



# **AGENDA**

**Wednesday, 16 June 2021**

## **Ordinary Council Meeting**

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

**Date: Wednesday, 16 June 2021**

**Time: 9:30am**

**Location: Council Chambers**

**Peter Franks  
Chief Executive Officer**





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- 2 APOLOGIES/LEAVE OF ABSENCE/ABSENCE ON COUNCIL BUSINESS**
- 3 BEREAVEMENTS/CONDOLENCES**
- 4 DECLARATION OF CONFLICTS OF INTEREST**
- 5 CONFIRMATION OF MINUTES**  
  
Ordinary Council Meeting - 19 May 2021
- 6 BUSINESS ARISING OUT OF MINUTES OF PREVIOUS MEETING**
- 7 DEPUTATIONS AND DELEGATIONS**



## 8 CORPORATE AND COMMUNITY SERVICES

### 8.1 MAREEBA SHIRE COUNCIL - RECONFIGURING A LOT - SUBDIVISION (2 INTO 21 LOTS) - LOT 222 & 879 ON SP297023 - EFFLEY & KEEGAN STREET, MAREEBA - RAL/21/0006

**Date Prepared:** 19 May 2021

**Author:** Senior Planner

**Attachments:**

1. Proposal Plan [↓](#)
2. State Assessment and Referral Agency response dated 6 May 2021 [↓](#)

#### APPLICATION DETAILS

APPLICATION		PREMISES	
<b>APPLICANT</b>	Mareeba Shire Council	<b>ADDRESS</b>	Effley Street & Keegan Street, Mareeba
<b>DATE LODGED</b>	31 March 2021	<b>RPD</b>	Lot 222 & 879 on SP297023
<b>TYPE OF APPROVAL</b>	Development Permit		
<b>PROPOSED DEVELOPMENT</b>	Reconfiguring a Lot - Subdivision (2 into 21 lots)		
<b>FILE NO</b>	RAL/21/0006	<b>AREA</b>	Lot 222 - 9,970m <sup>2</sup> Lot 879 - 72.92 ha
<b>LODGED BY</b>	Mareeba Shire Council	<b>OWNER</b>	Mareeba Shire Council
<b>PLANNING SCHEME</b>	Mareeba Shire Council Planning Scheme 2016		
<b>ZONE</b>	Industry zone (Heavy Industry Precinct)		
<b>LEVEL OF ASSESSMENT</b>	Code Assessment		
<b>SUBMISSIONS</b>	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 has been assessed against the Mareeba Shire Council Planning Scheme 2016 and does not conflict with any relevant planning instrument.

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	
<b>APPLICANT</b>	Mareeba Shire Council	<b>ADDRESS</b>	Effley Street & Keegan Street, Mareeba
<b>DATE LODGED</b>	31 March 2021	<b>RPD</b>	Lot 222 & 879 on SP297023
<b>TYPE OF APPROVAL</b>	Development Permit		
<b>PROPOSED DEVELOPMENT</b>	Reconfiguring a Lot - Subdivision (2 into 21 lots)		

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

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

And

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

- (A) APPROVED DEVELOPMENT: Development Permit for Reconfiguring a Lot - Subdivision (2 into 21 Lots)

- (B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
-	Site Plan - Reconfiguring a Lot Creating 19 New Industrial Lots & Balance	Mareeba Shire Council	16/03/2021

- (C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

- (a) Development assessable against the Planning Scheme

- Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, 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; and
  - to ensure compliance with the following conditions of approval.
- Timing of Effect

The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the endorsement of the plan of survey of the development, except where specified otherwise in these conditions of approval.

3. General

3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure or the payment of infrastructure charges within the conditions of approval or the Adopted Infrastructure Charges Notice.

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 or the Adopted Infrastructure Charges Notice must be made prior to the endorsement of the plan of survey and at the rate applicable at the time of payment.

3.4 The developer must relocate (in accordance with FNQROC standards) any services such as water, sewer, drainage, telecommunications and electricity that are not wholly located within the lots that are being created/serviced where required by the relevant authority, unless approved by Council's delegated officer.

3.5 Where utilities (such as sewers on non-standard alignments) traverse lots to service another lot, easements must be created in favour of Council for access and maintenance purposes. The developer is to pay all costs (including Council's legal expenses) to prepare and register the easement documents.

3.6 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.

3.7 Charges

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

4. Infrastructure Services and Standards

4.1 Access

Access to each allotment must be constructed in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

The provision of layback kerb along the frontage of each allotment will satisfy this condition.

4.2. Stormwater Drainage

4.2.1 The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land as a consequence of each stage of the development and must take all reasonable and practical measures to ensure discharge occurs in compliance with the Queensland Urban

Drainage Manual (QUDM) and the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

- 4.2.2 All concentrated stormwater drainage must be collected from site and discharged to an approved legal point of discharge.

4.3 Water Supply

A water service connection must be provided for each proposed allotment in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

4.4 Sewerage Connection

The developer must provide a connection for each proposed allotment to Council's reticulated sewerage system in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

4.5 Electricity provision/supply

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

4.6 Telecommunications

The applicant/developer must enter into an agreement with a telecommunication carrier to provide telecommunication services to proposed to each allotment and arrange provision of necessary conduits and enveloping pipes.

4.7 Lighting

Street lighting must be provided to all roads in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.

(D) ASSESSMENT MANAGER'S ADVICE

- (a) An Adopted Infrastructure Charges Notice has been issued with respect to the approved development. The Adopted Infrastructure Charges Notice details the type of infrastructure charge/s, the amount of the charge/s and when the charge/s are payable.
- (b) The Adopted Infrastructure Charges Notice does not include all charges or payments that are payable with respect to the approved development. A number of other charges or payments may be payable as conditions of approval. The applicable fee is set out in Council's Fees & Charges Schedule for each respective financial year.
- (c) Endorsement Fees  
Council charges a fee for the endorsement of a Survey Plan, Community Management Statements, easement documents, and covenants. The fee is set out in Council's Fees & Charges Schedule applicable for each respective financial year.
- (d) Compliance with applicable codes/policies



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

(e) 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](http://www.environment.gov.au).

(f) Cultural Heritage

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

(E) REFERRAL AGENCY CONDITIONS

No requirements - State Assessment and Referral Agency response dated 6 May 2021.

(F) RELEVANT PERIOD

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

- Reconfiguring a Lot – four (4) years (starting the day the approval takes effect).

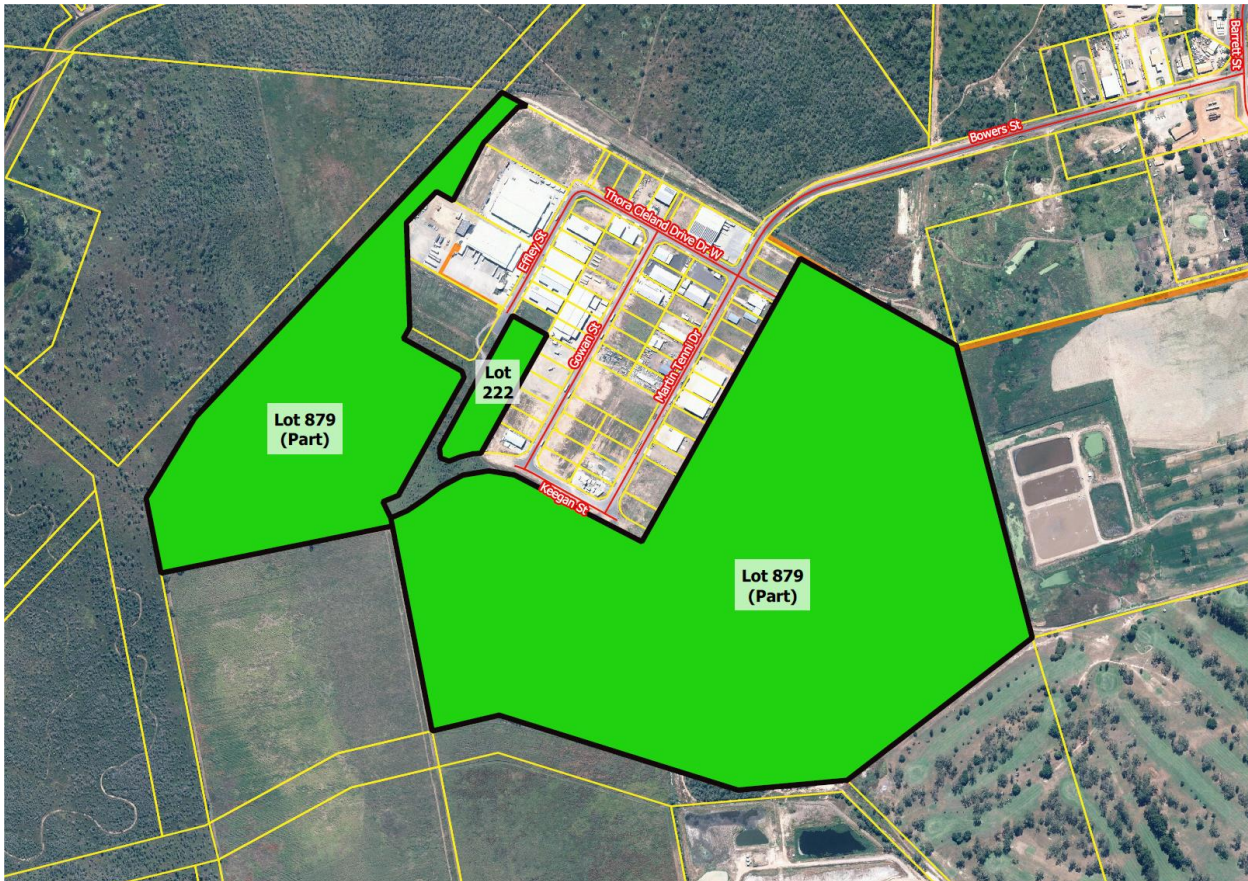
2. That an Adopted Infrastructure Charges Notice be issued for the following infrastructure charge/s for:

Development Type	Rate	Measure	Charge	Credit Detail	Balance
	<i>\$ per Lot</i>	<i>Lots</i>		<i>Lots</i>	
Industrial	\$19,280.00	19 Lots (Excluding Balance Lots)	\$366,320.00		\$366,320.00
<b>Credit</b>					
Existing Lot	Industrial	Per Lot	\$19,280.00	1	\$19,280.00
<b>TOTAL CURRENT AMOUNT OF CHARGE</b>					<b>\$347,040.00</b>

## THE SITE

The subject land is located within the Mareeba Industrial Park (MIP) and is described as Lot 222 and 879 on SP297023, situated at Effley Street, Keegan Street and Thora Cleland Drive, Mareeba. The land is zoned Industry (Heavy Industry Precinct) under the Mareeba Shire Council Planning Scheme 2016.

The site remains unimproved except for the service infrastructure currently in place. The land is cleared of any significant vegetation, with the surrounding allotments being zoned Heavy Industry.



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.

## BACKGROUND AND CONTEXT

Nil

## PREVIOUS APPLICATIONS & APPROVALS

The proposed development is a continuation of the Mareeba Industrial Park.

## DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Reconfiguring a Lot - Subdivision (2 into 21 Lots) in accordance with the plans shown in **Attachment 1**.

## REGIONAL PLAN DESIGNATION

The subject site is included within the Urban Footprint land use category in the Far North Queensland Regional Plan 2009-2031. Mareeba is identified a Major Regional Activity Centre in the Regional Plan. The Regional Plan Map 3 - 'Areas of Ecological Significance' also identifies the site as containing:

- *Wetland Area of General Ecological Significance*

**Note:** The wetland area is considered to be a mapping discrepancy. The small sliver of general ecological significance is located outside the footprint of the proposed development.

## PLANNING SCHEME DESIGNATIONS

Strategic Framework:	Major Industry Area
Zone:	Industry zone
Mareeba Local Plan:	Industrial Park
Preferred Area/Precinct:	Heavy Industry Precinct
Overlays:	Airport environs 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:

- 6.2.5 Industry zone code
- 7.2.2 Mareeba local plan code
- 8.2.2 Airport environs overlay code
- 8.2.12 Transport infrastructure overlay code
- 9.4.2 Landscaping code

- 9.4.3 Parking and access code
- 9.4.4 Reconfiguring a lot code
- 9.4.5 Works, services and infrastructure code

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

Relevant Codes	Comments
Industry zone code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Mareeba local plan code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Airport environs overlay code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Bushfire hazard overlay code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Transport infrastructure overlay code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Landscaping code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Parking and access code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Reconfiguring a lot code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Works. Services and infrastructure code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).

#### **(D) Planning Scheme Policies/Infrastructure Charges Plan**

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

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

**(E) Adopted Infrastructure Charges Notice**

In accordance with Council's Adopted Infrastructure Charges Resolution (No. 1) 2020, a charge of \$19,280.00 will apply to each additional industrial allotment created.

The \$19,280.00 charge was derived from a \$4,820.00 infrastructure charge for the following four (4) trunk infrastructure networks:

- Transport network (roads);
- Public parks and land for community facilities network;
- Water supply network; and
- Sewerage network

The application proposes the creation of five (19) new industrial lots and 2 balance lots (proposed lots 884 & 879 which are not included in this calculation). A credit of \$19,280.00 applies to the existing Lot 222. Therefore, charges are applicable for 18 new lots as follows:

$\$19,280.00 \times 18 \text{ (lots)} = \underline{\$347,040.00}$

**REFERRAL AGENCY**

The application triggered referral to the State Assessment and Referral Agency (SARA). SARA provided a Referral agency response on 6 May 2021 and have no requirements.

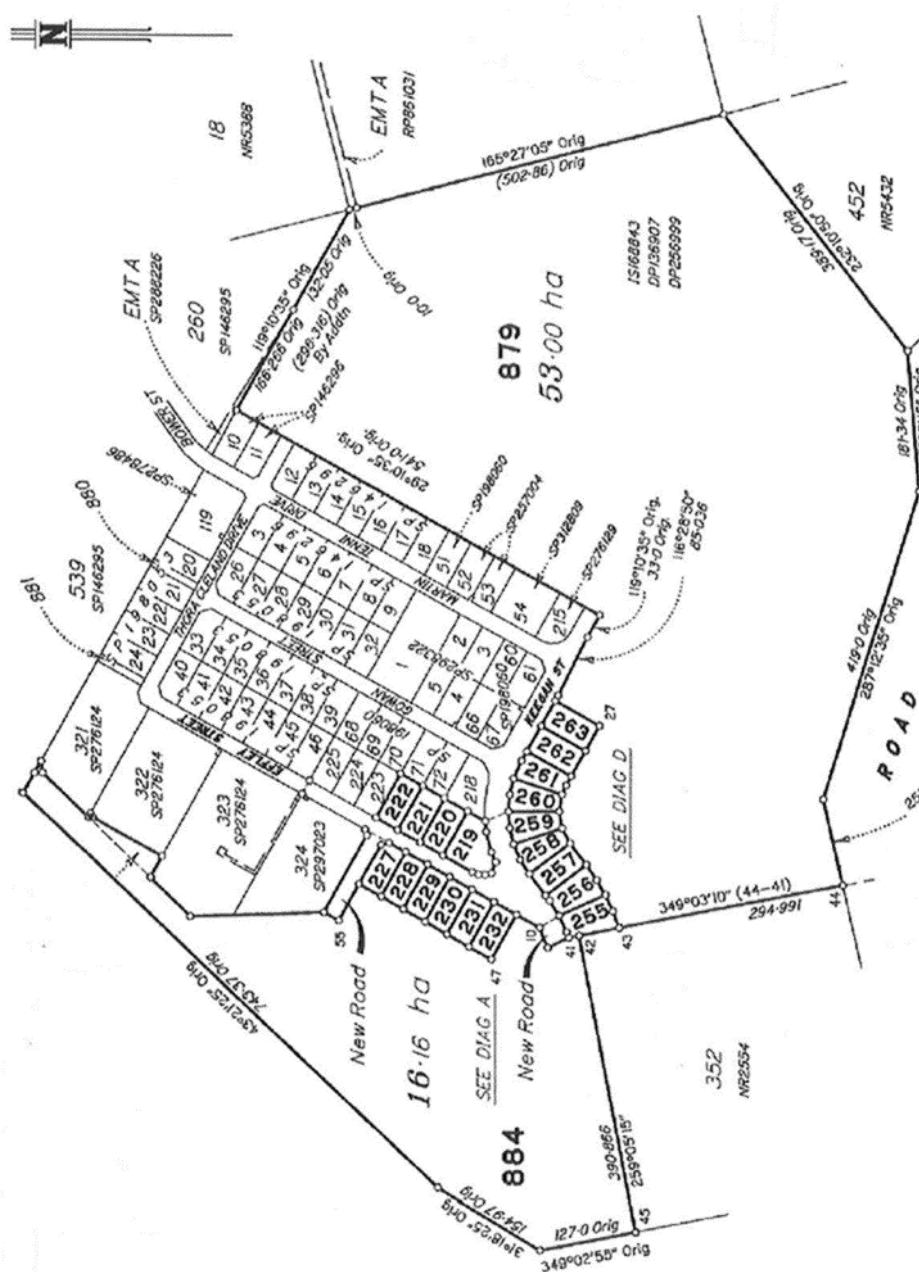
**Internal Consultation**

Technical Services

**PLANNING DISCUSSION**

Nil

### Site Plan - Reconfiguring a Lot Creating 19 New Industrial Lots & Balance



RA9-N



SARA reference: 2103-21866 SRA  
Council reference: RAL/21/0006

6 May 2021

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

Attention: Mr Brian Millard

Dear Mr Millard

## SARA response—Effley and Keegan Streets

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

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 7 April 2021.

