DESIGN HEIGHT						
EXISTING SURFACE						
OFFSETS						

CHAINAGE 120.000

DESIGN HEIGHT

EXISTING SURFACE

OFFSETS

414.062

414.128

-2.143

414.177

414.185

1.000

414.202

414.242

1.000

414.227

414.261

1.344

CONTROL LINE MC10
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Y = 8117379.604
Z = 414.071

Datum 412.00

DESIGN HEIGHT						
EXISTING SURFACE						
OFFSETS						

CHAINAGE 100.000

DESIGN HEIGHT

EXISTING SURFACE

OFFSETS

414.035

414.041

-1.112

414.046

414.091

1.000

414.071

414.142

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1.000

414.188

414.188

1.918

CONTROL LINE MC10
X = 335628.077
Y = 8117382.925
Z = 413.357

Datum 412.00

DESIGN HEIGHT						
EXISTING SURFACE						
OFFSETS						

CHAINAGE 80.000

DESIGN HEIGHT

EXISTING SURFACE

OFFSETS

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412.420

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413.332

413.321

1.000

413.357

413.321

0.000

413.382

413.429

1.000

414.520

414.520

12.381

Scale at A1
1:1000 / 1:2000

Approved by
RPEQ No. 09543

Issue Description Date By CNA Appd

ARUP
Level 10, 15 Lane Street
Crows Nest NSW Australia
Tel +61(0) 2 9539 6000 Fax +61(0) 2 9539 6001
www.arup.com

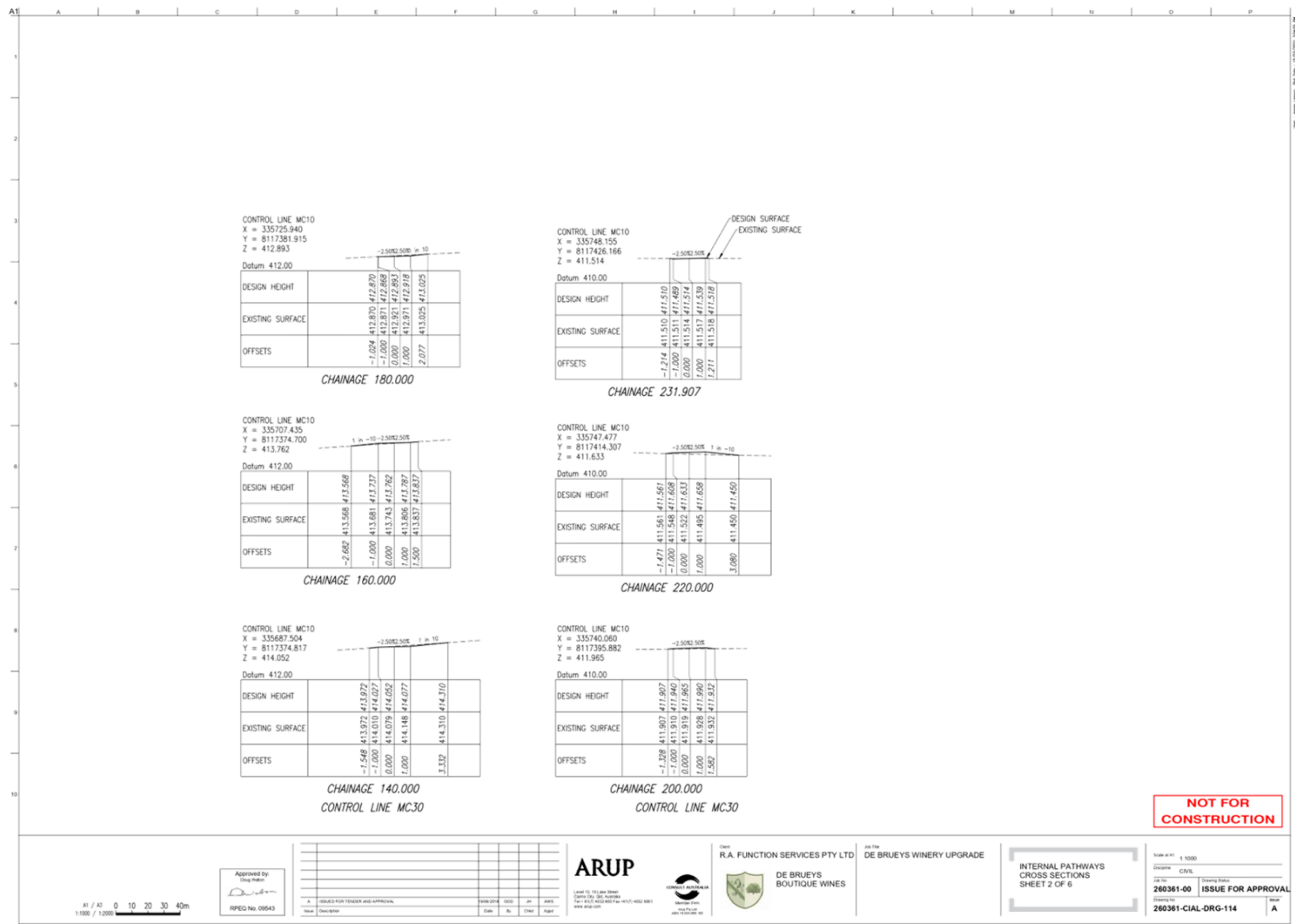
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R.A. FUNCTION SERVICES PTY LTD
DE BRUEYS WINERY UPGRADE

Job Title
DE BRUEYS WINERY UPGRADE

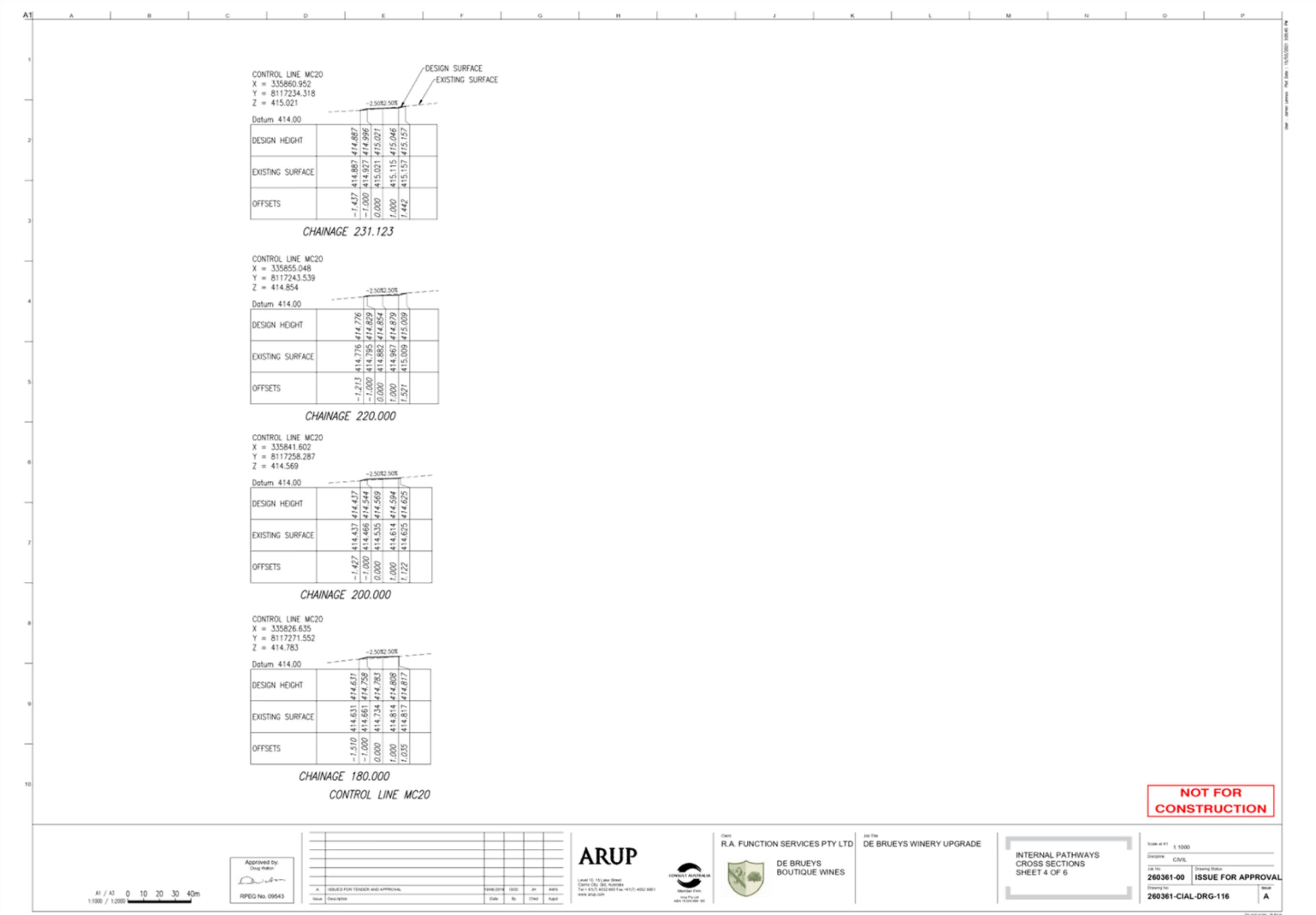
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Cross Sections
Sheet 1 of 6

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Job No.
260361-00
Drawing No.
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Drawing Status
ISSUE FOR APPROVAL
Result
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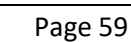
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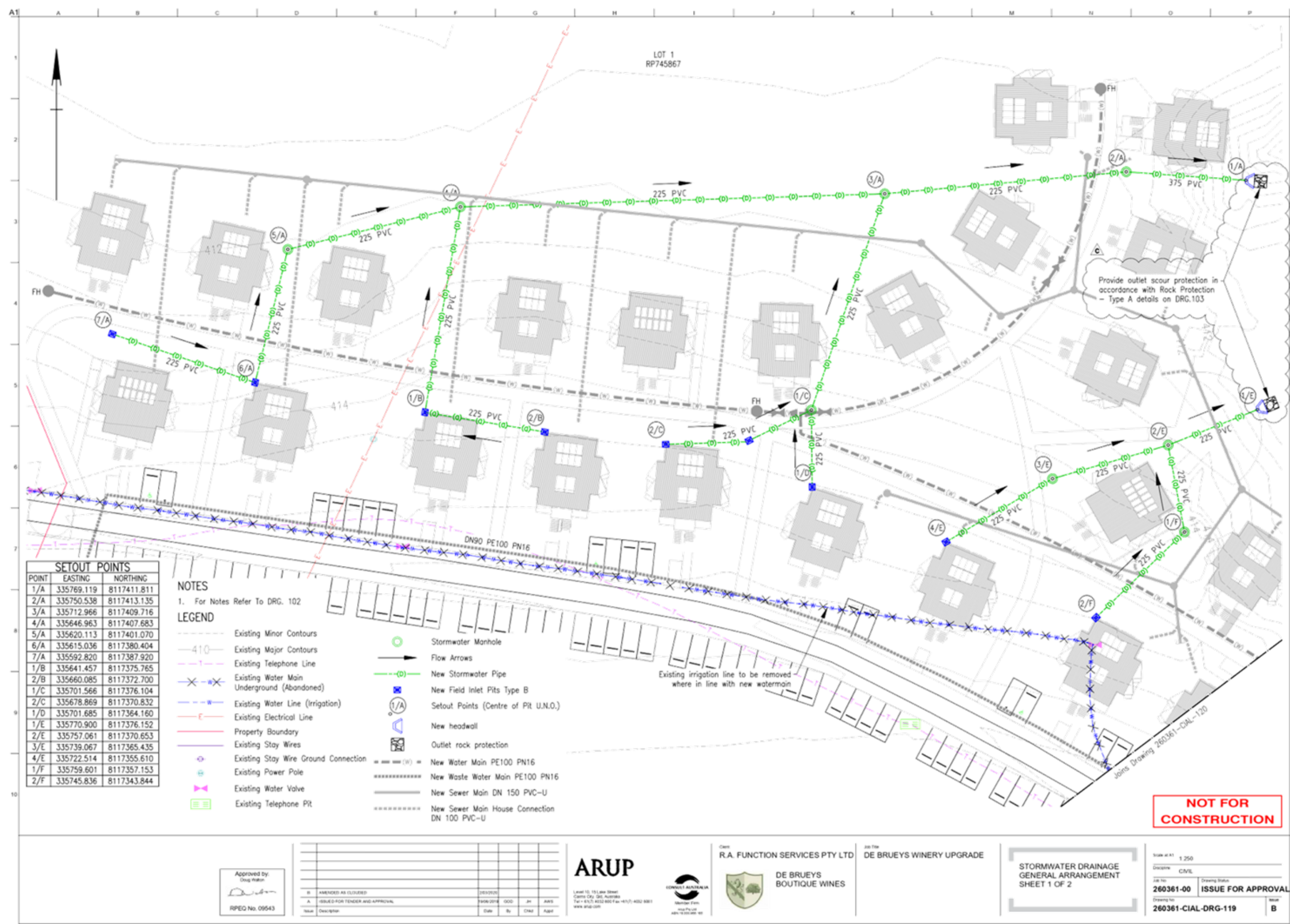


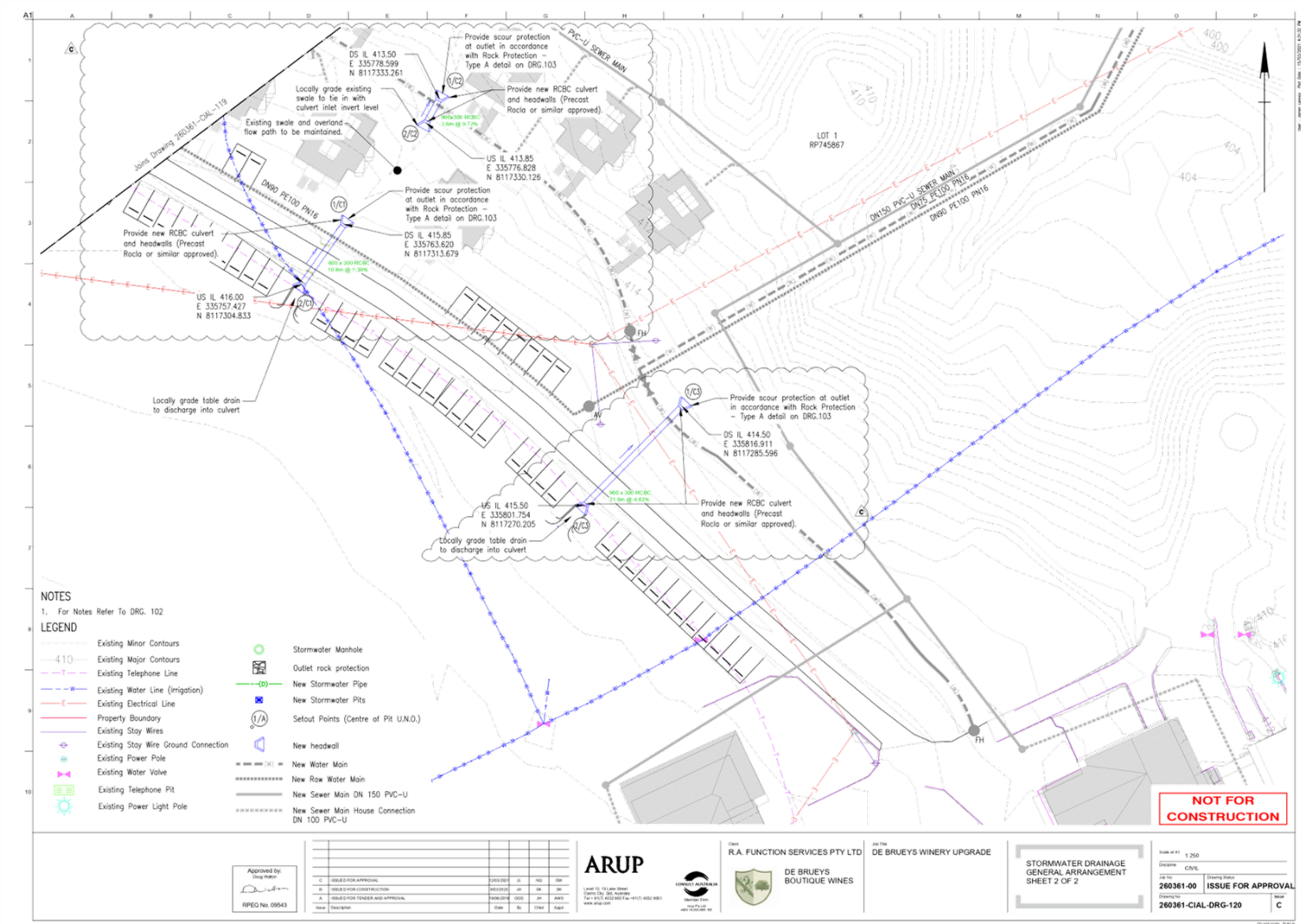


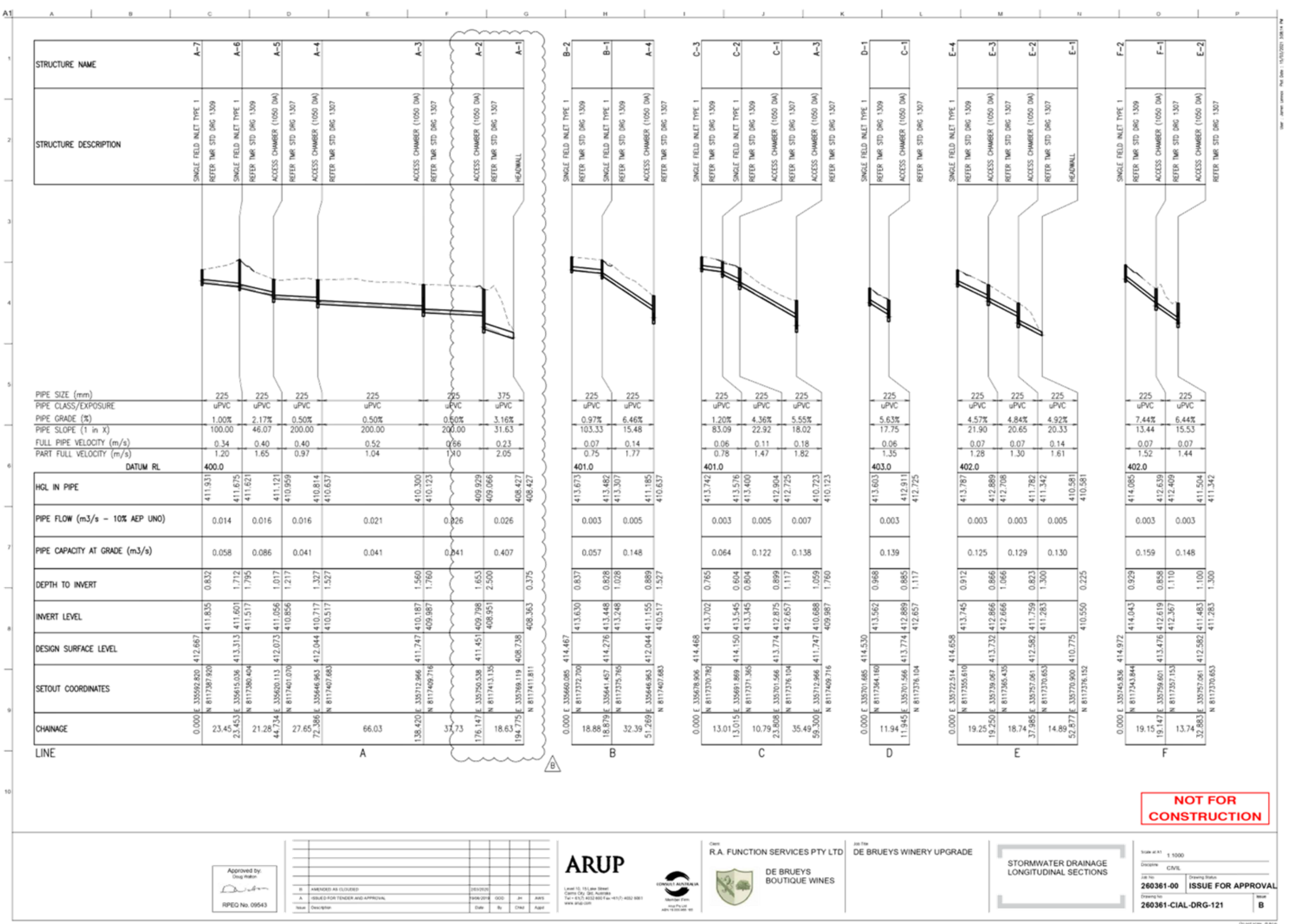


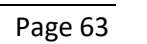












LOCATION		SUB-CATCHMENT RUNOFF					INLET DESIGN								
		Ic	I	A	CA	Qc	Qs						Qg	Qb	
STRUCTURE	DRAIN	SUB-CATCHMENT	RAINFALL	SUB-CATCHMENT	EQUIVALENT	SUB-CATCHMENT	FLOW IN K&C	HALF ROAD		INLET	INLET		FLOW	BYPASS	BYPASS
No.	SECTION	TIME OF CONC. min	INTENSITY mm/h	AREA ha	AREA ha	DISCHARGE l/s	(INC. BYPASS) l/s	CAPACITY l/s		TYPE	CURVE		INLET l/s	FLOW l/s	STRUCTURE
A-7	A-7 to A-6	5	193.0	0.066	0.059	32.0	32.0	14.0		TMR SF1	SAG		14.0	18.0	
A-6	A-6 to A-5	5	193.0	0.012	0.011	6.0	6.0	51.0		TMR SF1	SAG		6.0	0.0	
A-5	A-5 to A-4									TMR MH1050					
A-4	A-4 to A-3									TMR MH1050					
A-3	A-3 to A-2									TMR MH1050					
A-2	A-2 to A-1									TMR MH1050					
A-1										HW					
B-2	B-2 to B-1	5	193.0	0.014	0.012	7.0	7.0	36.0		TMR SF1	SAG		7.0	0.0	
B-1	B-1 to A-4	5	193.0	0.013	0.012	6.0	6.0	31.0		TMR SF1	SAG		6.0	0.0	
C-3	C-3 to C-2	5	193.0	0.012	0.011	6.0	6.0	42.0		TMR SF1	SAG		6.0	0.0	
C-2	C-2 to C-1	5	193.0	0.010	0.009	5.0	5.0	80.0		TMR SF1	SAG		5.0	0.0	
C-1	C-1 to A-3									TMR MH1050					
D-1	D-1 to C-1	5	193.0	0.012	0.011	6.0	6.0	34.0		TMR SF1	SAG		6.0	0.0	
E-4	E-4 to E-3	5	193.0	0.013	0.012	6.0	6.0	42.0		TMR SF1	SAG		6.0	0.0	
E-3	E-3 to E-2									TMR MH1050					
E-2	E-2 to E-1									TMR MH1050					
F-1										HW					
F-2	F-2 to F-1	5	193.0	0.013	0.012	6.0	6.0	34.0		TMR SF1	SAG		6.0	0.0	
F-1	F-1 to E-2									TMR MH1050					

[illegible]

**NOT FOR
CONSTRUCTION**

Approved by:
Group Vision

RPEQ No. 09543

[illegible]

ARUP

Level 10, 15 Lake Street
Carns City, Qld, Australia
Tel + 61(7) 4032 600 Fax +61(7) 4032 600
www.grip.com



Client
R.A. FUNCTION SERVICES PTY LTD

DE BRUEYS
BOUTIQUE WINES

Job Title
DE BRUEYS WINERY UPGRADE

STORMWATER CALCULATIONS
TABLE

Scale at A1 NOT TO SCALE

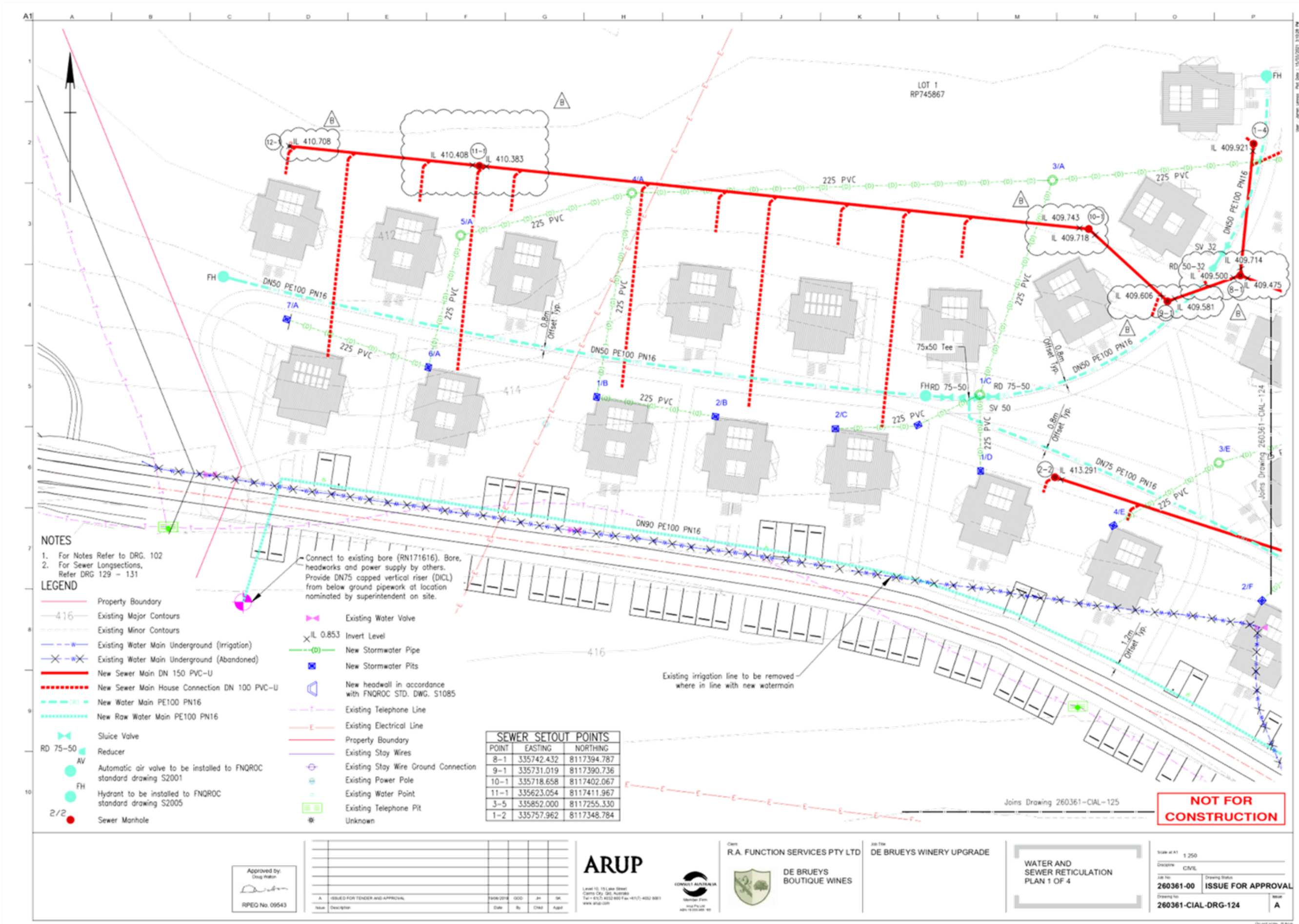
Discipline	Civil
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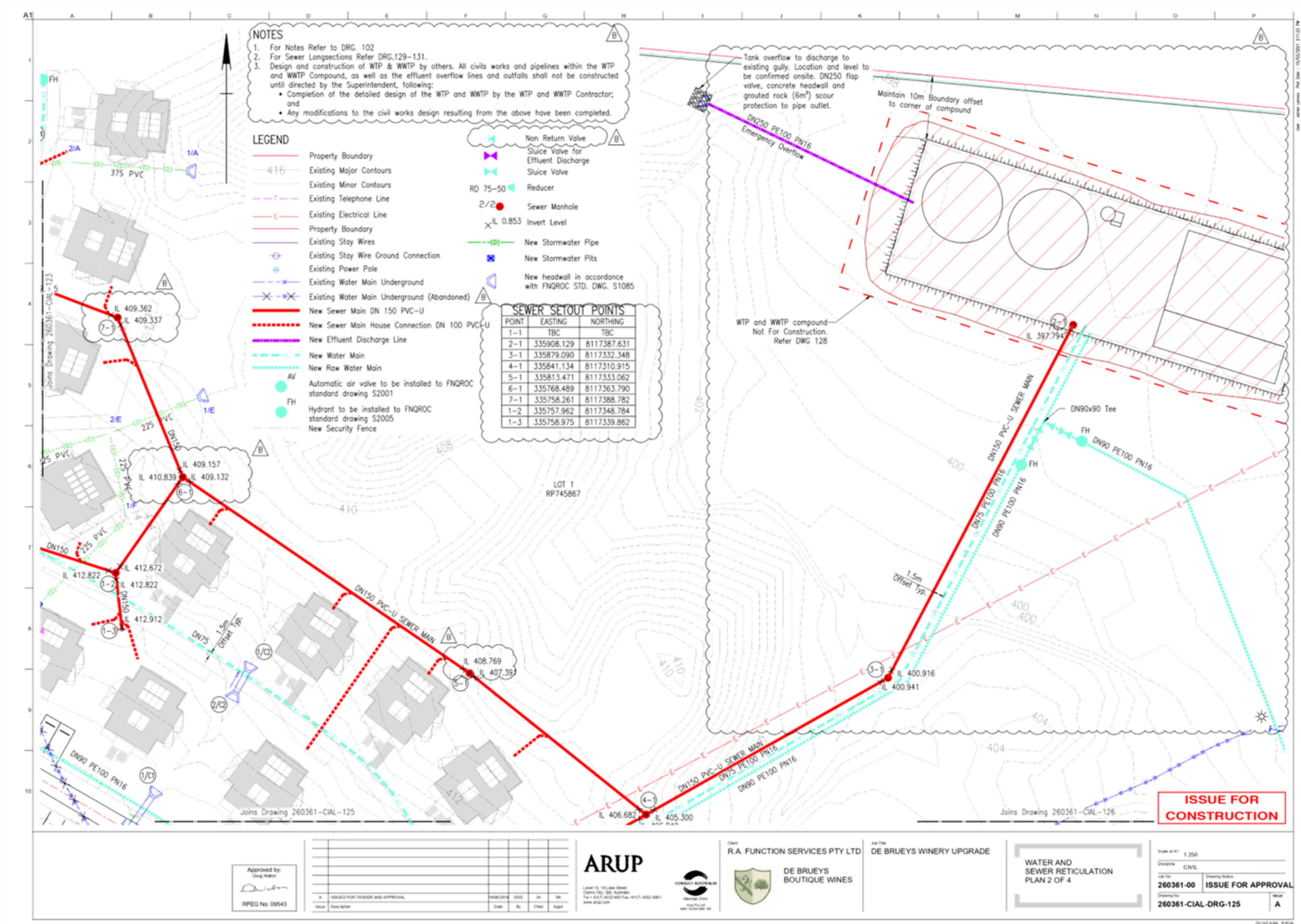
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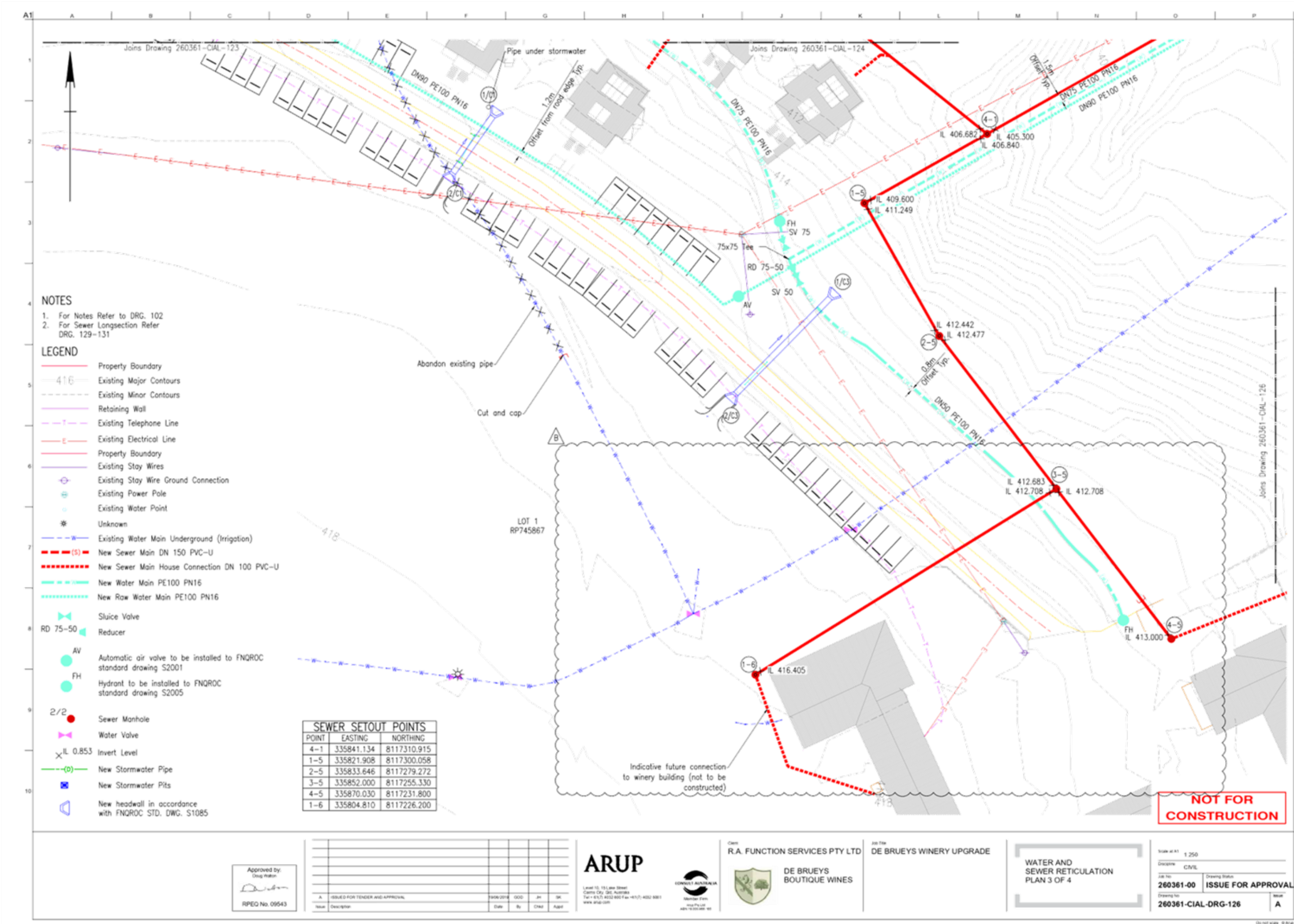
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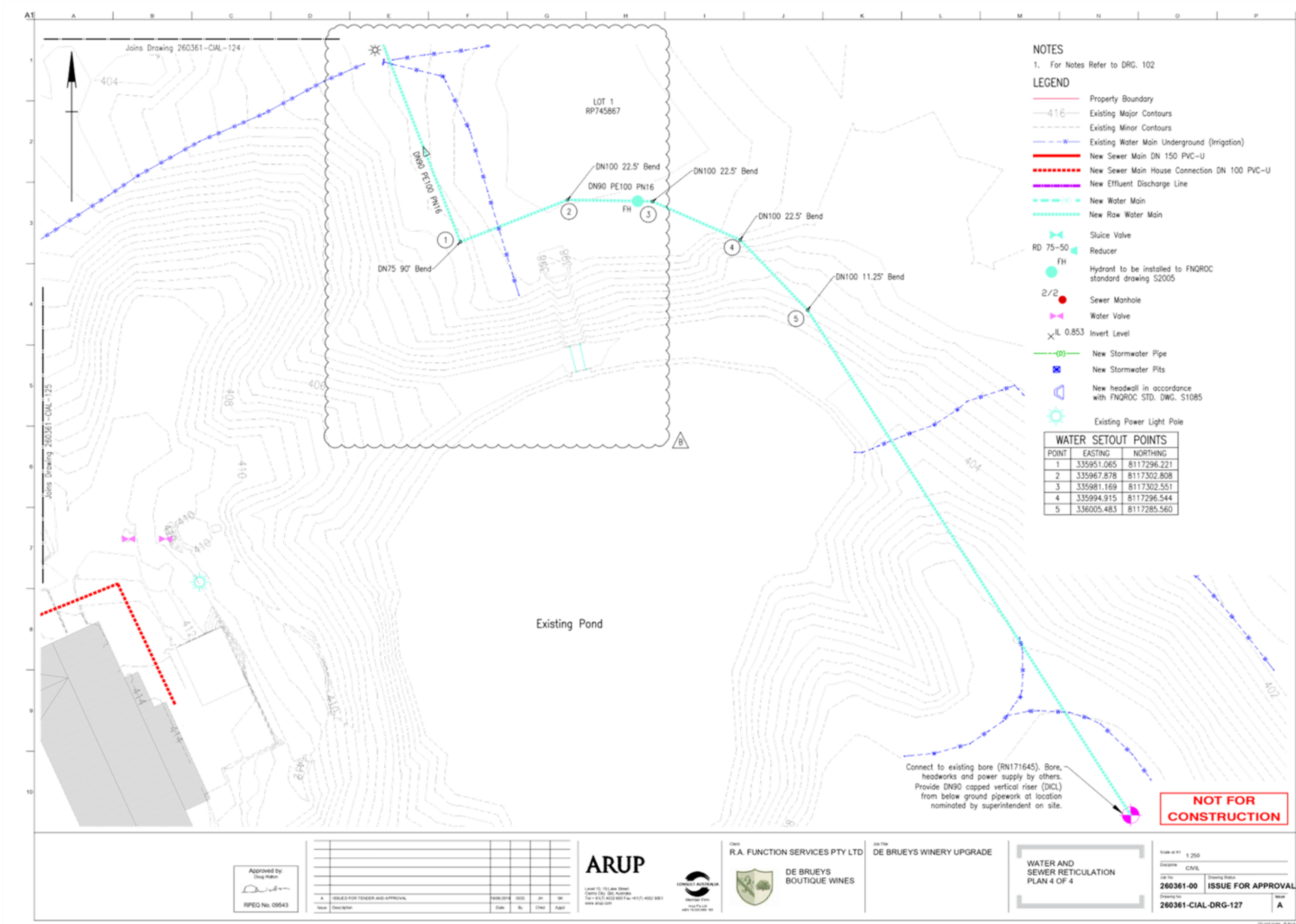
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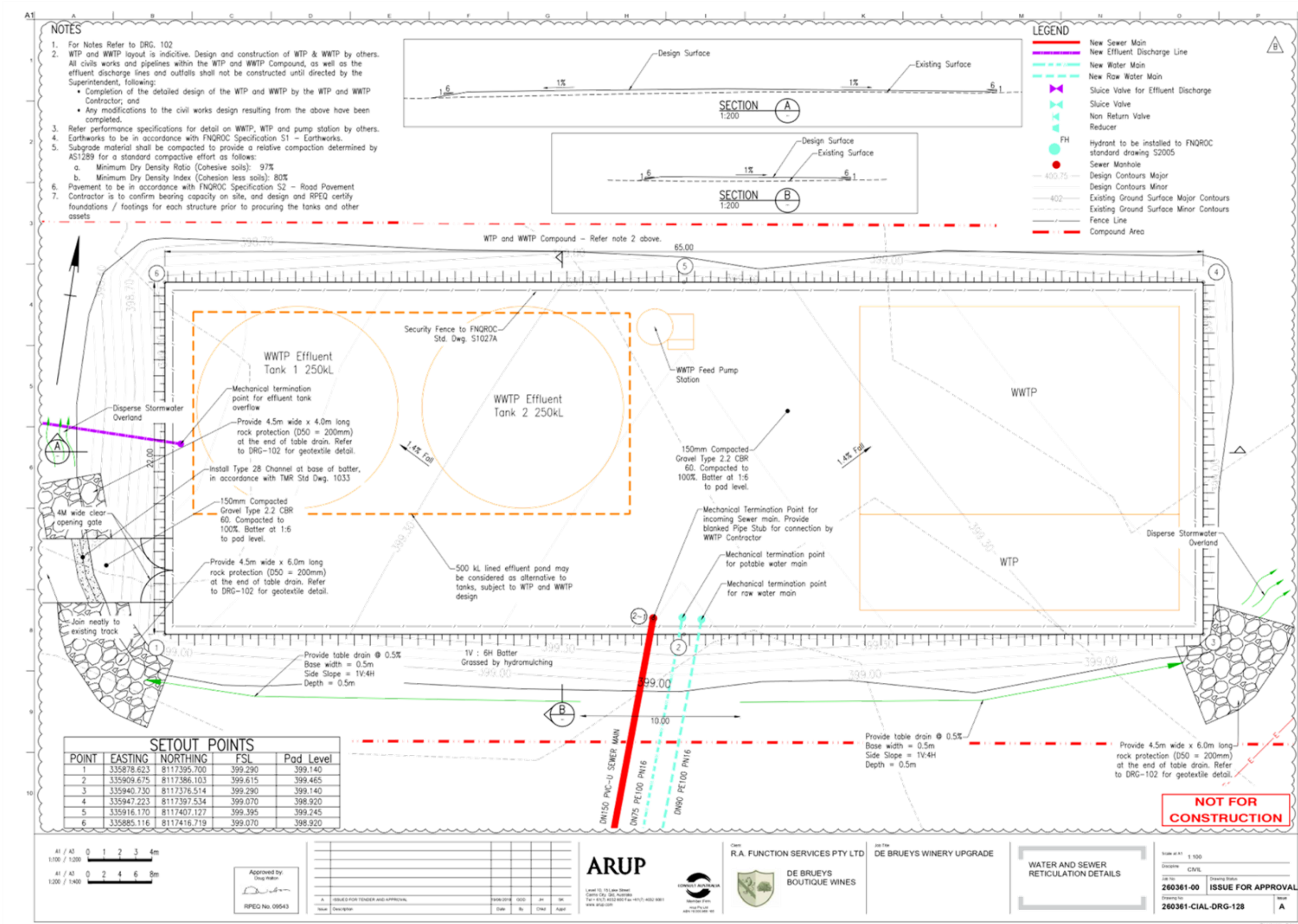
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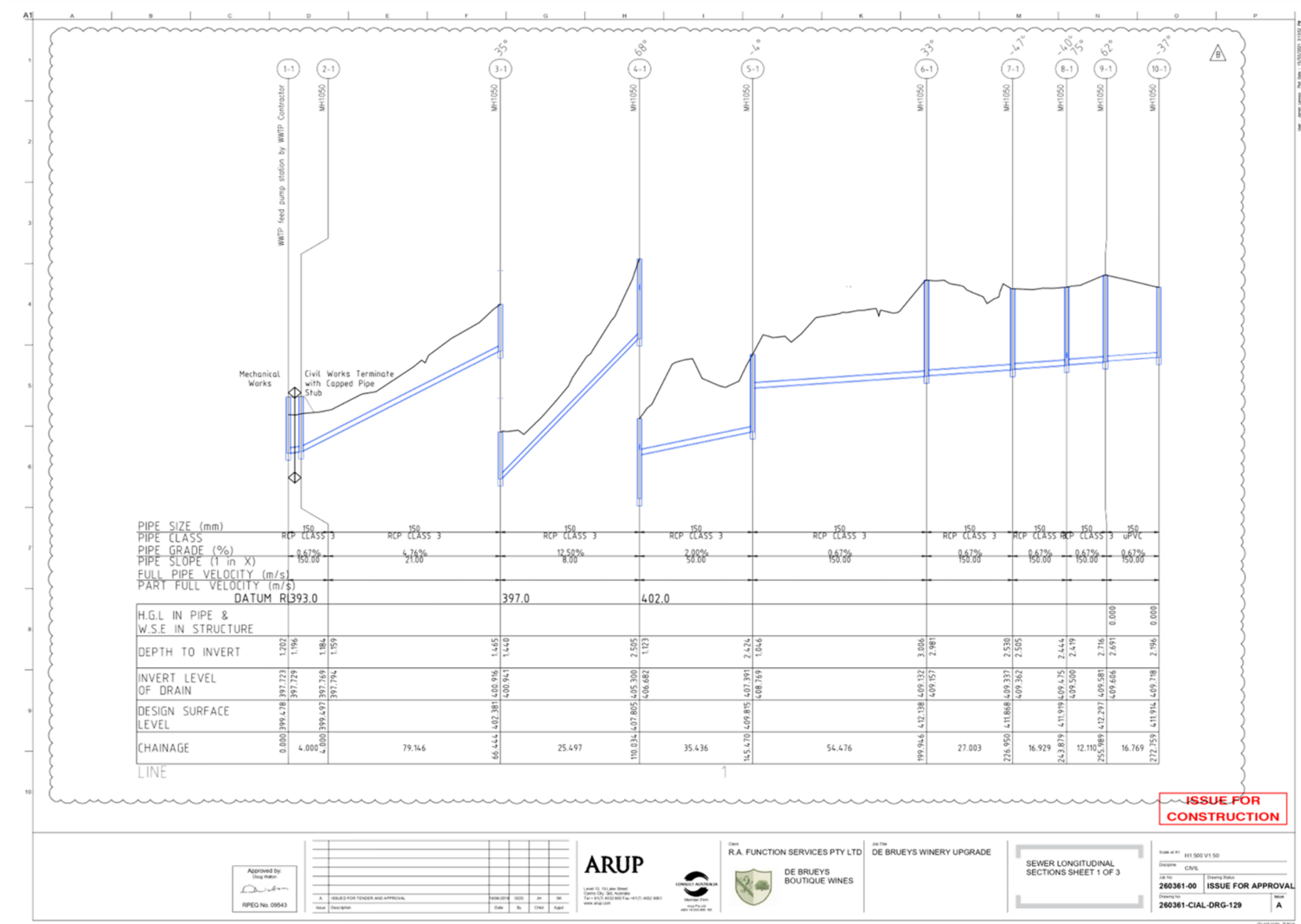