### Response

Outcome:	Referral agency response - No requirements Under section 56(1)(a) of the <i>Planning Act 2016</i> , SARA advises it has no requirements relating to the application.
Date of response:	6 May 2021
Advice:	Advice to the applicant is in <b>Attachment 1</b> .
Reasons:	The reasons for the referral agency response are in <b>Attachment 2</b> .

### Development details

Description:	Development permit      Reconfiguring - Subdivision (2 into 21 Lots)
SARA role:	Referral Agency.
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (10.9.4.1.1.1)— Development impacting on state transport infrastructure (Planning Regulation 2017)  Schedule 10, Part 9, Division 4, Subdivision 2, Table 2, Item 1 (10.9.4.2.2.1)— Reconfiguring a lot in a future state transport corridor (Planning Regulation 2017)
SARA reference:	2103-21866 SRA
Assessment Manager:	Mareeba Shire Council

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

2103-21866 SRA

Street address: Effley and Keegan Streets  
Real property description: Lots 879 on SP297023 and 222 on SP297023  
Applicant name: Mareeba Shire Council  
Applicant contact details: PO Box 154  
Mareeba QLD 4880  
carle@msc.qld.gov.au

## Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s. 30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 3**.

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

For further information please contact Brittany Hughes, Planning Officer, on (07) 4616 7332 or via email CairnsSARA@dsdmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Susan Kidd  
Manager (Program Improvement)

cc Mareeba Shire Council, carle@msc.qld.gov.au  
enc Attachment 1 - Advice to the applicant  
Attachment 2 - Reasons for referral agency response  
Attachment 3 - Representations about a referral agency response provisions



2103-21866 SRA

**Attachment 1—Advice to the applicant**

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<b>General advice</b>	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP) version 2.6. If a word remains undefined it has its ordinary meaning.

2103-21866 SRA

**Attachment 2—Reasons for referral agency response**

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

**The reasons for SARA's decision are:**

The proposed development complies with *State code 1: Development in a state-controlled road environment* and *State code 6: Protection of state transport networks* of the SDAP. Specifically, the development:

- does not create a safety hazard for users of a state-controlled road
- does not compromise the structural integrity of state-controlled roads, road transport infrastructure or road works
- does not result in a worsening of the physical condition or operating performance of state-controlled roads and the surrounding road network
- does not compromise the state's ability to construct, or significantly increase the cost to construct state-controlled roads and future state-controlled roads
- does not compromise the state's ability to maintain and operate state-controlled roads, or significantly increase the cost to maintain and operate state-controlled roads
- does not compromise the structural integrity of public passenger transport infrastructure or compromise the operating performance of public passenger transport services.

**Material used in the assessment of the application:**

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 2.6), as published by SARA
- the *Development Assessment Rules*
- SARA DA Mapping system
- *Human Rights Act 2019*.

2103-21866 SRA

### **Attachment 3—Representations about a referral agency response provisions**

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## Development Assessment Rules—Representations about a referral agency response (concurrency)

The following provisions are those set out in sections 28 and 30 of the *Development Assessment Rules*<sup>1</sup> regarding **representations about a referral agency response (concurrency)**.

### Part 6: Changes to the application and referral agency responses and Part 7: Miscellaneous

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#### 28 Concurrency agency changes its response or gives a late response

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

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<sup>1</sup> Pursuant to Section 68 of the *Planning Act 2016*

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

**30 Representations about a referral agency response**

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

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



**8.2 A GROOT - CONCURRENCE AGENCY REFERRAL FOR BUILDING WORKS (CLASS 10A SHED)  
- LOT 4 ON SP218658 - 9 CATERINA CLOSE, MAREEBA - CAR/20/0016**

**Date Prepared:** 2 June 2021

**Author:** Senior Planner

**Attachments:** 1. Site Plan & Building Plans [↓](#)  
2. Letters of support [↓](#)

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**APPLICATION DETAILS**

APPLICATION		PREMISES	
APPLICATION NO:	CAR/20/0016		
RPD:	Lot 4 on SP218658	ADDRESS:	9 Caterina Close, Mareeba
APPLICANT:	A Groot C/- Northern Building Approvals 3B Margherita Close Mareeba QLD 4880	OWNER:	Norcrete Pty Ltd
ASSESSMENT MANAGER	Nil	DATE REFERRAL RECEIVED	Amended 18 May 2021
TYPE OF APPROVAL:	Concurrence agency referral for building works (Class 10A Shed) assessable against the Residential Dwelling House and Outbuilding Overlay Code of the Mareeba Shire Council Planning Scheme 2016		
PLANNING SCHEME:	Mareeba Shire Council Planning Scheme 2016		
ZONE:	Low Density Residential		

**EXECUTIVE SUMMARY**

Northern Building Approvals, on behalf of A Groot (Norcrete Pty Ltd), the landowner, propose the construction of a class 10a shed on land described as Lot 4 on SP218658, situated at 9 Caterina Close, Mareeba.

As the area of the proposed shed is larger than the maximum area nominated by Acceptable Outcome AO2.1 of the Residential Dwelling House and Outbuilding Overlay Code, Council is a referral agency for consideration of the amenity and aesthetic impacts.

Two (2) previous shed designs were considered and rejected by Council at the Ordinary meetings of 20 January 2021 and the 21 April 2021.

The applicant has now reduced the area of the shed down to 242.26m<sup>2</sup> and reduced the height to 5.5 metres. The decrease in shed size is accompanied by additional screen fencing and landscaping.

Council officers now consider that the amended shed and additional screening will maintain amenity and aesthetics to an acceptable level given the locality and surrounding properties.

It is recommended that a referral agency response (approval subject to conditions) be issued.

**OFFICER'S RECOMMENDATION**

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICATION NO:	CAR/20/0016		
RPD:	Lot 4 on SP218658	ADDRESS:	9 Caterina Close, Mareeba
APPLICANT:	A Groot C/- Northern Building Approvals 3B Margherita Close Mareeba QLD 4880	OWNER:	Norcrete Pty Ltd
ASSESSMENT MANAGER	Request for referral agency response before application	DATE REFERRAL RECEIVED	5 April 2021
TYPE OF REFERRAL:	Concurrence agency referral (request for response before application) for building works (Class 10A Shed) assessable against the Residential Dwelling House and Outbuilding Overlay Code of the Mareeba Shire Council Planning Scheme 2016		
PLANNING SCHEME:	Mareeba Shire Council Planning Scheme 2016		
ZONE:	Low Density Residential		

and in accordance with section 56 and 57 of the Planning Act 2016 the applicant and future Assessment Manager be notified that the Mareeba Shire Council, as a Referral Agency for building work assessable against the Mareeba Shire Council Planning Scheme 2016, requires the Assessment Manager to include in the development permit for building works the conditions and advisory notes in (A) provided that the proposed development is in accordance with the following submitted material in (B) and for the reasons set out in (C):

**(A) Conditions**

1. The proposed shed must be constructed generally in accordance with the position and orientation shown on the site plan accompanying the application.
2. The dimensions of the shed must not exceed those shown on the submitted plan/s, specifically 20.188m x 12m. The maximum height of the shed must not exceed 5.5m.
3. The shed colours used must be consistent with those colorbond colours outlined in the application, specifically a wall colour of "Basalt" and a roof colour of "Zincalume".
4. The shed shall be sited 31 metres off the western boundary and 15 metres from the southern boundary.



5. The screen fencing and landscaping strip shown on Site Plan 0634 WD-01A Issue E must be installed by 30 September 2021 and maintained for the life of the shed.

**(B) Submitted Material**

Plan / Document Number	Plan / Document Name	Date
0634 WD-01A E	Site Plan (incl fences and landscaping strip)	Jan 2021
RSCL-453961 01	Contract Plans (subject to maximum shed height of 5.5 metres)	03-Mar-2021
RSCL-453961 02	Contract Plans (subject to maximum shed height of 5.5 metres)	03-Mar-2021

**(C) Reasons**

1. The reasons and information used in the setting of the conditions detailed above include the relevant Codes of the Mareeba Shire Council Planning Scheme 2016.
2. The subject land has an area of 17,110m<sup>2</sup> which is well in excess of the typical Low Density Residential zone lot size. All adjoining allotments have areas above the typical Low Density Residential zone lot size.
3. A dwelling house is being constructed of the subject land.
4. The proposed shed will be screened by the additional fencing and landscaping strip shown on Site Plan 0634 WD-01A Issue E, thereby maintaining the residential streetscape.
5. The height of the proposed shed will not exceed the 5.5 metres specified by Acceptable Outcome AO2.1(b) of the Residential Dwelling House and Outbuilding Overlay Code.
6. Four (4) letters of non-objection have been provided in support of the proposed shed.

**(D) Advisory Notes**

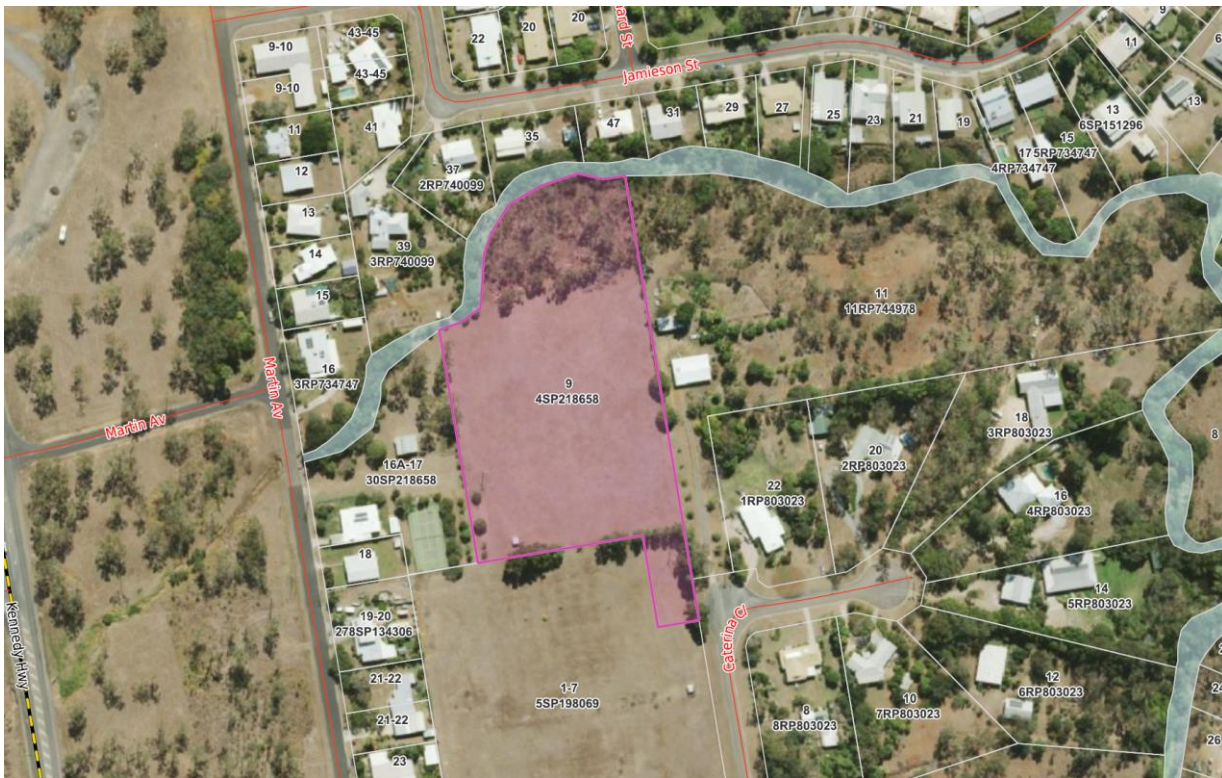
1. The shed is a Class 10a structure only and should remain in use as a "domestic outbuilding" only and should not be used for any commercial storage or any other purpose made assessable by the Mareeba Shire Council Planning Scheme 2016.

**THE SITE**

The subject site is situated at 9 Caterina Close, Mareeba and is described as Lot 4 on SP218658. The site is irregular in shape with an area of 17,110m<sup>2</sup> and is zoned Low density residential under the Mareeba Shire Council Planning Scheme 2016.

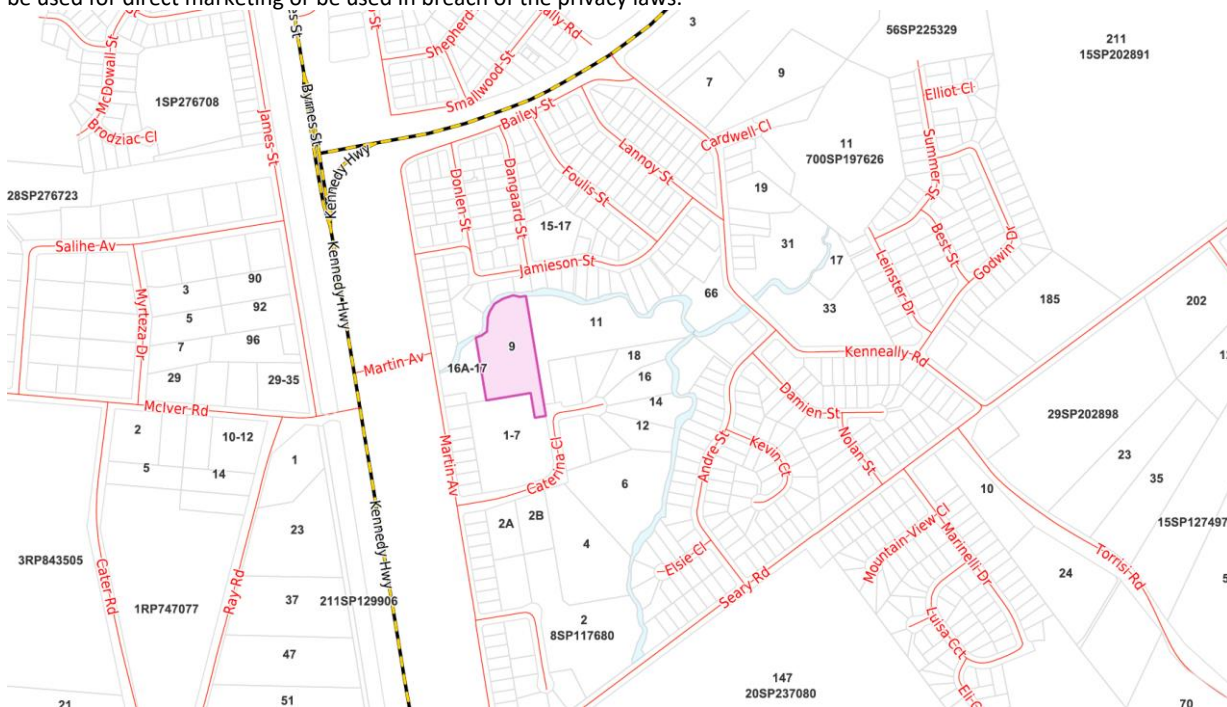
The site has 20 metres of frontage to Caterina Close, with a 20 metre wide access handle extending to the main body of the allotment. Caterina Close is bitumen sealed for the frontage of the subject land.

The site is improved by a small shed in the south-western corner. Some vegetation remains over the northern tip of the land, adjacent to the unnamed waterway.



**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 is serviced by most urban services, with the exception of town sewer. All surrounding lots are zoned Low density residential and most are developed with single dwellings.

## BACKGROUND AND CONTEXT

Nil

## PREVIOUS APPLICATIONS & APPROVALS

Two (2) previous shed designs were considered and rejected by Council at the Ordinary meetings of 20 January 2021 and the 21 April 2021.

## DESCRIPTION OF PROPOSED DEVELOPMENT

Northern Building Approvals, on behalf of A Groot (Norcrete Pty Ltd), the landowner, propose the construction of a class 10a shed on land described as Lot 4 on SP218658, situated at 9 Caterina Close, Mareeba.

The proposed shed has been revised from the designs previously considered by Council at the 20 January 2021 and the 21 April 2021. Both of the earlier shed designs were directed for refusal.

The revised shed will have dimensions of 20.188m x 12m x 5.5m (high - ridge height), will be slab on ground, steel and iron construction and will be sited in the south-western corner of the allotment, 31 metres off the western boundary and 15 metres from the southern boundary.

The proposed shed has a gross floor area (GFA) of 242.26m<sup>2</sup>.

The site is zoned Low Density Residential under the planning scheme.

The Residential Dwelling House and Outbuildings Overlay Code establishes a 100m<sup>2</sup> GFA limit for domestic outbuildings in the Low Density Residential zone. The proposed 242.26m<sup>2</sup> shed will exceed this GFA limit by 142.26m<sup>2</sup>, as such, the Mareeba Shire Council is a Referral Agency for the proposed building work.

A building application has not been made at this stage.

## PLANNING SCHEME DESIGNATIONS

Zone:	Low density residential zone
Overlays:	Residential Dwelling House and Outbuilding Overlay Code

## RELEVANT PLANNING INSTRUMENTS

### Mareeba Shire Council Planning Scheme 2016

#### Zoning

The subject land is within the Low Density Residential zone.

#### Relevant Codes:

#### 8.2.10 Residential Dwelling House and Outbuilding Overlay Code

*Outbuilding and Residential Scale*

**PO2***Domestic Outbuildings:*

- (a) do not dominate the lot on which they are located; and*
- (b) are consistent with the scale and character of development in the zone in which the land is located.*

**AO2.1**

*Where located in the Low density residential zone or the Medium residential zone, domestic outbuildings do not exceed:*

- (a) 100m<sup>2</sup> in gross floor area; and*
- (b) 5.5 metres above natural ground level.*

Comment

The proposed shed will have a gross floor area (GFA) of 242.256m<sup>2</sup> and is therefore, non-compliant with AO2.3 (a) with a GFA exceedance of 142.256m<sup>2</sup>. The proposed shed must therefore be assessed against Performance Outcome PO2.

Council at its Ordinary Meeting of 17 March 2021 assessed a similarly sized shed at 18 Salihe Avenue, Mareeba for compliance with PO2. As part of this assessment, Council identified five (5) reasons why this previous shed referral satisfied PO2.

The current referral is therefore assessed against these same five (5) reasons:

1. *The subject land and all adjoining lots have areas well in excess of the typical Low Density Residential zone lot size.*

Comment

The subject land has an area of 1.711 hectares. The area of the smallest adjoining lot is 5,817m<sup>2</sup>.

The typical Low Density Residential zone lot size is 800m<sup>2</sup> and the average area of lots adjoining the subject land is 17,305m<sup>2</sup>

The current referral satisfies this reason.

2. *The subject land contains an established dwelling house.*

Comment

Building approval has been issued for a dwelling house to be constructed on the subject land and construction has commenced.

The current referral satisfies this reason.

3. *The proposed shed is sited behind the established dwelling house, thereby screening the proposed shed and maintaining the residential streetscape.*

Comment

The proposed shed is not/will not be sited behind the dwelling house.

It is noted that the applicant has proposed an additional landscaping strip along the southern boundary and a solid 1.8 to 2 metre high fence along the southern boundary and part of the eastern boundary.

Following without prejudice discussions with the applicant, an additional 1.8 to 2 metre high fence along the same length of the western boundary has been proposed to assist in screening the shed.

The alternative screening measures proposed by the applicant will reasonably screen the shed.

4. *The height of the proposed shed does not exceed Acceptable Outcome AO2.1(b) of the Residential Dwelling House and Outbuilding Overlay Code.*

Comment

The applicant has committed to reduce the shed height to 5.5 metres.

The development will be conditioned accordingly.

5. *Letters of non-objection have been provided in support of the proposed shed from neighbours.*

Comment

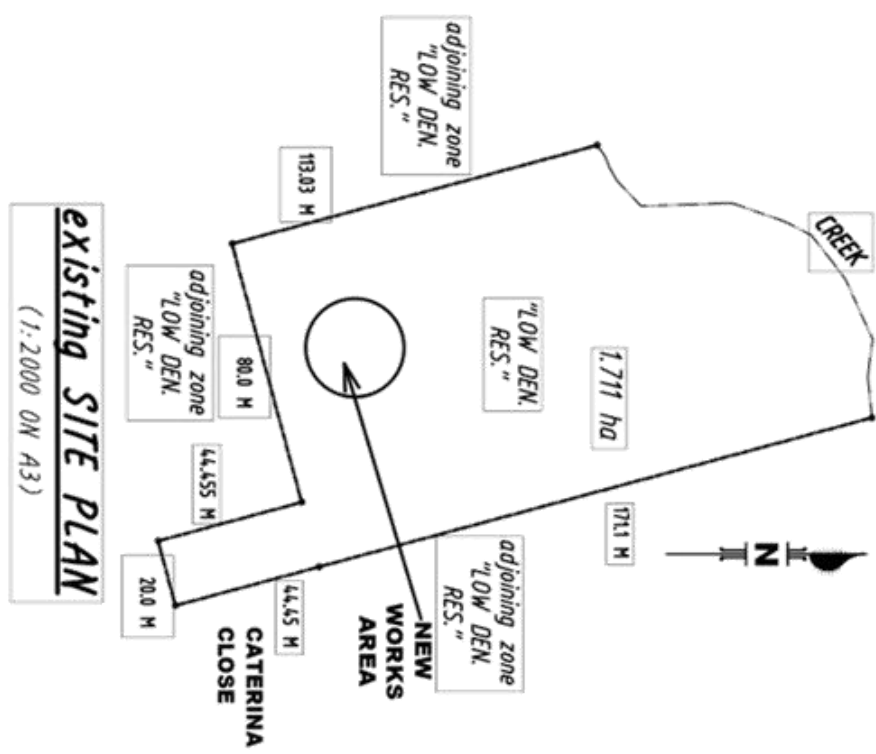
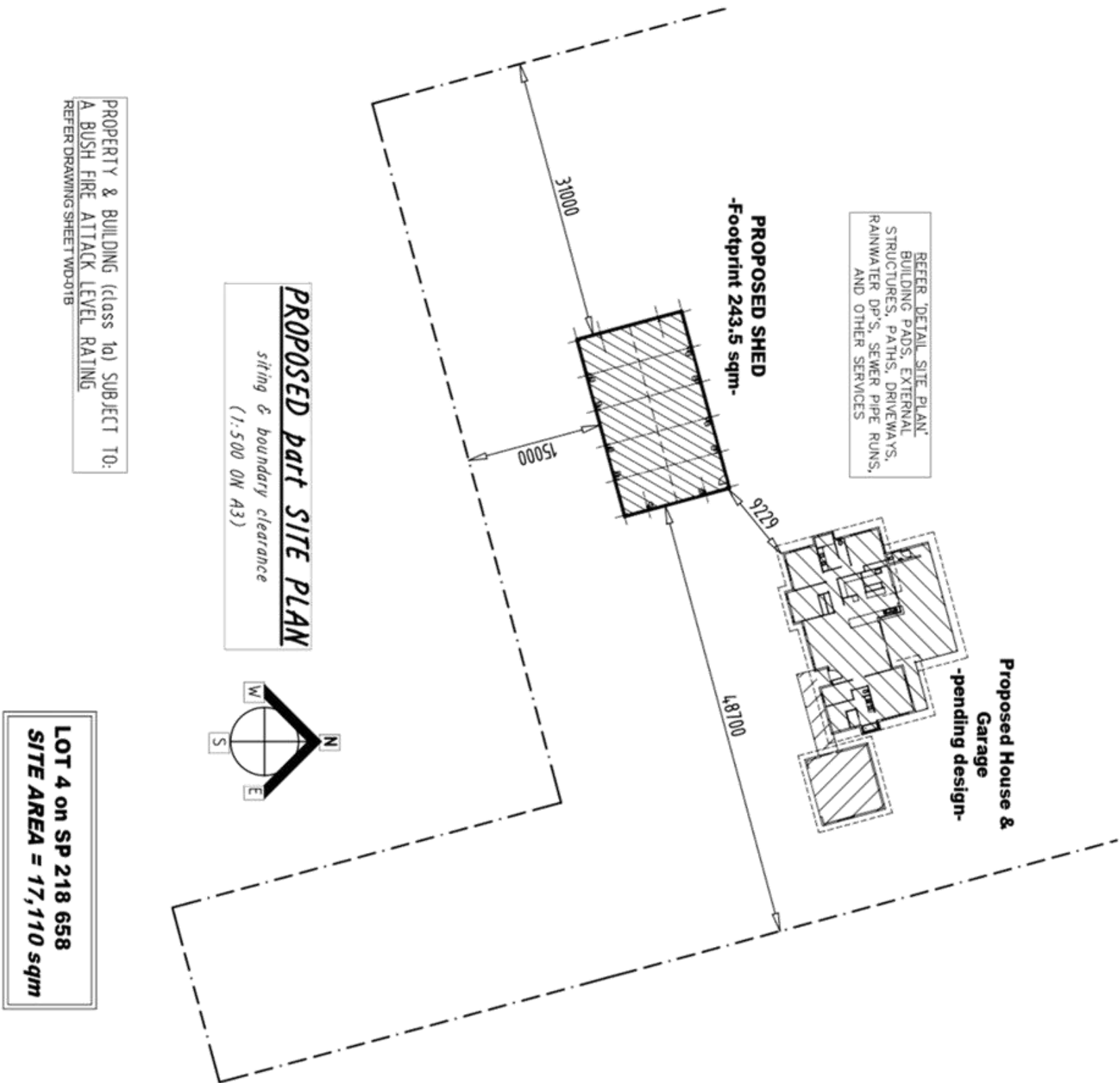
The applicant was requested to seek letters of non-objection from the owners of the following four (4) lots:

- (i) Lot 30 on SP218658
- (ii) Lot 5 on SP198069
- (iii) Lot 11 on RP744978
- (iv) Lot 1 on RP803023

Letters of non-objection have been provided from the owners of (i), (iii) and (iv) (Attachment 2).

Based on the above, the applicant has demonstrated compliance with PO2.

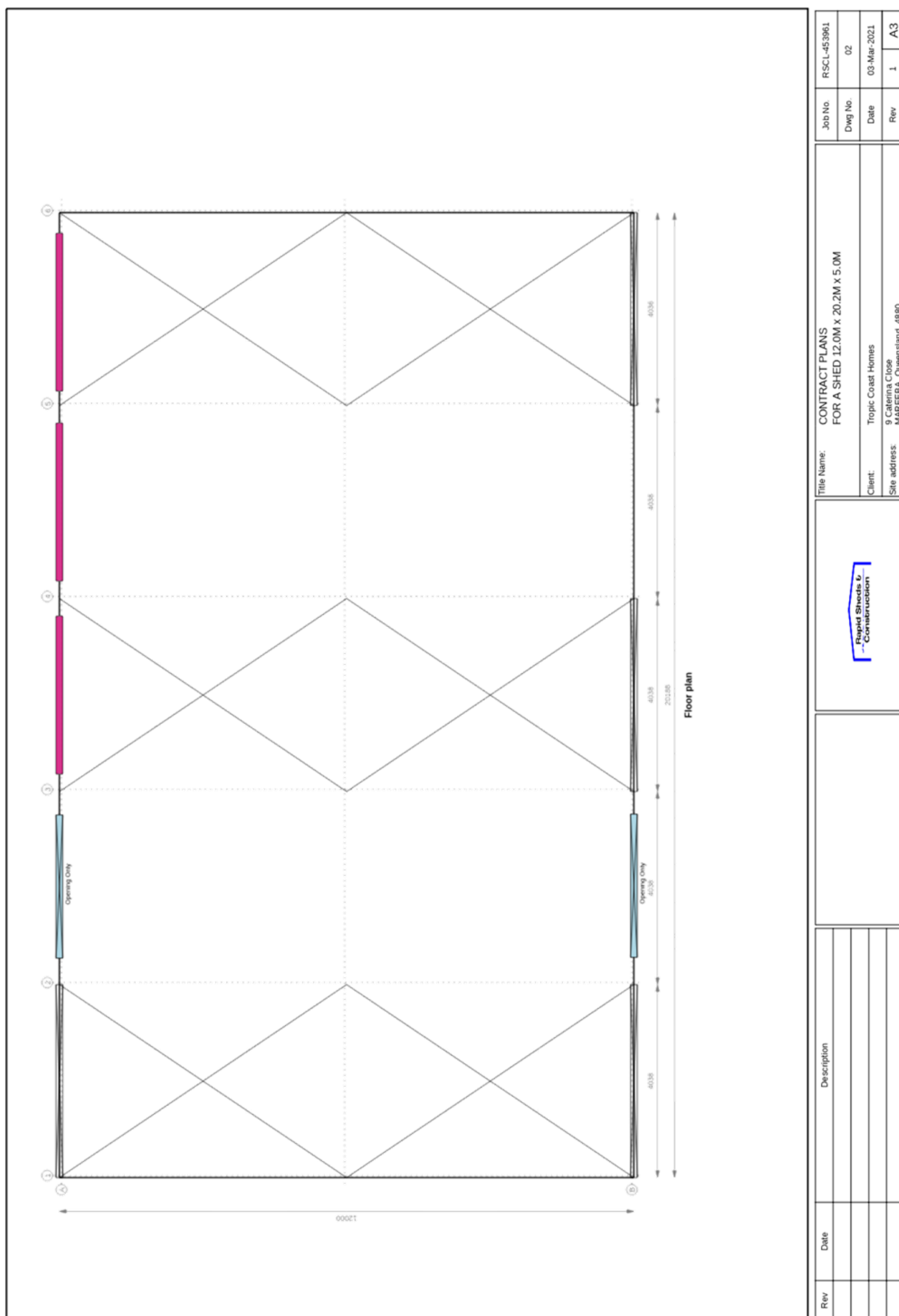




phone: 06-28 294 235 EDMONTON 4869, QUEENSLAND  
**GREGORY G. TERZL** *Architect* *Building Design & Drafting*  
-Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-

PROJECT:	DATE:	JAN 2021
9 CATERINA CLOSE	SCALE:	AS SHOWN ON "A3" SHEET
MAREEBA	DRAWING TITLE:	Proposed Shed
4880		SITE PLAN
-RESIDENTIAL-	JOB NO.	SHEET No.
PROPOSED SHED	0634	A







Aaron Groot  
PO Box 1139  
MAREEBA QLD 4880

Mareeba Shire Council  
Senior Planner  
Attn: Mr Brian Millard  
PO Box 154  
MAREEBA QLD 4880

Dear Brian

**RE: Proposed Shed at 9 Caterina Close, Mareeba**

**Ref: CAR/20/0016**

I have no objection to the building of a shed being proposed to be constructed at 9 Caterina Close, Mareeba. I/we are aware that this shed is 5.5m high, 12m wide and 20m long and will be used for domestic purposes only. We have been advised that the shed walls, roller doors and gutters are Colorbond "Basalt" in colour and the roof is BlueScope "Zincalume".

I have been made aware that a 1.8m high fence and tree plantings will be installed along the southern and western boundaries as well as part of the eastern boundary to assist in shielding the shed from view.

I/we have no objection to the proposed shed.

Sincerely

Neighbour:

**K Mills**

**11 Caterina Close**

**MAREEBA QLD 4880**

Signature/s.....

Dated:.....

Aaron Groot  
PO Box 1139  
MAREEBA QLD 4880

Mareeba Shire Council  
Senior Planner  
Attn: Mr Brian Millard  
PO Box 154  
MAREEBA QLD 4880

Dear Brian

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I have been made aware that a 1.8m high fence and tree plantings will be installed along the southern and western boundaries as well as part of the eastern boundary to assist in shielding the shed from view.

I/we have no objection to the proposed shed.

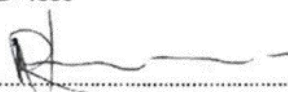
Sincerely

Neighbour:

**RM Hensen & AV Strydom-Hensen**  
**22 Caterina Close**  
**MAREEBA QLD 4880**

Signature/s.....

Dated:.....

  
19/5/2021

Aaron Groot  
PO Box 1139  
MAREEBA QLD 4880

Mareeba Shire Council  
Senior Planner  
Attn: Mr Brian Millard  
PO Box 154  
MAREEBA QLD 4880

Dear Brian

**RE: Proposed Shed at 9 Caterina Close, Mareeba**

**Ref: CAR/20/0016**

I have no objection to the building of a shed being proposed to be constructed at 9 Caterina Close, Mareeba. I/we are aware that this shed is 5.5m high, 12m wide and 20m long and will be used for domestic purposes only. We have been advised that the shed walls, roller doors and gutters are Colorbond "Basalt" in colour and the roof is BlueScope "Zincalume".