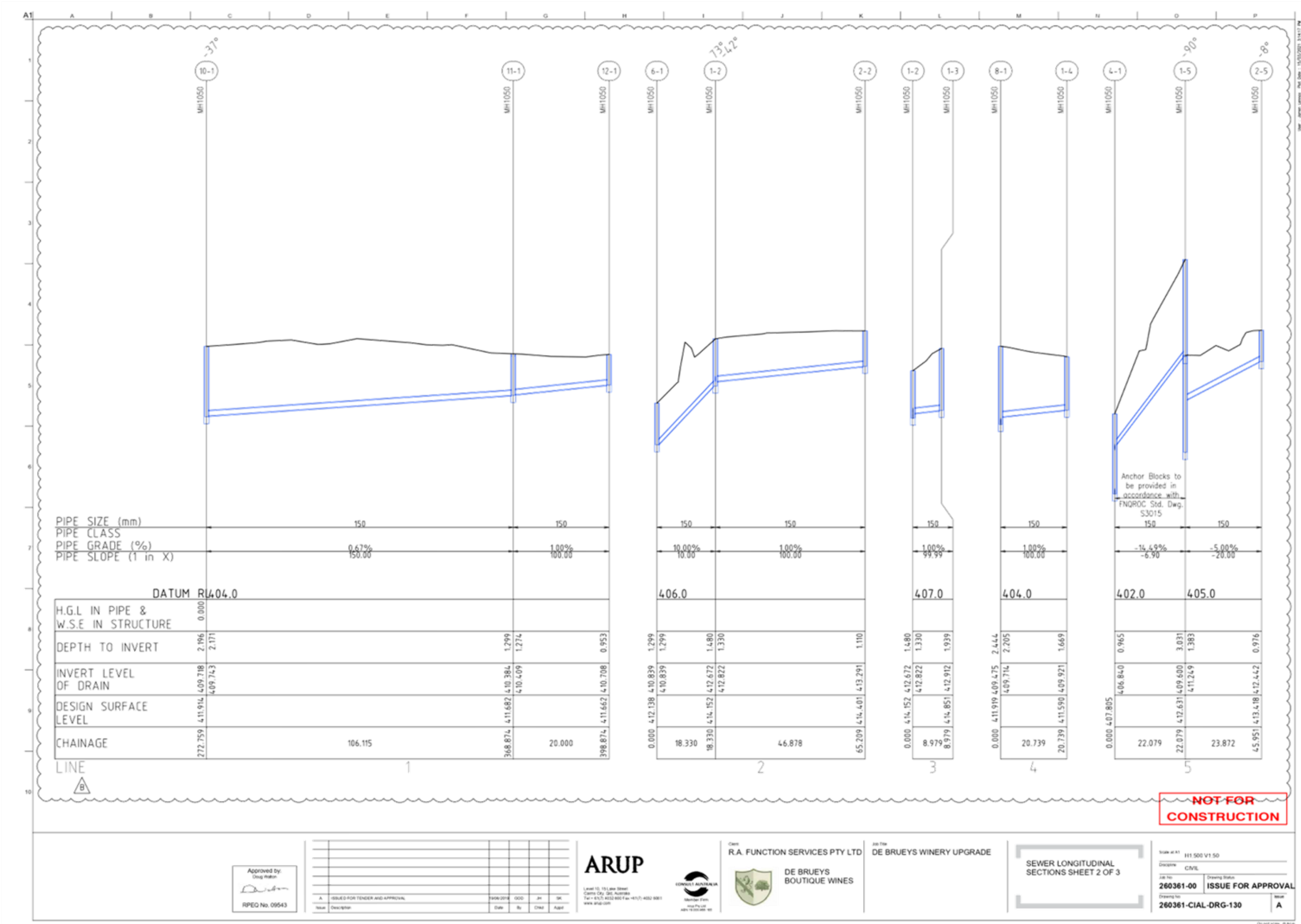


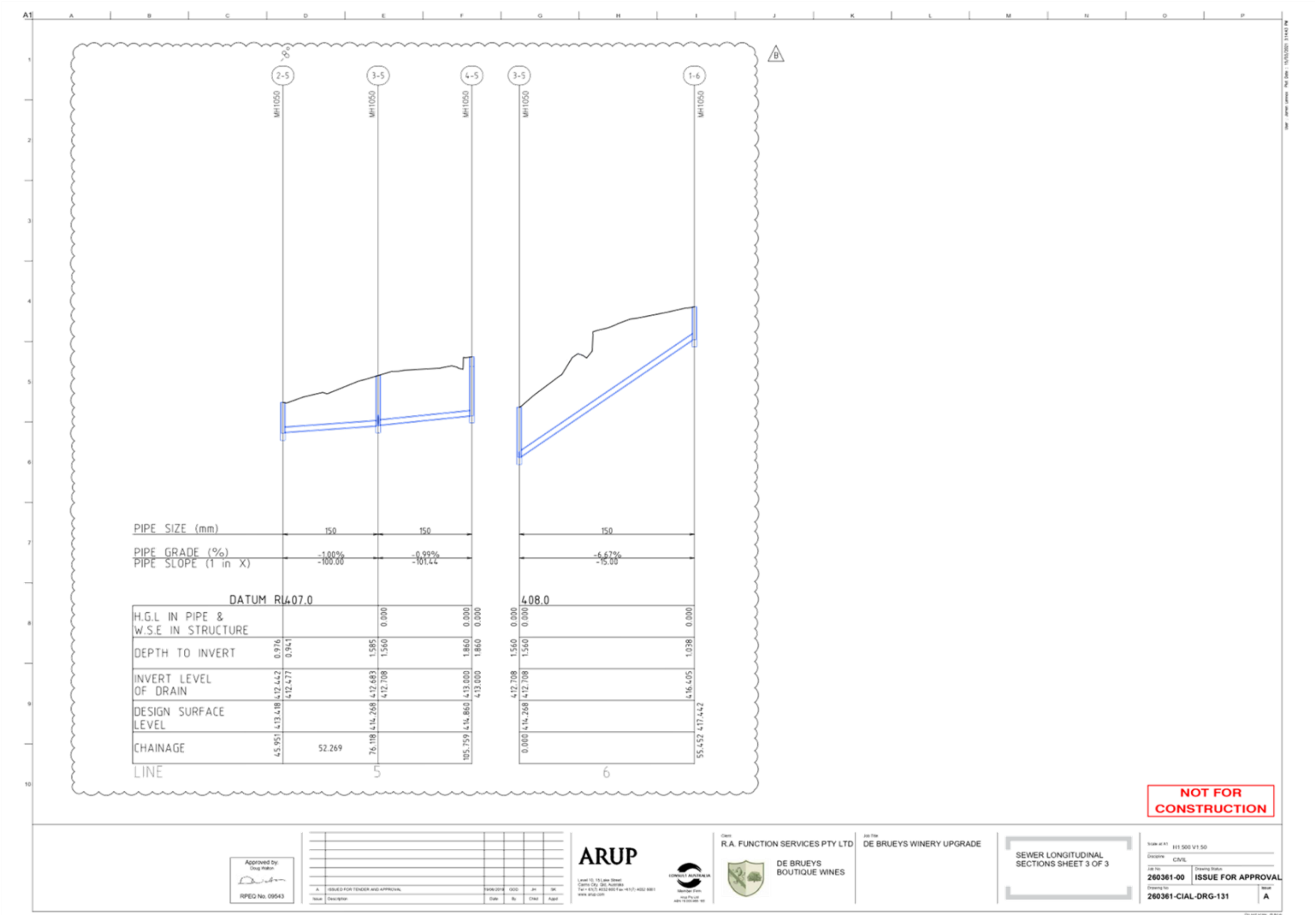


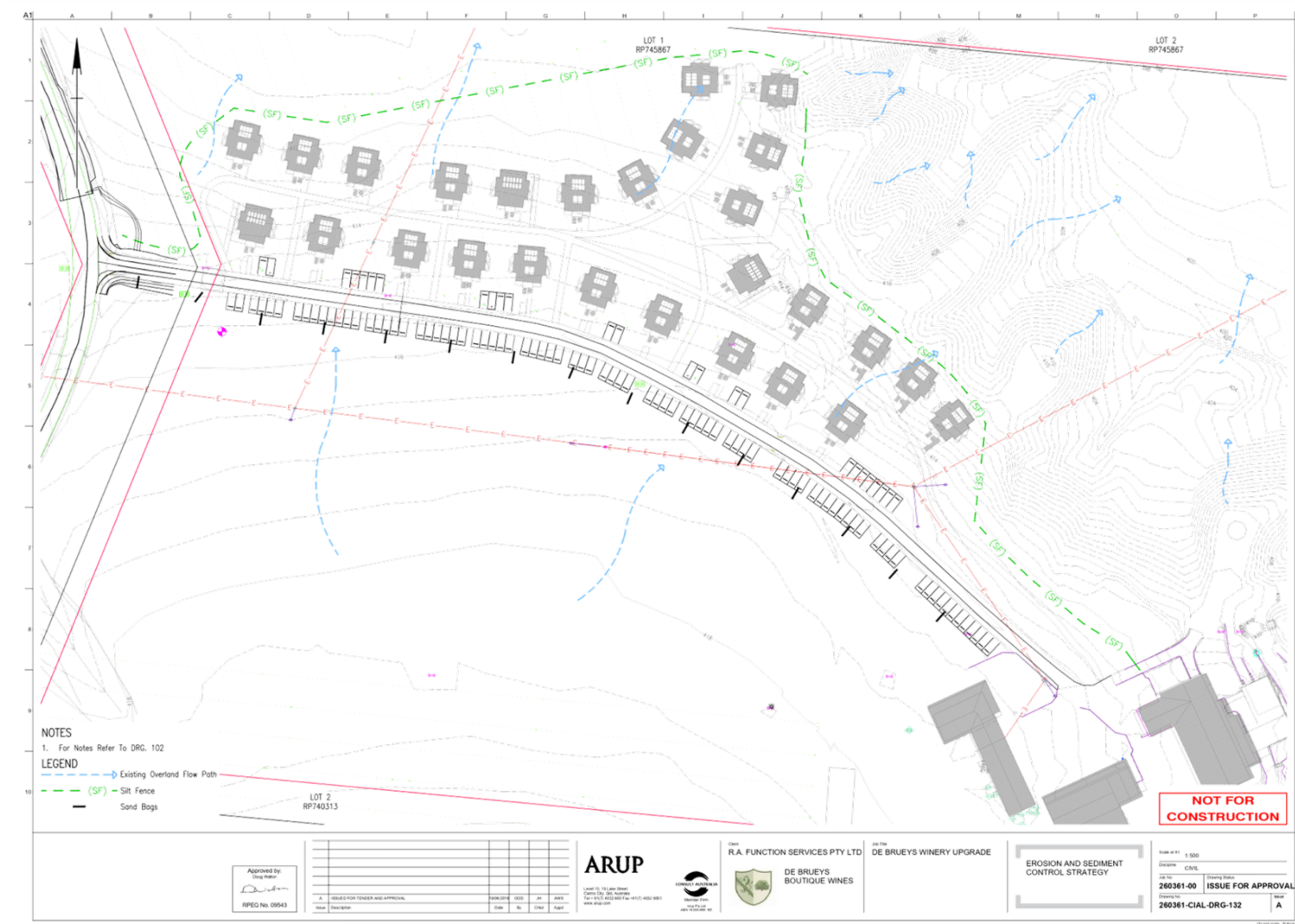


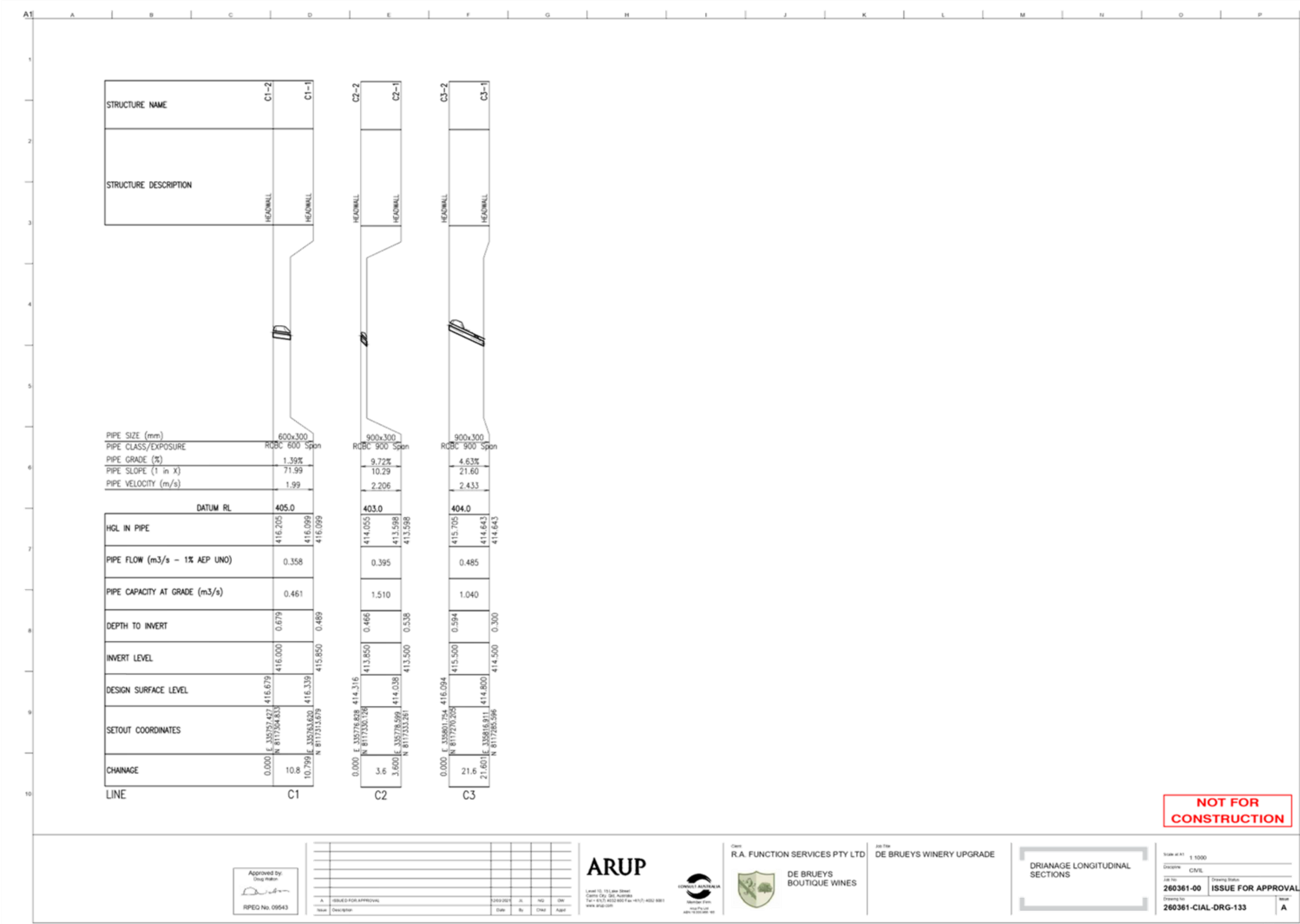








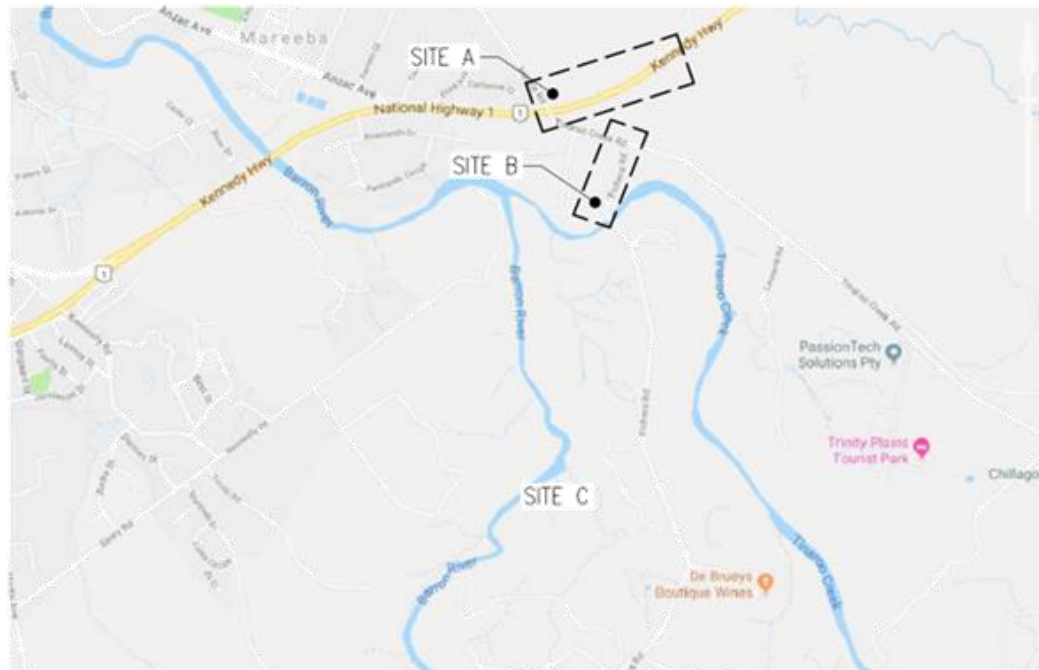




DE BRUEYS WINERY UPGRADE

EXTERNAL

CIVIL DRAWINGS



LOCALITY PLAN

DRAWING INDEX

DRAWING NUMBER	SITE	DRAWING NAME
260361-CIAL-DRG-201	ALL	DRAWING INDEX AND LOCALITY PLAN
260361-CIAL-DRG-202	ALL	GENERAL NOTES AND PAVEMENT TABLES
260361-CIAL-DRG-211	A	SITE A TYPICAL SECTIONS AND DETAILS
260361-CIAL-DRG-221	A	SITE A GENERAL ARRANGEMENT
260361-CIAL-DRG-222	B/C	SITE B GENERAL ARRANGEMENT AND SITE B/C TYPICAL SECTIONS
260361-CIAL-DRG-223	C	SITE C GENERAL ARRANGEMENT
260361-CIAL-DRG-224	B/C	SITE B&C ALIGNMENT TABLES
260361-CIAL-DRG-231	A	SITE A PAVEMENT MARKINGS
260361-CIAL-DRG-301	A	SITE A CROSS SECTIONS SHEET 1 OF 2
260361-CIAL-DRG-302	A	SITE A CROSS SECTIONS SHEET 2 OF 2
260361-CIAL-DRG-303	B	SITE B CROSS SECTIONS SHEET 1 OF 3
260361-CIAL-DRG-304	B	SITE B CROSS SECTIONS SHEET 2 OF 3
260361-CIAL-DRG-305	B	SITE B CROSS SECTIONS SHEET 3 OF 3
260361-CIAL-DRG-306	C	SITE C CROSS SECTIONS SHEET 1 OF 4
260361-CIAL-DRG-307	C	SITE C CROSS SECTIONS SHEET 2 OF 4
260361-CIAL-DRG-308	C	SITE C CROSS SECTIONS SHEET 3 OF 4
260361-CIAL-DRG-309	C	SITE C CROSS SECTIONS SHEET 4 OF 4

ORIGIN OF SURVEY

LEVELS DATUM : AHD DER
 ORIGIN OF LEVELS : OPSM 94627
 RL 425.910
 MERIDIAN : MGA Zone 55
 ORIGIN OF CO-ORDINATES : E332393.097
 N8117804.320

**NOT FOR
CONSTRUCTION**

Approved by

 RPEQ No. 09543

No.	Description	Date	By	Check	Appr
A	ISSUED FOR APPROVAL	19/07/16	000	JN	AKS
11	ISSUED FOR TENDER AND APPROVAL	19/11/18	000	JN	AKS
12	ISSUED FOR TENDER AND APPROVAL	19/11/18	000	JN	AKS

ARUP

Level 10, 15 Lark Street
 Centre City, VIC, Australia
 Tel: +61 (0) 3 923 8000 Fax: +61 (0) 3 923 8001
 www.arup.com



Client
 R.A. FUNCTION SERVICES PTY LTD



DE BRUEYS
 BOUTIQUE WINES

Job Title
 DE BRUEYS WINERY UPGRADE

DRAWING INDEX AND
 LOCALITY PLAN

Scale at A1
 NOT TO SCALE

Discipline
 CIVIL

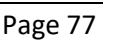
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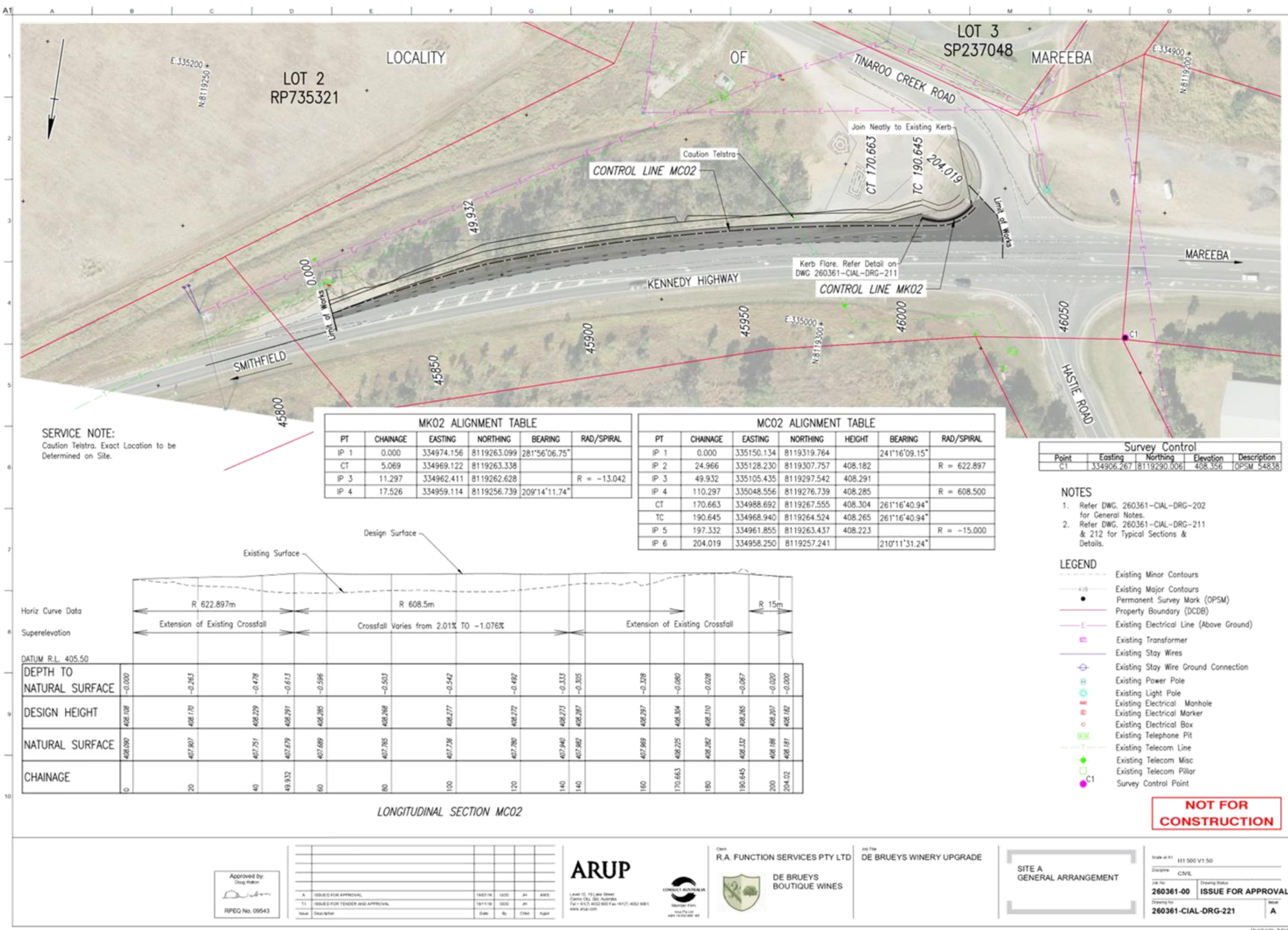
Drawing Status
 ISSUE FOR APPROVAL