I have been made aware that a 1.8m high fence and tree plantings will be installed along the southern and western boundaries as well as part of the eastern boundary to assist in shielding the shed from view.

I/we have no objection to the proposed shed.

Sincerely

Neighbour:

**SJ Richardson & JC Payne**  
**17 Martin Ave**  
**MAREEBA QLD 4880**

Signature/s..... *S Richardson* .....

Dated:..... *6-5-21* .....

Date: 15/3/21

Mareeba Shire Council  
The Chief Executive Officer  
**Attn: Mr Peter Franks**  
PO Box 154  
MAREEBA QLD 4880

Dear Peter

**RE: Proposed Shed at 9 Caterina Close, Mareeba**

I have no objection to the building of a shed being proposed to be constructed at 9 Caterina Close, Mareeba. I am fully aware that this shed is 20 metres long and 12 metres wide and is to be used for domestic purposes and storage.

This will not interfere with us or our property in any way.

Sincerely

Neighbour's Name/s: Peter Duilio  
Neighbour's Address: 18 Martin Ave Mba 4880  
Neighbour's Signature: [Signature]

**8.3 PROPOSED AMENDMENT TO THE MAREEBA SHIRE COUNCIL PLANNING SCHEME 2016 - SUBDIVISION IN RURAL ZONE**

**Date Prepared:** 31 May 2021

**Author:** Senior Planner

**Attachments:**

1. Amendments to Strategic Framework [↓](#)
2. Amendments to Tables of Assessment [↓](#)
3. Amendments to Rural Zone Code [↓](#)
4. Amendments to Reconfiguring a Lot Code [↓](#)
5. Amendments to Administrative Definitions [↓](#)

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**EXECUTIVE SUMMARY**

On 9 December 2019, the Minister for State Development, Manufacturing, Infrastructure and Planning made *Temporary Local Planning Instrument No. 01 of 2019 (Subdivision in Rural zone)* (TLPI 01/2019).

TLPI 01/2019 continues to apply to development for reconfiguring a lot within the Rural zone of the Mareeba Shire Council Planning Scheme 2016 ("the Planning Scheme").

The Minister's office has indicated that TLPI 01/2019, or an equivalent replacement TLPI, will remain in effect until such time as amendments are made to the Planning Scheme.

**RECOMMENDATION**

That Council decide to make a major amendment to the Mareeba Shire Council Planning Scheme 2016, generally in accordance with Attachments 1 to 5 of this report. This is in accordance with section 20 of the *Planning Act 2016* and Chapter 2, Part 4 of the Minister's Guidelines and Rules.

**BACKGROUND**

On 9 December 2019, the then Minister for State Development, Manufacturing, Infrastructure and Planning made *Temporary Local Planning Instrument No. 01 of 2019 (Subdivision in Rural zone)* (TLPI 01/2019).

TLPI 01/2019 continues to apply to development for reconfiguring a lot within the Rural zone of the Mareeba Shire Council Planning Scheme 2016 ("the Planning Scheme").

TLPI 01/2019 is a blunt instrument drafted with the intent of seeking to prohibit the creation of lots with an area less than 60 hectares within the Rural zone. With this intent, TLPI 01/2019 fails to make reasonable provision for boundary realignments, essential community infrastructure lots, lots severed by roads and other sensible rural lots less than 60 hectares in area.

The Minister's office has indicated that TLPI 01/2019, or an equivalent replacement TLPI, will remain in effect until such time as the State's desired planning scheme amendments are in effect.

Draft planning scheme amendments have been workshopped with Council. These amendments provide a response to the State's concerns, but also take into account the Minister's letter to the Member for Kennedy and further restore Council's ability to consider and where appropriate, approve new rural lots less than 60 hectares in area.

The TLPI's mandating of a 60 hectare minimum rural lot size prompted Council to review the planning schemes of other Councils within the FNQ Regional Plan area.

The planning schemes of Douglas Shire Council and Cairns Regional Council both allow for a minimum rural lot size of 40 hectares. Both of these planning schemes were developed around the same time as the Mareeba Shire Council Planning Scheme 2016. Mareeba has an extremely diverse rural sector, with many of these rural uses able to viably operate on lots of 40 hectares.

The amendments propose that Council adopt a 40 hectare minimum rural lot size consistent with both Douglas Shire Council and Cairns Regional Council. This 40 hectare rural lot size will also ensure farmers are not required to hold excessive land reserves for rural uses that do not require large areas.

The planning scheme amendments further propose that rural allotments with an area less than 40 hectares be Code Assessable development in the following five (5) situations:

1. Boundary realignments
2. The creation of one additional allotment to accommodate (community infrastructure):
  - (i) a cemetery; or
  - (ii) a crematorium; or
  - (iii) a detention facility; or
  - (iv) emergency services; or
  - (v) an environmental facility; or
  - (vi) major electricity infrastructure; or
  - (vii) a park; or
  - (viii) a renewable energy facility; or
  - (ix) a substation; or
  - (x) a telecommunications facility; or
  - (xi) a utility installation other than a transport service; or
  - (xii) a wind farm.
3. The subdivision divides one lot into two where:
  - (i) the existing lot was in existence before 1 July 2016; and
  - (ii) the existing lot is severed by a road that was gazetted before 9 May 2008; and
  - (iii) the resulting lot boundaries use the road as the boundary of division; and
  - (iv) no resulting lot has an area less than two (2) hectares.
4. The subdivision divides one lot into two where:
  - (i) the existing lot was in existence before 1 July 2016; and
  - (ii) the existing lot is severed by a watercourse as defined by the Water Act 2000; and
  - (iii) the resulting lot boundaries use the watercourse as the boundary of division; and
  - (iv) no resulting lot has an area less than two (2) hectares.
5. The subdivision divides one lot into two where:

- (i) the existing lot was in existence before 1 July 2016; and
- (ii) the existing lot has an area less than 40ha; and
- (iii) no resulting lot has an area less than two (2) hectares

The underlying intent of all of the proposed amendments is that all future subdivision within the Rural zone occur where it does not adversely impact on rural uses.

The proposed amendments are shown as tracked changes in Attachments 1 to 5.

## **RISK IMPLICATIONS**

### **Legal and Compliance**

TLPI 01/2019 commenced on 9 December 2019 and will remain in effect for a period of two (2) years.

The Minister's office has indicated that TLPI 01/2019, or an equivalent replacement TLPI, will remain in effect until such time as the State's desired planning scheme amendments are in effect.

## **LEGAL/COMPLIANCE/POLICY IMPLICATIONS**

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

The first step in this process is section 16.1 as follows:

*16.1 To make a major amendment, the local government must decide to amend the planning scheme.*

The recommendation of this report has been drafted to satisfy section 16.1.

## **FINANCIAL AND RESOURCE IMPLICATIONS**

### **Capital**

Nil.

### **Operating**

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

### ***Is the expenditure noted above included in the current budget?***

Yes.

## **LINK TO CORPORATE PLAN**

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

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

## **IMPLEMENTATION/COMMUNICATION**

Subject to Council deciding to amend the Planning Scheme, written notice will be given to the Chief Executive Officer of the Department under section 16.2 of the Minister's Guidelines and Rules.

Section 16.2 is as follows:

*16.2 After deciding to amend the planning scheme, the local government may give the chief executive a notice requesting an early confirmation of state interests that includes-*

- a) the nature and details of the proposed amendment; and*
- b) a statement of the state interests expressed in a regional plan or SPP the local government considers relevant to the proposed amendment.*



### 3.3 Settlement pattern and built environment

#### 3.3.1 Strategic outcomes

- (1) Mareeba Shire is intended to support a widely dispersed population in a variety of settings, including rural towns, small rural settlements, villages, rural residential areas, cropping lands, grazing lands and broad-hectare grazing properties. Future development maintains this settlement pattern and the distinct character that it provides to the shire. The settlement pattern also ensures the continuing viability of the shire's rural economy, particularly through the provision of high quality services.
- (2) Mareeba Shire is supported by a network of compact, *activity centres* of varying scales. These *activity centres* form the primary focus for population growth. Each *activity centre* will maintain its individual character while growing to support and service the local economies of its catchments. The level of service provision within each *activity centre* is consistent with its role and function within the defined activity centre hierarchy. Growth is managed to ensure a high level of centre amenity and streetscape character is maintained, thus fostering vibrant, lively hubs of social interaction, trade and exchange.
- (3) *Residential areas* and *urban expansion areas* support strategically located and logically sequenced residential development, maximising the efficient utilisation of new and existing infrastructure, particularly active and public transport. Residential development, including infill housing in designated areas, is focussed in Mareeba and the Kuranda district. A diversity of housing choices is developed within proximity to services and *activity centres* while protecting the character of the shire.

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

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

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

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

- (6) New subdivisions which propose lots less than the minimum lot size of 40ha are not supported within the Rural zone, except for where:

- (a) The subdivision results in no additional lots (boundary realignment); or
- (b) The subdivision is limited to one additional lot created to accommodate:

- (i) a cemetery; or
- (ii) a crematorium; or
- (iii) a detention facility; or
- (iv) emergency services; or
- (v) an environmental facility; or
- (vi) major electricity infrastructure; or
- (vii) a park; or
- (viii) a renewable energy facility; or
- (ix) a substation; or
- (x) a telecommunications facility; or
- (xi) a utility installation other than a transport service; or
- (xii) a wind farm.

(c) The subdivision divides one lot into two where:

- (i) the existing lot was in existence before 1 July 2016; and
- (ii) the existing lot is severed by a road that was gazetted before 9 May 2008; and
- (iii) the resulting lot boundaries use the road as the boundary of division; and
- (iv) no resulting lot has an area less than two (2) hectares; and
- (v) the subdivision does not fragment agricultural land; or

(d) The subdivision divides one lot into two where:

- (i) the existing lot was in existence before 1 July 2016; and
- (ii) the existing lot is severed by a watercourse as defined by the Water Act 2000; and
- (iii) the resulting lot boundaries use the watercourse as the boundary of division; and
- (iv) no resulting lot has an area less than two (2) hectares; and
- (v) the subdivision does not fragment agricultural land; or

(e) The subdivision divides one lot into two where:

- (i) the existing lot was in existence before 1 July 2016; and
- (ii) the existing lot has an area less than 40ha; and
- (iii) no resulting lot has an area less than two (2) hectares; and
- (iv) the subdivision does not fragment agricultural land.

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

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

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

### 3.3.4 Element—Village activity centre

#### 3.3.4.1 Specific outcomes

- (1) Kuranda, as the *village activity centre* for Mareeba Shire, accommodates services, arts and cultural facilities, sports and recreation facilities, business and employment uses to support the village and its constituent surrounding rural and rural residential communities.
- (2) The Kuranda Village continues as a premier tourist destination of Far North Queensland as the 'Village in the Rainforest', supported by a growing arts economy. Its positioning and access to the Cairns tourism base (including international and domestic airports) will continue to support a significant local tourist economy, as well as making it a lifestyle destination for new residents.

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

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

~~(4) Growth is focused within the Kuranda village. Further greenfield residential or rural residential development in the Myola corridor is not supported.~~

### 3.3.6 Element—Rural villages

#### 3.3.6.1 Specific outcomes

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

~~(1) Bibohra, Irvinebank, Julatten, Koah, Mutchilba, Mt Molloy, Myola and Speewah are rural villages that have limited centre activities and other non-residential activities. Some rural villages include small clusters of activity in which limited, small-scale development may occur. Any growth within rural villages is limited and is proportionate to their current scale and zoning intent. Further expansion of these villages is to only occur on land designated as urban footprint under the Regional Plan.~~

### 3.3.11 Element—Rural areas

#### 3.3.11.1 Specific outcomes

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

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

~~(3)(1) Tourism, rural industry, intensive animal industries and outdoor recreation facilities are developed in the rural area in a way which:~~

- ~~(a) does not impede or conflict with agricultural activities and production; and~~
- ~~(b) does not compromise rural character and scenic qualities; and~~
- ~~(c) does not adversely impact on ecological and biodiversity values.~~

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

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

~~(2) Rural areas include rural activities and land uses of varying scale, consistent with surrounding rural land use, character and site conditions.~~

~~(3) Land in rural areas is maintained in large (40ha or greater) lot sizes to ensure that regional landscape and rural production values are not compromised by fragmentation, alienation or incompatible land uses. Subdivision of land is not supported on lots less than 40ha in the Rural zone, except for where:~~



- (a) The subdivision results in no additional lots (boundary realignment); or
- (b) The subdivision is limited to one additional lot created to accommodate:
  - (i) a cemetery; or
  - (ii) a crematorium; or
  - (iii) a detention facility; or
  - (iv) emergency services; or
  - (v) an environmental facility; or
  - (vi) major electricity infrastructure; or
  - (vii) a park; or
  - (viii) a renewable energy facility; or
  - (ix) a substation; or
  - (x) a telecommunications facility; or
  - (xi) a utility installation other than a transport service; or
  - (xii) a wind farm.
- (c) The subdivision divides one lot into two where:
  - (i) the existing lot was in existence before 1 July 2016; and
  - (ii) the existing lot is severed by a road that was gazetted before 9 May 2008; and
  - (iii) the resulting lot boundaries use the road as the boundary of division; and
  - (iv) no resulting lot has an area less than two (2) hectares; and
  - (v) the subdivision does not fragment agricultural land; or
- (d) The subdivision divides one lot into two where:
  - (i) the existing lot was in existence before 1 July 2016; and
  - (ii) the existing lot is severed by a watercourse as defined by the Water Act 2000; and
  - (iii) the resulting lot boundaries use the watercourse as the boundary of division; and
  - (iv) no resulting lot has an area less than two (2) hectares; and
  - (v) the subdivision does not fragment agricultural land; or
- (e) The subdivision divides one lot into two where:
  - (i) the existing lot was in existence before 1 July 2016; and
  - (ii) the existing lot has an area less than 40ha; and
  - (iii) no resulting lot has an area less than two (2) hectares; and
  - (iv) the subdivision does not fragment agricultural land.
- (4) Other rural areas will be largely maintained in their current configuration, only being subdivided where large land holdings of 40ha or greater can be achieved and the infrastructure base of rural operations including workers accommodation, airstrips and farm infrastructure is provided.
- (5) Tourism, outdoor recreation, horticultural activities and natural bushland uses may be considered in other rural areas where appropriately located, serviced and otherwise consistent with the Strategic Framework.
- (6) *Agricultural areas* will be retained in viable holdings and not fragmented or compromised by unsuitable development. Uses and development within this precinct will not cause land use conflicts with primary production or will ensure these conflicts are mitigated.
- (7) *Rural areas* preserve lands for future uses beyond the life of the planning scheme.
- (8) Historical townships located in *rural areas* are generally cadastral anomalies. Historical townships are generally below current infrastructure standards in respect to roads, stormwater drainage, water and sewerage infrastructure and are not intended to be developed or further subdivided. Historical townships are not always named, and include:
  - (a) Almaden
  - (b) Calcifer
  - (c) Kingsborough
  - (d) Koorboora
  - (e) Montalbion

- (f) Mt Mulligan
- (g) Northcote
- (h) Petford
- (i) Stannary Hills
- (j) Thornborough
- (k) Watsonville

### 3.6 Transport and infrastructure

#### 3.6.1 Strategic outcomes

- (1) *Local collector road and state controlled road networks* support the identified hierarchy of *activity centres* and the rural economy of Mareeba Shire. The location, density and scale of development supports the efficient and convenient movement of goods, services and people. Roads are progressively upgraded (including construction of *future state roads and future local connections*) and maintained to a high standard to support higher urban densities, rural production, tourism, commerce, industry and major trip generators.
- (2) *The rail network* is recognised as important strategic infrastructure resulting from significant past investment. Use of the rail network for tourist, passenger and freight movements throughout the shire is protected and enhanced.
- (3) Designated freight routes are appropriately managed and upgraded. Designated freight routes, active elements of the *rail network* and planned and designated *future state roads* are not prejudiced by inappropriate land uses to ensure the efficient transportation of essential goods and services, now and in the future.
- (4) Street layout and design, including in new development, supports mixed transit modes, including buses, pedestrians, cyclists and mobility devices, particularly in *activity centres*. *Centre areas* and destinations are safely and conveniently accessible to cyclists and pedestrians through the provision of a permeable and highly connected active transport network, including *principal cycle routes*, and the provision of end of trip facilities.
- (5) The Mareeba Airport provides a strategic, regional hub for air traffic, aviation services and industries in the shire. The expansion of Mareeba Airport is facilitated as an airport enterprise area that encourages aviation compatible business, industry and commercial enterprises to co-locate to create an aviation dependant activity cluster where the activity centre hierarchy is maintained and where the operational efficiency and safety of the Mareeba Airport is ensured through the appropriate design and location of development.
- (6) ~~New development is appropriately sequenced and coordinated with existing and future water, wastewater, stormwater and transport infrastructure, to ensure the operations of existing infrastructure are not compromised and community needs continue to be met. New infrastructure is provided to development in accordance with Council's desired standards of service and supports a consolidated urban form to maximise return on investment. The ongoing operation of key infrastructure elements is not prejudiced by inappropriate development.~~
- (6) New development is appropriately sequenced and coordinated with existing and future water, wastewater, stormwater and transport infrastructure, to ensure the operations of existing infrastructure are not compromised and community needs continue to be met. New infrastructure is provided to development in accordance with the council's desired standards of service and supports a consolidated urban form to maximise return on investment. The ongoing operation of key infrastructure elements is not prejudiced by inappropriate development. Subdivision of land in the Rural zone to create lots less than 40ha is not consistent with facilitating appropriately sequenced and coordinated development, except for where:
  - (a) The subdivision results in no additional lots (boundary realignment); or
  - (b) The subdivision is limited to one additional lot created to accommodate:
    - (i) a cemetery; or
    - (ii) a crematorium; or

- (iii) a detention facility; or
- (iv) emergency services; or
- (v) an environmental facility; or
- (vi) major electricity infrastructure; or
- (vii) a park; or
- (viii) a renewable energy facility; or
- (ix) a substation; or
- (x) a telecommunications facility; or
- (xi) a utility installation other than a transport service; or
- (xii) a wind farm.

(c) The subdivision divides one lot into two where:

- (i) the existing lot was in existence before 1 July 2016; and
- (ii) the existing lot is severed by a road that was gazetted before 9 May 2008; and
- (iii) the resulting lot boundaries use the road as the boundary of division; and
- (iv) no resulting lot has an area less than two (2) hectares; and
- (v) the subdivision does not fragment agricultural land; or

(d) The subdivision divides one lot into two where:

- (i) the existing lot was in existence before 1 July 2016; and
- (ii) the existing lot is severed by a watercourse as defined by the Water Act 2000; and
- (iii) the resulting lot boundaries use the watercourse as the boundary of division; and
- (iv) no resulting lot has an area less than two (2) hectares; and
- (v) the subdivision does not fragment agricultural land; or

(e) The subdivision divides one lot into two where:

- (i) the existing lot was in existence before 1 July 2016; and
- (ii) the existing lot has an area less than 40ha; and
- (iii) no resulting lot has an area less than two (2) hectares; and
- (iv) the subdivision does not fragment agricultural land.

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

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

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

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

(5)(11) Regional water supply needs, including the Mareeba Shire's future agricultural water supply needs are secured through the identification of the Nullingda dam development area and its protection from incompatible and inappropriate development.



## 5.6 Categories of development and assessment—Reconfiguring a lot

The following table identifies the categories of development and assessment for reconfiguring a lot.

Table 5.6.1—Reconfiguring a lot

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emerging community zone	<b>Impact assessment</b>	
	If not: (a) realigning the common boundaries of adjoining lots; or (b) creating an access easement.	The planning scheme
Rural residential zone	<b>Impact assessment</b>	
	If: (a) not located in the 4,000m <sup>2</sup> precinct, 1 hectare precinct or 2 hectare precinct; and (b) resulting in the creation of one or more additional lots.	The planning scheme
<u>Rural zone</u>	<u><b>Impact assessment</b></u>	
	<u>If creating a lot less than 40ha, other than where:</u>  (a) <u>The subdivision results in no additional lots (boundary realignment); or</u> (b) <u>The subdivision is limited to one additional lot created to accommodate:</u> <u>(i) a cemetery; or</u> <u>(ii) a crematorium; or</u> <u>(iii) a detention facility; or</u> <u>(iv) emergency services; or</u> <u>(v) an environmental facility;</u> <u>or</u> <u>(vi) major electricity infrastructure; or</u> <u>(vii) a park; or</u> <u>(viii) a renewable energy facility; or</u> <u>(ix) a substation; or</u> <u>(x) a telecommunications facility; or</u> <u>(xi) a utility installation other than a transport service;</u> <u>or</u> <u>(xii) a wind farm; or</u> (c) <u>The subdivision divides one lot into two where:</u> <u>(i) the existing lot was in existence before 1 July 2016; and</u>	<u>The planning scheme</u>

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>(ii) <u>the existing lot is severed by a road that was gazetted before 9 May 2008; and</u></p> <p>(iii) <u>the resulting lot boundaries use the road as the boundary of division; and</u></p> <p>(iv) <u>no resulting lot has an area less than two (2) hectares; or</u></p> <p>(d) <u>The subdivision divides one lot into two where:</u></p> <p>(i) <u>the existing lot was in existence before 1 July 2016; and</u></p> <p>(ii) <u>the existing lot is severed by a watercourse as defined by the Water Act 2000; and</u></p> <p>(iii) <u>the resulting lot boundaries use the watercourse as the boundary of division; and</u></p> <p>(iv) <u>no resulting lot has an area less than two (2) hectares; or</u></p> <p>(e) <u>The subdivision divides one lot into two where:</u></p> <p>(i) <u>the existing lot was in existence before 1 July 2016; and</u></p> <p>(ii) <u>the existing lot has an area less than 40ha; and</u></p> <p>(iii) <u>no resulting lot has an area less than two (2) hectares</u></p>	
	<b>Code assessment</b>	
	<u>Where not impact assessable.</u>	<u>Reconfiguring a lot code</u> <u>Relevant zone code</u> <u>Landscaping code</u> <u>Parking and access code</u> <u>Works, services and infrastructure code</u>
<b>All zones other than the Emerging community zone or Rural residential zone</b>	No change	Reconfiguring a lot code Relevant zone code Landscaping code Parking and access code Works, services and infrastructure code
<b>Code assessment</b>		



Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Any other reconfiguring a lot not listed in this table. Any reconfiguring a lot listed in this table and not meeting the description listed in the "Categories of development and assessment" column.	

Editor's note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Editor's note—Also see **Table 5.4.2**— for Prescribed levels of assessment: reconfiguring a lot

## 6.2.9 Rural zone code

### 6.2.9.1 Application

- (1) This code applies to assessing development where:
  - (a) located in the Rural zone; and
  - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

### 6.2.9.2 Purpose

- (1) The purpose of the Rural zone code is to:
  - (a) provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
  - (b) provide opportunities for non-rural uses that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes;
  - (c) protect or manage significant natural resources and processes to maintain the capacity for primary production.
- (2) Mareeba Shire Council's purpose of the Rural zone code is to recognise the importance of primary production to the economy of the region and to maintain and strengthen the range of primary industries which contribute to the rural economy.

The purpose of the Rural zone code is to:

- (a) recognise the diversity of rural uses that exists throughout the region;
- (b) protect the rural character of the region;
- (c) provide facilities for visitors and tourists that are accessible and offer a unique experience;
- (d) protect the infrastructure of the Mareeba-Dimbulah Irrigation Scheme Area from development which may compromise long term use for primary production;
- (e) maintain distinct boundaries between the rural areas and the villages, towns and urban areas of the region;
- ~~(f) provide for a range of uses, compatible and associated with rural or ecological values including recreational pursuits and tourist activities;~~
- (f) Provide for a range of non-urban uses, compatible and associated with rural or ecological values including recreational pursuits and tourist activities;
- (g) prevent adverse impacts of development on ecological values;
- (h) preserve land in large holdings; and
- (i) facilitate the protection of strategic corridors across the landscape which link remnant areas of intact habitat and transport corridors.

- (3) The purpose of the Rural zone code will be achieved through the following overall outcomes:
  - ~~(a) Areas for use for primary production are conserved and fragmentation below economically viable lot sizes is avoided;~~
  - (a) Areas for use for primary production are conserved for rural uses;
  - (b) The establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, forestry, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses;
  - (c) The establishment of extractive industries, mining and associated activities and alternative forms of energy generation is appropriate where environmental impacts and land use conflicts are minimised;
  - (d) Uses that require isolation from urban areas as a consequence of their impacts such as noise or odour may be appropriate where land use conflicts are minimised;
  - (e) Development is reflective of and responsive to the environmental constraints of the land;
  - ~~(f) Residential and other development is appropriate only where directly associated with the rural nature of the zone;~~
  - (f) Residential and other uses are appropriate only where directly associated with the rural nature of the zone;

- (g) Low-impact tourism and recreation activities do not compromise the long-term use of the land for rural purposes;
- (h) The viability of both existing and future rural uses and activities is protected from the intrusion of incompatible uses;
- (i) Visual impacts of clearing, building, materials, access ways and other aspects of development are minimised or appropriately managed;
- (j) Adverse impacts of development both on-site and from adjoining areas are avoided and any impacts are minimised through location, design, operation and management; and
- (k) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and separated from adjacent development.

#### 6.2.9.3 Criteria for assessment

**Table 6.2.9.3—Rural zone code - For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Height</b>	
<b>PO1</b> Building height takes into consideration and respects the following: <ul style="list-style-type: none"> <li>(a) the height of existing buildings on adjoining premises;</li> <li>(b) the development potential, with respect to height, on adjoining premises;</li> <li>(c) the height of buildings in the vicinity of the site;</li> <li>(d) access to sunlight and daylight for the site and adjoining sites;</li> <li>(e) privacy and overlooking; and</li> <li>(f) site area and street frontage length.</li> </ul>	<b>AO1.1</b> Development, other than buildings used for rural activities, has a maximum building height of: <ul style="list-style-type: none"> <li>(a) 8.5 metres; and</li> <li>(b) 2 storeys above ground level.</li> </ul> <b>AO1.2</b> Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.
<b>Siting, where not involving a Dwelling house</b>	
Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.	
<b>PO2</b> Development is sited in a manner that considers and respects: <ul style="list-style-type: none"> <li>(a) the siting and use of adjoining premises;</li> <li>(b) access to sunlight and daylight for the site and adjoining sites;</li> <li>(c) privacy and overlooking;</li> <li>(d) air circulation and access to natural breezes;</li> <li>(e) appearance of building bulk; and</li> <li>(f) relationship with road corridors.</li> </ul>	<b>AO2.1</b> Buildings and structures include a minimum setback of: <ul style="list-style-type: none"> <li>(a) 40 metres from a frontage to a State-controlled road; and</li> <li>(b) 10 metres from a boundary to an adjoining lot.</li> </ul> <b>AO2.2</b> Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to a road that is not a State-controlled road.

Performance outcomes	Acceptable outcomes
	<b>AO2.3</b> Buildings and structures, except where a Roadside stall, include a minimum setback of: <ul style="list-style-type: none"> <li>(a) 10 metres from a frontage to a sealed road that is not a State-controlled road; and</li> <li>(b) 100 metres from a frontage to any other road that is not a State-controlled road;</li> </ul>
<b>Accommodation density</b>	
<b>PO3</b> The density of Accommodation activities: <ul style="list-style-type: none"> <li>(a) respects the nature and density of surrounding land use;</li> <li>(b) is complementary and subordinate to the rural and natural landscape values of the area; and</li> <li>(c) is commensurate to the scale and frontage of the site.</li> </ul>	<b>AO3.1</b> Residential density does not exceed one dwelling house per lot.
	<b>AO3.2</b> Residential density does not exceed two dwellings per lot and development is for: <ul style="list-style-type: none"> <li>(a) a secondary dwelling; or</li> <li>(b) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m<sup>2</sup>; or</li> <li>(c) Rural worker's accommodation.</li> </ul>
<b>For assessable development</b>	
<b>Site cover</b>	
<b>PO4</b> Buildings and structures occupy the site in a manner that: <ul style="list-style-type: none"> <li>(a) makes efficient use of land;</li> <li>(b) is consistent with the bulk and scale of buildings in the surrounding area; and</li> <li>(c) appropriately balances built and natural features.</li> </ul>	<b>AO4</b> No acceptable outcome is provided.
<b>PO5</b> Development complements and integrates with the established built character of the Rural zone, having regard to: <ul style="list-style-type: none"> <li>(a) roof form and pitch;</li> <li>(b) eaves and awnings;</li> <li>(c) building materials, colours and textures; and</li> <li>(d) window and door size and location.</li> </ul>	<b>AO5</b> No acceptable outcome is provided.

Performance outcomes	Acceptable outcomes
<b>Amenity</b>	
<b>PO6</b> Development must not detract from the amenity of the local area, having regard to: <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) advertising devices;</li> <li>(e) visual amenity;</li> <li>(f) privacy;</li> <li>(g) lighting;</li> <li>(h) odour; and</li> <li>(i) emissions.</li> </ul>	<b>AO6</b> No acceptable outcome is provided.
<b>PO7</b> Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) advertising devices;</li> <li>(e) visual amenity;</li> <li>(f) privacy;</li> <li>(g) lighting;</li> <li>(h) odour; and</li> <li>(i) emissions.</li> </ul>	<b>AO7</b> No acceptable outcome is provided.
<b>Rural uses</b>	
<b>PO8</b> <u>Uses and other development include those that:</u> <ul style="list-style-type: none"> <li><u>(a) promote rural activities such as agriculture, rural enterprises and small scale industries that serve rural activities; or</u></li> <li><u>(b) promote low impact tourist activities based on the appreciation of the rural character, landscape and rural activities; or</u></li> <li><u>(c) are compatible with rural activities.</u></li> </ul>	<b>AO8</b> <u>No acceptable outcome is provided.</u>

#### 9.4.4 Reconfiguring a lot code

##### 9.4.4.1 Application

- (1) This code applies to assessing development where:
  - (a) for Reconfiguring a lot; and
  - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

##### 9.4.4.2 Purpose

- (1) The purpose of the Reconfiguring a lot code is to ensure that land is:
  - (a) arranged in a manner which is consistent with the intended scale and intensity of development within the area;
  - (b) provided with access to appropriate movement and open space networks; and
  - (c) contributes to housing diversity and accommodates a range of land uses.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Subdivision of land achieves the efficient use of land and the efficient provision of infrastructure and transport services;
  - (b) Lots are of a suitable size and shape for the intended or potential use having regard to the purpose and overall outcomes of the relevant zone or precinct.
  - (c) Subdivision of land creates lots with sufficient area and dimensions to accommodate the ultimate use, meet user requirements, protect environmental features and account for site constraints;
  - (d) A range and mix of lot sizes is provided to facilitate a variety of industry and housing types;
  - (e) Subdivision design incorporates a road network that provides connectivity and circulation for vehicles and provide safe and efficient access for pedestrians, cyclists and public transport;
  - (f) Subdivision design provides opportunities for walking and cycling for recreation and as alternative methods of travel;
  - (g) Subdivision of land provides and integrates a range of functional parkland, including local and district parks and open space links for the use and enjoyment of the residents of the locality and the shire;
  - (h) Subdivision of land contributes to an open space network that achieves connectivity along riparian corridors and between areas with conservation values;
  - ~~(i) Subdivision within the Rural zone maintains rural landholdings in viable parcels;~~
  - ~~(i) Subdivision within the Rural zone maintains lots equal to or larger than 40ha, except for where:~~
    - ~~i. The subdivision results in no additional lots (boundary realignment); or~~
    - ~~ii. The subdivision is limited to the creation of one additional allotment to accommodate:~~
      - ~~(i) a cemetery; or~~
      - ~~(ii) a crematorium; or~~
      - ~~(iii) a detention facility; or~~
      - ~~(iv) emergency services; or~~
      - ~~(v) an environmental facility; or~~
      - ~~(vi) major electricity infrastructure; or~~
      - ~~(vii) a park; or~~
      - ~~(viii) a renewable energy facility; or~~
      - ~~(ix) a substation; or~~
      - ~~(x) a telecommunications facility; or~~
      - ~~(xi) a utility installation other than a transport service; or~~
      - ~~(xii) a wind farm; or~~
    - ~~iii. The subdivision divides one lot into two where:~~
      - ~~(i) the existing lot was in existence before 1 July 2016; and~~
      - ~~(ii) the existing lot is severed by a road that was gazetted before 9 May 2008; and~~



- (iii) the resulting lot boundaries use the road as the boundary of division; and
    - (iv) no resulting lot has an area less than two (2) hectares; and
    - (v) the subdivision does not fragment agricultural land; or
  - iv. The subdivision divides one lot into two where:
    - (i) the existing lot was in existence before 1 July 2016; and
    - (ii) the existing lot is severed by a watercourse as defined by the Water Act 2000; and
    - (iii) the resulting lot boundaries use the watercourse as the boundary of division; and
    - (iv) no resulting lot has an area less than two (2) hectares; and
    - (v) the subdivision does not fragment agricultural land; or
  - v. The subdivision divides one lot into two where:
    - (i) the existing lot was in existence before 1 July 2016; and
    - (ii) the existing lot has an area less than 40ha; and
    - (iii) no resulting lot has an area less than two (2) hectares; and
    - (iv) the subdivision does not fragment agricultural land;
- (j) Land in historical townships is not reconfigured to be used for urban purposes; and
- (k) Residential subdivision and greenfield development is designed to consider and respect:
  - i. topography;
  - ii. climate responsive design and solar orientation;
  - iii. efficient and sustainable infrastructure provision;
  - iv. environmental values;
  - v. water sensitive urban design;
  - vi. good quality agricultural land; and
  - vii. the character and scale of surrounding development.