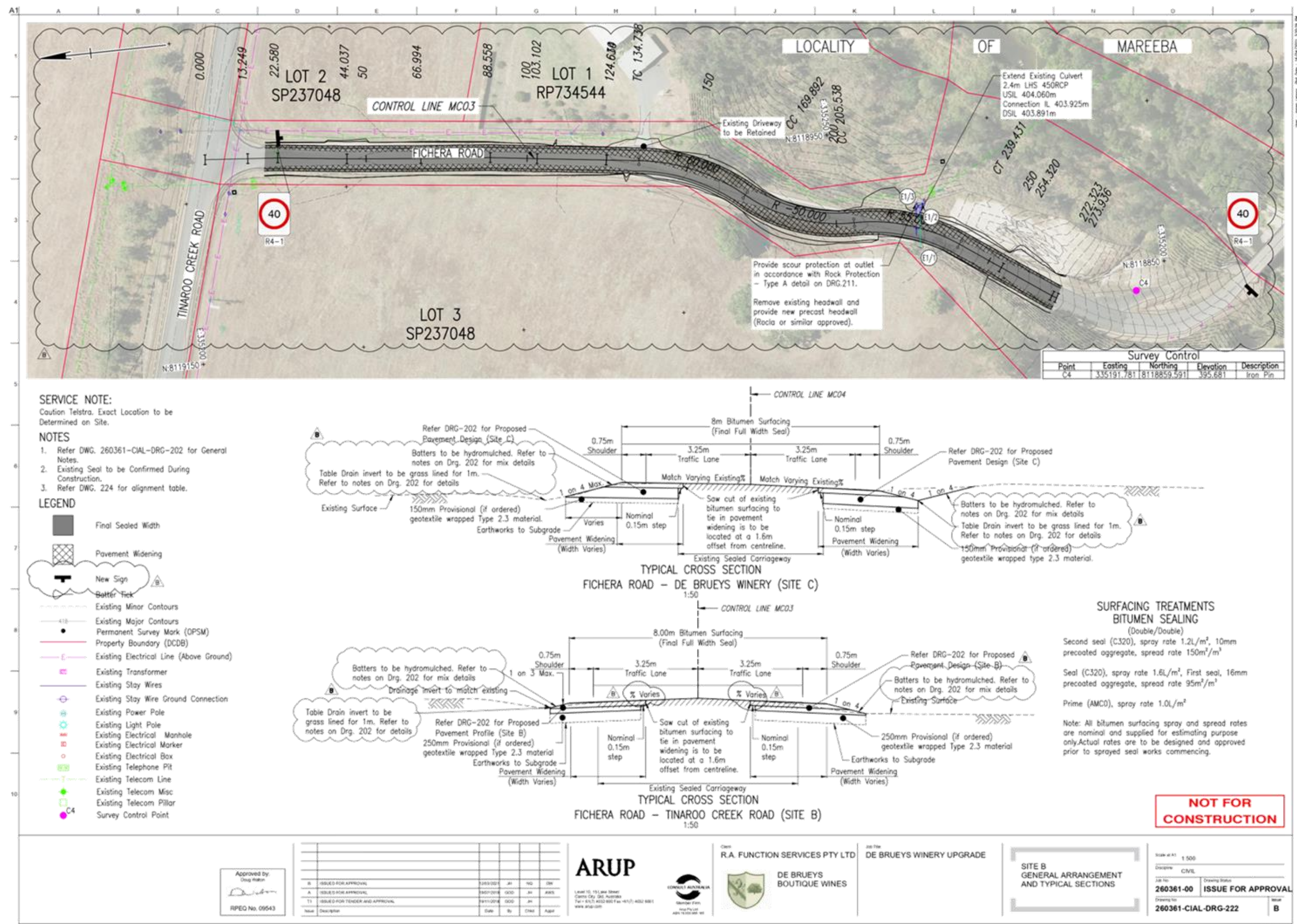
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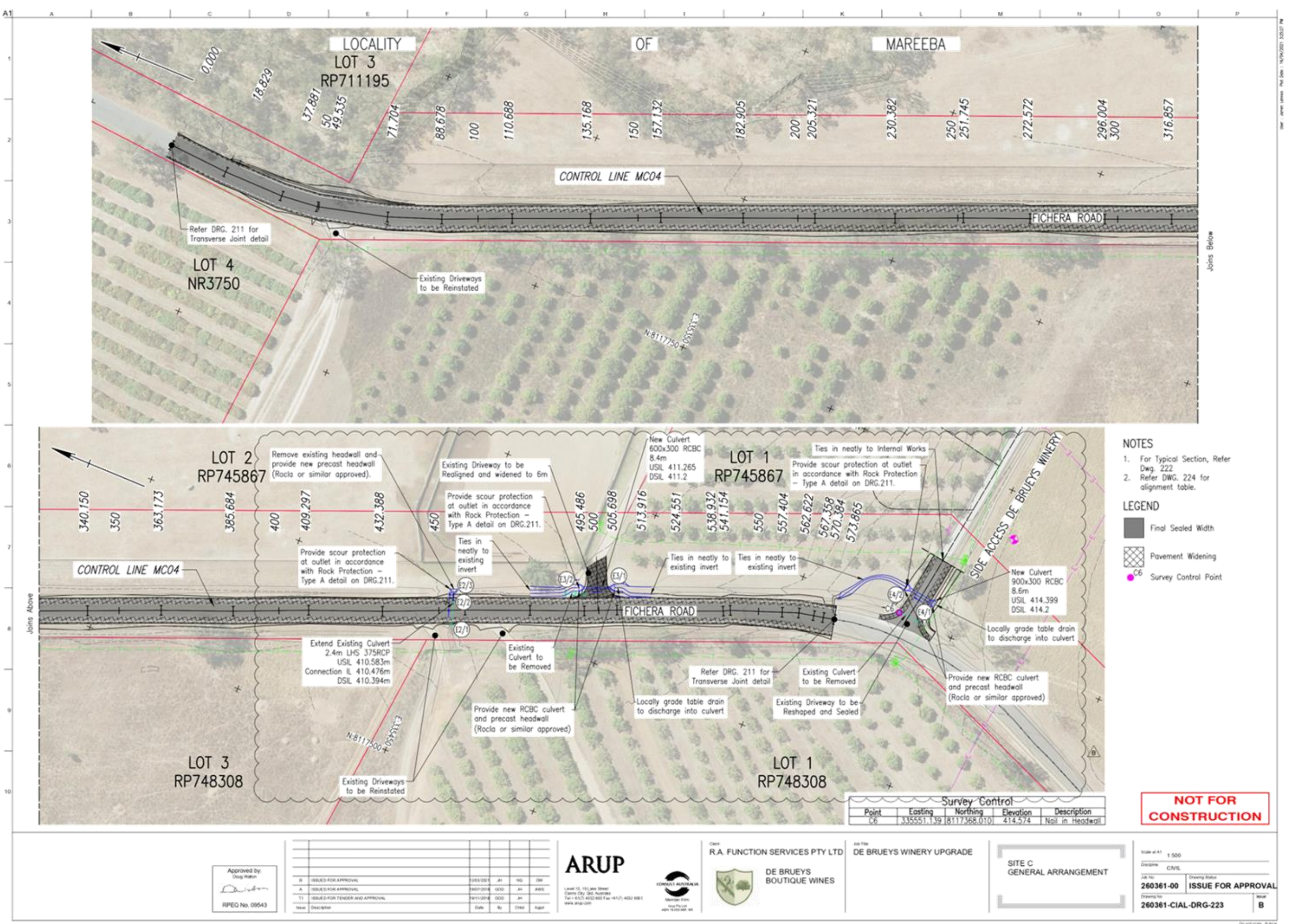
Sheet
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A1	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P																																																																				
	<p>GENERAL NOTES</p> <p>1. All dimensions in metres unless noted otherwise.</p> <p>2. All levels in AHD.</p> <p>3. All works are to be carried out in accordance with the Golder's Geotechnical Report (1791863-001-R-Rev0-De Brueys/LV).</p> <p>4. A Road Safety Audit (RSA) is recommend to be performed on the road as no design improvements have been included as a part of this works.</p> <p>EXISTING SERVICES</p> <p>1. The location of utility services as shown on the General Arrangement have been determined from information supplied by survey and DBYD search. The services shown on these plans are provided for information only and no responsibility is taken for the accuracy or completeness of the information supplied. The contractor shall confirm the location, level and sufficient cover to all utility services on site prior to construction.</p> <p>2. The Contractor is to ensure all services remain operational at all times. No work is to be carried out over utility services or within 3.0m of services without prior notification to the superintendent and obtaining approval to proceed.</p> <p>3. Refer to the relevant Consultant's design drawings for information regarding relocations and/or adjustments of existing services. Refer to the relevant design drawings to consider proposed services before commencing earthworks.</p> <p>4. Existing valves, hydrants, pits, manholes and water services shall be modified to suit final surface heights and roadworks.</p> <p>DRAINAGE NOTES</p> <p>1. These notes are to be read in conjunction with the General Arrangement Plans.</p> <p>2. All drainage works are to be generally carried out in compliance with FNQROC Specification S4 Stormwater Drainage unless specified otherwise.</p> <p>3. New works shall not be connected to existing downstream stormwater infrastructure until all stormwater infrastructure and the surrounding catchment is stabilised. This is to prevent sediment entering the stormwater system.</p> <p>4. All field inlets/grated manholes and access lids/covers are to be wheelchair and bicycle safe in accordance with AS3996 and designed to load class D (210kN).</p> <p>5. Installation, bedding and backfilling to pipes shall be in accordance with FNQROC Standard Drawing S2016 for uPVC pipe, steel RHS pipes and S1046 for reinforced concrete pipes.</p> <p>6. The pipe class does not allow for construction loadings. The Contractor shall certify that minimum cover for construction loads is accommodated.</p> <p>7. The location and level of all services crossing proposed drainage lines must be confirmed prior to construction. Drainage line levels must be checked for conflict with services and advice sought from the Engineer/Designer if unsure.</p> <p>8. Existing stormwater drainage pipes, gullies and manholes within the limits of construction shall be retained unless noted otherwise on the drawings.</p> <p>9. Existing pipes shown to be abandoned are to be removed</p>																																																																																			
	<p>or capped and grouted with fully flowable concrete. Existing drainage structures shown to be abandoned are to be demolished, debris removed and backfilled in accordance with the project specification.</p> <p>10. Where a connection is to be made to an existing drainage pipe or drainage structure the level of that pipe or structure must be confirmed prior to the construction of the new drainage line.</p> <p>11. Refer TMR STD. DWG. 1033 for kerb and invert notes and details.</p> <p>12. Drainage outlet rock protection to be in accordance with DTMR MRTS03. Non-woven geotextile of Strength Class E and Filtration Class V to DTMR MRTS27 to be placed under and beside all rock protection.</p> <p>13. Culverts to match existing, new culverts are to be installed as per the drawings with upstream invert level (USIL) and downstream invert level (DSIL) on the drawings are indicative and are to be confirmed on site.</p> <p>EARTHWORKS NOTES</p> <p>1. All earthworks are to be in compliance with FNQROC specification S1 and AS3798, unless noted otherwise.</p> <p>2. Earthworks shall not encroach beyond defined property boundaries and limit of works (whichever is more stringent) unless approved by the Superintendent.</p> <p>3. Where proposed works join existing works or ground, the Contractor shall verify tie-in levels prior to commencement of construction.</p> <p>4. All subgrade material shall be removed, replaced and recompacted to 97% standard compaction in accordance with FNQROC Specification S1.</p> <p>5. Where the use of general fill is required a Class A material with a Min Soaked CBR of 10% (MRTS04) OR Subtype 2.3 material is to be utilised.</p> <p>6. Where existing ground surfaces are not required to be varied as part of the works, the Contractor shall restore them to the condition existing at the commencement of the work under the contract unless noted otherwise.</p> <p>7. The Contractor is to submit an Environmental Management Plan, Erosion and Sediment Control Plan and Waste Management Plan to the Superintendent for approval.</p> <p>8. The Contractor shall ensure that the works are carried out in accordance with all submitted plans during construction.</p> <p>9. The Contractor shall maintain adequate temporary drainage measures to ensure works are free draining.</p> <p>EROSION AND SEDIMENT CONTROL</p> <p>1. The Contractor shall develop a detailed Erosion Sediment Control Plan (ESCP) for construction. The detailed ESCP shall be in accordance with the requirements below (based on the Queensland State Planning Policy, July 2017), and with all local planning requirements.</p> <p>2. The Contractor shall design temporary drainage works for the following design storms:</p> <ul style="list-style-type: none"> Disturbed area open for <12 months--1 in 2-year ARI event; Disturbed area open for 12-24 months--1 in 5-year ARI event; Disturbed area open for > 24 months--1 in 10-year ARI event; Note that the design capacity excludes minimum 150mm freeboard; Temporary culvert crossing--minimum 1 in 1-year <p>ARI hydraulic capacity.</p> <p>3. The ESCP shall meet the following erosion control objectives:</p> <ul style="list-style-type: none"> Minimise exposure of disturbed soils at any time e.g. soil stockpiles and unfinished earthworks to be suitably stabilised if disturbance is expected to be suspended for a period exceeding 5 days. Divert water run-off from undisturbed areas around disturbed areas; Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods; Implement erosion control methods corresponding to identified erosion risk rating. <p>4. The ESCP shall meet the following sediment control objectives:</p> <ul style="list-style-type: none"> Determine appropriate sediment control measures using either the potential soil loss rate, monthly erosivity, or average monthly rainfall; Collect and drain stormwater from disturbed soils to sediment basin for design storm event: the design storm for sediment basin sizing is 80th% five-day event or similar; Site discharge during sediment basin dewatering shall give TSS < 50 mg/l TSS, turbidity not >10% receiving waters turbidity, and ph 6.5-8.5. <p>5. The ESCP shall meet the following additional water quality objectives:</p> <ul style="list-style-type: none"> Avoid wind-blown litter; remove gross pollutants; Ensure there is no visible oil or grease sheen on released waters; Dispose of waste containing contaminants at authorised facilities. <p>6. The ESCP shall meet the following discharge rates into the receiving stormwater network or waterway:</p> <ul style="list-style-type: none"> For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site. <p>7. The Contractor shall ensure that erosion and sediment controls are maintained and in good working order at all times. The Contractor shall visually inspect ESC controls on a daily basis, and maintain records of these checks.</p> <p>8. Tubestock Mix - for the Rock protection areas (1m offset to rock edge)</p> <ul style="list-style-type: none"> Tubestock Planting Mix: (Planting density: 4 tubes/1m²) Lomandra Longifolia Lomandra Hystrix Themeda Australis Ficinia Nodosa <p>9. Frangible Hydrumulch Grass Seed Mix - for all batters (1:4)</p> <ul style="list-style-type: none"> Hydrumulch Mix (Seed species below) <table border="1"> <thead> <tr> <th>BOTANICAL NAME</th> </tr> </thead> <tbody> <tr> <td>CYMBOPOGON REFRACTUS</td> </tr> <tr> <td>CYNODON DACTYLON - HULLED</td> </tr> <tr> <td>CYNODON DACTYLON - UN-HULLED</td> </tr> <tr> <td>IMPERATA CYLINDRICA</td> </tr> <tr> <td>THEMEDA TRIANDRA</td> </tr> <tr> <td>HETEROPOGON CONTORTUS</td> </tr> <tr> <td>BOTHRICHOLOA INSCULPTA</td> </tr> </tbody> </table> <p>- Refer to MRTS16.1 for (Seeding Rates Kg/Ha) (section 3.2.1 3.2.1 - Grass Seed Mix Table (Clause 7.4.1.5))</p> <p>10. Grass lined invert to table drain</p> <ul style="list-style-type: none"> Grass seed - Cynodon dactylon (Ground Couch) - (Refer to MRTS16 spec) <p>PAVEMENT NOTES</p> <p>1. All pavement works are to be in compliance with FNQROC Specification S2 and S7 unless noted otherwise.</p> <p>2. Prior to construction any soft or wet subgrade soils are to be identified and replaced with select material in accordance with FNQROC Specification S2.</p> <ul style="list-style-type: none"> The process to identify the soft or wet subgrade locations shall include an initial proof roll of the exposed subgrade (lower side of design subbase level). The proof roll shall be completed in accordance with MRTS04. Any area of subgrade displaying visual deflection under load, throughout the duration of the proof roll shall be marked for Dynamic Cone Penetrometer (DCP) testing. DCP testing shall be undertaken to a minimum depth of 1.0 m below subgrade level in the areas of soft subgrade identified during proof roll. Where the DCP test indicates an inferred subgrade CBR strength less than CBR 3%, a minimum 250 mm of the subgrade shall be replaced with MRTS05 Subtype 2.3 material, unless otherwise stated in the pavement design profiles. <p>3. Where existing pavement is to be widened, the Contractor is to confirm the existing profile and depths of layers at interface. Where the existing pavement is thicker than the proposed design, the subgrade of the proposed pavement profile is to be increased to match the existing.</p> <p>4.</p> <p>5. Where new works join existing works, the Contractor shall confirm that existing works conform in line and level with that shown on the drawings before commencing work.</p> <p>6. Refer proposed pavement design tables for assumed CBR. These are based on recommendations of Golder's Geotechnical Report which assumes site is to be prepared in accordance with section 9.1.1 of the report. CBR is to be confirmed on site by the Contractor, refer FNQROC S2 Specification (Road Pavements) for details.</p> <p>7. All pavement markings are to be applied in accordance with DTMR document: Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>8. Pavement markings to use Paint Type 3 as specified in DTMR document: MUTCD.</p>																BOTANICAL NAME	CYMBOPOGON REFRACTUS	CYNODON DACTYLON - HULLED	CYNODON DACTYLON - UN-HULLED	IMPERATA CYLINDRICA	THEMEDA TRIANDRA	HETEROPOGON CONTORTUS	BOTHRICHOLOA INSCULPTA																																																												
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-	PRIME AMCO Spray Rate 1.0L/m ²																																																																																			
150mm	Type 2.1 Base Course (includes 20mm construction tolerance.)																																																																																			
330mm	Type 2.3 Subbase (Placed in Two Layers)																																																																																			
150mm	Provisional (if Ordered) Geotextile wrapped Type 2.3 material with B or C grading envelope																																																																																			
480mm	TOTAL DEPTH (including 20mm construction tolerance, excluding improved Subgrade)																																																																																			
-	Design Subgrade CBR = 2%																																																																																			
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	<p>Approved by:  RPEQ No. 09543</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> <th>By</th> <th>CHK</th> <th>Appd</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>ISSUED FOR APPROVAL</td> <td>19/07/18</td> <td>GGD</td> <td>JH</td> <td>AKS</td> </tr> <tr> <td>T1</td> <td>ISSUED FOR TENDER AND APPROVAL</td> <td>19/11/18</td> <td>GGD</td> <td>JH</td> <td></td> </tr> <tr> <td>Issue</td> <td>Description</td> <td>Date</td> <td>By</td> <td>CHK</td> <td>Appd</td> </tr> </tbody> </table> <p>ARUP Level 10, 15, Law Street Central City, QLD, Australia Tel: +61(7) 4032 4000 Fax: +61(7) 4032 5001 www.arup.com</p> <p>CONTRIBUTOR R.A. FUNCTION SERVICES PTY LTD DE BRUEYS WINERY UPGRADE</p> <p>DE BRUEYS BOUTIQUE WINES</p> <p>GENERAL NOTES AND PAVEMENT TABLES</p> <p>Scale: AS 11 NOT TO SCALE Discipline: CIVIL Job No: 260361-00 Drawing No: 260361-CIAL-DRG-202 Drawing Station: ISSUE FOR APPROVAL Sheet: A</p> <p>Do not scale - © ARUP</p>																No.	Description	Date	By	CHK	Appd	A	ISSUED FOR APPROVAL	19/07/18	GGD	JH	AKS	T1	ISSUED FOR TENDER AND APPROVAL	19/11/18	GGD	JH		Issue	Description	Date	By	CHK	Appd																																												
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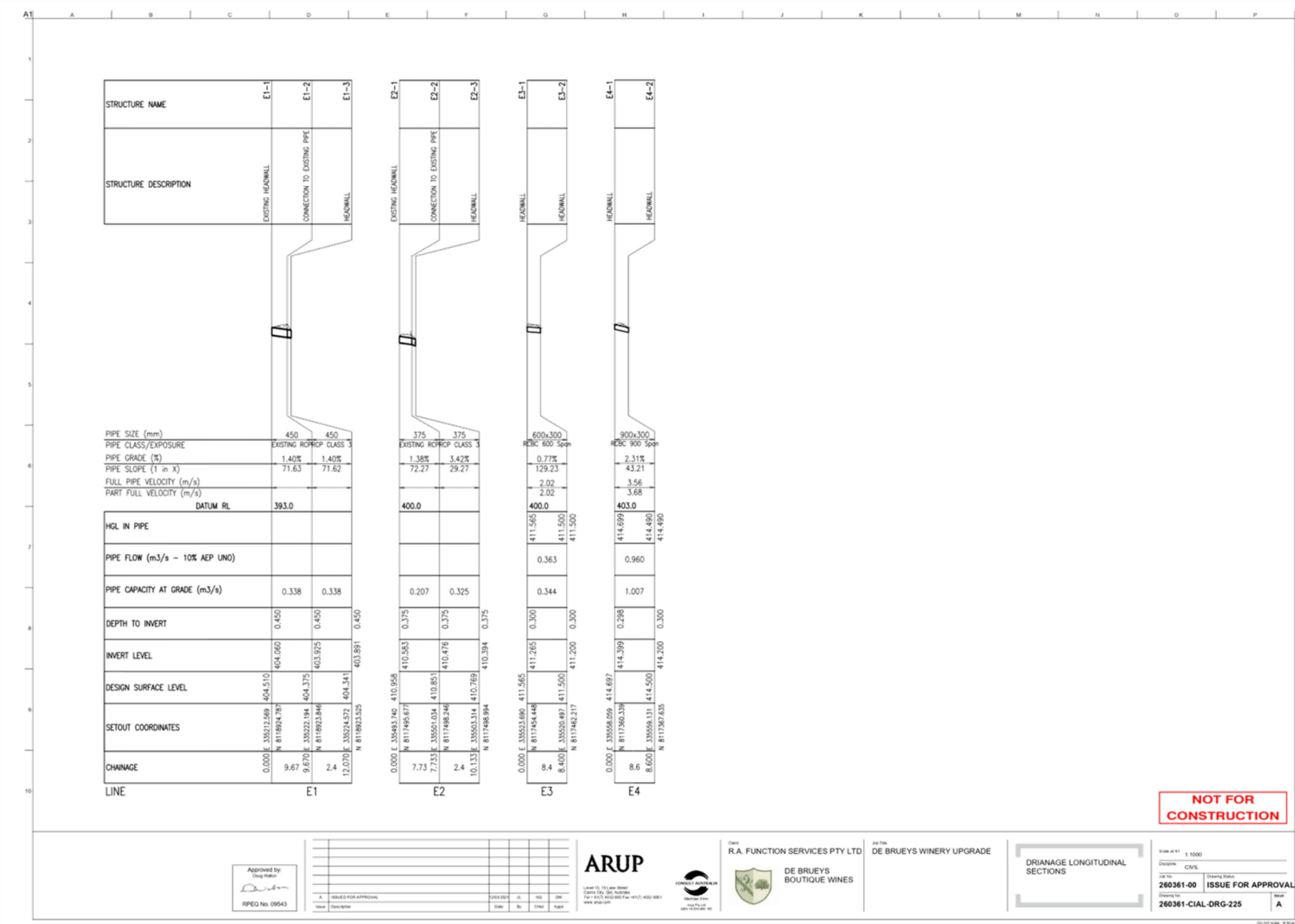


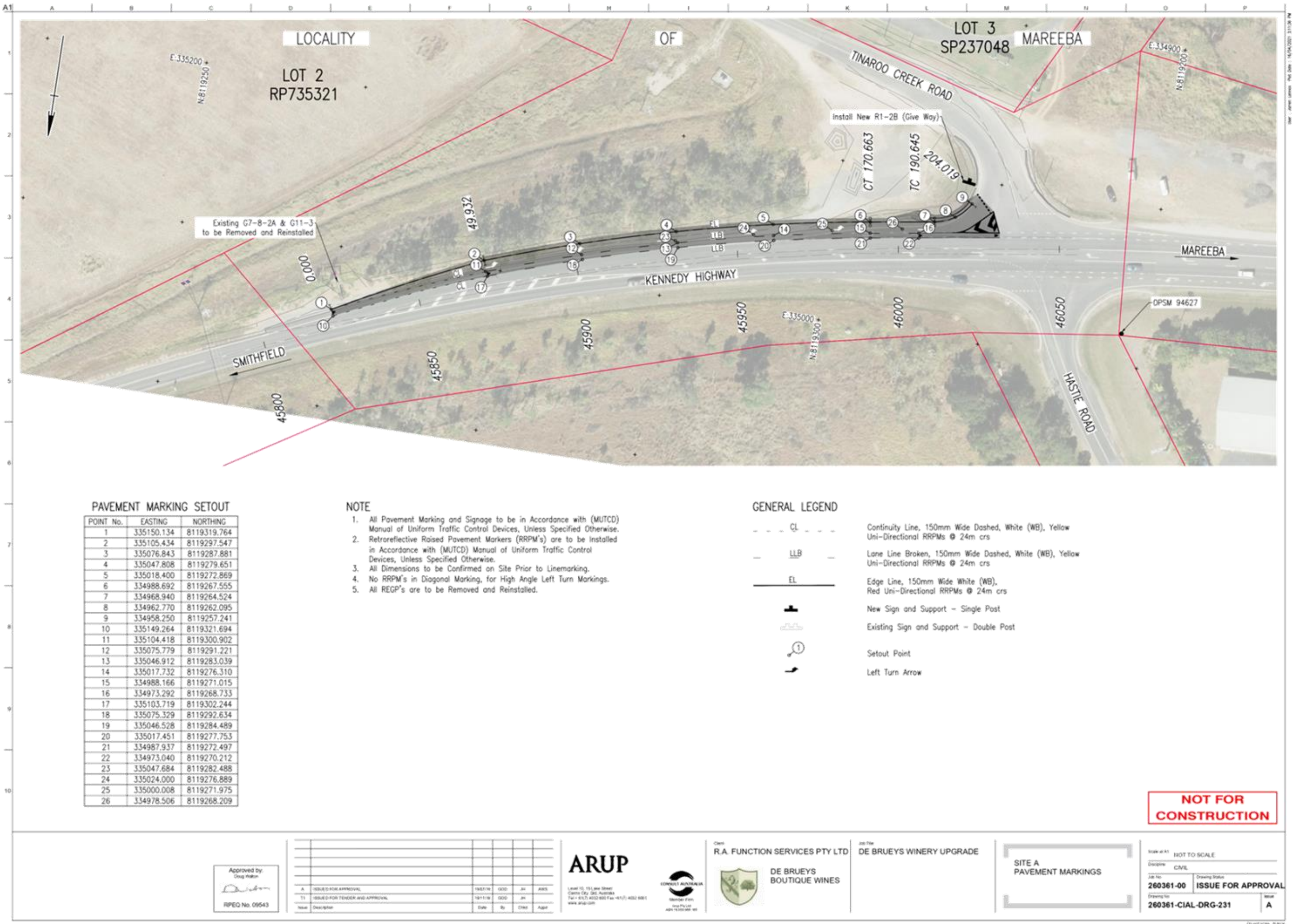


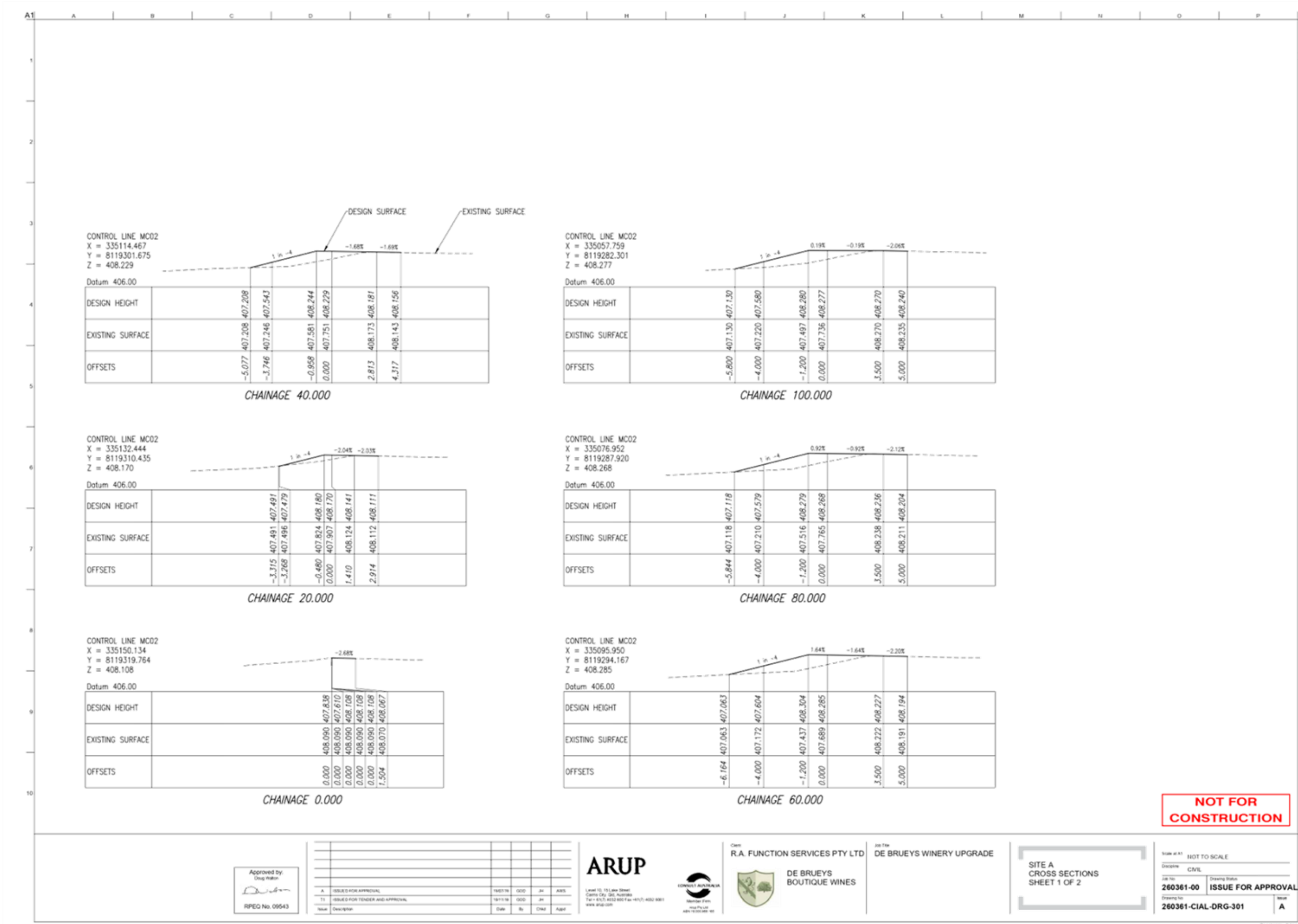


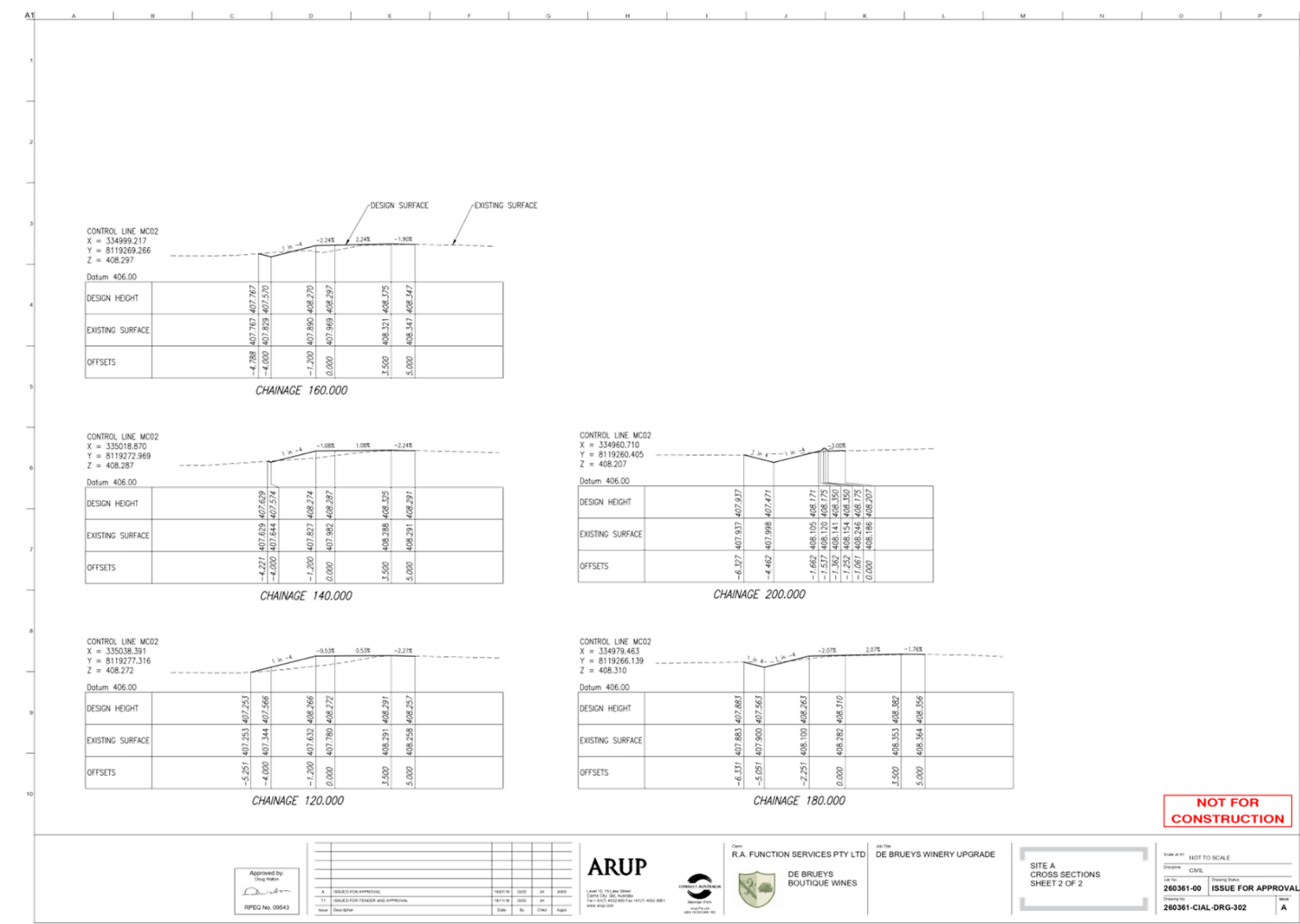


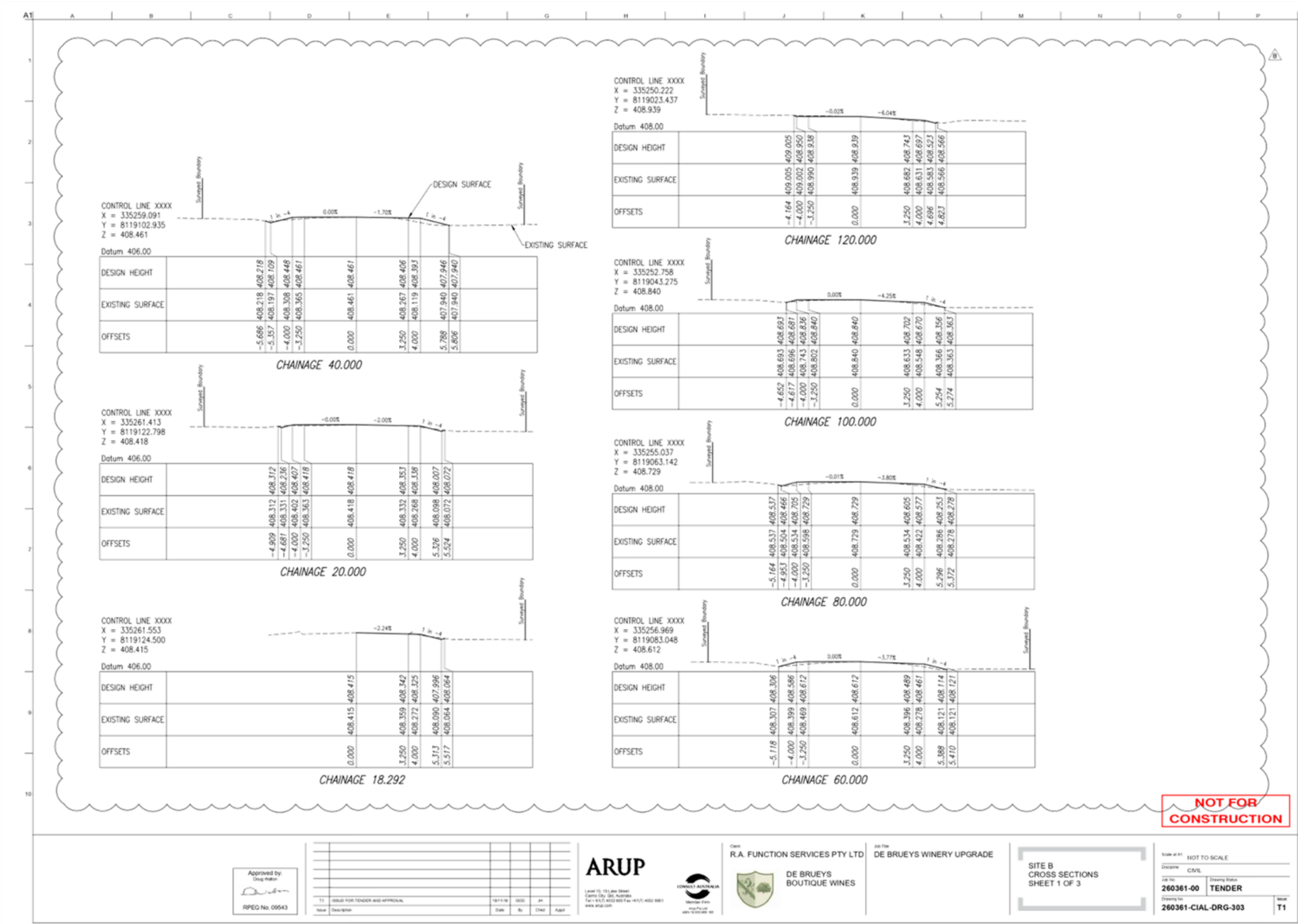
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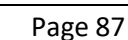


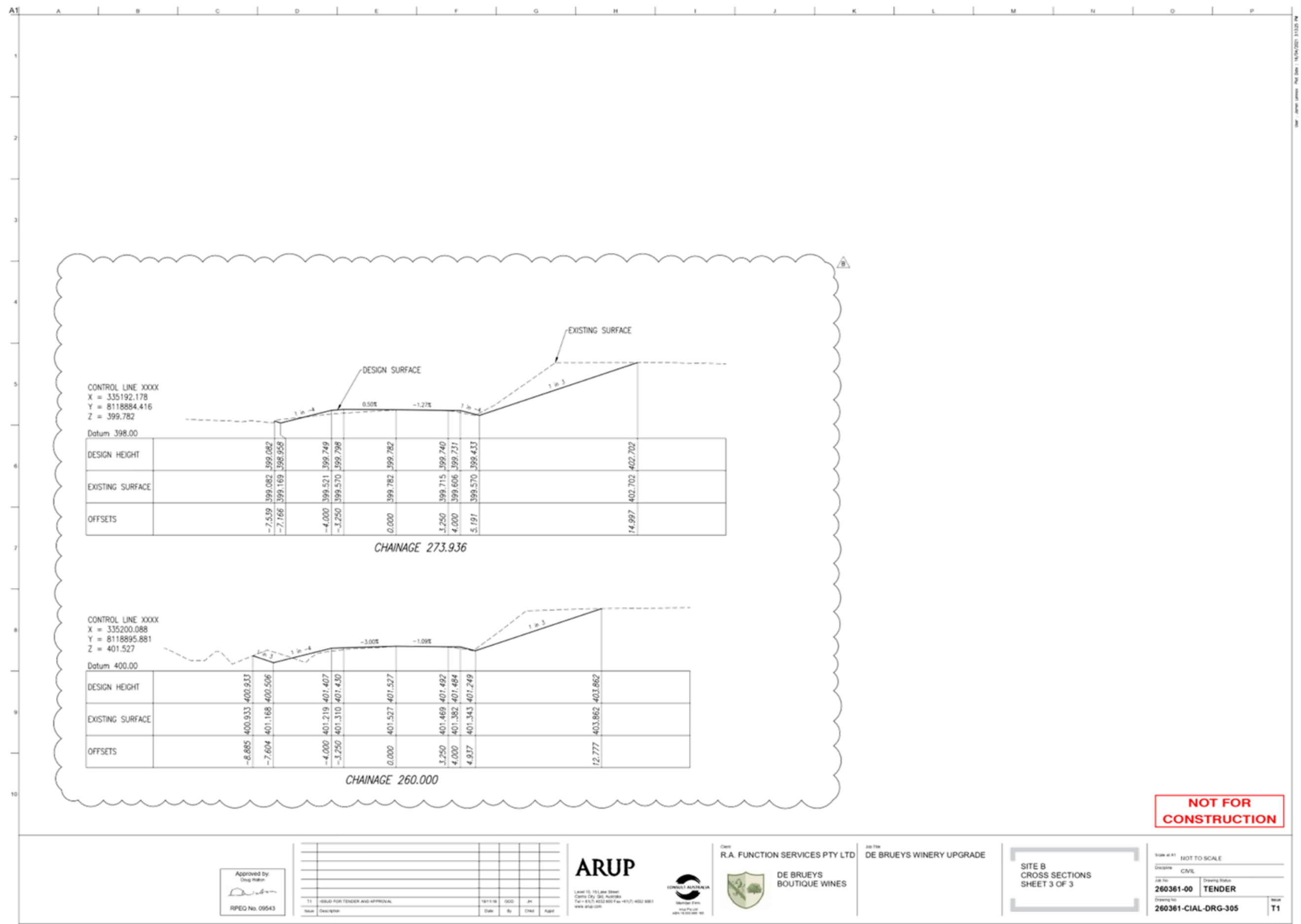


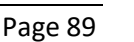


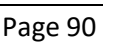


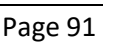


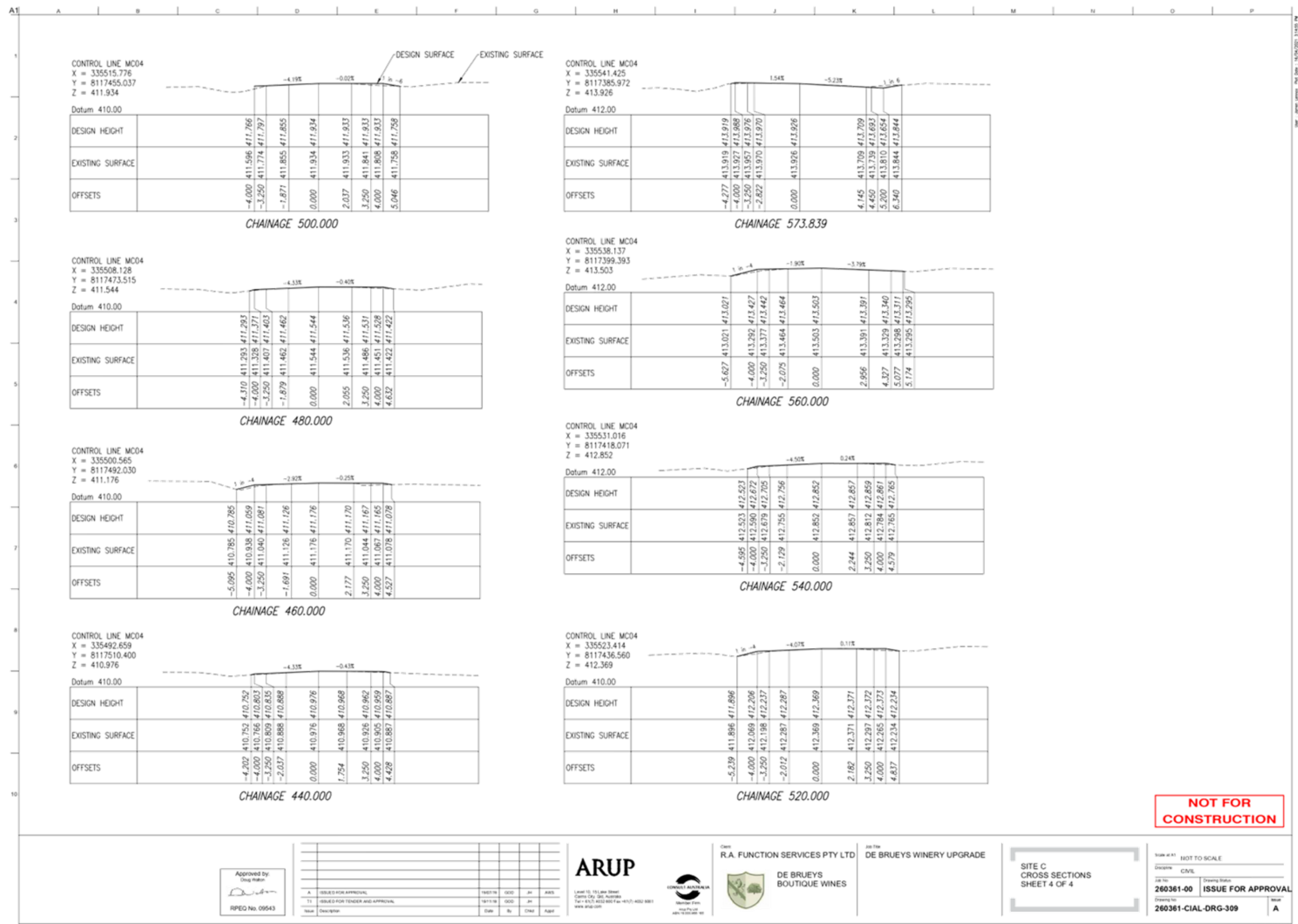












8.3 EXPRESSION OF INTEREST FOR THE OPERATION AND MANAGEMENT OF THE SHIRE'S NEW ANIMAL FACILITY

Date Prepared: 30 April 2021

Author: Manager Development and Governance

Attachments: Nil

EXECUTIVE SUMMARY

This report seeks approval for the Chief Executive Officer to advertise and review Expression of Interest submissions, in accordance with the requirements for Tender process set out in *Section 228 (3) of the Local Government Regulation 2012*, with a view to seek an appropriate organisation to manage and operate the Shire's new animal facility.

RECOMMENDATION

That Council seeks Expressions of Interest to manage and operate the Shire's new animal facility under Section 228(3) of the Local Government Regulation 2012, before considering whether to invite written tenders from short-listed tenderers under Section 228(6) and Section 228 (7).

BACKGROUND

The new Mareeba animal facility is currently under construction with an anticipated completion timeframe scheduled for September 2021. The facility will be provisioned with an animal refuge, animal impounding facility and boarding kennels.

While Council has a legislative obligation to impound domestic animals (cats and dogs) wandering at large, the site being, Lot 561 NR810260, 35 Hickling Avenue, Mareeba is gazetted for the purpose that allows for dog and/or cat boarding.

It is proposed that expressions of interest be invited from entities, both commercial and non-profit, to manage and operate the facility.

It is intended a lease arrangement for the land will be executed between Council and the successful entity to provide confidence over land tenure. The lease arrangement would include the obligation for the successful applicant to provide a dedicated impounding area and service to accommodate Council's legislative obligations as well as all operating, maintenance and service fees and charges being the responsibility of the successful applicant.

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.

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

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

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

IMPLEMENTATION/COMMUNICATION

Expression of interest will be advertised in the Cairns Post and Mareeba Express, on Social Media, and inviting prospective applicants who have already expressed an interest.

8.4 REQUEST FOR CONSENT FROM COUNCIL (AS LANDOWNERS) FOR ACCESS PURPOSES TO ACCOMPANY FUTURE DEVELOPMENT APPLICATION - LOT 412 ON SP103859 - 4-12 THOOREE STREET, KURANDA

Date Prepared: 10 May 2021

Author: Manager Development and Governance

Attachments: 1. Request for Consent dated 15 April 2021 [↓](#)

EXECUTIVE SUMMARY

The applicant proposes to lodge a development application with Council for a Material Change of Use (Food and Drink Outlet) over Lot 407 on NR7409, situated at 5 Coondoo Street, Kuranda. The development will be situated at the rear of Lot 407. Lot 407 contains no means of vehicular access to the rear of the allotment from Coondoo Street, so the proposed development will need to utilise access from Thooree Street through adjoining Lot 412 on SP103859, situated at 4-12 Thooree Street, Kuranda.

Lot 412 is Freehold land owned by Mareeba Shire Council and currently contains the Kuranda Post Office and a large public carpark. The development proposes to utilise an existing carriageway through the public carpark at the western end of the allotment to access the rear of Lot 407 (see map below).

Because Lot 412 on SP103859 is required for access to the proposed development on Lot 407, Lot 412 must be included in the development application, and consent from the landowner (Council) is required in order for the future development application to be accepted as "properly made" under the *Planning Act 2016*. The applicant has subsequently written to Council to request this consent in order to proceed with lodging her development application.

It is recommended that consent be provided with the understanding that it may be revoked at any time.

RECOMMENDATION

That Council, as owner of Lot 412 on SP103859, situated at 4-12 Thoree Street, Kuranda,

1. Provides landowners consent to the applicant for the purpose of access to allow the making of a Development Application for Material Change of Use (Food and Drink Outlet) over Lot 407 on NR7409, situated at 5 Coondoo Street, Kuranda and Lot 412 on SP103859;
2. Advises that this consent be granted on the understanding that it may be revoked at any time in the future by Council provided reasonable notice is granted; and
3. Advises that this approval does not pre-empt Council's decision on the development application.

BACKGROUND



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.

The applicant proposes to lodge a development application with Council for a material change of use (food and drink outlet) over Lot 407 on NR7409, situated at 5 Coondoo Street, Kuranda. The development will be situated at the rear of Lot 407. Lot 407 contains no means of vehicular access to the rear of the allotment from Coondoo Street, so the proposed development will need to utilise access from Thoorie Street through adjoining Lot 412 on SP103859, situated at 4-12 Thoorie Street, Kuranda. Lot 412 is Freehold land owned by Mareeba Shire Council and currently contains the Kuranda Post Office and a large public carpark. The development proposes to utilise an existing carriageway through the public carpark at the western end of the allotment (see maps below).