9.4.4.3 Criteria for assessment

Table 9.4.4.3A—Reconfiguring a lot code – For assessable development

Performance outcomes	Acceptable outcomes
<b>Area and frontage of lots - <u>except Rural zone</u></b>	
<b>PO1</b> Lots include an area and frontage that: <ul style="list-style-type: none"> <li>(a) is consistent with the design of lots in the surrounding area;</li> <li>(b) allows the desired amenity of the zone to be achieved;</li> <li>(c) is able to accommodate all buildings, structures and works associated with the intended land use;</li> <li>(d) allow the site to be provided with sufficient access;</li> <li>(e) considers the proximity of the land to:                             <ul style="list-style-type: none"> <li>(i) centres;</li> <li>(ii) public transport services; and</li> <li>(iii) open space; and</li> </ul> </li> <li>(f) allows for the protection of environmental features; and</li> <li>(g) accommodates site constraints.</li> </ul>	<b>AO1.1</b> Lots provide a minimum area and frontage in accordance with <b>Table 9.4.4.3B</b> .
<b>Area and frontage of lots - <u>Rural zone</u></b>	



<p><b><u>PO1.1</u></b>  <u>No lots are created with an area of less than 40ha, except for where:</u></p> <p>(a) <u>The subdivision results in no additional lots (boundary realignment); or</u></p> <p>(b) <u>The subdivision is limited to the creation of one additional allotment to accommodate:</u></p> <p>(i) <u>a cemetery; or</u>  (ii) <u>a crematorium; or</u>  (iii) <u>a detention facility; or</u>  (iv) <u>emergency services; or</u>  (v) <u>an environmental facility; or</u>  (vi) <u>major electricity infrastructure; or</u>  (vii) <u>a park; or</u>  (viii) <u>a renewable energy facility; or</u>  (ix) <u>a substation; or</u>  (x) <u>a telecommunications facility; or</u>  (xi) <u>a utility installation other than a transport service; or</u>  (xii) <u>a wind farm; or</u></p> <p>(c) <u>The subdivision divides one lot into two where:</u></p> <p>(i) <u>the existing lot was in existence before 1 July 2016; and</u>  (ii) <u>the existing lot is severed by a road that was gazetted before 9 May 2008; and</u>  (iii) <u>the resulting lot boundaries use the road as the boundary of division; and</u>  (iv) <u>no resulting lot has an area less than two (2) hectares; or</u></p> <p>(d) <u>The subdivision divides one lot into two where:</u></p> <p>(i) <u>the existing lot was in existence before 1 July 2016; and</u>  (ii) <u>the existing lot is severed by a watercourse as defined by the Water Act 2000; and</u>  (iii) <u>the resulting lot boundaries use the watercourse as the boundary of division; and</u>  (iv) <u>no resulting lot has an area less than two (2) hectares; or</u></p> <p>(e) <u>The subdivision divides one lot into two where:</u></p> <p>(i) <u>the existing lot was in existence before 1 July 2016; and</u>  (ii) <u>the existing lot has an area less than 40ha; and</u>  (iii) <u>no resulting lot has an area less than two (2) hectares.</u></p>	<p><b><u>AO1.1</u></b>  <u>No acceptable outcome is provided.</u></p>
<p><b><u>PO1.2</u></b></p>	<p><b><u>AO1.2</u></b></p>

Performance outcomes	Acceptable outcomes
<p><u>Where for a boundary realignment, the realignment only occurs where it would:</u></p> <p>(a) <u>improve agricultural efficiency; or</u></p> <p>(b) <u>facilitate agricultural activity or conservation outcomes; or</u></p> <p>(c) <u>resolve boundary issues where a house, structure or works is built over the boundary line of the lots.</u></p>	<p><u>No acceptable outcome is provided.</u></p>
<p><b>PO1.3</b></p> <p><u>Where for a boundary realignment, the proposed lots:</u></p> <p>(a) <u>are able to accommodate all buildings, structures and works associated with the rural use;</u></p> <p>(b) <u>include enough space within the new lots to accommodate buffers from adjoining land uses to mitigate adverse impacts such as chemical spray drift, odour, noise, dust, fire, smoke and ash;</u></p> <p>(c) <u>do not constrain existing industries from expanding or new agricultural enterprises from being established;</u></p> <p>(d) <u>do not create new small lots for rural lifestyle purposes;</u></p> <p>(e) <u>are not be for the purpose of creating a separate house lot.</u></p>	<p><b>AO1.3</b></p> <p><u>No acceptable outcome is provided.</u></p>
<p><b>PO1.4</b></p> <p><u>Where for the creation of one additional allotment to accommodate:</u></p> <p>(i) <u>a cemetery; or</u></p> <p>(ii) <u>a crematorium; or</u></p> <p>(iii) <u>a detention facility; or</u></p> <p>(iv) <u>emergency services; or</u></p> <p>(v) <u>an environmental facility; or</u></p> <p>(vi) <u>major electricity infrastructure; or</u></p> <p>(vii) <u>a park; or</u></p> <p>(viii) <u>a renewable energy facility; or</u></p> <p>(ix) <u>a substation; or</u></p> <p>(x) <u>a telecommunications facility; or</u></p> <p>(xi) <u>a utility installation other than a transport service;</u></p> <p>(xii) <u>a wind farm;</u></p> <p>(a) <u>The lot has sufficient area to be able to accommodate all buildings, structures and works associated with the intended use; and</u></p> <p>(b) <u>The intended use commences on the lot prior to its creation, or a statutory covenant is registered on the title restricting the future use of the lot to the intended purpose.</u></p>	<p><b>AO1.4</b></p> <p><u>No acceptable outcome is provided.</u></p>

Performance outcomes	Acceptable outcomes
<p><b>PO1.5</b>  Reconfiguring a lot that is severed by a gazetted road and that uses the road as the boundary of division only occurs where the development:</p> <ul style="list-style-type: none"> <li>(a) improves agricultural efficiency; or</li> <li>(b) facilitates agricultural activity; or</li> <li>(c) facilitates conservation outcomes; or</li> <li>(d) ensures agricultural activity is not compromised.</li> </ul>	<p><b>AO1.5</b>  No acceptable outcome is provided.</p>
<p><b>PO1.6</b>  Reconfiguring a lot that is severed by a waterway and that uses the waterway as the boundary of division only occurs where the development:</p> <ul style="list-style-type: none"> <li>(a) improves agricultural efficiency; or</li> <li>(b) facilitates agricultural activity; or</li> <li>(c) facilitates conservation outcomes; or</li> <li>(d) ensures agricultural activity is not compromised.</li> </ul>	<p><b>AO1.6</b>  No acceptable outcome is provided.</p>
<p><b>PO1.7</b>  Where for the subdivision of an existing lot with an area already less than 40ha:</p> <ul style="list-style-type: none"> <li>(a) The subdivision must not fragment agricultural land;</li> <li>(b) The subdivision must ensure agricultural activity is not compromised;</li> <li>(c) Each lot created must have sufficient area to be able to accommodate all buildings, structures and works associated with the intended use.</li> </ul>	<p><b>AO1.7</b>  No acceptable outcome is provided.</p>
<p><b>PO1.8</b>  All lots include a frontage that allows the site to be provided with sufficient access.</p>	<p><b>AO1.8</b>  Lots provide a minimum frontage in accordance with <b>Table 9.4.4.3B</b>.</p>
<b>Existing buildings and easements</b>	
<p><b>PO2</b>  Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures:</p> <ul style="list-style-type: none"> <li>(a) new lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures; and</li> <li>(b) any continuing use is not compromised by the reconfiguration.</li> </ul>	<p><b>AO2.1</b>  Each land use and associated infrastructure is contained within its individual lot.</p> <p><b>AO2.2</b>  All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.</p>

Performance outcomes	Acceptable outcomes
<b>PO3</b> Reconfiguring a lot which contains an existing easement ensures: <ul style="list-style-type: none"> <li>(a) future buildings, structures and accessways are able to be sited to avoid the easement; and</li> <li>(b) the reconfiguration does not compromise the purpose of the easement or the continued operation of any infrastructure contained within the easement.</li> </ul>	<b>AO3</b> No acceptable outcome is provided.
<b>Boundary realignment</b>	
<b>PO4</b> The boundary realignment retains all attendant and existing infrastructure connections and potential connections.	<b>AO4</b> No acceptable outcome is provided.

Performance outcomes	Acceptable outcomes
<b>Access and road network</b>	
<b>PO5</b> Access to a reconfigured lot (including driveways and paths) must not have an adverse impact on: <ul style="list-style-type: none"> <li>(a) safety;</li> <li>(b) drainage;</li> <li>(c) visual amenity;</li> <li>(d) privacy of adjoining premises; and</li> <li>(e) service provision.</li> </ul>	<b>AO5</b> No acceptable outcome is provided.
<b>PO6</b> Reconfiguring a lot ensures that access to a lot can be provided that: <ul style="list-style-type: none"> <li>(a) is consistent with that provided in the surrounding area;</li> <li>(b) maximises efficiency and safety; and</li> <li>(c) is consistent with the nature of the intended use of the lot.</li> </ul> Note—The Parking and access code should be considered in demonstrating compliance with PO6.	<b>AO6</b> Vehicle crossover and access is provided in accordance with the design guidelines and specifications set out in Planning Scheme Policy 4 – FNQROC Regional Development Manual.
<b>PO7</b> Roads in the Industry zone are designed having regard to: <ul style="list-style-type: none"> <li>(a) the intended use of the lots;</li> <li>(b) the existing use of surrounding land;</li> <li>(c) the vehicular servicing requirements of the intended use;</li> <li>(d) the movement and turning requirements of B-Double vehicles.</li> </ul> Note—The Parking and access code should be considered in demonstrating compliance with PO7.	<b>AO7</b> No acceptable outcome is provided.
<b>Rear lots</b>	
<b>PO8</b> Rear lots are designed to: <ul style="list-style-type: none"> <li>(a) provide a high standard of amenity for residents and other users of the site;</li> <li>(b) provide a high standard of amenity for adjoining properties; and</li> <li>(c) not adversely affect the safety and efficiency of the road from which access is gained.</li> </ul>	<b>AO8.1</b> Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.
	<b>AO8.2</b> No more than two rear lots are created behind any lot with a road frontage.
	<b>AO8.3</b> Access to lots is via an access strip with a minimum width of: <ul style="list-style-type: none"> <li>(a) 4 metres where in the Low density residential zone or Medium density residential zone; or</li> <li>(b) 8 metres otherwise.</li> </ul>
	<b>AO8.4</b> A single access strip is provided to a rear lot along one side of the lot with direct frontage to the street.  Note—Figure A provides further guidance in relation to the desired outcome.

Performance outcomes	Acceptable outcomes
	<p><b>AO8.5</b> No more than 1 in 10 lots created in a new subdivision are rear lots.</p> <p><b>AO8.6</b> Rear lots are not created in the Centre zone or the Industry zone.</p>
<b>Crime prevention and community safety</b>	
<p><b>PO9</b> Development includes design features which enhance public safety and seek to prevent opportunities for crime, having regard to:</p> <ul style="list-style-type: none"> <li>(a) sightlines;</li> <li>(b) the existing and intended pedestrian movement network;</li> <li>(c) the existing and intended land use pattern; and</li> <li>(d) potential entrapment locations.</li> </ul>	<p><b>AO9</b> No acceptable outcome is provided.</p>
<b>Pedestrian and cycle movement network</b>	
<p><b>PO10</b> Reconfiguring a lot must assist in the implementation of a Pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.</p>	<p><b>AO10</b> No acceptable outcome is provided.</p>
<b>Public transport network</b>	
<p><b>PO11</b> Where a site includes or adjoins a future public transport corridor or future public transport site identified through a structure planning process, development:</p> <ul style="list-style-type: none"> <li>(a) does not prejudice the future provision of the identified infrastructure;</li> <li>(b) appropriately treats the common boundary with the future corridor; and</li> <li>(c) provides opportunities to integrate with the adjoining corridor where a it will include an element which will attract pedestrian movement.</li> </ul>	<p><b>AO11</b> No acceptable outcome is provided.</p>
<b>Residential subdivision</b>	
<p><b>PO12</b> Residential lots are:</p> <ul style="list-style-type: none"> <li>(a) provided in a variety of sizes to accommodate housing choice and diversity; and</li> <li>(b) located to increase variety and avoid large areas of similar lot sizes.</li> </ul>	<p><b>AO12</b> No acceptable outcome is provided.</p>

Performance outcomes	Acceptable outcomes
<b>Rural residential zone</b>	
<b>PO13</b> New lots are only created in the Rural residential zone where land is located within the 4,000m <sup>2</sup> precinct, the 1 hectare precinct or the 2 hectare precinct.	<b>AO13</b> No acceptable outcome is provided.
<b>Additional provisions for greenfield development only</b>	
<b>PO14</b> The subdivision design provides the new community with a local identity by responding to: <ul style="list-style-type: none"> <li>(a) site context</li> <li>(b) site characteristics</li> <li>(c) setting</li> <li>(d) landmarks</li> <li>(e) natural features; and</li> <li>(f) views.</li> </ul>	<b>AO14</b> No acceptable outcome provided.
<b>PO15</b> The road network is designed to provide a high level of connectivity, permeability and circulation for local vehicles, public transport, pedestrians and cyclists.	<b>AO15</b> No acceptable outcome provided.
<b>PO16</b> The road network is designed to: <ul style="list-style-type: none"> <li>(a) minimise the number of cul-de-sacs;</li> <li>(b) provide walkable catchments for all residents in cul-de-sacs; and</li> <li>(c) include open cul-de-sacs heads.</li> </ul> Note—Figure B provides further guidance in relation to the desired outcome.	<b>AO16</b> No acceptable outcome provided.
<b>PO17</b> Reconfiguring a lot provides safe and convenient access to the existing or future public transport network.	<b>AO17</b> The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route.
<b>PO18</b> The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes.	<b>AO18</b> No acceptable outcome provided.
<b>PO19</b> Provision is made for sufficient open space to: <ul style="list-style-type: none"> <li>(a) meet the needs of the occupiers of the lots and to ensure that the environmental and scenic values of the area are protected;</li> <li>(b) retain riparian corridors, significant vegetation and habitat areas and provides linkages between those areas; and</li> <li>(c) meet regional, district and neighbourhood open space requirements.</li> </ul>	<b>AO19.1</b> A minimum of 10% of the site area is dedicated as open space.
	<b>AO19.2</b> A maximum of 30% of the proposed open space can consist of land identified as significant vegetation or riparian corridor buffer.

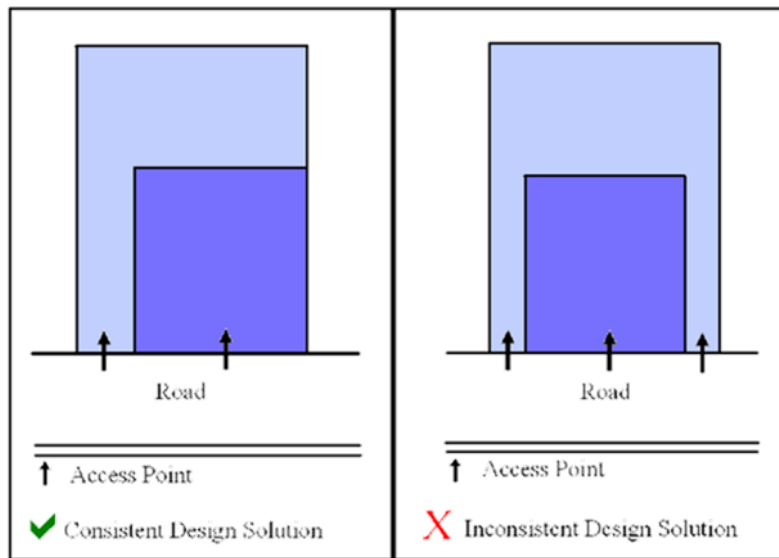
Performance outcomes	Acceptable outcomes
<b>PO20</b> A network of parks and community land is provided: (a) to support a full range of recreational and sporting activities; (b) to ensure adequate pedestrian, cycle and vehicle access; (c) which is supported by appropriate infrastructure and embellishments; (d) to facilitate links between public open spaces; (e) which is co-located with other existing or proposed community infrastructure; (f) which is consistent with the preferred open space network; and (g) which includes a diversity of settings;	<b>AO20</b> No acceptable outcome is provided.

**Table 9.4.4.3B—Minimum area and dimensions for Reconfiguring a lot**

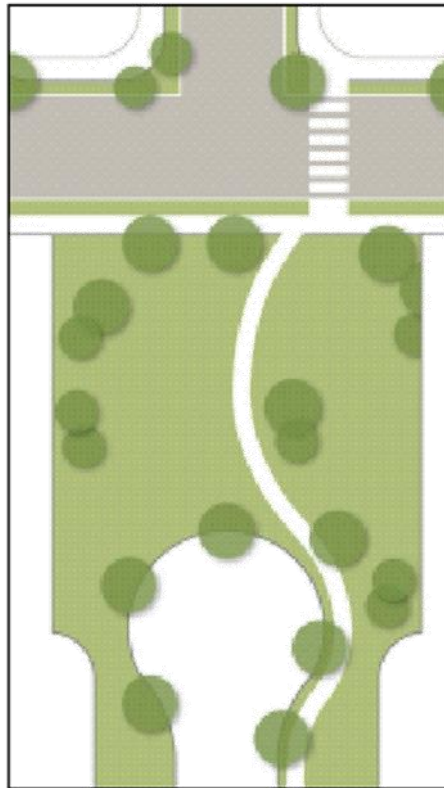
Zone	Type	Minimum area	Minimum frontage
Centre	All lots	800m <sup>2</sup>	20 metres
Community facilities	All lots	Not specified	Not specified
Conservation	All lots	Not specified	Not specified
Emerging community	All lots	10 hectares	100 metres
Low density residential	Where greenfield development and connected to reticulated water and sewerage		
	Rear lot	800m <sup>2</sup>	5 metres
	All other lots	350m <sup>2</sup>	10 metres
	Where connected to reticulated water and sewerage		
	Rear lot	800m <sup>2</sup>	5 metres
	All other lots	600m <sup>2</sup>	16 metres
	Where connected to reticulated water		
	Rear lot	1,000m <sup>2</sup>	5 metres
	All other lots	800m <sup>2</sup>	16 metres
	All other lots	400m <sup>2</sup>	10 metres
Medium density residential	Rear lot	600m <sup>2</sup>	5 metres
	All other lots	400m <sup>2</sup>	10 metres
Industry	All lots	1,500m <sup>2</sup>	45 metres
Recreation and open space	All lots	Not specified	Not specified
Rural	All lots	6040 hectares	400 metres
Rural residential	2 hectare precinct		
	All lots	2 hectares	60 metres
	1 hectare precinct		
	All lots	1 hectare	40 metres
	4,000m <sup>2</sup> precinct		
	All lots	4,000m <sup>2</sup>	40 metres



Figure A – Examples of access to rear lots



**Figure B – Example of cul-de-sac design**



## SC1.2 Administrative definitions

- (1) Administrative definitions assist with the interpretation of the planning scheme but do not have a meaning in relation to a use.
- (2) A term listed in Table SC1.2.2 column 1 has the meaning set out beside that term in column 2 under the heading.
- (3) The administrative definitions listed here are the definitions for the purpose of the planning scheme.

**Table SC1.2.1—Index of administrative definitions**

<ul style="list-style-type: none"> <li>• Abattoir</li> <li>• Access</li> <li>• Access strip</li> <li>• Accessway</li> <li>• Accommodation unit</li> <li>• Active and public transport supportive use</li> <li>• Active transport</li> <li>• Adjoining premises</li> <li>• Adverse flooding</li> <li>• Advertising device</li> <li>• Affordable housing</li> <li>• Alternative provision</li> <li>• Annual exceedance probability (AEP)</li> <li>• Articulation</li> <li>• Assessment criteria</li> <li>• Australian height datum (AHD)</li> <li>• Average recurrence interval (ARI)</li> <li>• Average width</li> <li>• Aviation facilities</li> <li>• Background noise level</li> <li>• Base date</li> <li>• Basement</li> <li>• Biodiversity</li> <li>• Boundary clearance</li> <li>• Broadhectare</li> <li>• Buffer</li> <li>• Building</li> <li>• Building format plan of survey</li> <li>• Building frontage</li> <li>• Building height</li> <li>• Building height for aviation purposes</li> <li>• Burra Charter</li> <li>• Bushfire risk</li> <li>• Commercial waste</li> <li>• Community management statement</li> <li>• Community titles scheme</li> <li>• Connectivity</li> <li>• Corner lot</li> </ul>	<ul style="list-style-type: none"> <li>• Development envelope area</li> <li>• Development footprint</li> <li>• Domestic addition</li> <li>• Domestic outbuilding</li> <li>• Domestic pet</li> <li>• Domestic waste</li> <li>• Dwelling</li> <li>• Gross floor area</li> <li>• Ground level</li> <li>• Habitable room</li> <li>• Habitat</li> <li>• Habitat link</li> <li>• Habitat values</li> <li>• Hazardous material</li> <li>• Heritage place</li> <li>• High bank</li> <li>• Highest astronomical tide</li> <li>• Household</li> <li>• Infill development</li> <li>• Irregular lot</li> <li>• Landscaped area</li> <li>• Landscape strip</li> <li>• Landscaping / Landscaped or Landscape</li> <li>• Legibility</li> <li>• Lot</li> <li>• Mass</li> <li>• Mean high water spring tide</li> <li>• Mezzanine</li> <li>• Minor building work</li> <li>• Minor building alterations and additions</li> <li>• Minor electricity infrastructure</li> <li>• Movement network</li> <li>• Net developable area</li> <li>• Netserv plan</li> <li>• Non-resident workers</li> <li>• Outermost projection</li> <li>• Out-of-centre</li> <li>• Outdoor lighting</li> <li>• Overland flow path</li> <li>• Permeability</li> <li>• Permeable surface</li> </ul>	<ul style="list-style-type: none"> <li>• Private open space</li> <li>• Projection area(s)</li> <li>• Public open space</li> <li>• Public place</li> <li>• Public transport</li> <li>• Rear lot</li> <li>• Recyclable waste</li> <li>• Removable structure</li> <li>• Repair</li> <li>• Restoration</li> <li>• Removal</li> <li>• Rhythm</li> <li>• Riparian vegetation</li> <li>• Risk</li> <li>• Risk assessment</li> <li>• Road</li> <li>• Road hierarchy</li> <li>• <u>Rural lifestyle</u></li> <li>• <u>Rural residential purposes</u></li> <li>• Scale</li> <li>• Secondary dwelling</li> <li>• Sensitive land use</li> <li>• Service catchment</li> <li>• Setback</li> <li>• Side and rear boundary clearance</li> <li>• Site</li> <li>• Site cover</li> <li>• Standard format plan of survey</li> <li>• State-controlled road</li> <li>• Storey</li> <li>• Stormwater</li> <li>• Streetscape</li> <li>• Structure</li> <li>• Temporary use</li> <li>• Transit oriented development</li> <li>• Transport network</li> <li>• Ultimate development</li> <li>• Urban purposes</li> <li>• Use</li> <li>• Vegetation</li> <li>• Vegetated buffer area</li> <li>• Vegetation management offset</li> </ul>
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<ul style="list-style-type: none"> <li>• Crime prevention through environmental design (CPTED)</li> <li>• Dedicated road</li> <li>• Defined flood level</li> <li>• Demand unit</li> <li>• Demolition work</li> <li>• Design speed</li> <li>• Design vehicle</li> <li>• Development</li> </ul>	<ul style="list-style-type: none"> <li>• Pick up / set down area</li> <li>• Place</li> <li>• Planning assumptions</li> <li>• Plot ratio</li> <li>• Precinct</li> <li>• Premises</li> <li>• Preservation</li> <li>• Primary street frontage</li> </ul>	<ul style="list-style-type: none"> <li>• Verge</li> <li>• Volumetric format plan of survey</li> <li>• Walkability</li> <li>• Walking catchment / walkable catchment</li> <li>• Water catchment</li> <li>• Waterway</li> <li>• Wetland</li> </ul>
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**Table SC1.2.2—Administrative definitions**

Column 1 Term	Column 2 Definition
<b>Abattoir</b>	<p>Livestock processing industries comprising commercial operations that:</p> <ol style="list-style-type: none"> <li>(1) slaughter animals (including poultry) with an intended processing capacity of more than 3,000 kilograms live weight per day; or</li> <li>(2) manufacture products derived from the slaughter of animals including: <ol style="list-style-type: none"> <li>(a) rendering or fat extraction plants with an intended production capacity of more than 200 tonnes per year of tallow, fat or their derivatives or proteinaceous matter; or</li> <li>(b) plants with an intended production capacity of more than 5,000 tonnes per year of products including hides, adhesives, pet food, gelatine, fertiliser or meat products.</li> </ol> </li> </ol> <p>Activities that occur in abattoirs may include:</p> <ul style="list-style-type: none"> <li>• receiving and holding of livestock; or</li> <li>• slaughter and carcass dressing of animals; or</li> <li>• chilling of carcass product; or</li> <li>• carcass boning and packaging; or</li> <li>• freezing of finished carcass and cartoned product; or</li> <li>• rendering processes; or</li> <li>• drying of skins; or</li> <li>• treatment of wastewater; or</li> <li>• transport of processed material.</li> </ul>
<b>Access</b>	The entry of persons and vehicles onto a lot, either existing or proposed, from a road which abuts the frontage of that lot.
<b>Access strip</b>	That part of a site which is used for providing access to a road.
<b>Accessway</b>	A vehicle driveway used to access premises.

Column 1 Term	Column 2 Definition
<b>Accommodation unit</b>	Means a separate area of private accommodation, either permanent or temporary contained within Non-resident workforce accommodation, Short-term accommodation, Residential care facility, Resort complex, Retirement facility, Rural workers' accommodation or Tourist park that provides common area(s) but where not a dwelling.  Note- a Non-resident workforce accommodation dwelling may contain one or more accommodation units.
<b>Active and public transport supportive use</b>	A use that, by its nature, encourages travel by active and public transport over private motor vehicles, or; attracts users that commonly travel by active or public transport.
<b>Active transport</b>	Non-motorised travel such as walking and cycling.
<b>Adjoining premises</b>	Premises that share all or part of a common boundary. A common boundary may be a single point such as a corner point.
<b>Adverse flooding</b>	Flooding which may adversely affect the amenity, safety or use of a premises.
<b>Advertising device</b>	Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature that is provided exclusively or mainly as part of the advertisement
<b>Affordable housing</b>	Housing that is appropriate to the needs of households with low to moderate incomes.
<b>Alternative provision</b>	For the purpose of building works, provisions that are: <ul style="list-style-type: none"> <li>• identified or stated in a planning scheme; and</li> <li>• alternative to the provisions of the Queensland Development Code, MP 1.1 and 1.2; and</li> <li>• qualitative statements or quantifiable standards.</li> </ul>
<b>Annual exceedance probability (AEP)</b>	The likelihood of occurrence of a flood of a given size or larger in any one year, usually expressed as a percentage. For example, if a peak flood discharge of 500 cubic metres per second has an AEP of five percent, it means that there is a five percent risk, that is the probability of 0.05 or a likelihood of one in twenty, of a peak flood discharge of 500 cubic metres/second or larger occurring in any one year.  The AEP of a flood event gives no indication of when a flood of that size will occur next. Note—definition from State Planning Policy (July 2014)
<b>Articulation</b>	Designing a building, or the façade of a building, with clearly distinguishable parts.
<b>Australian height datum (AHD)</b>	The survey height datum adopted by the National Mapping Council as the datum to which all vertical control for mapping is to be referred. 0.0 metres AHD approximates mean sea level.

Column 1 Term	Column 2 Definition
<b>Average recurrence interval (ARI)</b>	The average, or expected, value of the periods between exceedances of a given rainfall total accumulated over a given duration. It is implicit in this definition that the periods between exceedances are generally random. Note—for example, a 100 year ARI indicates an average of 100 years between exceedance of a given storm magnitude.
<b>Average width</b>	In regard to a lot, the distance between the midpoints of the side boundaries of the lot.
<b>Aviation facilities</b>	Navigation, communication or surveillance installations provided to assist the safe and efficient movement of aircraft. Such facilities may be located on or off airport. Note—definition from State Planning Policy (July 2014)
<b>Background noise level</b>	For a specified time interval, in relation to an investigation of a noise, the A-weighted sound pressure level that is equalled or exceeded for 90 percent of that part of the interval in which the investigated noise is absent.
<b>Base date</b>	The date from which a local government has estimated its projected infrastructure demands and costs.
<b>Basement</b>	A space that is situated between one floor level and the floor level next below where no part of the space projects more than one metre above ground level.
<b>Biodiversity</b>	The natural diversity of fauna and flora, together with the environmental conditions necessary for their survival. The four levels of biodiversity are genetic, species, ecosystem and regional diversity.
<b>Boundary clearance</b>	The shortest distance from the outermost projection of a structural part of the building or structure to the property boundary, including: (a) if the projection is a roof and there is a fascia—the outside face of the fascia or (b) if the projection is a roof and there is no fascia—the roof structure.  The term does not include rainwater fittings or ornamental or architectural attachments.
<b>Broadhectare</b>	Land in rural areas which supports agricultural and primary production activities, primarily grazing. Broadhectare land generally has a lower soil quality than "Class A" and "Class B" areas identified in the Agricultural land overlay.

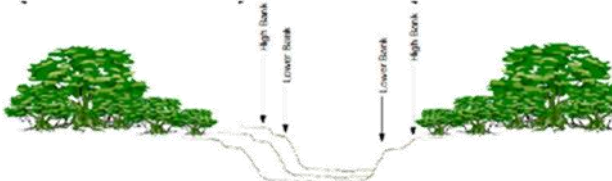
Column 1 Term	Column 2 Definition
<b>Buffer</b>	<p>An area of the land including waterways required for maintaining separation distances:</p> <ul style="list-style-type: none"> <li>• between different land uses; or</li> <li>• from a major noise source; or</li> <li>• from a conservation area or a public recreation area; or</li> <li>• from a wetland or waterway.</li> </ul> <p>A buffer is not exclusive of other uses and may incorporate lower intensity activities which assist in mitigating the overall impact on external uses.</p> <p>As a general principle a buffer is not extended over a third party's property without their consent.</p>
<b>Building</b>	<p>(a) a fixed structure that is wholly or partly enclosed by walls and is roofed; or</p> <p>(b) a floating building; or</p> <p>(c) any part of a building.</p> <p>Note—definition from the <i>Planning Act 2016</i>.</p>
<b>Building format plan of survey</b>	<p>A building format plan of survey defines land using the structural elements of a building, including, for example, floors, walls and ceilings.</p> <p>Note—definition from the <i>Land Title Act 1994</i>.</p>
<b>Building frontage</b>	The façade of a building that fronts the street or other public space.
<b>Building height</b>	<p>If specified:</p> <p>(a) in metres, the vertical distance between the ground level and the highest point of the building roof (apex) or parapet at any point, but not including load-bearing antenna, aerial, chimney, flagpole or the like</p> <p>(b) in storeys, the number of storeys above ground level or</p> <p>(c) in both metres and storeys, both (a) and (b) apply.</p>
<b>Building height for aviation purposes</b>	The maximum height of the building measured to the highest projection and includes items such as antennas, aerials, chimneys and flagpoles.
<b>Burra Charter</b>	The charter that provides guidance for the conservation and management of places of cultural significance and is based on the knowledge and experience of Australian International Council on Monuments and Sites (ICOMOS) members.
<b>Bushfire risk</b>	The chance of a bushfire igniting, spreading and causing damage to assets of value to the community. Assets include life, property such as buildings, stock, crops and forests, and the local government's natural and cultural heritage.
<b>Commercial waste</b>	<p>Waste, other than green waste, recyclable waste, interceptor waste or waste discharged to a sewer, produced as a result of the ordinary use or occupation of commercial premises.</p> <p>Note—as defined in the <i>Environmental Protection (Interim Waste) Regulation 1996</i>.</p>

Column 1 Term	Column 2 Definition
<b>Community management statement</b>	<p>The identification of a community titles scheme. It is also a document that:</p> <ul style="list-style-type: none"> <li>identifies land;</li> <li>otherwise complies with the requirements of the Body Corporate and Community Management Act 1997 for a community management statement.</li> </ul> <p>Note—as defined in the Body Corporate and Community Management Act 1997.</p>
<b>Community titles scheme</b>	<p>A single community management statement recorded by the registrar identifying land (the scheme land).</p> <p>Note—as defined in the Body Corporate and Community Management Act 1997.</p>
<b>Connectivity</b>	The extent to which a place or area is connected to other places and areas through a variety of transport means, or the ease with which connection with other places can be made.
<b>Corner lot</b>	A lot bounded by two or more roads where the roads intersect or join.
<b>Crime prevention through environmental design (CPTED)</b>	<p>CPTED is a crime prevention philosophy based on proper design and effective use of the built environment leading to a reduction in the fear and incidence of crime, as well as an improvement in quality of life.</p> <p>The use of CPTED is intended to reduce crime and fear by reducing criminal opportunity and fostering positive social interaction among legitimate users of space. The emphasis is on prevention rather than apprehension and punishment.</p>
<b>Dedicated road</b>	Any road dedicated to the public for public use.
<b>Defined flood level</b>	The peak flood level that would occur during a 1% Annual Exceedance Probability (AEP) flood event or alternative flood event determination methodology as approved by the relevant authority.
<b>Demand unit</b>	Demand units provide a standard of unit measurement to express demand on a trunk infrastructure network.
<b>Demolition work</b>	<p>Work to demolish or dismantle systematically a structure, or part of a structure, but does not include the systematic dismantling of:</p> <ul style="list-style-type: none"> <li>a part of a structure for alteration, maintenance, remodelling or repair; or</li> <li>formwork, falsework, scaffold or other construction designed or used to provide support, access or containment during construction work.</li> </ul> <p>Note—as defined in the <i>Workplace Health and Safety Act 1995</i>.</p>
<b>Design speed</b>	The speed selected as being appropriate for a street, for design purposes.
<b>Design vehicle</b>	The vehicle which a given development is designed to accommodate in relation to on-site access and manoeuvrability.