Because Lot 412 on SP103859 is required for access to the proposed development, Lot 412 must be included in the development application, and consent from the landowner (Council) is required in order for Council to accept the future development application as a "properly made" application as defined under the *Planning Act 2016*. The applicant has subsequently written to Council to request this consent in order to proceed with lodging her development application (**Attachment 1**).

It is understood that "access" associated with the proposed development in this case will involve the transport of a mobile food van to and from the rear of Lot 407 (through Lot 412) and the daily use of Lot 407 for access by staff and customers.

RISK IMPLICATIONS**Infrastructure and Assets**

Access through Lot 412 on SP103859 for the purpose of accessing a food and drink outlet established at the rear of Lot 407 on NR7409 is not likely to compromise the existing carpark use established over the majority of Lot 412 or the Post Office use.

It is understood that tourists and locals currently utilise the carpark as a short cut between Coondoo Street and Thooree Street. The carpark is used to access the op-shop known as "Possum Corner" at the rear of Lot 406 on NR7409, situated at 7 Coondoo Street, Kuranda.

Political and Reputational

If Council provides consent in order for a development application to proceed. In that case, it does not pre-empt Council's decision on any future development application, which still requires a merit based assessment against the Mareeba Shire Council Planning Scheme 2016.

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.

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

IMPLEMENTATION/COMMUNICATION

The applicant (The applicant) will be informed of Council's decision by letter.

From: "Yolande Martin" <yolande247@hotmail.com>
Sent: Thu, 15 Apr 2021 12:31:38 +1000
To: "Info (Shared)" <info@msc.qld.gov.au>
Subject: Yolande Martin Letter for Council Consent - Public access through Carpark
Attachments: Yolande Martin - Letter for council.docx

Document Set ID: 3943233
Version: 1 Version Date: 15/04/2021

To whom it may concern,

15/04/2021

I am requesting consent from council for public access through the public car-park to my business site, a proposed food and beverage outlet at the rear of: Number 5 Coondoo street, Kuranda. Lot 407 on NR7409. My business will be a food and coffee trailer, serving fresh Mediterranean sandwiches (Panini), cakes and coffee take away.

I am hoping for 20-40 customers a day to visit the outlet, spread between the hours of 7am till close around 3pm. Lunch time being the busiest time. During these hours some people might utilize the public car-park to access the outlet, and some tourists (foot traffic) may choose to stop on their way through town for food. I expect though my main customers will be locals, and they will continue their daily routine of parking in the public car-park and surrounding parks to access the Post Office, Possum corner and hopefully at the same time, my little take-away. Majority of tourists take the Skyrail or the Train to visit Kuranda therefore these specific people obviously won't be taking up any car-parks.

The only thing that may change having the business operating from the location, will be that people coming by car may be parking 5 minutes while their food or coffee is being prepared and that customers will be waiting for their order on the grassy site of the private land. A couple of chairs and tables can be supplied for people's comfort and convenience (Elderly etc). My proposed area is located on 25mx4ms on the left side of the private land next to Possum Corner thrift shop, however the rest of the private land (approx. 25mx7m), is also vacant, where people will be able to wait for their food, not waiting in the council car park. The outlet will be set up as take-away, and the average time to wait for ordered food is approximately 5 minutes, a Panini takes 2 minutes to cook in the press. The business is designed for a very fast turn over.

I believe foot traffic will not increase more than the average busy day in Kuranda, and being a little hidden, I am not expecting huge numbers of customers walking in and out of the area. All supplies and groceries for this business will be delivered to home, so there will be no delivery trucks accessing the car park for the business either.

I am locally born and a long term resident of Kuranda. I have operated food businesses in town in the past, and am well aware of tourist and local traffic through town, and believe that this project will have a minimal impact on the council car-park and surrounding areas.

As the food trailer is set up for mobile use, I understand moving it in and out through the car-park may be of concern for council. However, I am able to set-up on site on a permanent basis if council deems viable. Thus, the trailer will not be moving in and out of the site. I am also planning on employing a couple of local residents to work for me as I am a busy mum of three small children.

During these times, where the situation with Covid is so unstable, I believe that people still need/want food being prepared for them and that this little take away shop is a secure way for me to continue operating in the hospitality industry with minimal stress and uncertainty due to the rents and overheads business still have to pay to operate. The set-up and costs for this little venture are small, so any future pandemic restrictions that may occur, won't have as big an impact for me financially.

I am happy to address and remedy any further concerns council may have regarding this project, for any further information needed, please contact me at any time.

Yours Sincerely,

Yolande Martin

Yolande247@hotmail.com

0409868562

Po Box 564, Kuranda, 4881, QLD

8.5 COUNCIL POLICY REVIEW

Date Prepared: 6 May 2021

Author: Manager Development and Governance

Attachments: 1. Water Restrictions 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 Water Restrictions Policy - adopted 25 October 2017; and
2. Adopts the Water Restrictions Policy .

BACKGROUND**Water Restrictions Policy**

The policy has been reviewed in line with standard review protocols. The changes made to the policy were minor in nature including the addition of a provision to modify the restriction levels if necessary.

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 new policy and any accompanying procedure and guideline instruments are to be published on Council's website for community reference.



Water Restriction Policy

Policy Type	Governance Policy	Version:	2.0
Responsible Officer	Manager Water and Waste	Date Approved:	19/05/2021
Review Officer:	Manager Water and Waste	Review Due:	18/05/2022
Author:	Manager Water and Waste	Commencement:	19/05/2021

1. PURPOSE

To provide a framework and for the declaration and management of water restrictions in the Mareeba Shire Council jurisdiction.

2. SCOPE

This policy applies to all users of potable water within the Mareeba Shire Council jurisdiction.

3. POLICY STATEMENT

Council as water service provider holds the authority to restrict water supply where it is considered necessary.

Restriction types

Council may impose the following types of restrictions:¹

1. The volume of water supplied to a customer or type of customer; or
2. The hours when water may be used on premises for stated purposes; or
3. The way water may be used on premises.

Restrictions will be determined and declared to align with the restriction level tables appearing in the Appendix to this policy. Council may impose greater restrictions than the restrictions table when required.

Specified circumstances giving rise to restrictions

Council may impose restrictions only if:²

1. there is an urgent need for the water restriction; or
2. the available water supply has fallen to a level at which unrestricted use of water is not in the public interest; or
3. Council has a reasonable and comprehensive strategy for demand management for water and the restriction is essential to ensure the aims of the strategy are met; or

¹ See *Water Supply (Safety and Reliability) Act 2008* (Qld) s 41(1).

² Ibid s 41(2).

Water Restriction Policy

4. the relevant State Minister has published a notice under specific legislation requiring Council to impose the water restriction;³ or
5. Council is directed, under a water supply emergency declaration, a water supply emergency regulation or an approved water supply emergency response to impose a restriction;⁴ or
6. Council is directed by the State regulator to impose the restriction;⁵ or
7. Council has an outdoor water use conservation plan and the restriction is a measure to be implemented under the plan.

4. APPROVAL TO IMPOSE RESTRICTIONS

Decisions on the imposition of water restrictions will be initiated via recommendation by Council's Director Infrastructure Services to Council's Chief Executive Officer. Any urgent action taken by the Chief Executive Officer to implement a water restriction must be accompanied by a report to Council.

5. NOTIFICATION OF WATER RESTRICTIONS

Where circumstances necessitate that water restrictions are imposed within the jurisdiction, the following will apply:

1. Having regard to the circumstances under which the restriction is imposed, Council will give notice to anyone affected via notice posted in the local printed media.⁶
2. Having regard to the requirements under the legislation and without limiting point 1 above, in emergency circumstances, the notice will be given in the way the Chief Executive Officer considers appropriate.⁷

In ordinary circumstances, water restrictions will take effect on the day after the notice is given. Where the restriction results from an urgent need or an emergency declaration, the restriction will take effect immediately when the restriction is imposed.⁸

6. EXEMPTIONS

Upon written application by water users, Council may approve conditional exemptions to water restrictions⁹ based upon the following grounds:

1. for reasons of public health and safety;
2. to allow the undertaking of essential works;
3. for minor or infrequent uses of water outside the restrictions (e.g. sporting or community events);

³ See *Water Supply (Safety and Reliability) Act 2008* (Qld) s 41(2)(d). See also *Water Act 2000* (Qld) ss 25B, 25F.

⁴ See *Water Supply (Safety and Reliability) Act 2008* (Qld) s 41(2)(e). See also *Water Act 2000* (Qld) ss 25B, 25E, 25H.

⁵ See *Water Supply (Safety and Reliability) Act 2008* (Qld) s 42(2).

⁶ *Ibid* s 43(1).

⁷ *Ibid* s 43(2)-(3).

⁸ *Ibid* s 43(4).

⁹ *Ibid* s 41(5).

Water Restriction Policy

7. NON-COMPLIANCE WITH WATER RESTRICTIONS

Failure to comply with water restrictions is an offence and Council may impose penalties as deemed necessary to ensure the effectiveness of the water restriction.¹⁰

8. DEFINITIONS

Potable water – means drinkable water—water suitable for human consumption.

Water service provider – means Mareeba Shire Council¹¹

9. RELATED DOCUMENTS AND REFERENCES

- *Local Government Act 2009* (Qld)
- *Local Government Regulation 2012* (Qld)
- *Water Act 2000* (Qld)
- *Water Supply (Safety and Reliability) Act 2008* (Qld)

10. REVIEW

It is the responsibility of the Director Infrastructure Services to monitor the adequacy of this policy and recommended appropriate changes. This policy will be formally reviewed annually or as otherwise determined by Council.

¹⁰ Ibid ss 41(6), 43(5), 169. See also *State Penalties Enforcement Regulation 2014* (Qld) sch 1.

¹¹ See *Water Supply (Safety and Reliability) Act 2008* (Qld) sch 3. Applied in the context of this policy to mean Mareeba Shire Council.

APPENDIX - WATER RESTRICTION LEVELS



Water Restrictions - Level 1

PURPOSE	LEVEL 1
Private gardens -watering	No manual or automated sprinklers, micro spray or drip watering systems to be used between the hours of 8am and 6pm. Hand held hoses, fitted with a trigger nozzle; watering cans or buckets can be used at any time.
Public parks / gardens / road reserves - watering Other than Parks and Gardens of significance or Heritage Gardens as determined by Council	No manual or automated watering systems to be used between the hours of 8am and 6pm. Hand held hoses, fitted with a trigger nozzle; watering cans or buckets can be used at any time.
Private gardens and public gardens - filling or topping up of ponds	Existing ponds can only be topped up to their normal level and only by means of hand held hoses, fitted with a trigger nozzle or by means of watering cans or buckets filled directly from taps.
Fountains	Fountains may operate normally.
Paved areas - cleaning	Hosing of paved areas is prohibited unless cleaning is required as a result of an accident, fire, health hazard or other emergency. The use of a bucket filled directly from a tap is permitted at any time.
Private swimming pools or spas - filling or topping up	Filling new pools - no restrictions. Existing pools and spas may be topped up as per garden watering times.
Farm dams and tanks - topping up	Farm dams must not be topped up except - <ul style="list-style-type: none"> Dams or tanks providing water for firefighting, public health or stock watering purposes but only to the extent necessary to reasonably provide for those purposes; or In the case of other dams or tanks, with the written permission of the Authority. Tanks - no restrictions
Sports grounds - watering	No manual or automated sprinklers, micro spray or drip watering systems to be used between the hours of 8am and 6pm. Hand held hoses, watering cans or buckets can be used at any time. Active playing surfaces may be watered prior to events to maintain the ability to be used for the intended purpose.
Commercial market garden or plant nursery - watering of plants	No restrictions.
Window cleaning	Windows can be cleaned at any time using - <ul style="list-style-type: none"> High pressure, low volume cleaners; Trigger hoses; Buckets or watering cans.



Water Restrictions - Level 1

PURPOSE	LEVEL 1
Mobile water tankers - filling	Mobile water tankers - no restrictions.
Motor vehicle dealers' vehicles - cleaning	Water must not be used to clean vehicles except by means of - a) Commercial car washing facilities that recycle water; b) Watering cans or buckets filled directly from taps; or c) Trigger hoses.
Food transport vehicles - cleaning	Water must not be used to clean vehicles except by means of - a) Automatic washing systems which recycle water; or b) Trigger hoses; c) Commercial car wash facilities using trigger hoses; or d) Watering cans or buckets filled directly from taps; e) High pressure, low volume cleaner.
Other vehicles (cars, trucks, boats, jet skis) - cleaning	Water must not be used to clean vehicles except by means of - a) Automatic washing systems which recycle water; or b) Commercial car wash facilities using trigger hoses; or c) Watering cans or buckets filled directly from taps; or d) Trigger hoses e) Boat motors may be flushed and rinsed after use.
Construction industry - use of water in	Unless otherwise exempted by the Authority in writing, hoses must not be used except trigger hoses.
Any purpose not included in any other items of this column other than for use inside domestic premises and for domestic and farm animals	Water must not be used without the written permission of the Authority.
New lawns - residential	New lawns can be watered on the day of installation for a period of two hours at any time with sprinkler with timer shut off on any day between the hours of 6pm and 8am. Hand held hoses fitted with a trigger nozzle can be used at any time.

Failure to comply with Water Restrictions may incur penalties as described in s 43 (5) of the Water Supply (Safety and Reliability) Act 2008.



Water Restrictions - Level 2

PURPOSE	LEVEL 2
Private gardens -watering	<p>No manual or automated sprinklers, micro spray or drip watering systems to be used on Mondays.</p> <p>Odd numbered houses - sprinklers allowed on Tuesdays, Thursdays and Saturdays, between the hours of 6am and 8am and 6pm and 8pm only.</p> <p>Even numbered houses - sprinklers allowed Wednesdays, Fridays and Saturdays, between the hours of 6am and 8am and 6pm and 8pm only.</p> <p>Hand held hoses, fitted with a trigger nozzle; watering cans or buckets can be used at any time.</p>
Public parks / gardens / road reserves - watering Other than Parks and Gardens of significance or Heritage Gardens as determined by Council	<p>No manual or automated watering systems to be used on Mondays.</p> <p>Sprinklers allowed on Tuesdays, Thursdays and Saturdays, between the hours of 10pm and 5am only.</p> <p>Hand held hoses, fitted with a trigger nozzle; watering cans or buckets can be used at any time.</p>
Private gardens and public gardens - filling or topping up of ponds	Existing ponds can only be topped up to their normal level and only by means of hand held hoses, fitted with a trigger nozzle or by means of watering cans or buckets filled directly from taps.
Fountains	<p>Fountains must not operate unless they recycle water.</p> <p>Water lost from fountains must not be replaced except by means of hand held hoses or by means of watering can or buckets filled directly from taps.</p>
Paved areas - cleaning	<p>Hosing of paved areas is prohibited unless cleaning is required as a result of an accident, fire, health hazard or other emergency.</p> <p>The use of a bucket filled directly from a tap is permitted at any time.</p>
Private swimming pools or spas - filling or topping up	<p>Filling new pools - no restrictions.</p> <p>Existing pools and spas may be topped up as per garden watering times.</p>
Farm dams and tanks - topping up	<p>Farm dams and tanks must not be topped up except -</p> <ul style="list-style-type: none"> Dams or tanks providing water for firefighting, public health or stock watering purposes but only to the extent necessary to reasonably provide for those purposes; or In the case of other dams or tanks, with the written permission of the Authority.
Sports grounds - watering	<p>Sprinklers, micro spray or drip systems, can be used between 6am and 8am and 6pm and 8pm.</p> <p>Hand held hoses, watering cans or buckets can be used at any time.</p> <p>Active playing surfaces may be watered prior to events to maintain the ability to be used for the intended purpose.</p>
Commercial market garden or plant nursery - watering of plants	No restrictions.



Water Restrictions - Level 2

PURPOSE	LEVEL 2
Window cleaning	Windows can be cleaned at any time using - <ul style="list-style-type: none"> • High pressure, low volume cleaners; • Trigger hoses; • Buckets or watering cans.
Mobile water tankers - filling	Mobile water tankers must not be filled except - <ul style="list-style-type: none"> • Between the hours of 8am and 8pm with the written permission of the Authority; or • Tankers supplying water for use inside domestic premises, or for firefighting or stock watering purposes.
Motor vehicle dealers' vehicles - cleaning	Water must not be used to clean vehicles except by means of - <ul style="list-style-type: none"> a) Commercial car washing facilities that recycle water; b) Watering cans or buckets filled directly from taps; or c) Trigger hoses, which can be used only to rinse vehicles after washing.
Food transport vehicles - cleaning	Water must not be used to clean vehicles except by means of - <ul style="list-style-type: none"> a) Automatic washing systems which recycle water; or b) Trigger hoses; c) Commercial car wash facilities using trigger hoses; or d) Watering cans or buckets filled directly from taps; e) High pressure, low volume cleaner.
Other vehicles (cars, trucks, boats, jet skis) - cleaning	Water must not be used to clean vehicles except by means of - <ul style="list-style-type: none"> a) Automatic washing systems which recycle water; or b) Commercial car wash facilities using trigger hoses; or c) Watering cans or buckets filled directly from taps; or d) Trigger hoses, which can be used only to rinse vehicles after washing; e) Boat motors may be flushed and rinsed after use.
Construction industry - use of water in	Unless otherwise exempted by the Authority in writing, hoses must not be used except trigger hoses.
Any purpose not included in any other items of this column other than for use inside domestic premises and for domestic and farm animals	Water must not be used without the written permission of the Authority.
New lawns - residential	New lawns can be watered on the day of installation for a period of one hour at any time with sprinkler with timer shut off. On any day between the hours of 6am and 8am and 6pm and 8pm for a period of 14 days after the installation date (receipt of installation required), by sprinkler with timer shut off.
	After 14 days from the day of establishment all level 2 water restrictions apply including watering times - <ul style="list-style-type: none"> • Odd numbered properties between 6am and 8am and 6pm and 8pm, Tuesdays, Thursdays and Saturdays; • Even numbered properties between 6am and 8am and 6pm and 8pm, Wednesdays, Fridays and Sundays. Hand held hoses fitted with a trigger nozzle can be used at any time.

Failure to comply with Water Restrictions may incur penalties as described in s 43 (5) of the Water Supply (Safety and Reliability) Act 2008.



Water Restrictions - Level 3

PURPOSE	LEVEL 3
Private gardens -watering	Watering by manual or automated sprinklers, micro spray or drip watering systems and hand held hoses are prohibited on Mondays. Odd numbered houses - sprinklers allowed on Tuesdays and Saturdays, between the hours of 6am and 7am and 6pm and 7pm only. Even numbered houses - sprinklers allowed Wednesdays and Saturdays, between the hours of 6am and 7am and 6pm and 7pm only. Hand held hoses, fitted with a trigger nozzle can be used on any day except Mondays. Watering cans or buckets can be used at any time.
Public parks / gardens / road reserves - watering Other than Parks and Gardens of significance or Heritage Gardens as determined by Council	Watering by attended hand held hoses, fitted with a trigger nozzle to only be used between 6am and 7am and 6pm and 7pm only.
Private gardens and public gardens - filling or topping up of ponds	Newly constructed ponds must not be filled for the first time without the written permission of the Authority. Existing ponds can only be topped up to their normal level and only by means of hand held hoses, fitted with a trigger nozzle or by means of watering cans or buckets filled directly from taps.
Fountains	Fountains must not operate unless they recycle water. Water lost from fountains must not be replaced.
Paved areas - cleaning	Hosing of paved areas is prohibited unless cleaning is required as a result of an accident, fire, health hazard or other emergency. The use of a bucket filled directly from a tap is permitted at any time.
Private swimming pools or spas - filling or topping up	Filling new pools - no restrictions. Existing pools and spas may be topped up as per garden watering times.
Farm dams and tanks - topping up	Farm dams and tanks must not be topped up except - <ul style="list-style-type: none"> • Dams or tanks providing water for firefighting, public health or stock watering purposes but only to the extent necessary to reasonably provide for those purposes; or • In the case of other dams or tanks, with the written permission of the Authority.
Sports grounds - watering	Non active playing surfaces must not be waters without the written permission of the Authority. Active playing surfaces can only watered using - <ul style="list-style-type: none"> • Sprinklers, micro spray or drip systems between the hours of 6am and 8am and 6pm and 8pm; or • With hand held hoses immediately before or at the time of use; or • With watering cans or buckets filled directly from taps.



Water Restrictions - Level 3

PURPOSE	LEVEL 3
Commercial market garden or plant nursery - watering of plants	No restrictions.
Window cleaning	Water must not be used to clean windows except by means of a bucket or watering can filled directly from a tap.
Mobile water tankers - filling	Mobile water tankers must not be filled except - <ul style="list-style-type: none"> Between the hours of 8am and 8pm with the written permission of the Authority; or Tankers supplying water for use inside domestic premises, or for firefighting or stock watering purposes.
Motor vehicle dealers' vehicles - cleaning	Water must not be used to clean vehicles except by means of - <ul style="list-style-type: none"> a) Commercial car washing facilities that recycle water; b) Watering cans or buckets filled directly from taps; or c) Trigger hoses, which can be used only to rinse vehicles after washing.
Food transport vehicles - cleaning	Water must not be used to clean vehicles except by means of - <ul style="list-style-type: none"> a) Automatic washing systems which recycle water; or b) Trigger hoses; c) Watering cans or buckets filled directly from taps; d) High pressure, low volume cleaner.
Other vehicles (cars, trucks, boats, jet skis) - cleaning	Water must not be used to clean vehicles except by means of - <ul style="list-style-type: none"> a) Automatic washing systems which recycle water; or b) Commercial car wash facilities using trigger hoses; or c) Watering cans or buckets filled directly from taps; or d) Boat motors may be flushed and rinsed after use for a maximum of 5 minutes.
Construction industry - use of water in	Unless otherwise exempted by the Authority in writing, hoses must not be used except trigger hoses.
Any purpose not included in any other items of this column other than for use inside domestic premises and for domestic and farm animals	Water must not be used without the written permission of the Authority.
New lawns - residential	<p>New lawns can be watered on the day of installation for a period of one hour at any time with sprinkler with timer shut off.</p> <p>On any day between the hours of 6am and 7am and 6pm and 7pm for a period of 14 days after the installation date (receipt of installation required), by sprinkler with timer shut off.</p> <p>After 14 days from the day of establishment all level 3 water restrictions apply including watering times -</p> <ul style="list-style-type: none"> Odd numbered properties between 6am and 7am and 6pm and 7pm, Tuesdays, and Saturdays; Even numbered properties between 6am and 7am and 6pm and 7pm, Wednesdays and Sundays. <p>Hand held hoses fitted with a trigger nozzle can be used at any time except Mondays. Watering cans or buckets can be used at any time.</p>

Failure to comply with Water Restrictions may incur penalties as described in s 43 (5) of the Water Supply (Safety and Reliability) Act 2008.

8.6 FINANCIAL STATEMENTS PERIOD ENDING 30 APRIL 2021**Date Prepared: 4 May 2021****Author: Manager Finance****Attachments: 1. Budgeted Income Statement by Fund 2020/21 Budget** [↓](#)**EXECUTIVE SUMMARY**

The purpose of this report is to provide Council with an overview of financial matters for the period 1 July 2020 to 30 April 2021.

RECOMMENDATION

That Council receives the Financial Report for the period ending 30 April 2021.

BACKGROUND

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

For the period ending 30 April 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.

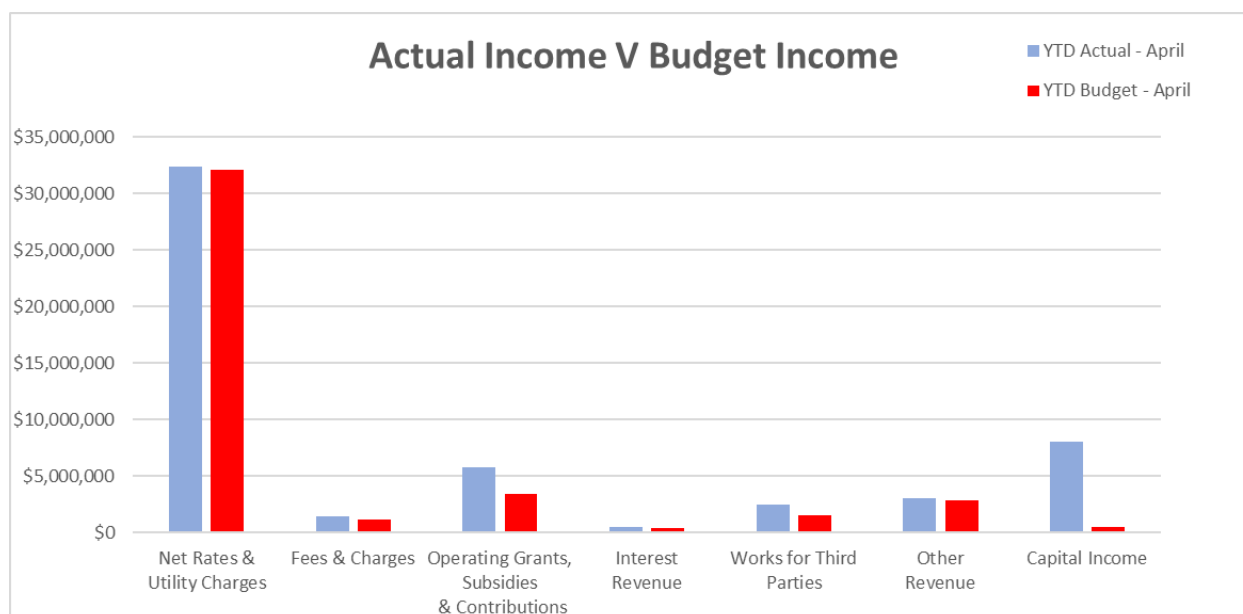
April 2021 - Snapshot

Total Operating Income	\$	45,448,368
Total Operating Expenditure	\$	38,054,714
Operating Surplus/(Deficit)	\$	7,393,654
Total Capital Income (grants, developer contributions)	\$	8,008,561
Net Result - Surplus/(Deficit)	\$	15,402,215

Income Analysis

Total income (including capital income of \$8,008,561) for the period ending 30 April 2021 is \$53,456,929 compared to the YTD budget of \$41,987,805.

The graph below shows actual income against budget for the period ending 30 April 2021.



	Actual YTD	Budget YTD	Note
Net Rates & Utility Charges	32,355,874	32,081,417	
Fees & Charges	1,425,602	1,169,458	1
Operating Grants, Subsidies & Contributions	5,799,103	3,420,351	2
Interest Received	436,060	417,083	
Works for Third Parties	2,443,325	1,527,917	3
Other Revenue	2,998,404	2,874,579	
Capital Income	8,008,561	497,000	4

Notes:

1. Revenue from building and plumbing domestic applications and town planning applications 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.

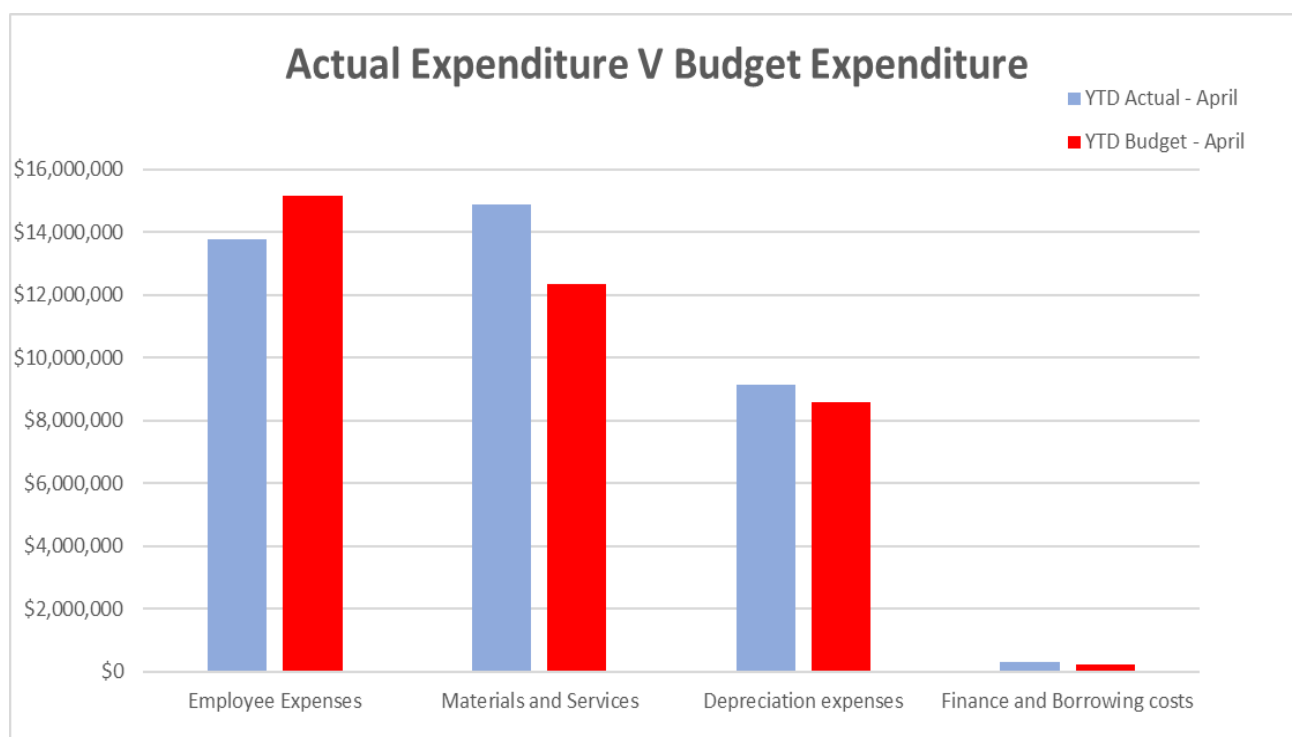
The associated costs form part of the operational expenses which were also not budgeted. The net impact of these additional works is likely to be small surplus and will be reported on at the completion of works.

4. Council has received \$6.7M 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 30 April 2021 is \$38,054,714 compared to the YTD budget of \$36,277,936.

The graph below shows actual expenditure against budget for the period ending 30 April 2021.



	Actual YTD	Budget YTD	Note
Employee expenses	13,760,744	15,142,781	1
Materials & Services	14,891,255	12,332,198	2
Depreciation expenses	9,118,515	8,564,662	
Finance & Borrowing costs	284,200	238,295	3

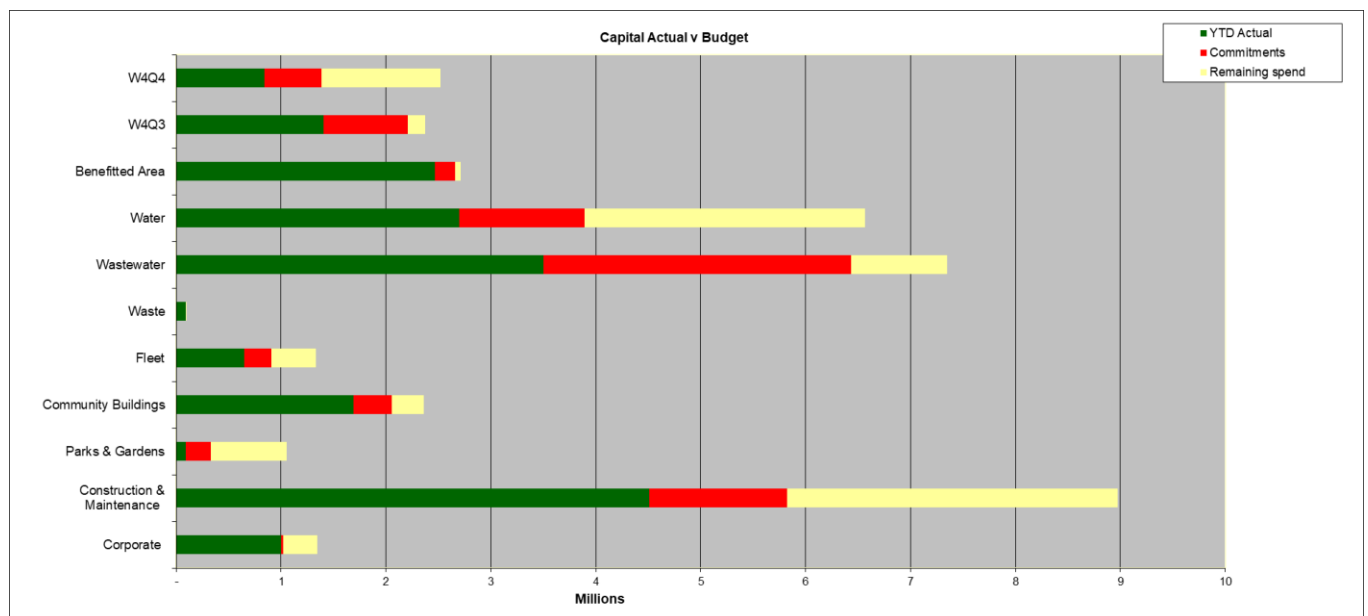
Notes:

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 \$26,809,184 (including commitments) has been spent for the period ending 30 April 2021 against the 2020/21 adjusted annual capital budget of \$36,680,510. 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 \$6,031,837. 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) and LRCIP2 funding (\$638K) that Council was successful in securing.



Loan Borrowings

Council's loan balance is as follows:

QTC Loans

\$7,728,186

Rates and Sundry Debtors Analysis

Rates and Charges

The total rates and charges payable as at 30 April 2021 are \$2,778,088 which is broken down as follows:

Status	30 April 2021		30 April 2020	
	No. of properties	Amount	No. of properties	Amount
Valueless land	18	805,381	17	693,190
Payment Arrangement	223	250,484	266	342,352
Collection House	151	871,921	169	822,317
Exhausted – awaiting sale of land	10	181,378	9	141,909
Sale of Land	3	51,935	-	-
Other <i>(includes current and supplementary rate notices)*</i>	643	616,989	692	636,069
TOTAL	1,048	2,778,088	1,153	2,635,837

* Of this total, 79 properties have a balance of \$20 and less

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.

During the month of April, 1,128 first reminder notices were issued on the 6 April 2021 for a total value of \$3,194,867 followed by 474 second reminder notices issued on the 22 April 2021 with a total value of \$470,846. The due date for the second reminder notices was 6 May 2021. Any Ratepayers that have not paid their rates in full or entered into an arrangement to pay will be transferred to Collection House.

In the month of April, 171 supplementary rates notices were generated with a value of \$33,147. Supplementary rate notices are issued by Council when there has been a change to the rating record since the last half-yearly rate notice. Common adjustments are made to general rates and the waste utility collection (wheelie bin) charge. Some examples of general rates adjustments are; change of land use or change in the rateable valuation of the property as issued by the Department of Natural Resources, Mines and Energy. Some examples of waste utility collection charges adjustments are; a variation in the number of bins; or commencement of a new service; or the cancellation of an existing service.

Collection House collected \$25,541 for the month of April 2021.

Sundry Debtors

The total outstanding for Sundry Debtors as at 30 April 2021 is \$701,302 which is made up of the following:

Current	30 days	60 days	90 + days
\$302,584	\$367,711	\$1,726	\$29,281
43%	53%	0%	4%

Procurement

There were no emergency orders for the month.

RISK IMPLICATIONS

Nil

Legal/Compliance/Policy Implications

Section 204 of the *Local Government Regulation 2012* requires the financial report to be presented to local government if the local government holds its ordinary meetings more frequently (than once per month) - to a meeting in each month.

FINANCIAL AND RESOURCE IMPLICATIONS

Nil

LINK TO CORPORATE PLAN

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

IMPLEMENTATION/COMMUNICATION

Nil

Budgeted Income Statement by Fund 2020/21 Budget			
Consolidated			
	Actual YTD	Budget YTD	2020/21
Revenue			
Rates and utility charges	34,645,357	34,123,051	34,123,050
Less Discounts and Pensioner Remissions	(2,289,483)	(2,041,634)	(2,041,634)
Net Rates and Utility Charges	32,355,874	32,081,417	32,081,416
Fees and Charges	1,425,602	1,169,458	1,367,076
Operating Grants and Subsidies	5,399,690	3,307,018	7,500,988
Operating Contributions	399,413	113,333	196,000
Interest Revenue	436,060	417,083	500,500
Works for Third Parties	2,443,325	1,527,917	1,833,500
Other Revenue	2,988,404	2,874,579	3,464,797
Total Operating Revenue	45,448,368	41,490,805	46,944,277
Expenditure			
Employee Expenses	13,760,744	15,142,781	18,272,559
Materials and Services	14,891,255	12,332,198	14,348,805
Depreciation expense	9,118,515	8,564,662	10,277,597
Finance and Borrowing costs	284,200	238,295	306,139
Total Operating Expenses	38,054,714	36,277,936	43,205,100
Operating Surplus/(Deficit)	7,393,654	5,212,869	3,739,177
Capital Income			
Capital Contributions	1,343,290	-	-
Capital Grants and Subsidies	6,714,553	497,000	3,163,665
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	(49,282)	-	(263,100)
Total Capital Income	8,008,561	497,000	2,900,565
Net Result	15,402,215	5,709,869	6,639,742

Budgeted Income Statement by Fund 2020/21 Budget			
General			
	Actual YTD	Budget YTD	2020/21
Revenue			
Rates and utility charges	18,710,513	18,500,081	18,500,081
Less Discounts and Pensioner Remissions	(2,289,483)	(2,041,634)	(2,041,634)
Net Rates and Utility Charges	16,421,031	16,458,447	16,458,447
Fees and Charges	1,238,179	915,292	1,062,076
Operating Grants and Subsidies	5,385,993	3,307,018	7,500,988
Operating Contributions	4,974	38,333	46,000
Interest Revenue	251,126	241,667	290,000
Works for Third Parties	2,362,308	1,527,917	1,833,500
Other Revenue	1,582,091	1,526,663	1,867,297
Total Operating Revenue	27,245,701	24,015,336	29,058,308
Expenditure			
Employee Expenses	12,655,104	13,836,322	16,701,034
Materials and Services	7,672,465	4,678,276	5,140,769
Depreciation expense	6,319,244	5,816,489	6,979,788
Finance and Borrowing costs	189,001	143,240	180,188
Total Operating Expenses	26,835,815	24,474,327	29,001,779
Operating Surplus/(Deficit)	409,887	(458,991)	56,529
Capital Income			
Capital Contributions	752,235	-	-
Capital Grants and Subsidies	5,315,869	497,000	3,163,665
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	(28,045)	-	(229,000)
Total Capital Income	6,040,059	497,000	2,934,665
Net Result	6,449,946	38,009	2,991,194

Budgeted Income Statement by Fund 2020/21 Budget			
<u>Waste</u>			
	Actual YTD	Budget YTD	2020/21
Revenue			
Rates and utility charges	3,988,133	3,945,422	3,945,422
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	3,988,133	3,945,422	3,945,422
Fees and Charges	162,974	200,000	240,000
Operating Grants and Subsidies	13,697	-	-
Operating Contributions	-	-	-
Interest Revenue	25,836	41,667	50,000
Works for Third Parties	-	-	-
Other Revenue	1,326,315	1,312,917	1,555,500
Total Operating Revenue	5,516,956	5,500,005	5,790,922
Expenditure			
Employee Expenses	313,833	303,421	366,637
Materials and Services	3,634,371	3,856,432	4,626,185
Depreciation expense	295,937	309,678	371,614
Finance and Borrowing costs	-	-	-
Total Operating Expenses	4,244,142	4,469,531	5,364,436
Operating Surplus/(Deficit)	1,272,814	1,030,475	426,486
Capital Income			
Capital Contributions	28,012	-	-
Capital Grants and Subsidies	-	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	28,012	-	-
Net Result	1,300,826	1,030,475	426,486

Budgeted Income Statement by Fund 2020/21 Budget			
<u>Wastewater</u>			
	Actual YTD	Budget YTD	2020/21
Revenue			
Rates and utility charges	5,274,740	5,131,057	5,131,057
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	5,274,740	5,131,057	5,131,057
Fees and Charges	24,449	54,167	65,000
Operating Grants and Subsidies	-	-	-
Operating Contributions	-	-	-
Interest Revenue	75,438	70,833	85,000
Works for Third Parties	1,662	-	-
Other Revenue	28,411	-	-
Total Operating Revenue	5,404,700	5,256,057	5,281,057
Expenditure			
Employee Expenses	287,270	423,085	508,172
Materials and Services	1,193,070	1,377,307	1,638,130
Depreciation expense	1,256,180	1,290,743	1,548,892
Finance and Borrowing costs	95,199	95,056	125,951
Total Operating Expenses	2,831,719	3,186,191	3,821,145
Operating Surplus/(Deficit)	2,572,981	2,069,866	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	3,496,880	2,069,866	1,450,812

Budgeted Income Statement by Fund 2020/21 Budget			
<u>Water</u>			
	Actual YTD	Budget YTD	2020/21
Revenue			
Rates and utility charges	6,558,643	6,430,015	6,430,015
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	6,558,643	6,430,015	6,430,015
Fees and Charges	-	-	-
Operating Grants and Subsidies	-	-	-
Operating Contributions	-	-	-
Interest Revenue	50,152	20,833	25,000
Works for Third Parties	79,355	-	-
Other Revenue	51,586	35,000	42,000
Total Operating Revenue	6,739,737	6,485,849	6,497,015
Expenditure			
Employee Expenses	499,027	579,953	696,716
Materials and Services	2,251,510	2,291,422	2,797,223
Depreciation expense	1,190,198	1,084,569	1,301,483
Finance and Borrowing costs	-	-	-
Total Operating Expenses	3,940,735	3,955,943	4,795,422
Operating Surplus/(Deficit)	2,799,002	2,529,906	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	3,815,592	2,529,906	1,676,593

Budgeted Income Statement by Fund 2020/21 Budget			
Benefited Area			
	Actual YTD	Budget YTD	2020/21
Revenue			
Rates and utility charges	113,327	116,475	116,475
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	113,327	116,475	116,475
Fees and Charges	-	-	-
Operating Grants and Subsidies	-	-	-
Operating Contributions	394,440	75,000	150,000
Interest Revenue	33,507	42,083	50,500
Works for Third Parties	-	-	-
Other Revenue	-	-	-
Total Operating Revenue	541,275	233,559	316,975
Expenditure			
Employee Expenses	5,509	-	-
Materials and Services	139,838	128,762	146,498
Depreciation expense	56,956	63,183	75,820
Finance and Borrowing costs	-	-	-
Total Operating Expenses	202,303	191,945	222,318
Operating Surplus/(Deficit)	338,971	41,614	94,657
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	-	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	-	-	-
Net Result	338,971	41,614	94,657

8.7 AUDITOR-GENERAL'S 2021 INTERIM REPORT

Date Prepared: 6 May 2021

Author: Manager Finance

Attachments: 1. MSC Interim Report [↓](#)

EXECUTIVE SUMMARY

Section 213 of the *Local Government Regulation 2012* requires that the auditor-general's observation report be tabled at the next ordinary meeting of the local government following receipt of the report.

RECOMMENDATION

That Council receives and notes the attached report.

BACKGROUND

Each financial year Council's financial statements must be audited and for the 2020/21 financial year Council's auditors are Grant Thornton as the contract auditors on behalf of Queensland Audit Office.

An auditor-general's observation report is a report about the audit prepared under section 54 of the *Auditor-General Act 2009* that includes observations and suggestions made by the auditor-general about anything arising out of the audit.

Auditors conducted an interim audit, for the period 1 July 2020 to 31 March 2021, onsite from 19 to 23 April 2021.

No issues or matters were identified through the audit.

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil

Operating

Nil

RISK IMPLICATIONS

Nil

LINK TO CORPORATE PLAN

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

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

IMPLEMENTATION/COMMUNICATION

Nil



Mareeba Shire Council

2021 Interim report to the Mayor

5 May 2021



5 May 2021

Mrs Angela Toppin
Mayor
Mareeba Shire Council
PO Box 154
MAREEBA QLD 4880

Dear Angela

2021 Interim report

We present to you our interim report for Mareeba Shire Council for the financial year ending 30 June 2021. This report details the results of our interim work performed to 31 March 2021. In this phase we assess the design and implementation of your internal controls, and whether they are operating effectively. To date our work has not identified any significant deficiencies in your internal controls.

Please note that under section 213 of the Local Government Regulation 2012, you must present a copy of this report at your council's next ordinary meeting.

The *Auditor-General Act 2009* requires the Auditor-General to report to parliament on an issue raised during an audit if he considers it to be significant. The results of your entity's audit will be included in our report to parliament on results of Local Government.

If you have any questions or would like to discuss the audit report, please contact me on (07) 4046 8888 or Shaye Rankine on (07) 4046 8852.

Yours sincerely

Andrew Cornes
Partner

Enc.

cc. Peter Franks, Chief Executive Officer
Ruth Faulkner, Chair, Audit Committee

Queensland Audit Office
Level 14, 53 Albert Street, Brisbane Qld 4000
PO Box 15396, City East Qld 4002

Phone 07 3149 6000
Email gao@qao.qld.gov.au
Web www.qao.qld.gov.au
 Queensland Audit Office (QAO)

1. Summary



We have completed our audit planning phase and an external audit plan was issued on 9 March 2021.

This report details our audit findings from the work performed on the key controls over revenue, materials and services expenditure, payroll, and additions to property, plant and equipment that were identified during the audit planning phase.

Summary of findings – On track

As noted in the *Internal control deficiencies* and *Financial reporting issues and other matters* sections following there were no findings identified during the interim audit visit.

Based on the results of our testing completed to date we have determined your internal control environment does support an audit strategy that can rely upon these controls

Areas of audit focus - On track

In addition to the above, we have also performed work over the areas of audit focus that were identified in the external audit plan.

Our progress against the areas of audit focus is on track.

Milestones - On track

All milestones to date have been achieved.






Audit fees - On track



2. Internal control deficiencies



The following table summarises our reporting on deficiencies in internal controls. As noted in this section there were no deficiencies identified during our interim audit visit. Further, as noted in the section titled *Prior year issues* there were no unresolved deficiencies or other matters identified in prior years.

Internal control issues by COSO element	Number of significant deficiencies		Number of deficiencies		Rating
	Current year issues	Prior year unresolved issues	Current year issues	Prior year unresolved issues	
 Control environment Structures, policies, attitudes and values that influence daily operations	-	-	-	-	●
 Risk assessment Processes for identifying, assessing and managing risk	-	-	-	-	●
 Control activities Implementation of policies and procedures to prevent or detect errors and safeguard assets	-	-	-	-	●
 Information and communication Systems to capture and communicate information to achieve reliable financial reporting	-	-	-	-	●
 Monitoring activities Oversight of internal controls for existence and effectiveness	-	-	-	-	●
Total issues	-	-	-	-	



Effective

No significant deficiencies identified



Partially effective

One significant deficiency identified



Ineffective

More than one significant deficiency identified

The following table details control deficiencies identified as at 31 March 2021.

Our risk ratings are as follows—refer to [Our rating definitions](#) for more detail.



Significant deficiency



Deficiency

No new deficiencies were identified as at 31 March 2021.



3. Financial reporting issues and other matters



This table summarises our financial reporting and business improvement opportunities (other matters) identified in the current year. As noted in the section titled *Prior year issues* there were no unresolved prior year financial reporting and other matters.

Our risk ratings are as follows—refer to [Our rating definitions](#) for more detail.



High



Medium



Low

No new financial reporting matters were identified as at 31 March 2021.

	Financial reporting issues—risk ratings			Other matters*
	High	Moderate	Low	
Current year				
Unresolved	-	-	-	-
Resolved	-	-	-	-
Prior year				
Unresolved	-	-	-	-
Resolved	-	-	-	-

*Queensland Audit Office only tracks resolution of other matters where management has committed to implementing action.

4. Prior year issues



There were no unresolved findings from prior years.



Appendix A—Our rating definitions



Our rating definitions

	Definition	Prioritisation of remedial action
Significant deficiency 	<p>A significant deficiency is a deficiency, or combination of deficiencies, in internal control that requires immediate remedial action.</p> <p>Also, we increase the rating from a deficiency to a significant deficiency based on:</p> <ul style="list-style-type: none"> the risk of material misstatement in the financial statements the risk to reputation the significance of non-compliance with policies and applicable laws and regulations the potential to cause financial loss including fraud, or where management has not taken appropriate timely action to resolve the deficiency. 	This requires immediate management action to resolve.
Deficiency 	<p>A deficiency arises when internal controls are ineffective or missing, and are unable to prevent, or detect and correct, misstatements in the financial statements. A deficiency may also result in non-compliance with policies and applicable laws and regulations and/or inappropriate use of public resources.</p>	We expect management action will be taken in a timely manner to resolve deficiencies.
Other matter 	<p>An other matter is expected to improve the efficiency and/or effectiveness of internal controls, but does not constitute a deficiency in internal controls. If an other matter is not resolved, we do not consider that it will result in a misstatement in the financial statements or non-compliance with legislative requirements.</p>	Our recommendation may be implemented at management's discretion.

Financial reporting issues

	Potential effect on the financial statements	Prioritisation of remedial action
High 	We assess that there is a high likelihood of this causing a material misstatement in one or more components (transactions, balances and disclosures) of the financial statements, or there is the potential for financial loss including fraud.	This requires immediate management action to resolve.
Medium 	We assess that there is a medium likelihood of this causing a material misstatement in one or more components of the financial statements.	We expect management action will be taken in a timely manner.
Low 	We assess that there is a low likelihood of this causing a material misstatement in one or more components of the financial statements.	We recommend management action to resolve; however, a decision on whether any action is taken is at management's discretion.



Appendix B—Information on internal controls



What is internal control?

'Internal control' is the processes, systems, records and activities that your entity designs, implements and maintains to provide you with reasonable assurance about the achievement of organisational objectives regarding:

- reliability of financial reporting
- effectiveness and efficiency of operations
- compliance with applicable laws and regulations.

Your governing body and executive management collectively are responsible for preparing reliable financial statements in accordance with generally accepted accounting principles. They are similarly responsible for maintaining effective internal control over financial reporting.

Our assessments of your internal control framework

The auditing standards that we must comply with require us to understand and assess those aspects of your internal control that relate to our financial statement audit objectives. In the planning phase of our audit, we sought to understand and evaluate how controls are designed and implemented. We communicated to you the results of our analysis in our external audit plan.

If we decide that we can rely on your controls, we must then test them to confirm they operated effectively. The results of our testing may highlight deficiencies in your internal controls. We assess whether any identified deficiencies in internal control constitute, individually or in combination, a significant deficiency in internal control.

Limitations of our reporting on internal control deficiencies

No system of internal control can provide absolute assurance about the absence of error or compliance. Even in the absence of identified control weaknesses, inherent limitations in your internal controls over financial reporting may not prevent or detect material misstatements.



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8.8 GENERAL AND FINANCE FEES AND CHARGES 2021/22

Date Prepared: 6 May 2021

Author: Manager Finance

Attachments: 1. General and Finance Fees and Charges 2021/22 [↓](#)

EXECUTIVE SUMMARY

This report details the proposed General and Finance Fees and Charges for 2021/22.

RECOMMENDATION

That Council adopts the General and Finance Fees and Charges for 2021/22.

BACKGROUND

Council as part of its budgetary process and under the legislation of the Local Government Act is required to adopt a Schedule of Fees and Charges.

Section 97 of *Local Government Act 2009* prescribes the circumstances where a Local Government may set a cost-recovery fee. This section also prescribes that a cost-recovery fee must not be more than the cost to the local government of taking the action for which the fee is charged.

Costs for services are reviewed annually. The fees and charges have been recommended on either full cost recovery, discounted community service obligation by direction of Council or based on a set percentage increase on the previous financial year.

RISK IMPLICATIONS**Legal and Compliance**

Local Government Act 2009.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Council must be able to demonstrate that the cost recovery fees are no more than the cost of providing the service. Council is able to set a fee that is lower than the calculated cost where it is deemed appropriate.

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil

Operating

Nil

LINK TO CORPORATE PLAN

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

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

IMPLEMENTATION/COMMUNICATION

The fees and charges detailed in this report will be included in the Register of Cost-Recovery Fees and Charges and will be published on Council's Website.

Category	Sub-Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
General & Finance	General	Rates Search Fee	property	\$77.00	NO	(c)	LGR 2012 S104	
General & Finance	General	Water Meter Reading fee	search	\$63.00	NO	(c)	LGR 2012 S101	
General & Finance	General	Dishonoured Cheque Fee	cheque	\$53.30	YES	No		
General & Finance	Right to Information	Application Fee	application	As per RTI regulation	NO	(c)	RTIR 2009 S4	
General & Finance	Right to Information	Searching, Retrieving & Supervising (for each 15 minutes or part thereof)	15 mins (or part thereof)	As per RTI regulation	NO	(c)	RTIR 2009 S5	No charge for 2 hours or less of processing time
General & Finance	Right to Information	Photocopies of Documents (A4, B&W, per copy)	copy	As per RTI regulation	NO	(c)	RTIR 2009 S6	Charges subject to change. Please confirm RTI fees with the Rights to Information Officer before charging customer.

8.9 VISITOR INFORMATION CENTRE BROCHURE DISPLAY FEES 2021/22**Date Prepared:** 5 May 2021**Author:** Manager Community Wellbeing**Attachments:** 1. Visitor Information Centre Brochure Display Fees 2021/22 [↓](#)**EXECUTIVE SUMMARY**

The proposed Visitor Information Centre Tourism Brochure Fees and Charges 2021/22 are presented for the Council's consideration and adoption.

RECOMMENDATION

That Council adopts the Visitor Information Centre Tourism Brochure Fees and Charges 2021/22.

BACKGROUND

Mareeba Shire Council operates two (2) Visitor Information Centres (VIC) at Kuranda and Mareeba, with the Mareeba VIC managed under a community management arrangement with the Mareeba Heritage Centre Inc. Tablelands Regional Council (TRC) operates four accredited VICs at Atherton, Malanda, Ravenshoe and Yungaburra.

Mareeba Shire Council and Tablelands Regional Council have continued the partnership approach to establishing the fees for the display of tourism brochures in the regional network of Visitor Information Centres.

RECOMMENDATION

It is recommended that the tourism operators that are members of Tourism Atherton Tablelands, the Local Tourism Organisation, will continue to receive a free brochure display in each of the six VICs in the Tablelands Regional Council and Mareeba Shire Council areas. During the COVID-19 recovery period by the tourism industry, an affordable brochure display fee of \$60 is offered to those operators electing not to take out TAT membership.

The proposed fees for 2021/22 are presented as follows:

<i>Item</i>	<i>Operator membership</i>	<i>Proposed Fees 2021/22</i>
Brochure Display Fee	Tourism Atherton Tablelands (TAT) members	Free - included in membership
	Non-TAT members	\$60
	Pro-rata	\$15 per quarter
Additional Brochure Display Fee	TAT members	Fee dependent on level of TAT membership
	Non-TAT members	\$60

FINANCIAL AND RESOURCE IMPLICATIONS***Operating***

Proposed fees and charges are included in the 2021/22 budget.

LINK TO CORPORATE PLAN

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

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

The Visitor Information Centres and Tourism Atherton Tablelands will be informed of the 2021/22 fees and charges.

Category	Sub-Category	Title	Unit	Fee	GST	Cost Recovery Fee
Visitor Information Centre	Tourism Brochure Display Fees	Yearly fee		\$60.00	YES	No
Visitor Information Centre	Tourism Brochure Display Fees	3 quarters		\$45.00	YES	No
Visitor Information Centre	Tourism Brochure Display Fees	2 quarters		\$30.00	YES	No
Visitor Information Centre	Tourism Brochure Display Fees	1 quarter		\$15.00	YES	No
Visitor Information Centre	Tourism Brochure Display Fees - additional	Yearly fee		\$60.00	YES	No
Visitor Information Centre	Tourism Brochure Display Fees - additional	3 quarters		\$45.00	YES	No
Visitor Information Centre	Tourism Brochure Display Fees - additional	2 quarters		\$30.00	YES	No
Visitor Information Centre	Tourism Brochure Display Fees - additional	1 quarter		\$15.00	YES	No

8.10 LIBRARY SERVICES FEES AND CHARGES 2021/22

Date Prepared: 4 May 2021

Author: Coordinator Libraries

Attachments: 1. Library Services Fees and Charges 2021/22 [↓](#)

EXECUTIVE SUMMARY

This report presents the recommended 2021/22 fees for Library Services for Council's consideration and endorsement.

RECOMMENDATION

That Council adopts the Library Service Fees and Charges 2021/22.

BACKGROUND

The underlying basis for the proposed library fees and charges is to support cost recovery. This involves reviewing the actual cost to deliver the service and if it is within the range of the current fee, then the fee is indexed by 2.5% in line with the Long-Term Financial Plan recommendation. An exception is the Inter-library loan fee which is prescribed by the State Library of Queensland (SLQ).

The proposed 2021/22 Library fees and charges have been influenced by the impact of the COVID-19 Pandemic and the relocation of the Mareeba Branch to new premises in July 2021 and the following issues are presented for the Council's consideration:

- No fee is charged for Visitor Membership to encourage visitors to the Shire and extend the visitor stay as COVID-19 restrictions ease
- A new fee is introduced for the coffee vending machine in the new Mareeba Library Branch premises at the Cedric Davies Community Hub in line with the new 'Customer First' model
- An amnesty on the payment of accrued library fines is offered so that these are not carried forward after 30 June 2021 to attract customers to the branches as COVID-19 restrictions ease
- The Inter-Library Loan fee is retained at \$2.50 as prescribed by the State Library of Queensland

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

On adoption of the 2021 / 22 Fees and Charges the Library management System, Council's website and Library materials will be updated.

Category	Sub-Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
Libraries	Charges	Lost charge - Cost value of item plus notice charge & administration fee	item	Cost + \$31.00	YES	No		
Libraries	Charges	Overdue notice fee	Item	\$5.00	YES	No		
Libraries	Charges	Damaged item charges - items deemed unusable	item	Cost + \$15.50	YES	No		The damaged item must be returned or the charge will be processed as a "Lost Copy" with the applicable charges applying.
Libraries	Charges	Visitor membership fee	Item	No charge	NO	No		No fee charged to encourage visits to the Shire and extend the visitor stay
Libraries	Charges	Replacement CD/DVD cover/cases	item	\$5.50	YES	No		
Libraries	Charges	Replacement membership card	card	\$6.00	YES	No		
Libraries	Charges	Library bags	bag	\$6.00	YES	No		
Libraries	Charges	Sale of Library Collection Items - Magazines	unit	\$0.50	YES	No		Library Coordinator has delegated authority to vary the cost at any time for operational reasons.
Libraries	Photocopying	Black & white - A4 per side	A4 page	\$0.30	YES	No		
Libraries	Photocopying	Black & white - A3 per side	A3 page	\$0.60	YES	No		
Libraries	Printing	Black & white - A4 page	A4 page	\$0.30	YES	No		
Libraries	Printing	Colour - A4 page	A4 page	\$1.00	YES	No		
Libraries	Internet	National & State Library online databases	hour	No charge	NO	No		
Libraries	Internet	USB Stick	Item	\$5.00	YES	No		
Libraries	Internet	WiFi	hour	No charge	NO	No		
Libraries	Full PC Use	Library member, additional time per 1/2 hour or part thereof	30 min	\$2.00	YES	No		No cost for the first hour, with fees to apply thereafter depending on availability.
Libraries	Full PC Use	Library member + Concession Card (Seniors, Veterans, Health Care), additional time per 1/2 hour or part thereof	30 min	\$1.00	YES	No		No cost for the first hour, with fees to apply thereafter depending on availability.
Libraries	Full PC Use	Non-Library members, additional time per 1/2 hour or part thereof	30 min	\$3.00	YES	No		No cost for the first hour, with fees to apply thereafter depending on availability.
Libraries	Full PC Use	Non-Library members, additional time per hour or part thereof	60 min	\$6.00	YES	No		No cost for the first hour, with fees to apply thereafter depending on availability.
Libraries	Inter Library Loan (ILL)	University Loan charge	university library	\$28.50	YES	No		
Libraries	Inter Library Loan (ILL)	Processing Charge for uncollected items	uncollected item	\$16.00	YES	No		
Libraries	Inter Library Loan (ILL)	Replacement Inter Library Loan wrapper	item label	\$6.00	YES	No		
Libraries	Inter Library Loan (ILL)	Freight	item	\$2.50	YES	No		
Libraries	Photocopying	Colour - A3 per side	A3 page	\$2.00	YES	No		
Libraries	Charges	Sale of Library Collection Items - All items excluding magazines	unit	\$2.00	YES	No		Library Coordinator has delegated authority to vary the cost at any time for operational reasons
Libraries	Charges	Coffee sales	Per cup	\$3.00	YES	No		The charge will cover the cost of purchase, resources and maintenance

8.11 COMMUNITY HOUSING RENT REVIEW

Date Prepared: 9 April 2021
Author: Strategic Development Officer
Attachments: Nil

EXECUTIVE SUMMARY

As a provider of social housing in Queensland, the Department of Communities, Housing and Digital Economy require annual rent reviews to be undertaken by Council in accordance with relevant legislation and government policies.

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

RECOMMENDATION

That Council adopts and implements the reviewed rents for eligible community housing tenants from 2 August 2021 in accordance with the Queensland Government policy guidelines.

BACKGROUND**Community Housing Provider**

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

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

Community Housing Service - Rents

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

Reviewing and Setting Rents

Community housing is subsidised social housing whereby the State government sets the standard for affordable rent for low income tenants at no more than 25% of assessable income plus Commonwealth Rent Assistance.

The community housing provider is responsible to determine the market rent increase, which is used to calculate whether the tenant pays market rent or 25% of their assessable income plus Commonwealth Rent Assistance, whichever is the lesser amount. Changes to market rents are verified by independent licenced Real Estate Agents.

Tenants are paid rent assistance fortnightly, with the amount determined by Centrelink, in consideration of the individual's assessable income and rent payable.

Rent Review Timelines

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

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

Tenancies which commenced less than 6 months before the implementation of the rent review are not subject to this process in accordance with the Queensland Government's *Community Housing Rent Policy*.

RISK IMPLICATIONS

Infrastructure and Assets

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

Political and Reputational

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

Legal and Compliance

The rent review must be conducted in accordance with the Community Housing Rent Policy. This is a requirement of the Department of Communities, Housing and Digital Economy.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

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

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

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

Operating

The implementation of the rent increase has been factored into the community housing budget for 2021/22.

LINK TO CORPORATE PLAN

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

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

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

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

IMPLEMENTATION/COMMUNICATION

Written advice will be issued to tenants from 21 May 2021.

The rent increase will be implemented at the first rental cycle after Monday, 2 August 2021.

Key messages:

- Council is required, by the State government, to conduct a rent review at least annually;
- Tenants are required to pay market rent or 25% of their assessable income plus Commonwealth Rent Assistance, whichever is the lower amount;
- Council engages independent Real Estate agents to verify changes to market rents;
- All rents paid to Council are spent on the delivery of the community housing service including the maintenance of properties and tenancy management;
- The rent does not fund any other Council service.

8.12 REGIONAL ARTS DEVELOPMENT FUND (RADF) 2021/22 PROGRAM

Date Prepared: 19 April 2021

Author: Senior Community Wellbeing Officer

Attachments: 1. Regional Arts Development Fund (RADF) 2021/22 Program [↓](#)

EXECUTIVE SUMMARY

The purpose of this report is to seek Council's approval of the proposed 2021/22 RADF Program that will form the basis of Council's application to Arts Queensland.

RECOMMENDATION

That Council:

1. Adopts the 2021/22 Regional Arts Development Fund Strategy; and
2. Endorses the submission of the Expression of Interest to Arts Queensland for a \$32,500 Regional Arts Development Fund grant for 2021/22; and
3. Contributes \$14,500 to the 2021/22 Regional Arts Development Fund Program as outlined in this report.

BACKGROUND

The Regional Arts Development Fund (RADF) is delivered as a partnership between the Queensland Government (through Arts Queensland) and eligible local councils across the State. RADF promotes the role and value of arts, culture and heritage as key drivers of diverse and inclusive communities and strong regions.

Eligible councils can apply for funding guided by set population and co-investment tiers. Council's application for 2021/22 RADF funding was submitted to Arts Queensland before 2 April 2021.

The 2021/22 RADF Program prioritises activities with outcomes in the following areas:

- Cultural tourism (initiatives that develop and promote the community's locally distinct arts, culture and heritage both for members of the community and visitors),
- Public mural partnerships (between professional artists and private building owners), and
- Engagement of youth in arts, cultural and heritage activities.

It is proposed that the 2021/22 RADF Program is implemented with the following components:

A. One Community Grant Round

Grants for individual artists, arts and cultural groups and organisations for projects to be delivered between May 2022 and April 2023. The RADF Advisory Committee will assist with the implementation of the grant round. Council may approve out of round applications at any time to respond to community need.

B. One Council-led Initiative

As part of the Queensland Ballet (QB) Regional Community and Education Tour, QB will deliver a range of dance workshops in Mareeba over two (2) days that suits the needs of the local community.

This initiative will provide high-quality arts participation opportunities for community members and contribute to the local RADF priority of youth arts engagement.

It is proposed that Council makes a cash contribution of \$14,500 to be funded from the 2021/22 operational budget. This will allow Council to apply for a grant from Arts Queensland of \$32,500.

RISK IMPLICATIONS

Financial

The Public Art Policy sets out the respective responsibilities of interested parties for the design, creation and ongoing maintenance of public murals to manage financial, reputational and other risks.

FINANCIAL AND RESOURCE IMPLICATIONS

Operating

The draft 2021/22 RADF Budget incorporates the proposed RADF Program including the community grant round allocation.

Is the expenditure noted above included in the current budget?

The contribution will be presented to Council as part of the 2021/22 Operational 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.

IMPLEMENTATION/COMMUNICATION

Public promotion of the 2021/22 RADF Community Grant round after the Funding Agreement with Arts Queensland has been signed.



Mareeba Shire Council

2021/22 Regional Arts Development Fund Program

1. Introduction

The Regional Arts Development Fund (RADF) is delivered as a partnership between the Queensland Government through Arts Queensland (AQ) and eligible local councils across the state. RADF promotes the role and value of arts, culture and heritage as key drivers of diverse and inclusive communities and strong regions. RADF invests in local arts and cultural priorities, as determined by local communities, across Queensland.

RADF aims to:

- Provide public value for Queensland communities.
- Build local cultural capital, cultural innovation and community-wellbeing.
- Deliver the Queensland Government's objectives for the community.

RADF is a flexible fund enabling local councils to tailor RADF programs to suit the needs of their communities. The Queensland Government's and local councils' investment in each RADF partnership varies in ratio depending on population tiers, the contribution made by each council and the total amount of funding available. Council applies to Arts Queensland for RADF funding in April each year.

2. Key Features

The 2021/22 RADF Program:

- aims to achieve cultural tourism and public art outcomes for the shire and social outcomes for youth,
- continues to cater for the development and participation needs of artists, arts and cultural groups and the wider community,
- is informed by and aligns with community, cultural and corporate plans and with community consultation,
- allocates funding to one community grant round and program administration,
- supports an Advisory Committee to guide the development and implementation of the Program.

The guiding principle is to ensure equitable access to and value from RADF for residents across the entire shire by supporting RADF activities in diverse locations and art forms. The majority of RADF Budget funds will be allocated to one community grant round. A Council-led initiative will also be implemented. These activities will allow Council to deliver on local arts and cultural priorities. The Program will build local capacity to respond to cultural tourism opportunities and have direct outcomes such as arts participation for diverse communities and increased economic development.



3. Local Priorities

The local priorities for the 2021/22 RADF Program are: cultural tourism, public mural partnerships and youth arts engagement.

Cultural tourism refers to initiatives that develop and promote the community's locally distinct arts, culture and heritage both for members of that community and for visitors. Cultural tourism can play an important role in the economic development of the shire. Facilitating the creation of public art is one way that cultural tourism outcomes can be achieved. Public art will contribute to town beautification and community pride.

The 2021/22 RADF Program also aims to achieve social outcomes for youth by providing opportunities for engagement in arts and cultural activities. Youth engagement in arts and cultural activities can enhance wellbeing, connection to the community and community pride.

4. Community Consultation

4.1 Community Interests

Recent community development and engagement work by Council shows that there continues to be a high level of interest in opportunities for community groups to deliver cultural tourism outcomes. There are significant opportunities for the expansion of Indigenous cultural tourism in the shire. Many community groups in the shire are actively preserving and showcasing local history and stories for the benefit of visitors and residents alike. Each year the RADF Program is developed in consultation with the RADF Advisory Committee and informed by recent community engagement activity. There continues to be high demand for RADF Community Grants, where projects will result in outcomes for one or more of these local priority areas.

Council undertook comprehensive community consultation throughout the Shire in 2016 and arts, culture and heritage issues were identified as important in many areas across the shire:

- Beautify and retain character of townscapes for visitors and residents, for example maintaining public art.
- Encourage cultural tourism through interpretive signage, walking trails and brochures that highlight key heritage sites and the natural environment.
- Provision of activities and recreation areas for youth, especially during school holidays, for example, through creative arts workshops.
- Incentives and arts initiatives that encourage economic development.
- Support community arts events, initiatives and activities, including public art activities.



4.2 Community and Cultural Plans

The 2021/22 RADF Program has also been informed by and aligns with MSC Corporate Plan and MSC Cultural Plan. The strategies within these plans that are relevant to the RADF Program, include:

- MSC Corporate Plan, Strategy Community 1: *"Continue to assist the community to build its capacity to develop the area of arts, culture and heritage to enrich lifestyles and encourage economic development."*
- MSC Corporate Plan, Strategy Transport and Council Infrastructure 4: *"Continue to enhance the visual appeal to improve liveability and amenity of the Shire."*
- MSC Cultural Plan, Strategy 2.8 *"Encourage communities to access funds for projects that identify, document and/or celebrate their unique stories, towns and lifestyles."*
- MSC Cultural Plan, Strategy 3.8 *"Support community workshops and training initiatives that introduce the broader community to new cultural experiences and offer opportunities to participate in a range of art forms."*
- MSC Cultural Plan, Strategy 7.5 *"Place a priority on supporting cultural business and community tourism initiatives that are not otherwise eligible for funding."*

As part of the MSC Cultural Plan update, Council consulted with the RADF Advisory Committee in March 2020 to identify local priorities for arts, culture and heritage in the Mareeba Shire. Their responses included: encourage music and performing arts activities; encourage preservation of Indigenous history; support arts festivals; build arts skills and self-esteem of the young and disadvantaged and encourage connection to community; art spaces designed for people with a disability and older persons; encourage improved streetscapes; provide resources for diverse projects; invest in art work and sculpture to welcome visitors and encourage tourism.

5. Community Grant Round

Community grants will be made available to individual artists and arts/cultural workers, arts and cultural groups and organisations. Applications must meet the RADF objectives and those that address one of the three local priorities will be given preference.

The arts industry, particularly the performing arts, was negatively affected by restrictions on events in 2020 due to the COVID-19 pandemic. It is therefore appropriate for the RADF Program to continue to cater for the needs of individual artists and arts/cultural workers by maintaining a large allocation for community grants.

One community grant round will be conducted in 2021/22, with the grant round open for applications in January / February 2022 for projects commencing on or after May 2022. Council may approve out of round community grants where a quick response is required for a priority project.

In addition to the usual eligible applicants, grant applications for public murals may be made by private building owners and murals must reflect the identity of the shire. Guidelines and application forms will be made available when the grant round opens.



Council will contribute \$13,000 to the 2021/22 RADF Community Grant Round and this will be combined with all the RADF funds provided by Arts Queensland. A small percentage of these funds will be used for program administration and promotion of the community grant round.

6. Council-led Initiative

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 contribute \$1,500 from the 2021/22 RADF program and assist with advertising the workshops.

7. Program Activities and Budget

The 2021/22 RADF Program budget presented below relies on an Arts Queensland contribution of \$32,500 and a Council contribution of \$14,500.

2021/22 RADF Program Budget			
Expenses	Revenue		
	Council	Arts Queensland	Total
RADF Community Grant Round (incl program administration & promotion)	\$13,000	\$32,500	\$45,500
Council-led Initiative - Queensland Ballet Regional Tour Workshops	\$1,500	\$0	\$1,500
	\$14,500	\$32,500	\$47,000

8.13 MAREEEBA WATER TOWER PUBLIC MURAL PROJECT

Date Prepared: 16 April 2021

Author: Director Corporate and Community Services

Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with information regarding the proposed Mareeba Water Tower Public Mural Project.

RECOMMENDATION

That Council notes the report and does not proceed to allocate funds to deliver this project.

BACKGROUND

An internal project planning team has identified project activities and costs relating to the proposed Mareeba Water Tower Public Mural Project. Officers sought information from various contractors, artists and other organisations undertaking similar projects to provide further insights and a more detailed understanding of the activities and processes to achieve a mural of this scale. The below considerations have been identified:

Telecommunications

Optus and Vodafone both have trustee leases over the larger water tower which houses a variety of telecommunication equipment to the top of the water storage area. Information gathered has shown that this equipment emits harmful radiofrequency electromagnetic energy (EME) if working at close proximity. Telecommunication equipment would require shut down during works to the top section of larger water tower and negotiations for this to occur may require upwards of six (6) months to arrange with the providers.

Additional safety precautions in relation to EME would include engaging an EME consultant to prepare a safe work method statement for the facility and hire/procurement of personal EME monitoring device.

Site Access and Working at Height

The water tower site has numerous limitations to access for working at height machinery, including trees, manholes, water pipes, uneven ground, ground level equipment and residential property boundaries. These limitations primarily affect access to the larger water tower. Discussion with artists and recent partial clean of the towers (not including top water storage area of larger tower) has provided additional information on what is achievable.

Generally, a boom lift of appropriate size would be used for mural projects of this type and a boom lift was used recently by cleaners. Cleaners found that boom alarms were triggered both by uneven ground and strong wind gusts, both of which require lowering of boom arm to reset the alarm, slowing down work. The tree adjacent to the larger mural will need to be removed to allow boom access for further cleaning and painting of the mural. A hard stand will need to be created to ensure a sturdy, even base for working at height machinery.

Access to the western face of the taller tower requires further investigation. Access for a boom lift is not possible through adjoining residential properties due to the size of machinery. The possibility of constructing scaffolding around the towers has been considered however both cleaners and one artist have indicated that they could not work on scaffolding. Unity Water, for example, has never used scaffolding for their mural projects. The use of crane with a man basket to reach the north and western sides would need to be investigated and costed.

Further investigation would be required to determine if it is possible to fully clean and paint the towers due to height and site issues and ascertain appropriate surface preparation procedures.

Artwork and Artist

Discussions with Unity Water, artists and other information has highlighted the importance of surface preparation and use of quality materials to optimise longevity of mural art. Unity Water have advised that all murals painted within the last four (4) years are showing signs of damage possibly due to water seepage. Further investigation to ascertain the need for: sealing of water storage area; paint certification; quality paint products and UV and anti-graffiti sealants.

A mural artist with experience working at height, has indicated that it may take 1-2 weeks to paint each water tower however this is dependent on ideal access. To prime and paint a single colour to the top of the taller tower may take one (1) day. A "call for artist quote" process will be used to obtain artist costs and further investigation is currently underway to obtain example documents including artist briefs and contract agreements.

Timeframe and Budget

Advice from Unity Water, Thallon Silo project and other project coordinators is that their mural projects cost \$80K to \$130K. Therefore, the current indicative cost for the two (2) Mareeba water tower murals is \$250K (small tower \$90K + large tower \$160K).

RECOMMENDATION

Given the number and degree of constraints, the budget to deliver this project cannot be supported. External funding sources may become available, however further investigations around the height risks, EME risks, and suitability of the water tanks for this mural project are noteworthy.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

The estimated investment is \$250,000.

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

Grants or external funding sources would need to be accessed.

LINK TO CORPORATE PLAN

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

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

IMPLEMENTATION/COMMUNICATION

Nil

8.14 CEMETERIES FEES AND CHARGES 2021/22

Date Prepared: 4 May 2021

Author: Manager Systems and Customer Officer

Attachments: 1. Cemeteries Fees and Charges 2021/22 [↓](#)

EXECUTIVE SUMMARY

This report presents the proposed Cemeteries Fees and Charges for 2021/2022.

RECOMMENDATION

That Council adopts the attached Cemeteries Fees and Charges 2021/22.

BACKGROUND

Council, as part of its budgetary process and under the legislation of the Local Government Act, is required to adopt a Schedule of Fees and Charges.

Costs for services are reviewed annually. Each relevant department is responsible for the setting of these fees and charges.

While Council generally applies a cost recovery model, charges are discounted wherever possible, to keep costs within this area affordable. In the attached proposed fee scheme, most services have undergone minimal increases.

RISK IMPLICATIONS

Nil

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.

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

IMPLEMENTATION/COMMUNICATION

The fees and charges detailed in this report will be included in the Register of Fees and Charges, published on Council's Website and provided to relevant funeral directors and stonemasons.

Category	Sub-Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
Cemeteries	Reservation	Grave, Above Ground Vault	plot	\$585.00	Yes	No		
Cemeteries	Reservation	Child - Grave, Above Ground Vault	plot	\$293.00	Yes	No		Child - Less than 9 years old.
Cemeteries	Reservation	Mausoleum Wall	plot	\$8,100.00	Yes	No		
Cemeteries	Reservation	Mausoleum Free Standing	plot	\$3,887.00	Yes	No		
Cemeteries	Reservation	Niche (Single)	niche	\$377.00	Yes	No		
Cemeteries	Reservation	Niche (Double)	niche	\$439.00	Yes	No		
Cemeteries	Interment (in addition to reservation fee)	Interment - Grave	plot	\$1,703.00	Yes	No		Second and subsequent interments in the same plot do not incur a reservation fee.
Cemeteries	Interment (in addition to reservation fee)	Interment Child - Grave	plot	\$852.00	Yes	No		Child - Less than 9 years old. Second and subsequent interments in the same plot do not incur a reservation fee.
Cemeteries	Interment (in addition to reservation fee)	Above Ground Vault, Mausoleum Wall, Mausoleum Free Standing	plot	\$565.00	Yes	No		Second and subsequent interments in the same plot do not incur a reservation fee.
Cemeteries	Interment (in addition to reservation fee)	Ashes (Niche; includes installation of plaque)	niche	\$414.00	Yes	No		Second and subsequent interments in the same plot do not incur a reservation fee.
Cemeteries	Interment (in addition to reservation fee)	Ashes (In ground)	plot	\$414.00	Yes	No		Second and subsequent interments in the same plot do not incur a reservation fee.
Cemeteries	Interment Surcharge	Weekends and public holidays	Interment	\$1,294.00	Yes	No		
Cemeteries	Plaque	Cost of plaque including freight	plaque	POA	Yes	No		
Cemeteries	Plaque	Plaque installation - Lawn Cemetery	plaque	\$176.00	Yes	No		
Cemeteries	Plaque	Plaque installation - Niche (if not installed at interment)	plaque	\$176.00	Yes	No		
Cemeteries	Shelter and Chair Hire	Hire of shelter and chairs	1 shelter/10 chairs	\$117.00	Yes	No		
Cemeteries	Shelter and Chair Hire	Hire of additional shelter and chairs	1 shelter/10 chairs	\$40.00	Yes	No		
Cemeteries	Miscellaneous	Construction of a memorial	plot	\$316.00	Yes	No		
Cemeteries	Miscellaneous	Exhumation	plot	At cost	Yes	No		
Cemeteries	Miscellaneous	Removal of slab or headstone	plot	At cost	Yes	No		
Cemeteries	Miscellaneous	Concrete Pillars	pillar	\$270.00	Yes	No		

9 INFRASTRUCTURE SERVICES

9.1 TECHNICAL SERVICES FEES AND CHARGES 2021/22

Date Prepared: 5 May 2021

Author: Manager Technical Services

Attachments: 1. Technical Services Fees & Charges 2021/22 [↓](#)

EXECUTIVE SUMMARY

This report details the proposed Technical Services Fees and Charges for 2021/22.

Sport and Community Hall Hire, Rural Addresses and Aerodromes Charges are covered within this report.

RECOMMENDATION

That Council adopts the Technical Services Fees and Charges for 2021/22.

BACKGROUND

Council, as part of its budgetary process and under the legislation of the Local Government Act, is required to adopt a Schedule of Fees and Charges.

Section 97 of Local Government Act 2009 prescribes the circumstances where a Local Government may set a cost-recovery fee. This section also prescribes that a cost-recovery fee must not be more than the cost to the local government of taking the action for which the fee is charged.

Costs for services are reviewed annually. The fees and charges have been recommended on either full cost recovery, discounted community service obligation by direction of Council or based on a set percentage increase on the previous financial year.

RISK IMPLICATIONS

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Council must be able to demonstrate that the cost recovery fees are no more than the cost of providing the service. Council is able to set a fee that is lower than the calculated cost where it is deemed appropriate.

FINANCIAL AND RESOURCE IMPLICATIONS

Nil

LINK TO CORPORATE PLAN

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

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

IMPLEMENTATION/COMMUNICATION

The cost recovery fees will be included in the schedule of cost recovery fees 2021/22 and will be published on Council's Website.

Category	Sub-Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
Aerodromes	Landing Fees (Mareeba and Chillagoe)	Fixed Wing Aircraft and Helicopters (MTOW - maximum take-off weight) less than 2000kg	tonne per landing	\$6.50	YES	No		Repetitive operations charged at one landing per hour (where an aircraft makes more than one landing per hour)
Aerodromes	Landing Fees (Mareeba and Chillagoe)	Fixed Wing Aircraft (MTOW - maximum take-off weight) 2000kg to 5700kg	tonne per landing	\$12.00	YES	No		Repetitive operations charged at one landing per hour (where an aircraft makes more than one landing per hour)
Aerodromes	Landing Fees (Mareeba and Chillagoe)	Helicopters (MTOW - maximum take-off weight) 2000kg to 5700kg	tonne per landing	\$10.00	YES	No		Repetitive operations charged at one landing per hour (where an aircraft makes more than one landing per hour)
Aerodromes	Landing Fees (Mareeba and Chillagoe)	Fixed Wing Aircraft and Helicopters (MTOW - maximum take-off weight) greater than 5700kg	tonne per landing	\$17.50	YES	No		Repetitive operations charged at one landing per hour (where an aircraft makes more than one landing per hour)
Aerodromes	Landing Fees (Mareeba)	Annualised landing fees at Mareeba Airport for aircraft utilised in flight training under 2000kg	annum	\$2000.00	YES	No		
Aerodromes	Landing Fees (Mareeba)	Annualised landing fees at Mareeba Airport for aircraft utilised in flight training between 2000kg and 5700kg	annum	\$4000.00	YES	No		
Aerodromes	Grassed Areas Parking - Mareeba Only (No tie-downs)	Mareeba Parking - per year less than 5700kg. On application to be paid in advance for 12 month period direct to MSC	Year	\$450.00	YES	No		
Aerodromes	Grassed Areas Parking - Mareeba Only (No tie-downs)	Mareeba Parking less than 5700kg.	day	\$2.75	YES	No		
Aerodromes	Grassed Areas Parking - Mareeba Only (No tie-downs)	Mareeba Parking of aircraft 5700kg and above	day or part thereof	\$25.00	YES	No		
Aerodromes	Hardstand Parking and tie-downs - Mareeba Only	Mareeba Parking - per year less than 5700kg. On application to be paid in advance for 12 month period direct to MSC	Year	\$650.00	YES	No		
Aerodromes	Hardstand Parking and tie-downs - Mareeba Only	Mareeba Parking less than 5700kg.	day	\$3.50	YES	No		
Aerodromes	Hardstand Parking and tie-downs - Mareeba Only	Mareeba Parking of aircraft 5700kg and above	day or part thereof	\$37.50	YES	No		

Category	Sub-Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
Hall Hire	Bond - All user	Bond refundable (refer to Conditions of Hire)	occurrence	\$200.00	NO	No		Noise Control - The playing of pre-recorded or live amplified music is not to exceed the sound levels specified in the Environmental Protection Regulation 1988. Should the noise level exceed that specified in the Environmental Protection Regulation 1988, the deposit will be forfeited to Council.
Hall Hire	Commercial or Specific Personal Event	Day rate - 7.00am - 6.00pm	day	\$120.00	YES	No		Commercial - an organisation that produces and distributes goods and services and is run for the benefit of its owners. Or a function that provides an income to the host of is attended by invitation. Exception - a commercial event that delivers a community programme ie. Yoga or Zumba class, where there are less than 15 participants/attendees who are charged \$6 or less per event, the minimum hours for the part day/night is not applicable and only the hour rate is applicable.
Hall Hire	Commercial or Specific Personal Event	Part day - minimum 4 hours	hour	\$16.50	YES	No		Commercial - an organisation that produces and distributes goods and services and is run for the benefit of its owners. Or a function that provides an income to the host of is attended by invitation. Exception - a commercial event that delivers a community programme ie. Yoga or Zumba class, where there are less than 15 participants/attendees who are charged \$6 or less per event, the minimum hours for the part day/night is not applicable and only the hour rate is applicable.
Hall Hire	Commercial or Specific Personal Event	Night rate - 6.00pm to midnight	night	\$140.00	YES	No		Commercial - an organisation that produces and distributes goods and services and is run for the benefit of its owners. Or a function that provides an income to the host of is attended by invitation. Exception - a commercial event that delivers a community programme ie. Yoga or Zumba class, where there are less than 15 participants/attendees who are charged \$6 or less per event, the minimum hours for the part day/night is not applicable and only the hour rate is applicable.
Hall Hire	Commercial or Specific Personal Event	Part night rate - minimum 3 hours	hour	\$27.00	YES	No		Commercial - an organisation that produces and distributes goods and services and is run for the benefit of its owners. Or a function that provides an income to the host of is attended by invitation. Exception - a commercial event that delivers a community programme ie. Yoga or Zumba class, where there are less than 15 participants/attendees who are charged \$6 or less per event, the minimum hours for the part day/night is not applicable and only the hour rate is applicable.
Hall Hire	Commercial or Specific Personal Event	Plus Bar/Kitchen (in addition to any charges above)	occurrence	\$70.00	YES	No		Commercial - an organisation that produces and distributes goods and services and is run for the benefit of its owners. Or a function that provides an income to the host of is attended by invitation. Exception - a commercial event that delivers a community programme ie. Yoga or Zumba class, where there are less than 15 participants/attendees who are charged \$6 or less per event, the minimum hours for the part day/night is not applicable and only the hour rate is applicable.
Hall Hire	Community Group non-profit	Day rate - 7.00am - 6.00pm	day	\$55.00	YES	No		Community Group non-profit - an organisation that does not receive funding (external, State, Federal) or who are not offering a commercial fee for service type activities. For example – schools, sporting clubs, community groups. An event hosted by a local not for profit organisation or charity. The event must be accessible by the general public
Hall Hire	Community Group non-profit	Part day - minimum 4 hours	hour	\$7.50	YES	No		Community Group non-profit - an organisation that does not receive funding (external, State, Federal) or who are not offering a commercial fee for service type activities. For example – schools, sporting clubs, community groups. An event hosted by a local not for profit organisation or charity. The event must be accessible by the general public

Category	Sub-Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
Hall Hire	Community Group non-profit	Night rate - 6.00pm to midnight	night	\$65.00	YES	No		Community Group non-profit - an organisation that does not receive funding (external, State, Federal) or who are not offering a commercial fee for service type activities. For example – schools, sporting clubs, community groups. An event hosted by a local not for profit organisation or charity. The event must be accessible by the general public
Hall Hire	Community Group non-profit	Part night rate - minimum 3 hours	hour	\$13.00	YES	No		Community Group non-profit - an organisation that does not receive funding (external, State, Federal) or who are not offering a commercial fee for service type activities. For example – schools, sporting clubs, community groups. An event hosted by a local not for profit organisation or charity. The event must be accessible by the general public
Hall Hire	Community Group non-profit	Plus Bar/Kitchen (in addition to any charges above)		\$30.00	YES	No		Community Group non-profit - an organisation that does not receive funding (external, State, Federal) or who are not offering a commercial fee for service type activities. For example – schools, sporting clubs, community groups. An event hosted by a local not for profit organisation or charity. The event must be accessible by the general public
Hall Hire	Park light hire	Minimum 4 hours	hour	\$15.00	YES	No		
Hall Hire	Circus	Hire	occurrence	POA	YES	No		Contact Council for application
Hall Hire	Circus	Security Bond	occurrence	POA	NO	No		Deposit or part thereof of bond may be refunded depending upon condition which grounds are left in
Hall Hire	Additional Penalties	Key Return Policy - lost/not returned - broken locks etc	occurrence	see note	YES	No		Council may retain such amount of bond which will cover any costs incurred for replacement items, including keys, locks etc
Hall Hire	Cedric Davies Community Hub	Bond refundable (refer to Conditions of Hire)	occurrence	\$500.00	NO	No		
Hall Hire	Cedric Davies Community Hub	Hire Fees - Full day hire - 7.00am - Midnight	day	\$600.00	YES	No		
Hall Hire	Cedric Davies Community Hub	Hire Fees - Half day hire - 4 hours between 7.00am - Midnight	occurrence	\$350.00	YES	No		Hourly rate for recurrent booking (or extra hours) is \$90/hr
Hall Hire	Commercial or Specific Personal Event	Plus Cold Room (in addition to any charges above)	occurrence	\$15.00	YES	No		Commercial - an organisation that produces and distributes goods and services and is run for the benefit of its owners. Or a function that provides an income to the host of is attended by invitation. Exception - a commercial event that delivers a community programme ie. Yoga or Zumba class, where there are less than 15 participants/attendees who are charged \$6 or less per event, the minimum hours for the part day/night is not applicable and only the hour rate is applicable
Hall Hire	Community Group non-profit	Plus Cold Room (in addition to any charges above)	occurrence	\$5.00	YES	No		Community Group non-profit - an organisation that does not receive funding (external, State, Federal) or who are not offering a commercial fee for service type activities. For example – schools, sporting clubs, community groups. An event hosted by a local not for profit organisation or charity. The event must be accessible by the general public
Hall Hire	Commercial or Specific Personal Event	Full Day Rate - 7.00am to midnight	per day	\$185.00	YES	No		Commercial - an organisation that produces and distributes goods and services and is run for the benefit of its owners. Or a function that provides an income to the host of is attended by invitation. Exception - a commercial event that delivers a community programme ie. Yoga or Zumba class, where there are less than 15 participants/attendees who are charged \$6 or less per event, the minimum hours for the part day/night is not applicable and only the hour rate is applicable.
Hall Hire	Community Group non-profit	Full Day Rate - 7.00am to midnight	per day	\$90.00	YES	No		Community Group non-profit - an organisation that does not receive funding (external, State, Federal) or who are not offering a commercial fee for service type activities. For example – schools, sporting clubs, community groups. An event hosted by a local not for profit organisation or charity. The event must be accessible by the general public

Category	Sub-Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
Hall Hire	Additional charge	Alcohol on Premises	occurrence	250.00	YES			Council will not authorise 'alcohol on premise' for all locations, additional conditions may be required prior to approval, if given.
Hall Hire	Additional Information	Recurrent Bookings	multiple booking	see note	NO			Where an applicant makes 1 booking per week for a minimum of 10 weeks, paid in advance. A Minimum hire period of 2 hours may be applied against the applicable hiring category.
Hall Hire	Additional Information	Min Hall Hire	occurrence	see note	NO			Users should consider required time to setup, packup and cleanup venue in their hire times. Min hire hours are developed to give users time to meet their base requirements.
Hall Hire	Additional Information	Conditions of Hire	occurrence	see note	NO			Please see facility hire application kit for a full list of "Conditions of Hire"
Hall Hire	Additional Information	Assistance in Booking Process	occurrence	see note	NO			For additional Information or assistance in making a booking, please contact Council.

Category	Sub-Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
Rural Addressing	Charges	New Rural Address	application	\$310.00	NO	(a)		
Rural Addressing	Charges	Replacement Rural Address	application	\$265.00	NO	(a)		
Rural Addressing	Charges	Replacement Number	each	\$4.50	NO	No		
Rural Addressing	Charges	Replacement Number Sleeve	each	\$35.00	NO	No		
Rural Addressing	Charges	Replacement Post	Each	\$25.00	NO	No		

9.2 EXPRESSION OF INTEREST FOR THE OPERATION AND MANAGEMENT OF COUNCIL'S AQUATIC FACILITIES AND THE DIMBULAH CARAVAN PARK

Date Prepared: 7 May 2021

Author: Manager Technical Services

Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to seek approval to invite Expression of Interest submissions, in accordance with the requirements under *Section 228 (3)* of the *Local Government Regulation 2012*, to manage and operate Council's aquatic facilities at Mareeba, Kuranda and Dimbulah, and the Dimbulah Caravan Park.

RECOMMENDATION

That Council seeks Expressions of Interest to manage and operate Council's aquatic facilities at Mareeba, Kuranda and Dimbulah, and the Dimbulah Caravan Park before considering whether to invite written tenders from short-listed respondents.

BACKGROUND

Council operates the Kuranda Aquatic Centre, Mareeba Swimming Pool, Dimbulah Swimming Pool and the Dimbulah Caravan Park in conjunction with lessees for the benefit of residents.

The Mareeba and Kuranda facilities are currently operating under a two (2) year Lease arrangement which incorporated two (2) x one (1) year options for extension, with the first term due for expiry on 31 August 2021.

The Dimbulah Pool and Caravan Park are currently operating under a two (2) year Lease arrangement which with no option for extension, with the contract term due for expiry on 31 August 2021.

Whilst Council retains the ability to offer or accept a request from the current Lessee, to extend the existing arrangement for the Mareeba and Kuranda Pools, as the Dimbulah Facilities will be offered to the market, it would be reasonable to assess the market interest for operation of all facilities.

It is proposed that an Expression of Interest be invited from the open market to manage and operate the facilities prior to inviting written tenders from short-listed respondents. The expression of interest process enables Council to evaluate the best method of providing service and value to the community before moving to a tender process.

It is intended that following the EOI process, tenders would be invited for lease arrangements between Council and the successful entity/entities to provide confidence over land tenure, with incentives to drive increased usage and capture new opportunities for these community assets. The Lessee/s would be required to hold the relevant qualifications and retain all legal obligations with respect to the safe operation of the pool/s and/or caravan park. The lease arrangements would include the obligation for the Lessee/s to provide ongoing access for all existing swimming clubs and user groups that currently exist, generally in accordance with the current leases.

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.

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

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

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

IMPLEMENTATION/COMMUNICATION

Expression of interest will be advertised in the Cairns Post and Mareeba Express, on Social Media, through Tenderlink and by inviting prospective applicants who have already expressed an interest. The incumbent lessee has been advised of the intention to

9.3 T-MSC2021-04 REGISTER OF PREQUALIFIED SUPPLIERS - OCCASIONAL PLANT HIRE 2021/22

Date Prepared: 5 May 2021

Author: Manager Technical Services

Attachments: 1. Contractor Details 2021/22 [↓](#)
2. Zone Map 2021/22 [↓](#)

EXECUTIVE SUMMARY

The purpose of this report is to recommend Council empanel contractors onto its Prequalified Suppliers register, for the Occasional Plant Hire T-MSC2021-04 for the 2021/22 financial year.

Council invited submissions from suitably qualified and experienced contractors for consideration of inclusion on the Pre-qualified Supplier Register for Occasional Plant Hire 2021/22. The submission period closed 11:00am Wednesday, 10 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 Occasional Plant Hire during the 2021/22 financial year.

BACKGROUND

Council invited submissions from suitably qualified and experienced contractors for consideration of inclusion on the Register of Pre-qualified Suppliers for Occasional Plant Hire 2021/22, which closed at 11:00am Wednesday, 10 March 2021. Council received 104 submissions.

Included with the report is a list of contractor names (Attachment 1) that are recommended to be empanelled, within various 'Zones' across the Council Area (Attachment 2), 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 may enter into an arrangement without first inviting tenders or quotations if it is entered with a supplier from a register of pre-qualified suppliers only where a register of pre-qualified suppliers has been determined by Council resolution.

A register of pre-qualified suppliers of particular goods or services may be established only if:

- (i) the preparation and evaluation of invitations each time the goods or services are needed would be costly; or
- (ii) the capability or financial capacity of the supplier of the goods or services is critical; or
- (iii) the supply of the goods or services involves significant security considerations; or
- (iv) a precondition of an offer to contract for the goods or services is in compliance with particular standards or conditions decided by Council; or
- (v) the ability of local business to supply the goods or services needs to be identified or developed.

A Pre-Qualified supplier is a supplier who has been assessed by the local government as having the technical, financial and managerial capability necessary to perform contracts on time and in accordance with agreed requirements.

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

RISK IMPLICATIONS

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Procurement Policy, Local Government Regulation 2012.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Nil

Operating

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

LINK TO CORPORATE PLAN

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

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

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

IMPLEMENTATION/COMMUNICATION

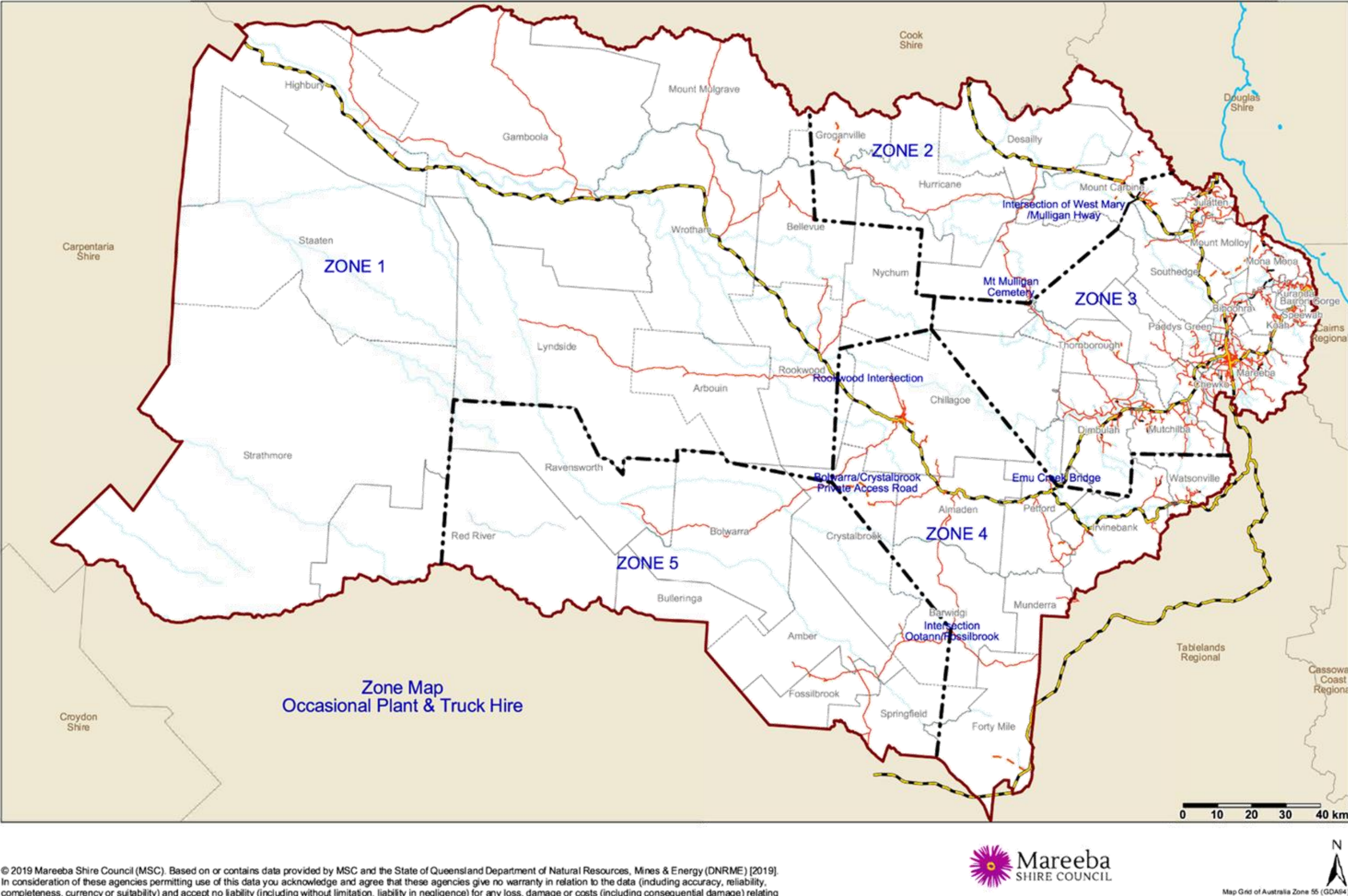
The empanelled list of contractors will be notified in writing.

Register of Pre-Qualified Suppliers for the Supply of Occasional Plant Hire 2021-2022 T-MSC2021-04

Business Name	Contact Person	Town
AC & KL Pedersen	Alan Pedersen	MT MOLLOY QLD 4871
ALJ & CA Evans	Tom Evans	MAREEBA QLD 4880
Arkey Haulage Pty Ltd	Steven Arkey	MAREEBA QLD 4880
Arthy Mining & Civil Contractors Pty Ltd	Gavin Arthy	SPEEWAH QLD 4881
Atherton Location Services	Bronson Jue Sue	ATHERTON QLD 4883
B & L Dozer Hire	Bryan Rains	MAREEBA QLD 4880
B & S Wilson Earthmoving	Steven Wilson	MAREEBA QLD 4880
BJS Plumbing & Civil Contracting	Bronson Jue Sue	ATHERTON QLD 4883
Bubu Excavations Pty Ltd	Ray Baird	MOSSMAN QLD 4873
Casali's Stihl Shop Mareeba	Alex Arena	MAREEBA QLD 4880
Cheshire Contractors Pty Ltd	Shannon Cheshire	BUNGALOW QLD 4870
Coates Hire Operations Pty Ltd	Brad Smith	PORTSMITH QLD 4870
CQB Services Pty Ltd	Sam Musumedi	MAREEBA QLD 4880
D & D Backhoe Hire	Dale Peebles	MAREEBA QLD 4880
D & D Pty Ltd	Duncan McKean	MOSSMAN QLD 4873
D & J Fitzgerald Family Trust	Dennis Fitzgerald	MAREEBA QLD 4880
Dale Mattsson Backhoe Hire	Dale Mattsson	KOAH QLD 4881
Davis Transport Pty Ltd	Geoff Davis	MAREEBA QLD 4880
Dempsey Cranes & Construction	Ken Costin	RAVENSHOE QLD 4888
DJ & DS McLean	Des McLean	GORDONVALE QLD 4865
Doug McCormack Pty Ltd	Doug McCormack	MOSSMAN QLD 4873
Eclipse Civil	Sarah Brindhouse	EDMONTON QLD 4869
Edmonds Transport & Earthmoving	Anthony Edmonds	MT MOLLOY QLD 4871
Elite Earthmoving Machinery Training Services Nth Qld Pty Ltd	Brett Portelli	DIMBULAH QLD 4872
Ellis Profiling QLD Pty Ltd	Bengeman Mackay	NARANGBA QLD 4504
Erroll Fitzgerald	Erroll Fitzgerald	RAVENSHOE QLD 4888
Far North Towing Pty Ltd	Lenny Grasso	MAREEBA QLD 4880
Far Northern Concrete Pumping	Luke Gray	MAREEBA QLD 4880
FGF Bitumen Pty Ltd	Sonny Samuel	CAIRNS QLD 4870
FGF Developments Pty Ltd	Brendan Rogina	CAIRNS QLD 4870
Flexihire Pty Ltd	Roman Lakomy	CAIRNS QLD 4870
FNQ Cable Locators Pty Ltd	Ross Clarke	YUNGABURRA QLD 4884
G & M Civil Contracting Pty Ltd	Gregory Gilmore	COOKTOWN QLD 4895
G W Rasmussen	Gordon Rasmussen	MT MOLLOY QLD 4871
George Allan Fitzgerald	George Fitzgerald	INNOT HOT SPRINGS QLD 4872
GGS Water Carts	Gavin Smith	MAREEBA QLD 4880
Gregg Construction Pty Ltd	Ken Gregg	MAREEBA QLD 4880
Gunther Civil Pty Ltd	Anthony Gunther	ATHERTON QLD 4883
Gus Cerasani & Son	Gus Cerasani	MAREEBA QLD 4880
Harry's Backhoe Hire Pty Ltd	John Harron	INNOT HOT SPRINGS QLD 4872
Hastings Deering (Aust) Ltd	Russell Hockings	CAIRNS QLD 4870
HEH Civil Pty Ltd	Luke Bird	BUNGALOW QLD 4870
HMBT Pty Ltd	Bruce Craven	MAREEBA QLD 4880
Hydro-Vac Excavations FNQ	Les Morrison	TRINITY BEACH QLD 4879
Ironbark Holdings Pty Ltd	Gavin Lynch	MT MOLLOY QLD 4871
J & R Grego Group	John Grego	FRESHWATER QLD 4870
J A Slashing	Joseph Agius	REDLYNCH QLD 4870
JC & DK Simpson	John Simpson	CHILLAGOE QLD 4871
Karyl Struber	Karyl Struber	CHILLAGOE QLD 4871
KBN Holdings	Vincent Bowyer	CAIRNS MC QLD 4871
Kidner Contracting Pty Ltd	Blake Kidner	RAVENSHOE QLD 4888
Kuranda Backhoe Hire	Jeffrey Kapteyn	KURANDA QLD 4881
Kuranda Landscape Supplies & Raw Materials	Warren Green	KURANDA QLD 4881
L & C Bensted Slashing	Locky Bensted	MAREEBA QLD 4880
Lamont Transport	Gail Lamont	DIMBULAH QLD 4872
LJ & EJ Pty Ltd - Redline Earthmovers	Joshua Armstrong	MOUNT GARNET QLD 4872
M & C Zillfleisch	Michael Zillfleisch	JULATTEN QLD 4871
Mareeba Concrete Company	Sheridan Weir	MAREEBA QLD 4880
Mareeba Crane Hire	Dale Peebles	MAREEBA QLD 4880
Mareeba Transport	Colin Parsons	MAREEBA QLD 4880
Mareeba Truck & Backhoe Hire	Timothy Perkins	MAREEBA QLD 4880

Register of Pre-Qualified Suppliers for the Supply of Occasional Plant Hire 2021-2022 T-MSC2021-04

Business Name	Contact Person	Town
Marrin Pty Ltd	Ronald Jack	MOSSMAN QLD 4873
Maxs Mobile Maintenance	Maxwell Brandenberger	KOAH QLD 4881
MC Group QLD Pty Ltd	Michael Connolly	PORT DOUGLAS QLD 4877
MDG Earthmoving Pty Ltd	Maurice Giddings	RAVENSHOE QLD 4888
Mt Mulgrave Pastoral Co.	Luke Kingsley	CAIRNS MC QLD 4870
N & R Truck Hire	Neil Petersen	MAREEBA QLD 4880
Nordig NQ Pty Ltd	Todd Mitchell	CAIRNS QLD 4870
North West Services Pty Ltd	Luke Purvis	PROSERPINE QLD 4800
NQ Wastetans Pty Ltd	Timothy Fitzgerald	ATHERTON QLD 4883
Old Mates Mowing	Kris Kingston	SPEERAH QLD 4881
Oz Earthmoving Pty Ltd	Lexley Grehan	WALKAMIN QLD 4872
Paul Jennings	Paul Jennings	MAREEBA QLD 4880
PF & PL Arkey	Paul Arkey	MAREEBA QLD 4880
PJ Porter & SJ De Vecchi	Phillip Porter	DIMBULAH QLD 4872
Puma Earthmoving Plant Hire Pty Ltd	Luke Purvis	PROSERPINE QLD 4800
QDAC Services Pty Ltd	Fabian Watt	TULLY QLD 4854
RAKS Earthmoving	Ron Petersen	WALKAMIN QLD 4872
RC & BR Wallace Mining & Earthmoving Contractors	Brian Wallace	MAREEBA QLD 4880
RC & KR Mahoney	Karen Mahoney	MALANDA QLD 4885
Rex Petersen's Bobcat Hire Pty Ltd	Rex Petersen	MAREEBA QLD 4880
Richwater Holdings Pty Ltd	Steve Daniel	RAVENSHOE QLD 4888
Robinson Civil Group	Caytlyn Mead	HERBERTON QLD 4887
S & K Civil Contracting	Sam Trimble	ATHERTON QLD 4883
Samark NQ Pty Ltd	Sheridan Ballard	CAIRNS DC QLD 4870
SA Ahlers & SG Ahlers	Stephen Ahlers	CAIRNS MC QLD 4871
Shane Simpson	Shane Simpson	CHILLAGOE QLD 4871
Sherrin Rentals Pty Ltd	Samantha Bailey	PINKENBA QLD 4008
Sparky's Mini Excavator Truck & Bobcat Hire	Alan Gane	JULATTEN QLD 4871
Stabilised Pavements of Australia Pty Ltd	Matt Devine	GARBUTT QLD 4814
STJ Earthmoving	Tom Smith	MAREEBA QLD 4880
Suck It Up Vactron Trucks	David Pell	MAREEBA QLD 4880
T & C White Grader Hire Pty Ltd	Trevor White	MOSSMAN QLD 4873
Taylor's Treelopping Pty Ltd	Luke Taylor	TOLGA QLD 4882
TJ Slashing	Jack Pedersen	MAREEBA QLD 4880
TMC North Queensland	Dale Ikin	MAREEBA QLD 4880
Tracksons Drilling Pty Ltd	Jeffrey Trackson	WANAGAN QLD 4871
Tropic Excavations	Reg Wheatley	MAREEBA QLD 4880
Tutt Bryant Hire Pty Ltd	Lindsay Kerr	CAIRNS QLD 4870
W & J Truck Hire	Wayne Finch	CAIRNS MC QLD 4892
Watto's Earthmoving & Machinery Hire Pty Ltd	Joshua Watson	TOLGA QLD 4882
Wongabel Quarries & Concrete	Keoni Kidner	ATHERTON QLD 4883
WP & MD Dal Santo	Walter Dal Santo	DIMBULAH QLD 4872
WV Enterprises Pty Ltd - Wade Venturato	Wade Venturato	MAREEBA QLD 4880



9.4 INFRASTRUCTURE SERVICES, TECHNICAL SERVICES OPERATIONS REPORT - APRIL 2021**Date Prepared:** 5 May 2021**Author:** Manager Technical Services**Attachments:** Nil**EXECUTIVE SUMMARY**

The purpose of this report is to summarise Council's Fleet, Design, Soils Lab, Survey, Quality, GIS, Project Management, Facilities and Investigation Services activities undertaken by Infrastructure Services during the month of April 2021.

RECOMMENDATION

That Council receives the Infrastructure Services, Technical Services Operations Report for April 2021.

BACKGROUND**Technical Services**Design, quality and investigations:

Investigation activities undertaken in April included:

Activity	Current Requests	Closed Requests
Road Infrastructure Review	69	27
Drainage Investigations	3	1
NHVR Permit Applications	0	4
Aerodrome Investigations	1	0
Traffic Count Surveys	0	10
Parks Investigations	3	3
Dial Before You Dig Requests	0	36

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 April:

Supplier	No. of Tests
Internal	31
External	33

Asset Inspections:

Scheduled inspections of Council's transport infrastructure assets have been undertaken during the month of April.

Inspection Type	Each
Roads	65
Gates and Grids	5
Footpaths	3
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 May will continue to focus on the annual inspection of Council roads and other transport infrastructure.

Operational Works and Subdivisions

To ensure ongoing compliance with development conditions, both during construction and on-maintenance, Council undertakes routine inspection and monitoring of sites. The following developments remain current:

Locality	Subdivisions Name	Status
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	Off-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.

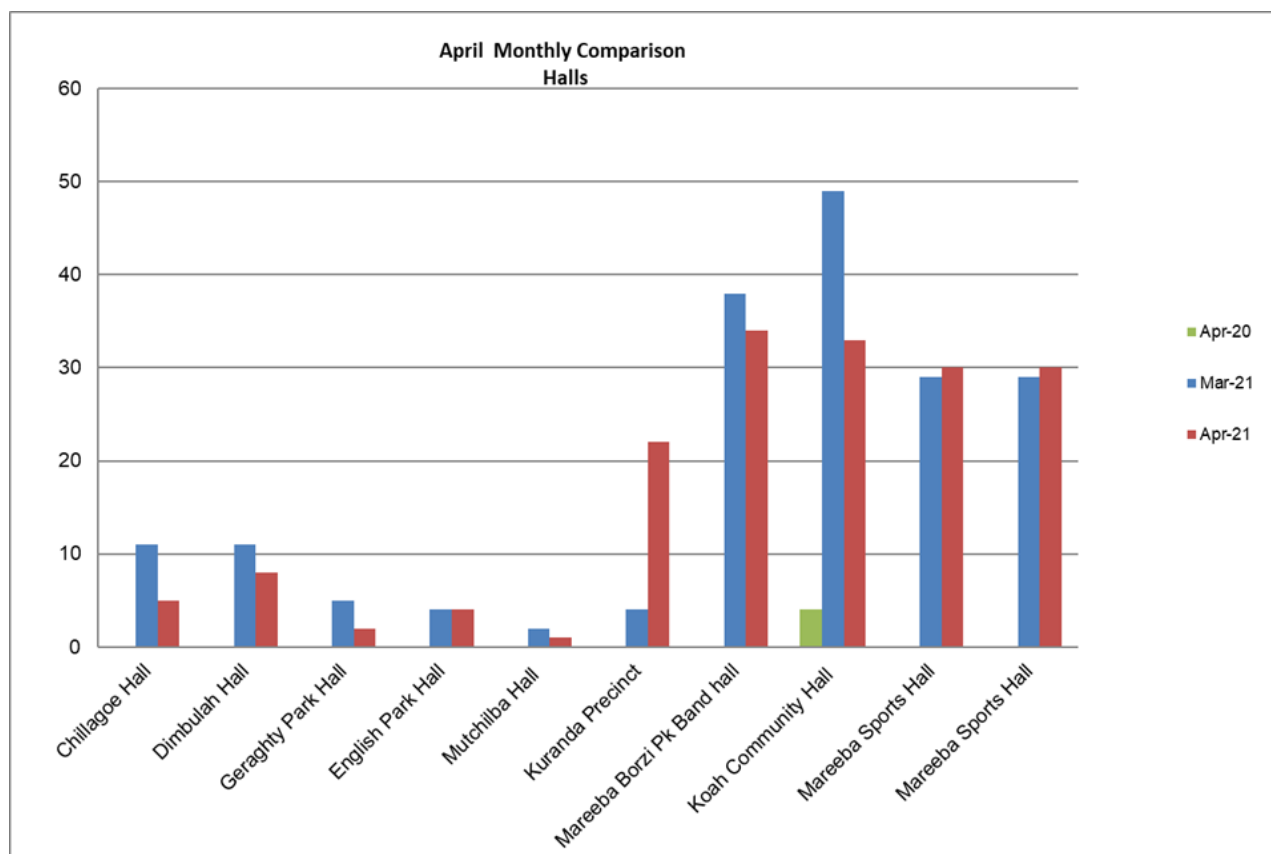
Program	Status
2019 DRFA	Gamboola Crossing remains the only site not yet completed. Commencement after the wet season, with completion prior December 2021 is anticipated. Gamboola Crossing is not yet fully accessible following flooding of the Mitchell River in January.
2019 Betterment	<p>Preparation for delivery of the 2019 Betterment works is underway;</p> <ul style="list-style-type: none"> 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 - To be completed early May 2021. <p>Other betterment projects to be identified and submitted in future funding rounds.</p>

Facilities

Community Halls:

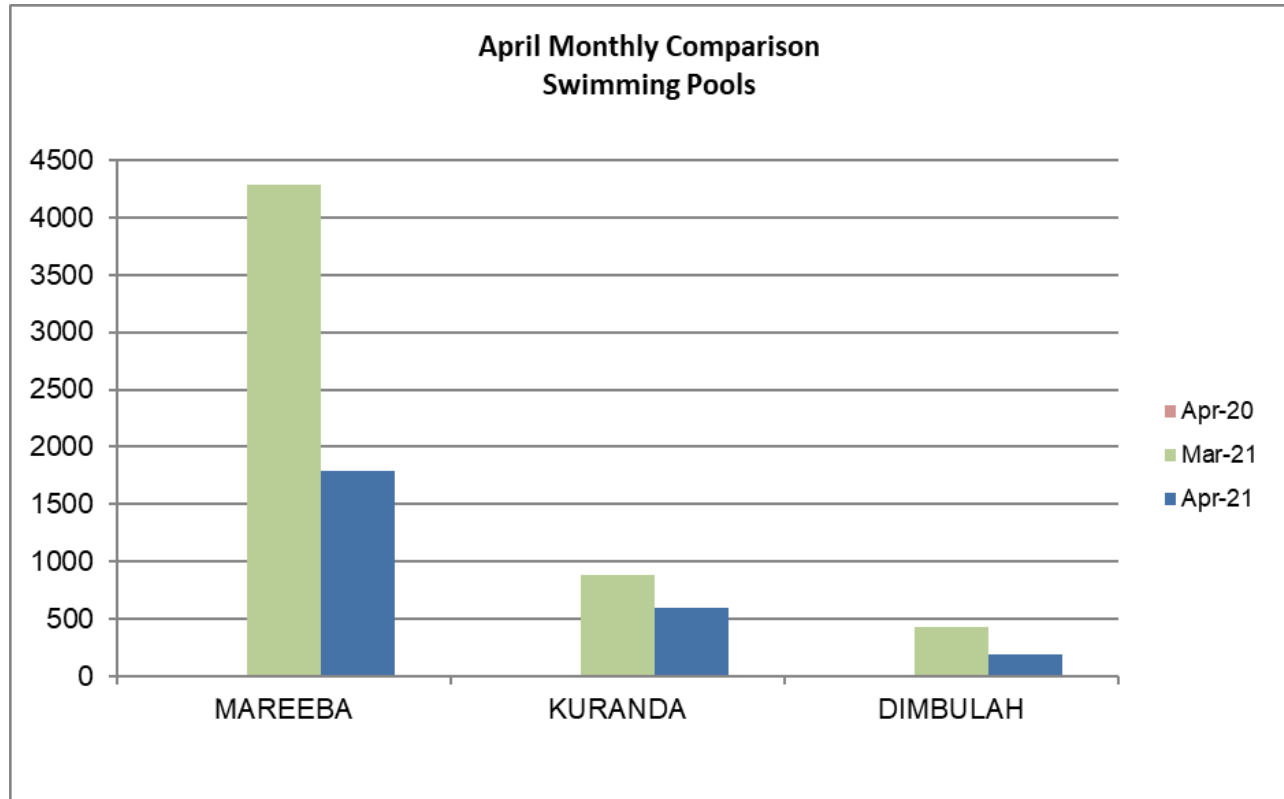
Maintaining safe and efficient access to Council Community Halls is recognised as an important aspect for the community's ongoing wellbeing. All facility users are required to comply with the conditions set out by the State Government's COVID-19 Restrictions Roadmap.

April hall hires are generally stable against the previous month, with some impact from heavy rains mid-April. Community groups and clubs are returning to the halls, recommencing their activities following the emergence of COVID-19.



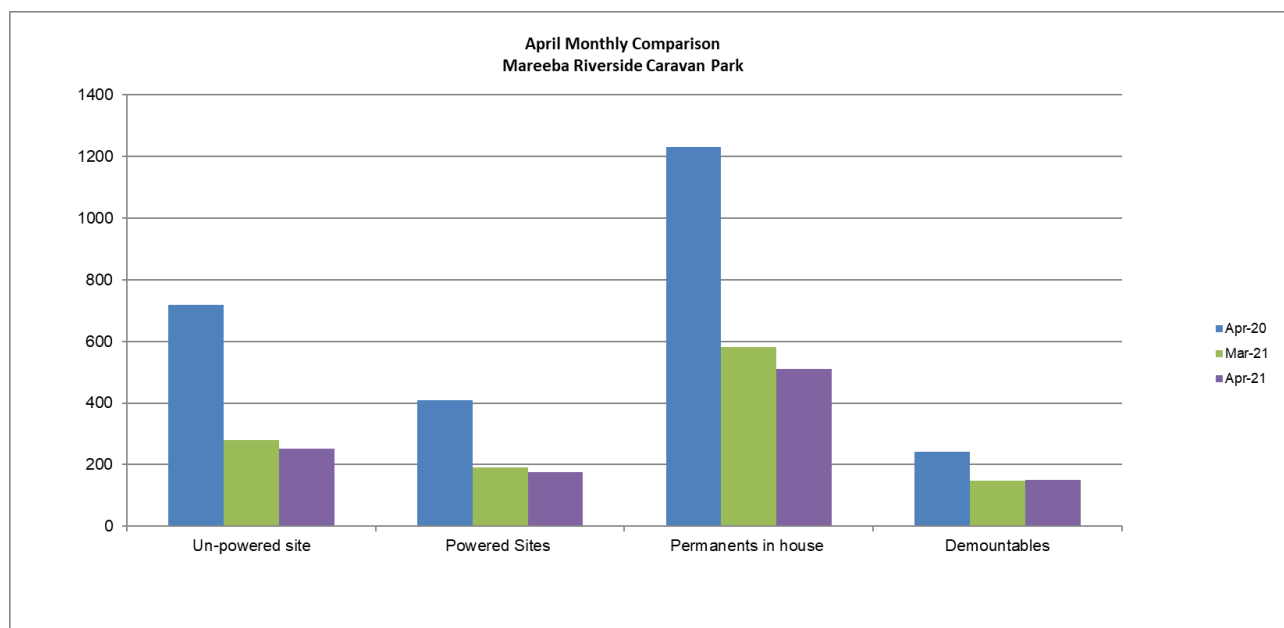
Swimming Pools:

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 April and a decrease in school swimming lessons. Dimbulah Pool closed late April for the winter period.

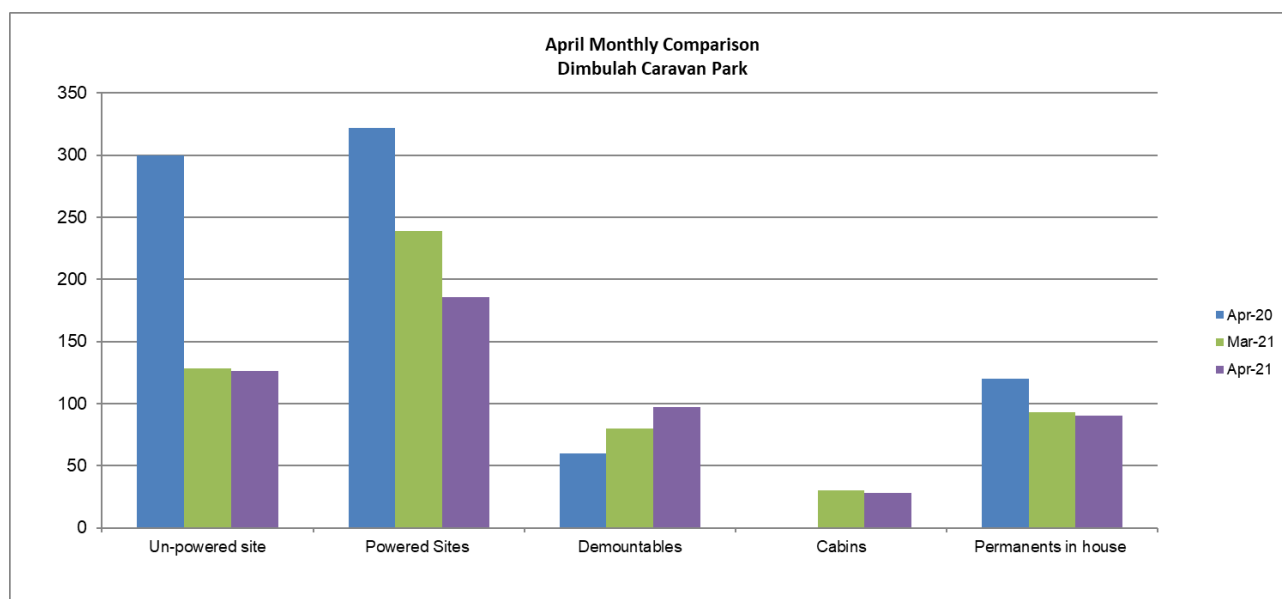


Caravan Parks:

Mareeba Riverside Caravan Park utilisation remained stable in April.



Dimbulah Caravan Park utilisation has also slightly increased compared to last month. Which is potentially associated with campers from south moving north as COVID-19 restrictions ease.



Vandalism & Graffiti:

During April, 18 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
2016/17	\$ 16,546.00	• Mareeba Rotary Park Toilets - Male toilet vandalised
2017/18	\$ 23,948.00	• Mareeba Anzac Park x 2 - Cenotaph vandalised
2018/19	\$ 14,851.00	• Mareeba Swimming Pool - building vandalised
2019/20	\$ 14,211.18	• Mareeba Sports Hall - graffiti
2020/21	\$ 36,587.14	• Mareeba Arnold Park x 4 - graffiti and vandalism • Kuranda Centenary Park toilets x 4 - fittings vandalised • Kuranda Visitors Information Centre - fittings vandalised • Dimbulah Hall - fittings 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 WATER WASTEWATER AND WASTE FEES AND CHARGES 2021/22

Date Prepared: 28 April 2021

Author: Manager Water and Waste

Attachments: 1. [Water, Wastewater & Waste Fees and Charges 2021/22](#) [↓](#)

EXECUTIVE SUMMARY

This report details the proposed Water, Wastewater and Waste Fees and Charges for 2021/22.

RECOMMENDATION

That Council adopts the Water Wastewater and Waste Fees and Charges for 2021/22.

BACKGROUND

Council, as part of its budgetary process and under the legislation of the Local Government Act, is required to adopt a Schedule of Fees and Charges.

Section 97 of Local Government Act 2009 prescribes the circumstances where a Local Government may set a cost-recovery fee. This section also prescribes that a cost-recovery fee must not be more than the cost to the local government of taking the action for which the fee is charged.

Costs for services are reviewed annually. The fees and charges have been recommended on either full cost recovery, discounted community service obligation by direction of Council or based on a set percentage increase on the previous financial year.

The Queensland Government has introduced a levy on waste going to landfill from 1 July 2019. The levy applies to all waste which is disposed of in a landfill. The levy is charged at \$80 per tonne for general waste (municipal solid waste, commercial and industrial, construction and demolition). Higher levies apply for regulated wastes. At 1 July 2021 the levy increases to \$85 per tonne.

As a landfill operator, Council is required to pay the levy to the Queensland Government and is responsible for determining how the levy is passed on to their customers, for example, through increased fees at the gate. The Schedule of Fees and Charges shows where the Queensland Government waste levy has been applied.

RISK IMPLICATIONS**Legal and Compliance**

Local Government Act 2009.

Waste Management and Recycling Act (Waste Levy amendments) 2019.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Council must be able to demonstrate that the cost recovery fees are no more than the cost of providing the service. Council can set a fee that is lower than the calculated cost where it is deemed appropriate.

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil

Operating

Nil

LINK TO CORPORATE PLAN

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

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

IMPLEMENTATION/COMMUNICATION

The fees and charges detailed in this report will be included in the Register of Cost Recovery Fees and Charges and will be published on Council's Website.

Category	Sub-Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
Waste	Non-Charged Waste Disposal	Car bodies - must have fluids and tyres removed	each	No charge	NO	No		
Waste	Non-Charged Waste Disposal	Motor bikes - must have fluids and tyres removed	each	No charge	NO	No		
Waste	Non-Charged Waste Disposal	Air conditioners and fridges - must be degassed	each	No charge	NO	No		
Waste	Non-Charged Waste Disposal	E-Waste	Each	No Charge	NO	No		
Waste	Non-Charged Waste Disposal	Domestic Green Waste	tonne	No charge	NO	No		Domestic green waste that is hauled to the waste transfer station by a commercial contractor will be charged at the commercial green waste rate.
Waste	Non-Charged Waste Disposal	Scrap Metal (including degassed gas bottles)	tonne	No Charge	NO	No		
Waste	Non-Charged Waste Disposal	Domestic Recyclables	tonne	No Charge	NO	No		
Waste	Non-Charged Waste Disposal	Used Lead Acid Batteries (e.g. car batteries)	each	No Charge	NO	No		
								Loads greater than non-charged disposal limit will be charged at MSW rate or deemed rate \$9.00/100kg (e.g. 1m3 or 2 mobile garbage bins or flat trailer or flat utility load). Large loads may be directed to Mareeba Waste Transfer Station at the Operator's discretion. A fee will be charged for unsorted waste.
Waste	Charged Waste Disposal	MSW - Municipal (Residential) Solid Waste	tonne	\$90.00	YES	No		
Waste	Charged Waste Disposal	C&I - Commercial and Industrial - bulky, dry, landfill	tonne	\$185.00	YES	No		Fee includes \$85.00 QLD State Waste Levy
Waste	Charged Waste Disposal	C&D - Construction and Demolition (includes concrete)	tonne	\$185.00	YES	No		Fee includes \$85.00 QLD State Waste Levy
Waste	Charged Waste Disposal	Mattresses	each	\$30.00	YES	No		Domestic or Commercial
Waste	Charged Waste Disposal	Green waste (Commercial)	tonne	\$35.00	NO	No		
Waste	Charged Waste Disposal	Pallets	Each	\$3.00	NO	No		
Waste	Charged Waste Disposal	C&I - Commercial and Industrial Recycling - Includes HDPE, PET, Aluminum and steel, cans, glass.	tonne	\$180.00	YES	No		
Waste	Scrap Metal	Car Bodies with fluids and or tyres	each	\$50.00	YES	No		
Waste	Scrap Metal	Motor bikes - with fluids and or tyres	each	\$15.00	YES	No		
Waste	Scrap Metal	White goods, air conditioners - contains gas	each	\$25.00	YES	No		Sorting fee will apply if waste is in fridges or freezers
Waste	Scrap Metal	Gas bottles containing gas	each	\$5.00	YES	No		
Waste	Deceased Animals	Small animal - each - (cat, small dog, possum - disposed as wet waste)	each	\$5.00	YES	No		Fee includes \$0.40 QLD State Waste Levy
Waste	Deceased Animals	Medium animal - each (wallaby, large dog, calf, goat, pig - disposed as wet waste)	each	\$20.00	YES	No		Fee includes \$2.25 QLD State Waste Levy
Waste	Regulated Waste - Oil	Waste Oil over 20L (excludes cooking oils)	litre	50c per litre	NO	No		Up to 20 litres free - domestic or commercial.
Waste	Regulated Waste - Tyres	Passenger	each	\$10.00	YES	No		
Waste	Regulated Waste - Tyres	Light truck	each	\$12.00	YES	No		
Waste	Regulated Waste - Tyres	Truck	each	\$25.00	YES	No		
Waste	Regulated Waste - Tyres	Super Single	each	\$50.00	YES	No		

Category	Sub-Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
Waste	Regulated Waste - Tyres	Solid Small - Up to 0.3m high	each	\$30.00	YES	No		
Waste	Regulated Waste - Tyres	Solid Medium - 0.3m - 0.45m	each	\$45.00	YES	No		
Waste	Regulated Waste - Tyres	Solid Large - 0.45 - 0.6m	each	\$60.00	YES	No		
Waste	Regulated Waste - Tyres	Solid XL - Greater than 0.6m	each	\$75.00	YES	No		
Waste	Regulated Waste - Tyres	Tractor Small - Up to 1m high	each	\$120.00	YES	No		
Waste	Regulated Waste - Tyres	Tractor large - 1m - 2m	each	\$210.00	YES	No		
Waste	Regulated Waste - Tyres	Fork Lift small - Up to 0.3m high	each	\$20.00	YES	No		
Waste	Regulated Waste - Tyres	Fork Lift Medium -.3m - 0.45m	each	\$35.00	YES	No		
Waste	Regulated Waste - Tyres	Fork Lift Large - 0.45m - 0.6m	each	\$55.00	YES	No		
Waste	Regulated Waste - Tyres	Grader	each	\$130.00	YES	No		
Waste	Regulated Waste - Tyres	Motor Cycle	each	\$8.00	YES	No		
Waste	Regulated Waste - Tyres	Earth Mover Small - Up to 1m high	each	\$165.00	YES	No		
Waste	Regulated Waste - Tyres	Earth Mover Medium - 1m - 1.5m	each	\$410.00	YES	No		
Waste	Regulated Waste - Tyres	Earth mover large - 1.5m - 2m	each	\$900.00	YES	No		
Waste	Regulated Waste - Tyres	Passenger with rim	each	\$20.00	YES	No		
Waste	Regulated Waste - Tyres	Light Truck with rim	each	\$30.00	YES	No		
Waste	Regulated Waste - Tyres	Truck with rim	each	\$60.00	YES	No		
Waste	Regulated Waste - Tyres	Bobcat	each	\$20.00	YES	No		
Waste	Miscellaneous Charges	Minimum fee commercial waste - weigh bridge charge	Each	\$20.00	NO	No		
Waste	Miscellaneous Charges	Sorting fee - Required if mixed load requires sorting by Council staff.	cubic metre	\$115.00	YES	No		
Waste	Mulch Purchase	Box trailer or utility load - self load	cubic metre	\$25.00	YES	No		Max 4m3 per sale, no commercial sales.
Waste	Mulch Purchase	Box trailer or utility load - machine to load	cubic metre	\$41.00	YES	No		Max 4m3 per sale, no commercial sales.
Waste	Non-Charged Waste Disposal	Waste Oil (Up to 20L)	litres	No charge	NO	No		Up to 20 litres free - domestic or commercial
Waste	Non-Charged Waste Disposal	MSW - Municipal (Residential) Solid Waste (up to 100kg, one load per month)	kg or loads	No charge	NO	No		Up to 100kg (e.g. 1m3 or 2 mobile garbage bins or one flat trailer or one flat utility load). 1 load per month. Excludes regulated waste (e.g. tyres, asbestos) and charged waste disposal items.
Waste	Charged Waste Disposal	Plastic Fuming	tonne	\$185.00	YES	No		Minimum weighbridge charge applies. Price includes Queensland State Waste Levy
Waste	Charged Waste Disposal	C&I - Commercial and Industrial - general, wet, non-landfill	tonne	\$90.00	YES	No		No State Waste Levy is applied as this waste is directed to Cairns Advanced Resource Recovery Facility.
Waste	Regulated Waste - Tyres	Miscellaneous Tyres (e.g. ride on mower, trolley wheels, planes, tracks)	each	Price on Application	YES	No		
Waste	Charges	Waste - Replacement Bin	each	\$120.00	NO	No		
Waste	Charges	Return Service Kerbside Collection	each	\$15.00	YES	No		

Category	Sub-Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
Wastewater	Charges	Connection to Council's Sewerage System	connection	Quoted service	NO	No		Based on 1.5m tapping and standard 1.5m from property boundary and 150mm join
Wastewater	Charges	Build over Council sewerage System	application	\$565.00	NO	No		
Wastewater	Charges	Hire of Fogging Crew (day hire)	labour hour + materials max 4 hours	Quoted service	YES	No		
Wastewater	Charges	Hire of Sewer Trailer	labour hour + materials max 4 hours	Quoted service	YES	No		
Wastewater	Waste Discharge	Grease trap waste Mareeba	litre	\$0.25	NO	No		
Wastewater	Waste Discharge	Septic effluent waste Mareeba	kilolitre	\$55.00	NO	No		
Wastewater	Waste Discharge	Liquid Waste - Anything other than grease trap or septic - Mareeba	kilolitre	\$55.00	NO	No		
Wastewater	Charges	Inspection of Build Over Sewer as Constructed Works	each	\$150.00	NO			
Wastewater	Charges	Blocked Sewer Inspection		\$410.00	NO			

Category	Sub-Category	Title	Unit	Fee	GST	Cost Recovery Fee	Legislation	Notes
Water	Charges	Water Service Connection Including Meter - 20mm ø per m	meter	\$1285.00	NO	No		
Water	Charges	Meter Size - 25mm	meter	\$1880.00	NO	No		
Water	Charges	Meter Size - 32mm - Short Meter	quote	Quoted Service	NO	No		
Water	Charges	Meter Size - 40mm - Short Meter	quote	Quoted Service	NO	No		
Water	Charges	Meter Size - 50mm - Short Meter	quote	Quoted Service	NO	No		
Water	Charges	New Meter Installation Only - 20mm ø per m	meter	\$610.00	NO	No		
Water	Charges	New Meter Installation Only - 25mm ø per m	meter	\$795.00	NO	No		
Water	Charges	New Meter Installation Only - 32mm ø per m	quote	Quoted Service	NO	No		
Water	Charges	New Meter Installation Only - 40mm ø per m	quote	Quoted Service	NO	No		
Water	Charges	New Meter Installation Only - 50mm ø per m	quote	Quoted Service	NO	No		
Water	Charges	Disconnection of Water Service at Owners Request	application	\$195.00	NO	No		
Water	Charges	Reconnection after Requested Disconnection 20mm	application	\$595.00	NO	No		
Water	Charges	Reconnection after Requested Disconnection 25mm	application	\$795.00	NO	No		
Water	Charges	Reconnection after Requested Disconnection 32mm	application	Quoted Service	NO	No		
Water	Charges	Reconnection after Requested Disconnection 40mm	application	Quoted Service	NO	No		
Water	Charges	Reconnection after Requested Disconnection 50mm	application	Quoted Service	NO	No		
Water	Charges	Reconnection (after breach of water regulations or non payment) - 20mm	application	\$610.00	NO	No		
Water	Charges	Reconnection (after breach of water regulations or non payment) - 25mm	application	\$625.00	NO	No		
Water	Charges	Reconnection (after breach of water regulations or non payment) - 32mm	application	\$920.00	NO	No		
Water	Charges	Reconnection (after breach of water regulations or non payment) - 40mm	application	\$1060.00	NO	No		
Water	Charges	Reconnection (after breach of water regulations or non payment) - 50mm	application	\$1160.00	NO	No		
Water	Charges	Water Testing	test	Not Available	NO	No		
Water	Charges	Meter/Service Testing (to be refunded if meter/service found to be faulty)	test	360.00	NO	No		
Water	Charges	Final Water Meter Reading request	reading	\$55.00	NO	No		
Water	Charges	Hydrant flow & pressure test	test	\$265.00	NO	No		
Water	Charges	Install Lockable Stop Valve with padlock		\$220.00	NO	No		
Water	Charges	Locations - Mareeba	location	\$190.00	YES	No		
Water	Charges	Locations - Dimbulah/Kuranda	location	\$550.00	YES	No		
Water	Charges	Locations - Mount Molloy	location	\$550.00	YES	No		
Water	Charges	Locations- Chillagoe	location	\$885.00	YES	No		
Water	Standpipes	Hire of Standpipe - Short Term (less than two (2) weeks) \$250 Deposit. Maximum 7 day hire period (minimum charge of \$50.00)	day	\$10.00	NO	No		
Water	Standpipes	Hire of Standpipe - Long Term (greater than two (2) weeks up to six (6) months) \$750 Deposit	day	\$5.00	NO	No		
Water	Standpipes	Standpipe Management System - Electronic Key	hire	\$55.00	NO	No		
Water	Standpipes	Water Supply from Fire Hydrants (other than for fire-fighting purposes) Processing Fee \$17.50 per load.	kilolitre	\$1.54	NO	No		
Water	Charges	Water and Wastewater Infrastructure Inspection	each	\$200.00	NO			

9.6 INFRASTRUCTURE SERVICES, WATER AND WASTE OPERATIONS REPORT - APRIL 2021**Date Prepared:** 5 May 2021**Author:** Manager Water and Waste**Attachments:** Nil**EXECUTIVE SUMMARY**

The purpose of this report is to summarise Council's Water and Waste activities undertaken by the Infrastructure Services Department during the month of April 2021.

RECOMMENDATION

That Council receives the Infrastructure Services, Water and Waste Operations Report for April 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)	6,107	828	215	220	75
Number of Connections	4,385	982	157	272	113
Average daily water consumption per connection (L)	1,393	843	955	1,396	664

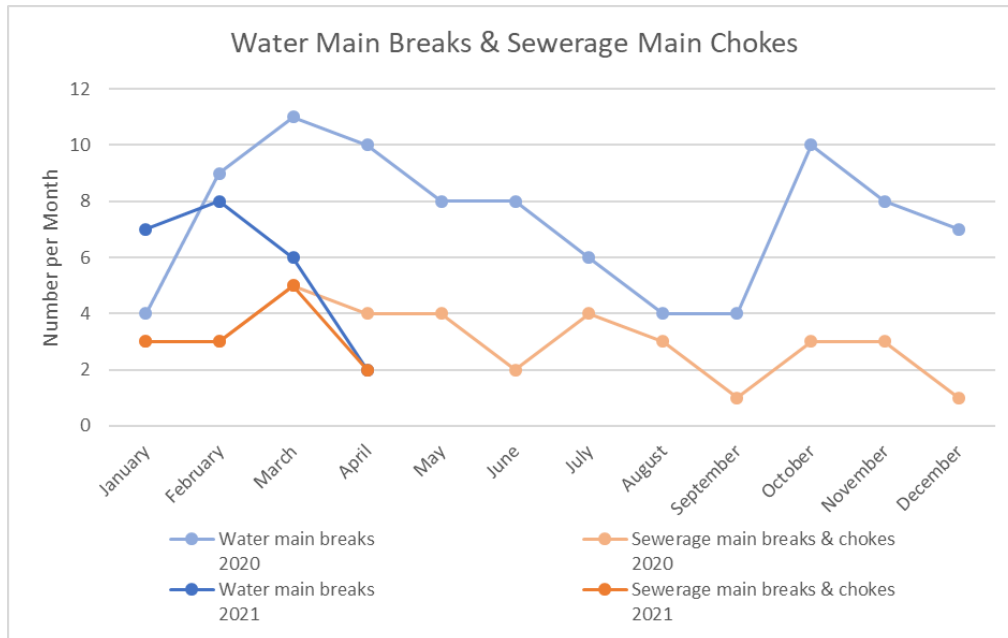
* Mt Molloy is an untreated, non-potable water supply

Wastewater Treatment	Mareeba	Kuranda
Wastewater Plant average daily treatment (kL)	4,640	292
Number of Connections	3,424	346
Average daily inflow per connection (L)	1,355	844

Water and Wastewater Reticulation:

Council's water reticulation crew attended to two (2) water main breaks and small water leaks and two (2) 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:



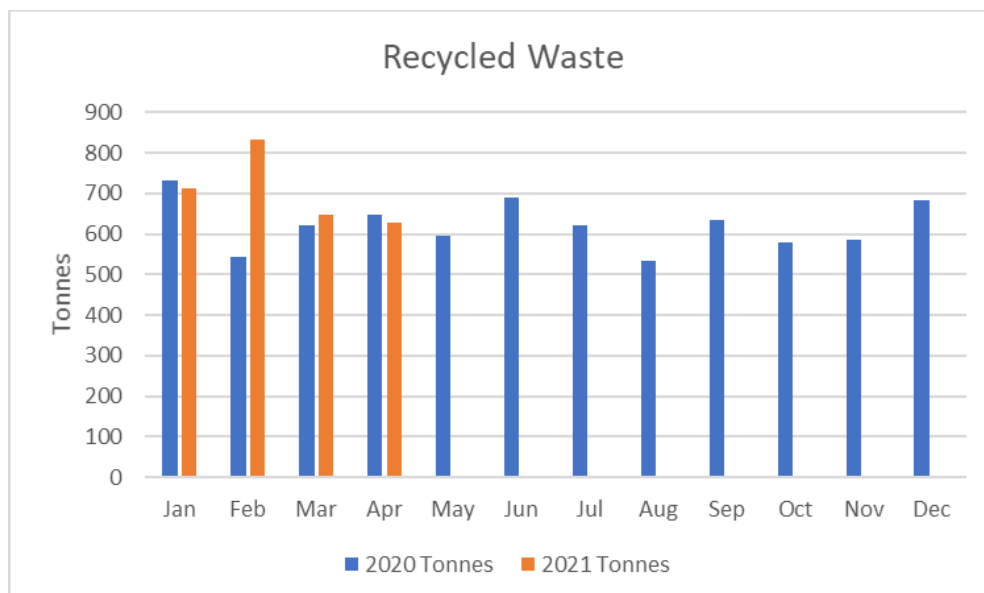
Waste Operations:

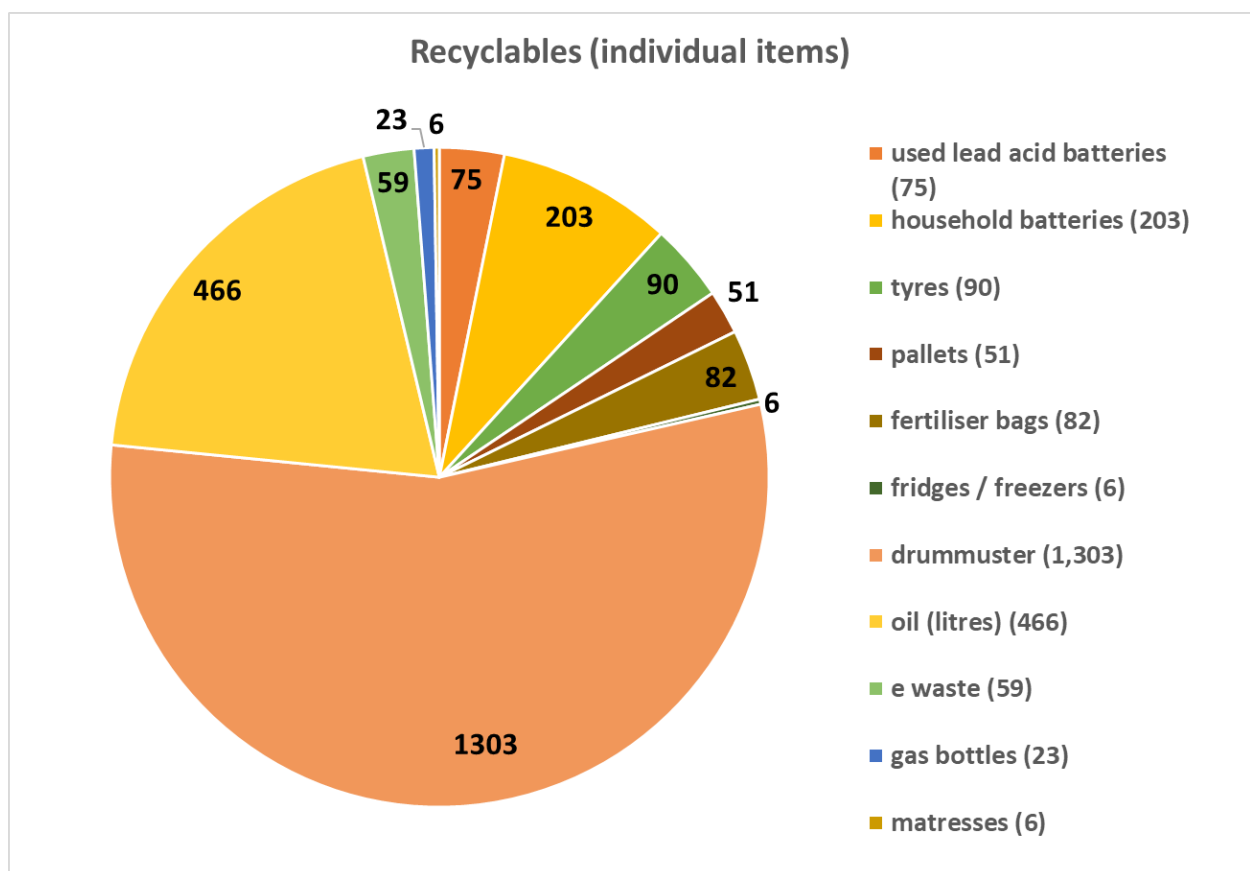
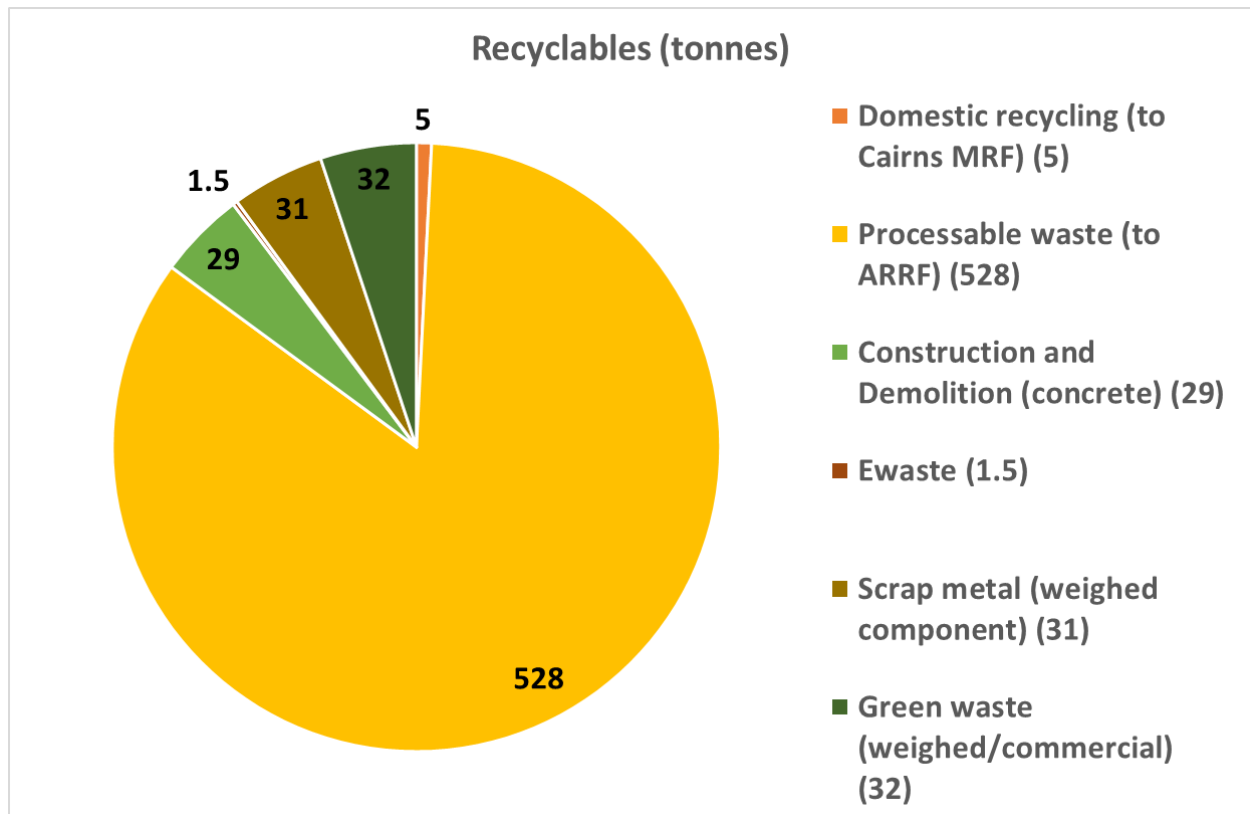
All transfer stations and Mareeba landfill are currently operational.

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.

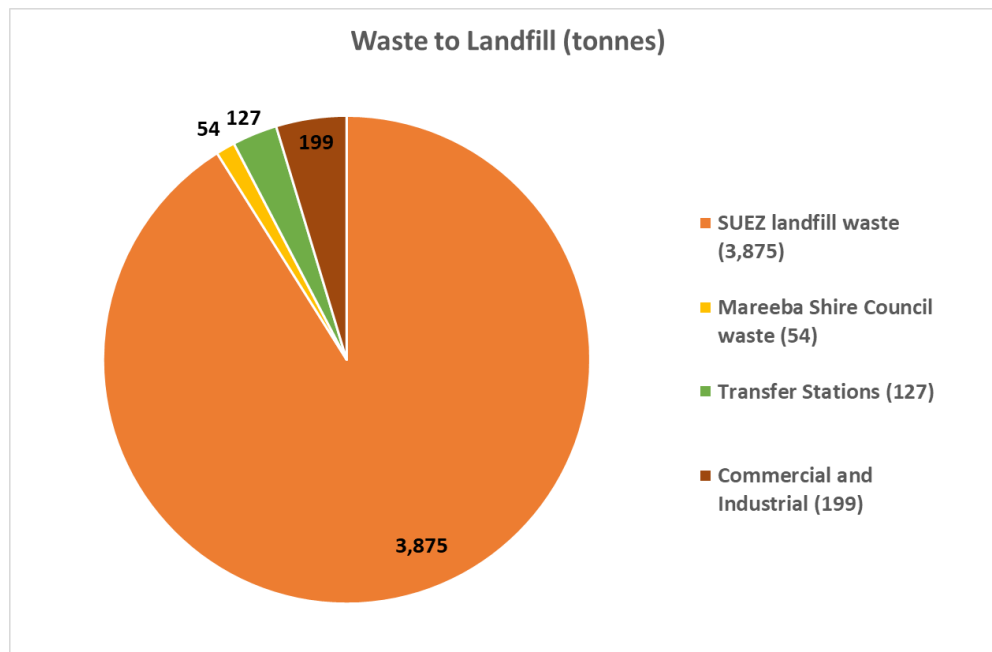
Endeavour has commenced their mattress recycling operation for Mareeba with the first load being picked up late April.





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 26 illegally dumped tyres, two (2) mattresses and one (1) car body through Mareeba Waste Transfer Station during the month of April.

The illegal dumping hotspot highway signage featuring locally endemic animal species thanking the community for keeping their home clean were erected during April. An illegal dumping prevention media campaign also commenced during April to complement the new signage.



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 - APRIL 2021

Date Prepared: 7 May 2021
Author: Manager Works
Attachments: 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 April 2021.

RECOMMENDATION

That Council receives the Infrastructure Services, Works Progress Report for the month of April 2021.

BACKGROUND**Transport Infrastructure**Road Maintenance Activities

Unsealed road maintenance grading continued in the eastern area of shire with Adler Hill, Srhoj, Kovacic, Gilmore, Cobra, Henry Hannam and Tinaroo Creek Roads completed. Seven (7) days of production were lost due to wet weather during the month.

A full unsealed road maintenance grade was also completed on Ootann Road (approximately 80km) and the five (5) tonne load limit will be removed once the road has been inspected and is found suitable for heavy loads.

The recent wet weather has caused a large number of trees in the Mt Molloy/Julatten and Kuranda areas to fall and block local roads. The removal of these trees has formed the majority of the after-hours call-outs for April. The current climatic conditions have also increased the number of potholes appearing on local roads with crews in Mt Molloy, Julatten, Kuranda, Dimbulah and Mareeba bitumen patching on a regular basis.

Operations staff have also provided traffic control for Anzac Day marches in Mareeba, Dimbulah, Chillagoe and Mt Molloy.

Bridges and Major Culverts

In April, the bridge crew established in Mt Molloy to undertake several capital works projects that are primarily concrete works. All resources from this section have been involved in these projects and only a limited number of bridge inspections have been carried out.

Parks and Open SpacesHeritage Listed Tree Removal - Coondoo Street, Kuranda

As reported in January, a tree in the heritage-listed Kuranda Fig Tree Avenue on Coondoo Street is dying. Council 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. The tree

was cut to stump height on 27 April 2021. On 29 April 2021, a vacuum truck was used to remove soil from around the existing stump to allow roots to be cut so the stump can be removed with a crane and hopefully preserve as much as the existing garden bed as possible.

The replacement, semi-mature tree will be ready for collection on 14 May 2021.



Fig tree prior to removal



Removal in progress



Stump prior to vacuum truck clean out



Removing soil from garden



Clean-up after vacuum truck work



Stump ready for removal by crane

Relocation of Trees Removed from Byrnes Street

The newly planted trees that were removed from Byrnes Street, Mareeba to allow the Department of Transport and Main Roads (TMR) to undertake the upgrades to the pedestrian crossings have been relocated to the western side of Firth Park, along Courtney Street.

The 12 trees have been replanted and will be manually watered in the short term to determine the success of the relocation before automatic irrigation (if required) is installed at a later date.



Trees from Byrnes Street relocated to western side of Firth Park, along Courtney Street

Land Protection

Wild Dogs: During the month of April Land Protection staff have coordinated baiting, arranged for the engagement of shooters and supplied traps to landholders in the large-scale cattle grazing properties around the Springmount, Glen Russell and Braund Road areas.

Rats Tail and Gamba Grass: Mareeba Shire Council's roadside control program for Rats Tail and Gamba Grass has been completed for this season. Many landowners with severe infestations of both of these weedy grasses have been visited and provided advice on best practice controls and have been assisted with preparing Property Pest Management Plans that will involve strategically targeted management.

Feral Pigs: Several cropping farms in Julatten and Mt Molloy as well as the Paddy's Green and Arriga areas have been targeted for feral pig culling using baits, dogs and traps.

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

9.8 INFRASTRUCTURE SERVICES, CAPITAL WORKS MONTHLY REPORT - APRIL 2021

Date Prepared: 5 May 2021

Author: Director Infrastructure Services

Attachments: 1. Capital Works Highlights - April 2021 [↓](#)
2. Capital Works Summary - April 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 April 2021.

RECOMMENDATION

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

IMPLEMENTATION/COMMUNICATION

Infrastructure Services Capital Works Report Project Highlights - April 2021



Project Name: Mareeba Pound Upgrade

Program: Community Buildings

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 has completed all block work and the roof is now complete. The steel cages are being fabricated off site and are currently being hot dipped galvanised. Ergon have completed the electrical connection. Wet weather and material supply have impacted the progression of works, with Council seeking a minor extension to the 30 June 2021 deadline from the funding agency.



Blockwork and roof works completed



Steel fabricated cage

Infrastructure Services Capital Works Report Project Highlights - April 2021



Project Name: Cedric Davies Community Hub

Program: Community Buildings

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 all works nearing completion. Refurbishment works including internal wall re-sheeting, internal and external painting and floor coverings are now fully complete. Electrical works, including partial rewiring of the building are 80% complete with the Main switch board upgrade due for installation by 12 May. All other works are on schedule and practical completion is set for end of May after which time furnishing and relocation can commence.



Internal painting complete

Infrastructure Services Capital Works Report

Project Highlights - April 2021



Project Name: Jungle Walking Trail

Program: Kuranda Infrastructure Program

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

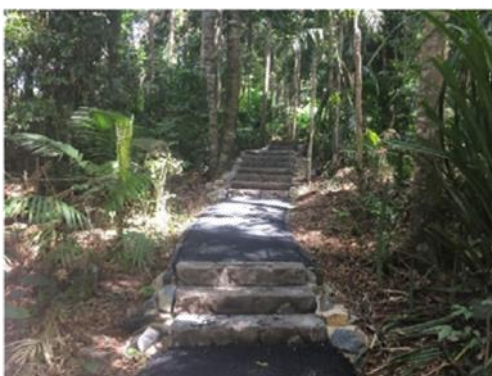
The scope of works calls for the remediation of the asphalt surfaced Jum Rum and Jungle Walk walking trail which are nominally 1200-1500mm wide, built on a 100mm compacted gravel base layer. Whilst the asphalt is still in reasonable condition varying degrees of cracking has occurred along the length of the path due to the slumping of fill sections and the action of tree root growth over time. The trail is edged with recycled plastic board and has sections that include steps, boardwalk and bridge crossings.

Progress Update

Contour Works has been progressing the Jungle walk section of the project despite the inclement weather on the coast and ranges throughout April, with preparatory works to stanchion collapsed sections of the plastic edging and removal of sections of badly damaged asphalt. The old concrete steps behind the amphitheatre have been replaced with pre-cast stone look steps to match the steps installed on the new Barron Falls Walk. Some drainage work is also proposed for a section of path adjacent to the Barron River that suffers from inundation and ponding when the river is in flood. Approximately 80% of the path has been refurbished and asphalt overlaid, with work expected to be complete before the end of May.



Jungle Trail - Stone Stanchioning



Jungle Trail - Replacement Stone Look Steps

Infrastructure Services Capital Works Report Project Highlights - April 2021



Project Name: Barron Falls Walking Trail

Program: Kuranda Infrastructure Program

Background

The establishment of an environmental walk connecting the Kuranda township with the Barron Falls lookout will offer visitors to Kuranda a linking trail between Jum Rum Creek Conservation Park and the Barron Gorge National Park; alleviating foot traffic on Barron Falls Road.

The project was identified as part of the Kuranda Township Infrastructure Master Plan 2010-2020 (KTIMP10-20) and is funded through levies paid by Skyrail and Kuranda Scenic Rail to the Queensland Government under the Kuranda Infrastructure Program (KIP). This program has afforded Council the opportunity to undertake numerous improvements and enhancements that maintain the character of Kuranda and conserve the natural environment while providing the necessary infrastructure to cater for the needs of increased visitor numbers.

Scope of Works

The Barron Falls Walking Trail comprises two parts, being;

- Stage 1: The link trail from the existing Kuranda Jungle Walk to the end of Weir Road, and
- Stage 2: A continuation of the trail through the Barron Gorge National Park from the end of Weir Road to the Barron Falls car park area.

Progress Update

Stage 1 Link Trail

The link trail section was fully completed in early December 2020. Rectification works on the tree damaged Bridge 11 was completed in late March. The link trail section is opened to the public with trail maintenance now the responsibility of Council.

Stage 2 Barron Gorge NP

Construction of the National Park section of the trail was completed in late December 2020. Close-out and compliance obligations have been completed in accordance with the Queensland Parks and Wildlife Service (QPWS) Works Deed. Council is waiting on QPWS sign-off on practical completion prior to this section being able to be opened to the public.



National Park Section



Bridge 6 National Park Section

Infrastructure Services Capital Works Report Project Highlights - April 2021



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 of 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 Sewer Treatment Plant (March 2021)
- Centenary Booster Pump Station (April 2021)

In Progress

Mareeba Water Treatment Plant: The contractor is finalising the installation of the solar panels on the water tanks. Expected completion is mid-May.

Infrastructure Services Capital Works Report Project Highlights - April 2021



Kuranda Water Treatment Plant: Delivery of the steelwork for the structure over the clarifier was impacted by delays associated with the steel manufacturer. Expected delivery onsite is mid-May. All panels have been installed to existing roofs and new extension.



New panels installed on the clearwater reservoir at Mareeba WTP.

Infrastructure Services Capital Works Report Project Highlights - April 2021



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.

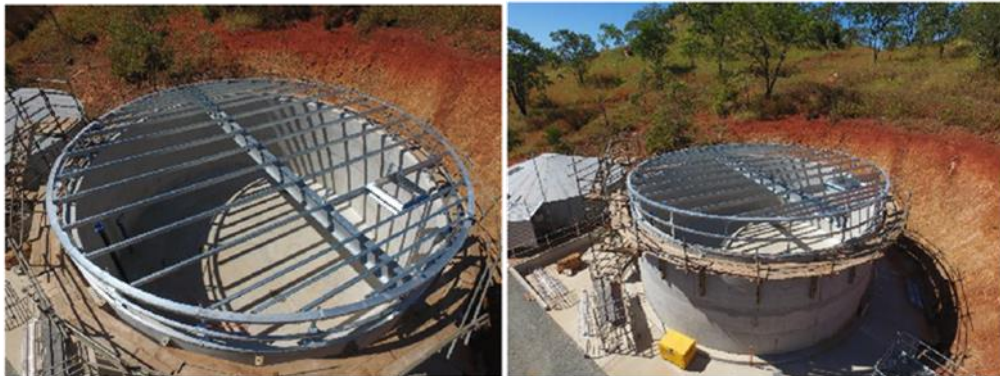
This project is co-funded through the Queensland Government's Building our Regions (BOR) Program and the Australian Government's Building Better Regions Funding Program (BBRF).

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

Works progressing with the installation of roofing structure installation. Once completed the reservoir will be filled and tested prior to commissioning.



Newly constructed concrete reservoir with roofing structure construction

Infrastructure Services Capital Works Report Project Highlights - April 2021



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 (DICI) 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 was completed simultaneously as this section of the sewer main needed to run under the water main in sections.

Progress Update

Works have now been completed which included the sewer installation, water service connections and sealing of the bitumen road surface in early May. Minor site tidy-up will be undertaken, and all works completed by mid-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.

Infrastructure Services Capital Works Report Project Highlights - April 2021



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

Works continued on this project during April with the bitumen sealing of the car park, installation of traffic islands, garden edging and asphalt wombat crossing, backfilling and mulching of the tree surrounds, the excavation and concrete pouring of the solar light footings and the removal of root-damaged concrete and tiling from Anzac Park. Wet weather has caused delays but due to an earlier project start than originally planned, the forecast completion date remains at 21 May 2021. The project is within budget.



Bitumen sealed car park and Wombat Crossing



Mulched tree surrounds



Removal of damaged concrete and tiles at Anzac Park



Installation of traffic islands and garden edging

Infrastructure Services Capital Works Report Project Highlights - April 2021



Project Name: Paved Path Upgrade - Main Street to Mt Molloy State School

Program: Footpaths

Background

In June 2020, Mareeba Shire Council submitted a grant application under the School Transport Infrastructure Program (STIP) for funding to replace uneven and slippery paved sections of the footpath running from Main Street to the front gates of the Mt Molloy State School. In late November 2020 Mareeba Shire Council received advice from DTMR that the application was successful.

Scope of Works

The scope of works includes the replacement of 430m of paved sections of the path with concrete and the installation of culverts at strategic points to reduce ponding.

Progress Update

Works commenced 6 April 2021 adjacent to the Mt Molloy State School to take advantage of the school holidays. The path and culverts will be completed to the western side of the pedestrian crossing on Fraser Road by mid-May and staff will return early in 2021/22 financial year to finish the project. Wet weather has caused some delay but works remain on budget.



Culvert crossing 80m south-west of MMSS (before)



Culvert crossing 80m south-west of MMSS (after)



Trees subject to concerns regarding damage from path construction (before)



Trees subject to concerns regarding damage from path construction (after)

Infrastructure Services Capital Works Report Project Highlights - April 2021



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. Package 1 was sealed on 8 April 2021 and Package 2 was sealed 5 May 2021. Approximately two (2) weeks production was lost due to rain and this extending practical completion to early May. Line marking will be installed once the volatiles have evaporated from the bitumen surfacing. The project will be completed within budget.



Package 1 prior to bitumen sealing



Package 1 during bitumen sealing



Package 2 Prior To Bitumen Sealing



Package 2 Seal

Infrastructure Services Capital Works Summary Report - April 2021

Project Description	Project Stage	Progress Comment
Program: 01 Rural and Urban Roads Reseal Program (Renewal)		
2020/21 Reseal & Asphalt Program	Construction	Cedric Davies Community Hub car park is programmed to be sealed late May. The asphalt overlay program commences 11 May 2021 with night work at Rob Veivers Drive, Kuranda. The line marking component of the program will commence in Mareeba 4 May 2021.
Program: 02 Gravel Resheet		
2019/20 Gravel Resheet	Construction	All council's construction resources are currently engaged in projects where grant finding dictates that works must be completed by 30 June 2021. Given this, the remaining funds will be rolled over to the 2021/22 financial year.
2020/21 Gravel Resheet	Not Commenced	All council's construction resources are currently engaged in projects where grant finding dictates that works must be completed by 30/06/2021. Given this the remaining funds will be rolled over to the 2021/22 financial year.
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 Car Park Upgrade.
R2R Wolfram Road, Dimbulah - Priority Sections Safety widening - Stage 1 and 2	Construction	Package 1 was sealed 8 April 2021 and Package 2 is programmed for sealing 5 May 2021. Approximately two (2) weeks production has been lost due to rain but it is anticipated that the project will be completed within budget.
LRCIP - Speewah Road, Speewah - Rehabilitate pavement: Ch. 0.345 to 0.5 and refurbish bus shelter	Design	Works will commence second week of May, weather permitting.
DRFA Betterment Co-contribution	Construction	<u>Clacherty Road Causeway</u> : Construction complete - Gregg Construction <u>Shanty Creek Road Causeway</u> : Construction scheduled for after the wet season. Contract awarded to Durack Civil. <u>Fossilbrook Lynd River Causeway</u> : Construction scheduled for after the wet season. Contract awarded to Durack Civil.
Fallon Road, Kuranda - Rehabilitate Pavement, Ch 0.874 - 0.948	Planning	On-site geotech investigation complete. TEC awaiting test results. TEC draft design report pending.
Program: 05 Bridges		
LRCIP Hodzic Road, Oakey Creek, Bibbohra - Replace girders	Planning	Girders received; installation programmed for May 2021.
LRCIP Renew Major Culvert, Pin Road Mutchilba	Planning	Programmed for May 2021.
Hales Siding Road - Replace Timber Bridge	Procurement	Review of design underway to finalise construction plans.
Kanervo Road - Replace Timber Bridge over Davies Creek	Procurement	Final design amendments agreed with plans to be finalised by second week of May.
Program: 06 Drainage		
2020/21 Minor Culvert Renewal Program	Not Commenced	All council's construction resources are currently engaged in projects where grant finding dictates that works must be completed by 30/06/2021. Given this the remaining funds will be rolled over to the 2021/22 financial year.
LRCIP Amaro Drainage Improvement - Stage 1 of 3	Procurement	Quotations have been called for the installation of the concrete invert drain. This project will need to be undertaken by contractor to meet funding acquittal dates as wet weather has delayed start date.
Program: 08 Parking		
TTC - Railway Avenue, Mareeba - New Carpark	Construction	The car park was sealed on 15 April 2021 and remaining kerb installation was completed 23 April 2021. Solar light installation will commence the first week in May and the project is estimated to be completed by mid to late May. Wet weather has impacted production and the project is currently two (2) weeks behind program but remains within budget.
Program: 09 Footpaths		
2018/19 Footpath renewal program	Construction	Due to wet weather, commencement of replacement of cracked & damaged sections of footpath on Anzac Avenue was delayed until 27 April.

Infrastructure Services Capital Works Summary Report - April 2021

Project Description	Project Stage	Progress Comment
Footpath Renewal (All localities)	Construction	All council's construction resources are currently engaged in projects where grant finding dictates that works must be completed by 30/06/2021. Given this the remaining funds will be rolled over to the 2021/22 financial year.
STIP - Mt Molloy Footpaths	Construction	Project commenced 6 April and works adjacent to the school were completed during the Easter holidays. Works will cease after the crossing at Fraser Road is complete and recommence once other LRCIP Phase 1 projects involving the bridge crew have been completed. The project has suffered approximately seven (7) days delay due to wet weather but remains on budget.
Program: 10 Parks and Gardens		
Shire Beautification Program	Construction	Wet weather has delayed the return of contractors to complete vegetation management at Bicentennial Lakes. It is anticipated that given fine weather, they will be engaged in mid to late May.
Kuranda CBD Renew Irrigation & Planting	Construction	Ongoing. This budget is used on an 'as required basis' for the continual upgrade of irrigation and plants in Coondoo Street.
Bi-Centennial Lakes - seed funding	Not Applicable	No grants identified as yet.
Mt Molloy Centre Islands, Replace irrigation and kerbing	Construction	Concrete and irrigation work complete. Garden plantings will be covered by underspends on other capital works projects.
LRCIP2 Shire-wide Park, Open spaces and Facility Upgrades	Planning	Projects to be determined in conjunction with development of the Active Recreation Strategy.
Program: 11 Water		
Chillagoe - Replace existing water reservoirs	Construction	There were some slight project delays due to a shortage of steel Australia-wide which affected the supply and delivery of the roofing structure. The roofing structure has now arrived and being installed.
Warril Drive, Kuranda - New water main and booster	Construction	Procurement of equipment has been achieved; however inclement weather has delayed the civil construction works.
Kuranda Water Treatment Plant - Replace backwash blowers	Construction	New blowers installed and have been running through commissioning and testing phase.
Kuranda Water Treatment Plant - Replace clarifier bridge scraper	Construction	Project was delayed due to inclement weather but is scheduled to be completed by mid-May.
SCADA Cybersecurity Upgrade	Construction	Project currently on schedule for completion by end of June, SCADA Engineering were on site during April carrying out installation works.
Mareeba and Kuranda Water Treatment Plants - raw water pumps upgrade	Design	City Water Technology working on this project have attended site to commence planning for upgrades. Report due end of May
Mareeba Water Treatment Plant - Based on a successful trial of new turbidity meters, implement automated backwash on high turbidity	Design	Works done in conjunction with City Water Technology and final report due end of May.
Mareeba, Kuranda and Dimbulah Water Treatment Plants - Replace chlorine analysers	Procurement	Awaiting new equipment that was being allocated for a trial before acquiring to ensure the equipment meets requirements.
Mareeba Water Treatment Plant - filter 3 Install dedicated backwash pumps and reconfigure wash water feed pipes	Not commenced	Project on hold 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	Planning	New equipment was installed but there is a technical issue with the equipment and a replacement probe has been supplied. pending installation.
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 has been running to schedule and should be completed by mid-May.
Mason Road, Kuranda Booster Pump Station Generator 30KVA	Completed	Project completed April 2021.
Kuranda Water Treatment Plant - Overhaul Sedimentation Tank	Construction	Works well underway with some inclement weather delays and expected to be completed by end of May.
Telemetry/SCADA Upgrades	Procurement	Equipment on order with some arriving and installed during April. Works on schedule and due for completion by end of June.
Valve Replacement Program (Reticulation)	Construction	Works underway and will be progressively done until the end of June.
Mareeba Water Treatment Plant - Coagulation mixing renewal	Design	City Water Technology working on a report which will be due end of May.

Infrastructure Services Capital Works Summary Report - April 2021

Project Description	Project Stage	Progress Comment
Mareeba Water Treatment Plant - Clarifier condition assessment	Construction	City Water Technology preparing a report on the condition of the clarifiers, but all indications are the clarifiers are in sound condition with a long remaining life.
Mareeba Water Treatment Plant - Optimise clarifier performance upgrade	Design	City Water Technology working on a report due end of May.
Mareeba Water Treatment Plant - Backwash operation renewal	Design	City Water Technology completed studies and a report is due end of May.
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	Inclement weather delayed the reinstatement of a couple of driveways, but these will now be completed as soon as possible.
LER / LRCIP2 Chillagoe Bore & Water Main Construction	Design	Tenders invited, with a report to award the work to be tabled at the Council meeting on 19 May 2021.
Program: 12 Wastewater		
2019/20 Mareeba Sewer CCTV & Relining Program	Construction	House connection branches in the Kenneally Estate area substantially complete. Remaining works to be delivered as part of 2020/21 relining program.
Minor sewerage station H2S protection	Construction	Major contractual component of the project completed with ancillary works almost completed.
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 undertake connection.
2020/21 Mareeba Sewer CCTV & Relining Program	Construction	Current program substantially completed with the exception of a few small lines which are currently underway.
2020/21 Manhole Rehabilitation and Replacement Program	Construction	Project has been awarded and pre-start meeting held. Works due to commence early May.
Kuranda Wastewater Treatment Plant - Replace Clarifier Bridge Drive	Completed	Works completed April 2021.
Kuranda Wastewater Treatment Plant - Replace SMBS Dosing Pumps	Procurement	Quotes sourced and new pumps are now on order.
Mareeba Wastewater Treatment Plant - Aeration diffusers replacement (every 5 years)	Procurement	Equipment ordered, long lead time on delivery as the ordered goods come from the USA.
Renew Mareeba and Kuranda Wastewater Reticulation Pumps	Procurement	New pumps on order but there is a very long lead time for delivery.
SCADA Cybersecurity Upgrade	Construction	Purchase orders issued for the necessary equipment and most goods and materials arrived with physical works commencing during April; project is scheduled for completion by end of June.
LER - Mason Street Sewer Main Upgrade	Construction	Project tender awarded and pre-start held with on-site works commencing from 10 May.
Program: 15 Fleet		
GPS Vehicle Management System	Planning	Updated options currently under consideration.
Replace Unit 625 Mitsubishi Truck	Construction	Anticipate receiving vehicle May 2021.
Replace Isuzu Prime Mover Unit 681	Construction	Vehicle in Australia, modifications underway. Anticipate delivery May 2021.
Replace Unit 6 Komatsu Grader	Close Out	Grader received. Minor modifications underway and machine will be deployed in coming weeks.
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		
Kuranda Depot - Install hardstand and improve drainage	Planning	To be completed mid-June 2021.
Program: 17 Community Buildings		
Kuranda Recreation Centre - Refurbishment	Completed	Building Certifier to review building to ascertain final elements for completion prior to construction.
Cedric Davies Community Hub	Construction	Electrical switchboard modifications to be completed mid-May. Commencement of furnishings and relocation anticipated late May.
Mareeba Swimming Pool Heater	Close Out	Solar blanket removed from gymnasium roof as part of the solar project. Pool heater to be considered for next year's budget.
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.

Infrastructure Services Capital Works Summary Report - April 2021

Project Description	Project Stage	Progress Comment
Toilet Facility Refurbishments	Construction	Earthworks carried out around Centenary Park toilet block. Concrete work to be carried out mid-May.
Mareeba, Dimbulah and Kuranda Aquatic Facilities - Remote monitoring upgrade for all swimming pools	Construction	Pre-start meeting held with Swimplex to recommence works. Anticipate completion during the upcoming shutdown.
Mareeba Leagues Club roof repairs	Construction	Works delayed due to wet weather. Prestart completed, works to be finalised by end of May.
Program: 18 Non-Infrastructure Items		
Kuranda New Cemetery	Planning	Quotations invitation for preparation of master plan to be invited from 7 May 2021.
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 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 - Barron Falls Walking Track Phase 2	Completed	QPWS and Council have agreed on Completion of the National Park section, documentation formalising the agreement is currently being certified. QPWS will be undertaking additional vegetation clearing of the pathway over the next couple of weeks. They will advise when the pathway is available to the public. Council section of pathway is open.
KIAC - New Wayfinding Signage	Construction	Signage delivered and assessed for correctness and compliance with contractual obligations with some issues identified. Some components not delivered. Contractor notified; issues yet to be resolved.
KIAC - Jum Rum Creek Walking Track Rehabilitation	Construction	Jum Rum section complete. Barang Street Pedestrian Bridge Replacement fabrication of components progressing. Structural girders at the galvaniser.
KIAC - Jungle Walking Track Rehabilitation	Construction	Jungle Walk 60% complete. Consistently inclement weather on the coast and ranges throughout April has impacted progress. Preliminary refurbishment works complete. Crack sealing and asphalt overlay from back of the Amphitheatre to the river remains outstanding. All concrete steps replaced with the stone-look steps.
Program: 23 W4Q3 - Works for Queensland 3		
W4Q3 Lerra Street Kerb & Drain Improvements	Construction	Wet weather has caused major disruptions to this project. The cement treated base layer will be installed the first week of May and given suitable construction conditions, the asphalt and bitumen sealing will take place 7 May 2021. All concrete kerbing, batter chutes and driveway crossovers have been completed and the project remains within budget.
W4Q3 Footpath Renewal All localities	Construction	Due to wet weather, commencement of replacement of cracked & damaged sections of footpath on Anzac Avenue was delayed until 27 April.
W4Q3 Mareeba Pound Upgrade Pound/Facility	Construction	Lockup stage to be achieved May, with internal fitout and dog cages to be completed end of June. Handover expected mid-July prior to completion of roadworks and demolition of existing facility.
W4Q3 Rankin Street Office Air-conditioning Replacement and Refurbishment	Construction	Air Conditioning complete. Other refurbishment works commence 20 May 2021 and handover 11 June 2021.
Program: 24 W4Q4 - Works for Queensland 4		
W4Q4 Bicentennial Lakes Solar Lighting	Construction	Officers have meet with Green Frog (solar light supplier) and a lighting plan has been developed for the areas north of the existing lights to Keeble Street. An order has been placed and it is anticipated that the lights will be supplied late May early June.
W4Q4 Dimbulah Hall replace linoleum flooring	Procurement	Kitchen replacement is booked for 24 May. Flooring will be replaced at the same time.
W4Q4 Dimbulah Caravan Park refurbish dongas and front office facilities	Construction	The office cabinetry has been removed in preparation for the new office refurbishment starting on 4 May.
W4Q4 Dimbulah Swimming Pool refurbish kiosk	Construction	New cabinetry, flooring and electrical works will commence on 4 May with completion due mid-May.
W4Q4 Refurbish Kuranda Recreation Centre Hunter Park	Procurement	Draft Plans under review, RFQ for works to be sourced 14 May 2021.

Infrastructure Services Capital Works Summary Report - April 2021

Project Description	Project Stage	Progress Comment
W4Q4 Dimbulah Hall and Shire Hall Park electrical capacity upgrade	Planning	Ergon engaged to design and provide a proposal for upgrade of the switchboard as the main line will need to be connected to a new power pole.
W4Q4 Dimbulah Swimming Pool Solar	Construction	Connection made via Ergon. Works complete onsite.
W4Q4 Mareeba WWTP Solar	Close Out	New solar panels installed, and security fence erected. Finalising the final account for the job but all works completed.
W4Q4 Mareeba Swimming Pool Solar	Close Out	All works completed February 2021. Roof to the gymnasium has been repaired. Awaiting final invoice from the plumber before close out.
W4Q4 Mareeba Water Treatment Plant Solar	Completed	The panels are being installed at present and are due for completion early May, weather permitting.
W4Q4 Kuranda Aquatic Centre Solar	Construction	Solar Panels installed and project complete January 2021.
W4Q4 Kuranda Water Treatment Plant Solar	Construction	Contractor has completed installation to the main roof and extension to the roof structure. The project has been delayed by the weather and installation of the structure over the clarifier tank. Works due to be completed mid-June.
W4Q4 Community Hub Solar	Construction	Panels installed and switchboard will be installed 14 May. The contractor will finalise the installation once the switchboard has been installed.
W4Q4 Centenary Booster Pump Solar	Construction	Solar installation works complete. Replacement playground on order and due to be installed by late June.
W4Q4 Mt Molloy Community Hall Refurbishments	Construction	New awning for the noticeboard has been installed. The works for the new pathway will be constructed at the end of May.
W4Q4 Riverside Caravan Park refurbish shower amenity block	Not commenced	Inspection identified full replacement of building needed which cannot be achieved within available funding or timeframes. Propose deferral of project.
W4Q4 Arnold Park Toilet Upgrade	Construction	The demolition works and disconnections are due for the third week of May with installation of the new modular unit in the last week of May. The mural is due for delivery at the first week of June.
W4Q4 Rankin Street Public Disability Toilet	Construction	Works to commence 20 May 2021, anticipated completion is 11 June 2021.

9.9 T-MSC2021-06 CHILLAGOE BORE AND PIPELINE PROJECT

Date Prepared: 5 May 2021
Author: Manager Water and Waste
Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with an assessment of Tenders received for T-MSC2021-06 Chillagoe Bore and Pipeline Project.

RECOMMENDATION

That Council awards the contract for T-MSC2021-06 Chillagoe Bore and Pipeline Project to Pensar Water for the value of \$1,483,595 (ex. GST)

BACKGROUND

Council is seeking to increase the reliability of the Chillagoe town water supply, which is currently sourced from various underground bores, by augmenting the water supply network with a new bore and pipeline from outside the township.

Due to Council's limited financial capacity to fund this project, Council sought assistance to improve the critical water infrastructure in Chillagoe and applied to the Queensland Recovery Authority (QRA) through their Local Economic Recovery (LER) Program for funding for the project and have been successful in achieving grant funding toward the project. The remainder of funding towards the project has been allocated through the Australian Government's Local Roads and Community Infrastructure Program.

The scope of work under the contract includes:

- Supply and installation of bore and 4 km DN150 pipeline;
- Supply and construction of site hut, switchboard and flow meter;
- Supply and connection of telemetry and SCADA, and;
- Supply and connection of power (diesel generator and/or 3 phase power supply).

Tenders for T-MSC2021-06 Chillagoe Bore and Pipeline Project closed at 11:00am Tuesday, 4 May 2021 with three (3) tender submissions received. Prices at opening are as follows:

Tenderer	Tendered Price (ex. GST)
Pensar Water Pty Ltd	\$1,483,593.00
Fewster Brothers Contracting Pty Ltd	\$1,627,443.38
Koppens Developments Pty Ltd	\$2,001,093.00

Tenders were reviewed in accordance with the evaluation criteria stated in the tender documentation:

Criteria	Weightings
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 Evaluation

The criteria weightings were applied to the scores and the assessment summary is presented below.

Tenderer	Total Weighted Score
Pensar Water Pty Ltd	10.00
Fewster Brothers Contracting Pty Ltd	9.35
Koppens Developments Pty Ltd	8.37

Based on both quantitative and qualitative criteria assessment, Pensar Water Pty Ltd is the recommended contractor to undertake Tender TMSC2021-06 Chillagoe Bore and Pipeline Project.

RISK IMPLICATIONS

Infrastructure and Assets

Critical trunk water infrastructure required to sustain water supply.

Political and Reputational

Complaints from residents on lack of water and quality of water.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Substantial grant funding has been received for this project which requires no capital funding allocation from 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.

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.

10 OFFICE OF THE CEO

10.1 SMALL BUSINESS FRIENDLY COUNCIL CHARTER

Date Prepared: 10 May 2021

Author: Chief Executive Officer

Attachments:

1. Sample Small Business Friendly Council Charter [↓](#)
2. Small Business Friendly Council Flyer [↓](#)

EXECUTIVE SUMMARY

The Queensland Small Business Friendly Council Charter (the Charter) is a new initiative proposed by the Office of the Queensland Small Business Commissioner within the Queensland Government. The Commissioner's Office has approached all Queensland Councils offering the opportunity to join the program. The initiative recognises local Councils that are actively supporting small businesses in their region and helping small businesses recover and build resilience following disasters and economic challenges.

The Charter is a non-legally binding set of commitments which councils can agree to in support of a prosperous small business sector within their community.

Council Officers have reviewed the Charter and assessed the benefits and implications of being involved. On balance, it is recommended that Council join the Charter acknowledging that small businesses are a critical component of Mareeba Shire's economy.

RECOMMENDATION

That Council:

1. Agrees to join the Queensland Government's Small Business Friendly Council initiative; and
2. Delegates authority to the Chief Executive Officer in accordance with the *Local Government Act 2009* to deal with any matters arising from the implementation of the Charter.

BACKGROUND

A Small Business Friendly Council Charter initiative already exists in similar forms in New South Wales, Victoria, Western Australia and South Australia. The work undertaken by Mareeba Shire Council already largely covers off on the services/functions outlined in the new Queensland Government initiative, however by signing up to the new program and Charter, Council's membership will have the dual benefit of:

1. Reinforcing Council's commitment to small business and their development which has been identified in the Corporate Plan. The Charter also aligns with the objectives of the State's COVID-19 Recovery Action Plan, to assist businesses grow, recover and flourish in response to the COVID-19 pandemic and
2. Ensures that Council is seen as 'Small Business Friendly', noting that Council is already undertaking many of the actions/services and support listed in the Charter.

Signing the Charter will likely enhance the business profile of Council which recognises the importance and role small businesses play in developing and diversifying our economy while also increasing resilience.

Small businesses are defined as having 20 employees or less. Businesses of this scale are the backbone of the local economy. Data shows that 98% of all businesses in the State are small businesses.

The Small Business Friendly Councils Charter (the Charter) is a Queensland Government initiative championed by the Queensland Small Business Commissioner. It is a non-legally binding set of commitments which councils can agree to in support of a prosperous small business sector within their community. A copy of the Charter is attached to this report (Attachment 1). Ms Adshead has met with Council Officers and requested that Mareeba Shire Council consider joining the initiative. The Commission has also produced a flyer which outlines the program and this is attached to this report (Attachment 2).

If Council joins the Charter, it agrees to:

- Communicate and engage with small business;
- Raise the profile and capability of small businesses;
- Support small business resilience and recovery;
- Simplify administration and regulation for small business (red tape reduction);
- Ensure fair procurement and prompt payment terms for small businesses;
- Promote place-based programs for small businesses;
- Promote and showcase small businesses; and
- Measure and report on our performance.

Further details on these commitments are set in the Charter itself (Attachment 1).

Key benefits of entering into the Charter doing so include:

- Demonstrates Council's commitment to engage proactively and effectively with small businesses.
- Recognises the importance of, and the value, that small businesses bring to the region.
- Marketing opportunity to retain existing small businesses in the Shire.
- Access to collective marketing opportunities promoted by Queensland Government through the initiative.
- Promotion of Mareeba Shire to new small businesses looking to establish or relocate in the area.
- Supports the delivery of Council's Corporate Plan.
- Potentially increases communication and information sharing across Council department in delivering on the commitments in the Charter.

A ceremonial signing event involving the Commissioner may be arranged to launch the initiative if Council agrees to join.

RISK IMPLICATIONS

Financial

There is no direct cost of joining the Charter. Time would be required from Council's Community and Customer Services team to oversee implementation and annual reporting. This can be accommodated within existing resources.

The actual benefit of initiative to the local economy may be difficult to measure in terms of number of new small businesses or economic benefit to the Shire. However, this initiative is expected to contribute to an overall positive operating environment for small businesses in Shire and improved small business sentiment towards Council.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Whilst not legally binding, if Council joined the Charter there would likely be an expectation within the small business community that Council would actively seek to deliver on the commitments contained in it. There is potentially a reputation risk to Council if these community expectations are not met. The risk is considered low as Council is already delivering on many of the commitments through its existing interaction with small businesses. Council's existing commitment to continuous improvement throughout all aspects of its operations, means community expectations for improved service delivery are already considered on an ongoing basis with improvements to operations implemented where appropriate.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Nil

Operating

No direct costs.

Is the expenditure noted above included in the current budget?

Indirect costs will be covered by the existing budget.

LINK TO CORPORATE PLAN

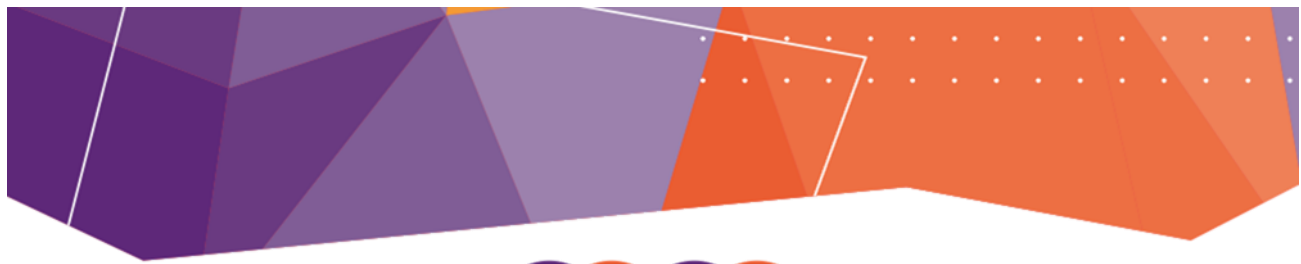
Community: An engaged community which supports and encourages effective partnerships to enhance the liveability of the shire and the wellbeing of residents in communities which are resilient and prepared for unforeseen events.

Should 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

Should Council elect to sign up to the Charter a formal signing ceremony with the Queensland Small Business Commissioner will be arranged



Charter

Sample Council

Small businesses are at the heart of the Queensland economy and our regional communities. They create local employment opportunities, provide essential goods and services and play a critical role in the social fabric of our regions.

This Small Business Friendly Councils (SBFC) initiative outlines the commitment between local councils, its partners and small businesses to support a prosperous and sustainable small business sector in communities across Queensland.

Our commitment to small business

- We will communicate and engage with small businesses
- We will raise the profile and capability of small businesses
- We will support small business resilience and recovery
- We will simplify administration and regulation for small business (red tape reduction)
- We will promote place-based programs for small businesses
- We will ensure fair procurement and prompt payment terms for small businesses
- We will promote and showcase small businesses
- We will measure and report on our performance.

We agree to uphold the commitments set out in this Charter (stated above and detailed overleaf) and implement the SBFC initiative in our local government area in line with these commitments.

Mayor
Dated:

Council
Dated:

Maree Adshead, Qld Small Business Commissioner
Dated:

Chamber of Commerce (optional)
Dated:

An initiative of the
Queensland
Small Business
Commissioner

Council logo





What our commitments mean

We will communicate and engage with small businesses

- actively engage and be mindful of small businesses, their issues and priorities when decision-making
- communicate clearly in a timely manner both formally and informally
- engage with state-wide partners where appropriate on matters affecting small businesses
- publish clear service standards stating what small businesses can expect from us.

We will raise the profile and capability of small businesses

- recognise and value the importance of small businesses to our community and local economy
- encourage shopping locally and promote small business campaigns (e.g. 'buy local', 'go local first')
- help small businesses develop networks, access education and increase their capability
- assist small businesses to access government, business and industry programs and resources.

We will support small business resilience and recovery

- with support from state-wide partners deliver short, medium, long term activities to help with recovery and resilience building following disaster events or economic shocks
- adopt a business disruption management good practice guide (e.g. working with small business to minimise disruption during local capital works projects).

We will simplify administration and regulation for small business (red tape reduction)

- limit unnecessary administration and implement business improvement processes
- support small businesses to achieve regulatory compliance
- apply licences and regulations in a consistent manner in collaboration with other councils and relevant agencies
- regularly review administration and regulatory requirements, policies and procedures to reduce red tape
- maintain a timely and cost effective internal review and complaint process in relation to council decisions.

We will ensure fair procurement and prompt payment terms for small businesses

- implement a procurement policy that provides a fair opportunity to provide goods and services
- help find local council procurement opportunities to assist in tendering
- pay all valid invoices from small business suppliers within a stated reasonable period (e.g. 20 calendar days).

We will develop and promote place-based programs for small businesses

- identify, develop and promote a minimum of two place-based programs which are important for start-ups, growing businesses and building resilience (these may include existing or new programs).

We will promote and showcase small businesses

- promote participation via marketing and communication channels (e.g. in collaboration with local chamber of commerce)
- create awareness by promoting the SBFC initiative (e.g. SBFC branding online and across marketing and communication materials)
- **Sharing** successes, ideas and learnings with other councils and partners
- allow the Queensland Small Business Commissioner to promote council programs and activities related to the SBFC initiative.

We will measure and report on our performance

- seek regular feedback from our small businesses to help drive business improvement
- monitoring the commitments in this Charter to ensure we fulfill these obligations
- publish a report in relation to council's performance in relation to the SBFC initiative within **6** months of signing the Charter and once every 12 months thereafter.

An initiative of the Queensland Small Business Commissioner



Small Business Friendly Councils

The Queensland Small Business Commissioner (QSBC) is working in partnership with Councils across Queensland to develop the local Small Business Friendly Councils (SBFC) initiative as a commitment to be mindful of small businesses, their issues and priorities when making decisions for the local community.



445,000 Queensland small businesses create more than

914,000 local employment opportunities, contribute around

\$120 billion per year to the economy.



Local Councils play a significant role in supporting and influencing how businesses in their areas start and grow.

Small businesses are at the heart of the Queensland economy and our regional communities.

They create local jobs, grow the local economy, and provide essential goods and services. But just as importantly, small businesses help create attractive, liveable communities. They also foster civic pride and help attract people and investment into the area.

Now more than ever, in the face of unprecedented natural disasters and the economic ripple effects of the COVID-19 global pandemic, it is vital that local Councils support their small businesses to survive and thrive.



Queensland
Small Business
Commissioner



Queensland
Government



How to participate

We're asking Councils to demonstrate their commitment to local small businesses in their community by signing up to a charter as a Small Business Friendly Council.

The charter outlines a commitment to support small business through:

- communication and engagement
- raising small business profile and capability
- supporting resilience and recovery
- simplifying administration and regulation (red tape reduction)
- ensuring fair procurement and prompt payment terms
- identifying two or more current or planned activities that bring benefits to local small businesses.

The charter also gives Councils the opportunity to reinforce their collaborative relationship with the local chamber(s) of commerce or other such bodies and Councils can opt to co-sign the SBFC charter together with local chamber(s).

Benefits

Participation in the SBFC initiative will enable Councils to:

- access tools and resources that assist Councils with small business resilience and recovery
- use the QSBC's SBFC identifier and brand assets to promote their commitment to being small business friendly
- promote their initiatives on the SBFC website
- become part of a community of practice of like-minded small business friendly Councils
- participate in regular forums
- help attract investment and commercial opportunities to stimulate growth in the local economy
- access a dedicated point of contact within QSBC to seek immediate advice and information regarding available programs and support.

For further information, contact:

Les Retford
Project Manager, Small Business Friendly Councils initiative
Office of the Queensland Small Business Commissioner
3334 2487 or 0436 917 322
business.qld.gov.au/qsbc

11 CONFIDENTIAL REPORTS

Nil

12 BUSINESS WITHOUT NOTICE

13 NEXT MEETING OF COUNCIL

14 FOR INFORMATION

14.1 SUMMARY OF NEW PLANNING APPLICATIONS & DELEGATED DECISIONS FOR THE MONTH OF APRIL 2021
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Date Prepared: 4 May 2021

Author: Senior Planner

Attachments: Nil

Please see below information.

Summary of new Planning Development Applications and Delegated Decisions for April 2021

New Development Applications					
Application #	Lodgement Date	Applicant/ Address	Property Description	Application Type	Status
MCU/21/0006	08/04/2021	BTM & S Stankovich Pty Ltd C/- Freshwater Planning Pty Ltd Karobean Drive & Merindah Close, Mareeba	Lot 2 on SP298298 & Part of Lot 48 on SP320488 (Meets and Bounds Area of 752.5m ²)	MCU Office and Warehouse	In Public Notification Stage
MCU/21/0007	09/04/2021	Ontario Mangoes Pty Ltd C/- Gilvear Planning Pty Ltd 105 Inveradi Road, Dimbulah	Lot 107 on RP749635	MCU Rural Workers' Accommodation (increased capacity within existing facility)	Decision Notice issued 14/04/2021
RAL/21/0007	15/04/2021	Ian Wallace C/- Kelly Reaston Development and Property Services 155 Hastie Road, Mareeba	Lot 2 on RP730887	ROL (1 into 2 Lots)	In Public Notification Stage
RAL/21/0008	30/04/2021	Bradley Giannini 15 & 17 Masons Road KURANDA	Lot 1 on SP182307 & Lot 1 on RP902764	ROL (Boundary Realignment)	In confirmation stage

Decision Notices issued under Delegated Authority					
Application #	Date of Decision Notice	Applicant	Address	Property Description	Application Type
MCU/21/0007	14/04/2021	Ontario Mangoes Pty Ltd C/- Gilvear Planning Pty Ltd	105 Inveradi Road, Dimbulah	Lot 107 on RP749635	MCU Rural Workers' Accommodation (increased capacity within existing facility)

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RAL/21/0005	01/04/2021	B Ciobo	1-5 Ciobo Close, Mareeba	Lot 7 on SP213017	ROL (1 into 2 lots)
OPW/21/0002 (Stage 3 Only)	22/04/2021	Jim Papas Civil Engineering Designer Pty Ltd	Antonio Drive and Kennedy Highway, Mareeba	Currently Lot on SP323237 (Lot on SP320485 at time of lodgement)	Operational Works (Roadworks, Stormwater, Water Infrastructure, Drainage, Earthworks, & Sewerage Infrastructure) - Stage 3

Negotiated Decision Notices issued under Delegated Authority

Application #	Date of Decision Notice	Applicant	Address	Property Description	Application Type
Nil					

Change to Existing Development Approval issued

Application #	Date of Decision	Applicant	Address	Property Description	Application Type
Nil					

Referral Agency Response Decision Notices issued under Delegated Authority

Application #	Date of Decision	Applicant	Address	Property Description	Application Type
CAR/21/0010	01/04/2021	M M Swe C/- GMA Certification Group Pty Ltd	238 McLeans Bridge Road, Julatten	Lot 84 on DA20	Referral agency response for building works assessable against the Mareeba Shire Council Planning Scheme 2016 - Flood Hazard Overlay Code and Accommodation Activities Code
CAR/21/0011	01/04/2021	G & M Jaszczyszyn C/- Emergent Building Approvals	735 Bilwon Road, Bibbohra	Lot 3 on RP735327	Referral Agency Response for building works assessable against the Mareeba Shire Council Planning Scheme 2016 - Flood Hazard Overlay Code

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CAR/21/0012	01/04/2021	A & H Sullivan C/- Baker Building Certification	49 Mason Street, Mareeba	Lot 25 on M35629	Referral agency response for building work assessable against the Mareeba Shire Council Planning Scheme 2016
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Extensions to Relevant Period issued

Application #	Date of Decision	Applicant	Address	Property Description	Application Type
Nil					

Survey Plans endorsed

Application #	Date	Applicant	Address	Property Description	No of Lots
RAL/18/0039	27/04/2021	Z Cowe & A Smith	Pinnacle Road, Julatten	LOTS 105 & 106 ON SP311021 (CANCELLING LOT 105 ON SP273693)	1 new lot
RAL/20/0016	07/04/2021	J Spackman	Emerald End Road & Country Road, Mareeba	LOTS 24 & 100 ON SP320506 (CANCELLING LOT 24 ON SP287196 & LOT 100 ON SP320505)	Boundary Realignment
RAL/21/0001	22/04/2021	A Leighton & M Crisp	Tyrconnell Road & Randazzo Road, Mareeba	LOTS 147 & 148 ON SP324612 (CANCELLING LOT 147 ON SP227506)	1 new lot
RC2005/35 (REC/09/0041)	27/04/2021	Peter O'Neil	Clohesy River Road, Koah	LOTS 500 & 509 ON SP320964 (CANCELLING LOT 500 ON SP298293)	1 new lot

April 2021 (Regional Land Use Planning)