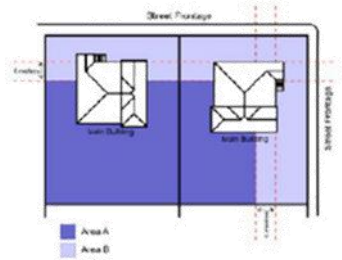


Column 1 Term	Column 2 Definition
<b>Development envelope area</b>	The area of a lot defined by metes and bounds within which all development including but not limited to a building, structure, private open space, accessway, car park, storage, on-site wastewater treatment and associated clearing of vegetation must be confined other than a boundary fence. The term does not include an accessway from a road to the development envelope area.
<b>Development footprint</b>	The location and extent of all development proposed on a site. This includes all buildings and structures, open space, all associated facilities, landscaping, onsite stormwater drainage, on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.
<b>Domestic addition</b>	The addition to or extension of the dwelling for: <ul style="list-style-type: none"> <li>rooms— <ul style="list-style-type: none"> <li>on premises with an existing dwelling house;</li> <li>that do not create a secondary dwelling; or</li> </ul> </li> <li>buildings or structures used for passive recreational purposes that— <ul style="list-style-type: none"> <li>are roofed and unenclosed such as verandahs, decks, patios or the like; or</li> <li>provide roof-top recreational areas.</li> </ul> </li> </ul>
<b>Domestic outbuilding</b>	A Class 10a building, as defined in the Building Code of Australia, that is ancillary to a residential use on the same premises and is limited to non-habitable buildings for the purpose of a shed, garage and carport.
<b>Domestic pet</b>	An animal which is kept on a premises for the private enjoyment of a person residing therein. The numbers of or conditions under which the animal is kept or the type of animal shall be in accordance with any relevant local law.  The term includes the keeping of bees pursuant to the <i>Apiaries Act 1982</i> .
<b>Domestic waste</b>	Waste, other than domestic clean-up waste, green waste, recyclable waste, interceptor waste or waste discharged to a sewer, produced as a result of the ordinary use or occupation of domestic premises. <i>Note—as defined in the Environmental Protection (Interim Waste) Regulation 1996.</i>
<b>Dwelling</b>	A building or part of a building used or capable of being used as a self-contained residence that must include the following: <ol style="list-style-type: none"> <li>food preparation facilities</li> <li>a bath or shower</li> <li>a toilet and wash basin</li> <li>clothes washing facilities.</li> </ol> <p>This term includes outbuildings, structures and works normally associated with a dwelling.</p>

Column 1 Term	Column 2 Definition
<b>Gross floor area</b>	The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following: (a) building services, plant and equipment (b) access between levels (c) ground floor public lobby (d) a mall (e) the parking, loading and manoeuvring of motor vehicles (f) unenclosed private balconies whether roofed or not.
<b>Ground level</b>	The level of the natural ground, or, where the level of the natural ground has been changed, the level as lawfully changed.
<b>Habitable room</b>	A room used for normal domestic activities, and: <ul style="list-style-type: none"> <li>includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom; but</li> <li>excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.</li> </ul> <p>Note—definition from the <i>Building Code of Australia</i>.</p>
<b>Habitat</b>	The place where an organism lives, a physical area, some specific part of the earth's surface, air, soil, water, or another organism. More than one animal may live in a particular habitat.
<b>Habitat link</b>	The area that connects two or more areas of habitat and provides a relatively safe area for movement and refuge for indigenous animals.
<b>Habitat values</b>	Those characteristics of an area that make it suitable as a habitat or refuge for indigenous plants and animals. These characteristics include the physical structure, nutrient and energy flows, condition and extent of habitat and the location of the area in relation to other habitats.
<b>Hazardous material</b>	A substance with potential to cause harm to persons, property or the environment because of 1 or more of the following— <ul style="list-style-type: none"> <li>the chemical properties of the substance;</li> <li>the physical properties of the substance;</li> <li>the biological properties of the substance.</li> </ul> <p>Without limiting the first paragraph, all dangerous goods, combustible liquids and chemicals are hazardous materials.  Note—definition from the <i>Dangerous Goods Safety Management Act 2001</i>.</p>
<b>Heritage place</b>	A place, area, land, landscape, building or work which is of cultural heritage significance.

Column 1 Term	Column 2 Definition
<b>High bank</b>	<p>The high bank is the place on the bank of the watercourse marked by either a scour mark, a depositional feature or if there are two or more scour marks, two or more depositional features or one or more scour marks and one or more depositional features, whichever scour mark or depositional feature is highest.</p> <p>If there is a floodplain, the high bank is the edge of the floodplain.</p>  <p>The diagram shows a cross-section of a watercourse. On the left bank, there are two points marked with arrows and labeled 'High Bank' and 'Lower Bank'. On the right bank, there are also two points marked with arrows and labeled 'Lower Bank' and 'High Bank'. The water is in the center of the channel.</p>
<b>Highest astronomical tide</b>	<p>The highest tide level that can be predicted to occur under average meteorological conditions and any combination of astronomical conditions. This level will not be reached every year, and is less than extreme levels that can be caused by storm tides.</p>
<b>Household</b>	<p>An individual or a group of two or more related or unrelated people who reside in the dwelling, with the common intention to live together on a long-term basis and who make common provision for food or other essentials for living.</p>
<b>Infill development</b>	<p>Development in existing developed areas usually involving the use of vacant land or the replacement or removal of existing uses to allow for new uses.</p>
<b>Irregular lot</b>	<p>A lot that is not rectangular in shape. This term does not include an internal lot.</p>
<b>Landscaped area</b>	<p>Means part of a site comprising predominantly soft landscaping and set aside for the purposes of enhancing or protecting the amenity of the site. The term includes the areas occupied by a rainwater tank and bicycle racks, swimming pools or ponds and garden paths, but does not include impervious surfaces such as driveways, vehicle access lanes, vehicle parking and manoeuvring areas, waste storage areas, and the like.</p>
<b>Landscaped strip</b>	<p>Landscaped strips are used along site and building boundaries and around parking areas and contain an effective and attractive mix of plants which enhance the appearance of the site, particularly from the street, and are complementary in scale to the built form. Landscaped strips exclude pedestrian access pathways and vehicular accessways.</p>
<b>Legibility</b>	<p>The extent to which people who are unfamiliar with an area are able to find their way to or around a place.</p>
<b>Local heritage area</b>	<p>An area identified on the <b>Heritage overlay maps (OM-007a-f)</b> which contains a local heritage place.</p>

Column 1 Term	Column 2 Definition
<b>Lot</b>	<p>Lot means—</p> <ul style="list-style-type: none"> <li>• a lot under the <i>Land Title Act 1994</i>; or</li> <li>• a separate, distinct parcel of land for which an interest is recorded in a register under the <i>Land Act 1994</i>; or</li> <li>• common property for a community titles scheme under the <i>Body Corporate and Community Management Act 1997</i>; or</li> <li>• a lot or common property to which the <i>Building Units and Group Titles Act 1980</i> continues to apply; or</li> <li>• a community or precinct thoroughfare under the <i>Mixed Use Development Act 1993</i>; or</li> <li>• a primary or secondary thoroughfare under the <i>Integrated Resort Development Act 1987</i> or the <i>Sanctuary Cove Resort Act 1985</i>.</li> </ul> <p>Note—definition from the <i>Planning Act 2016</i>.</p>
<b>Mass</b>	In a streetscape context, the three dimensional shape or outline or bulk of a building.
<b>Mean high water spring tide</b>	The long term average of the heights of two successive high tides when the range of tide is greatest, at full moon and new moon.
<b>Mezzanine</b>	<p>An intermediate floor within a room.</p> <p>Note—definition from the <i>Building Code of Australia</i>.</p>
<b>Minor building work</b>	An alteration, addition or extension to an existing building(s) which results in an increase in the gross floor area of the building(s) of less than five per cent of the gross floor area of the existing building(s) or 50 square metres, whichever is the lesser.

Column 1 Term	Column 2 Definition
<b>Minor building alterations and additions</b>	<p>If building works for:</p> <ul style="list-style-type: none"> <li>• Internal building works; or</li> <li>• Roofed structures over ground level outdoor landscape and recreation areas at the rear of a building or beside the building as shown in the area marked 'A' on the diagram below having a maximum roofed area of 12m<sup>2</sup> e.g. pergolas and patios; or</li> <li>• Garden sheds at the rear of the premises which are at the rear or side of a building as shown in the area marked 'A' on the diagram below, having a maximum roofed area of 12m<sup>2</sup>; or</li> <li>• Car shade structures (open on at least three sides and having a maximum roofed area of 18m<sup>2</sup>) which are at the rear or side of a premises and a minimum of 4 metres behind the building as shown in the area marked 'A' on the diagram below; or</li> <li>• Roof over existing deck or balcony at the rear of the premises; or</li> <li>• Rainwater tanks where no greater than 3.5m in height with a footprint of 10m<sup>2</sup> or less.</li> </ul> 
<b>Minor electricity infrastructure</b>	<p>All aspects of development for an electricity supply network as defined under the <i>Electricity Act 1994</i>, (or for private electricity works that form an extension of, or provide service connections to properties from the network), if the network operates at standard voltages up to and including 66kV.</p> <p>This includes:</p> <ul style="list-style-type: none"> <li>(a) augmentations/upgrades to existing powerlines where the voltage of the infrastructure does not increase</li> <li>(b) augmentations to existing substations (including communication facilities for controlling works as defined under the <i>Electricity Act 1994</i>) where the voltage of the infrastructure does not increase, and where they are located on an existing substation lot.</li> </ul>
<b>Movement network</b>	<p>All road, rail, bus, pedestrian and cycle corridors; together with passenger transport stations and interchanges that provide access to these corridors.</p>
<b>Net developable area</b>	<p>The area of land available for development. It does not include land that cannot be developed due to constraints such as acid sulfate soils, conservation land, flood affected land or steep slope.</p> <p>Note—for the purpose of a priority infrastructure plan, net developable area is usually measured in hectares, net developable hectares (net dev ha).</p>

Column 1 Term	Column 2 Definition
<b>Netserv plan</b>	A distributor-retailer's plan about its water and wastewater networks and provision of water service and wastewater service pursuant to section 99BJ of the <i>South East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
<b>Non-resident workers</b>	Workers who reside in areas for extended periods when employed on projects directly associated with resource extraction, major industry, major infrastructure or rural uses, but have a permanent place of residence in another area.  This includes workers engaged in fly-in/fly-out or drive-in/drive-out arrangements.
<b>Outermost projection</b>	The outermost projection of any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments.
<b>Out-of-centre</b>	A location that is clearly separate from a centre. Note—land that is zoned with the word 'centre' in the title, is a centre for the purposes of the planning scheme.
<b>Outdoor lighting</b>	Any form of permanently installed lighting system whether internal or external which emits light that may have impacts beyond the site.
<b>Overland flow path</b>	Where a piped drainage system exists, the path where flood waters exceeding the capacity of the underground drainage system would flow. Where no piped drainage system or other form of defined waterway exists, the path taken by surface run-off from higher parts of the catchment.  This does not include a waterway or wetland.
<b>Permeability</b>	For the purposes of access, the extent to which people and vehicles, can access and move through a place or an area, or the ease with which connections through it can be made.
<b>Permeable surface</b>	The treatment of a surface to allow rainwater to infiltrate to the soil, such as grass, gravel, landscaping or open paving.
<b>Pick up / set down area</b>	A parking space or spaces set aside for the picking up and setting down of vehicle passengers, preferably physically separate from any adjacent vehicle carriageway.
<b>Place</b>	A site, area, building or other work, group of buildings or other works together with associated contents and surrounds.
<b>Planning assumptions</b>	Assumptions about the type, scale, location and timing of future growth.
<b>Plot ratio</b>	The ratio of gross floor area to the area of the site.
<b>Precinct</b>	An area identified for specific value or criteria within a local plan or zone.

Column 1 Term	Column 2 Definition
<b>Premises</b>	Means: <ul style="list-style-type: none"> <li>• a building or other structure; or</li> <li>• land, whether or not a building or other structure is on the land.</li> </ul> Note—definition from the <i>Planning Act 2016</i> .
<b>Preservation</b>	Maintaining the fabric of a place in its existing state and retarding deterioration.
<b>Primary street frontage</b>	Means: <ul style="list-style-type: none"> <li>• where a lot is vacant, the frontage most commonly addressed by other buildings in the block as the front of the lot; or</li> <li>• where a lot is not vacant, the frontage to which the front of the existing building addresses the street.</li> </ul>
<b>Private open space</b>	An outdoor space for the exclusive use of occupants of a building.
<b>Projection area(s)</b>	Area or areas within a local government area for which a local government carries out demand growth projections.
<b>Public open space</b>	Outdoor spaces that are generally accessible to the community and provide for a range of sport, recreation, cultural, entertainment or leisure pursuits.
<b>Public place</b>	Premises owned by government such as parks, gardens, town squares, open space corridors, and government buildings such as public libraries.
<b>Public transport</b>	Services and facilities to transport passengers by modes such as buses, rail, ferries and light rail which are provided for public use.
<b>Rear lot</b>	A lot which has access to a road by means only of an access strip which forms part of the lot, or by means only of an easement over adjoining land.
<b>Recyclable waste</b>	Clean and inoffensive waste that is declared by the local government to be recyclable waste for the area. Note—definition from the Environmental Protection (Interim Waste) Regulation 1996.
<b>Removable structure</b>	A dwelling unit, building or structure including foundations, capable of being completely removed from a site.
<b>Repair</b>	In relation to a place of cultural significance, reconstruction or restoration.
<b>Restoration</b>	Returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without, or with limited, introduction of new material.
<b>Removal</b>	In relation to a place of cultural significance or streetscape value, relocation beyond or within a lot.
<b>Rhythm</b>	In a streetscape context, the overall pattern of buildings and building elements and the extent to which they are harmonious or discordant.

Column 1 Term	Column 2 Definition
<b>Riparian vegetation</b>	Vegetation that grows on, below or adjacent to waterways.
<b>Risk</b>	A concept used to describe the likelihood of harmful consequences arising from the interaction of hazards, community and the environment.
<b>Risk assessment</b>	The process of identifying and documenting actual and perceived risks to human health and/or the environment, to allow further evaluation and appropriate responses. A risk matrix may be used in this process to allow the severity of the potential risk of an event occurring to be determined.
<b>Road</b>	<p>An area of land, whether surveyed or unsurveyed:</p> <ul style="list-style-type: none"> <li>dedicated, notified or declared to be a road for public use; or</li> <li>taken under an Act, for the purpose of a road for public use.</li> </ul> <p>The term includes:</p> <ul style="list-style-type: none"> <li>a street, esplanade, reserve for esplanade, highway, pathway, thoroughfare, track or stock route; and</li> <li>a bridge, causeway, culvert or other works in, on, over or under a road; and</li> <li>any part of a road.</li> </ul> <p>Note—definition from the Land Act 1994.</p>
<b>Road hierarchy</b>	A system in which roads are ranked in terms of their function and type; and capacity to support different types of vehicles and volumes of traffic.
<b><u>Rural lifestyle</u></b>	<u>Land that is zoned rural in the planning scheme but has a lot size of 0.25 to 5 hectares and has the potential to be used as a lifestyle block.</u>
<b><u>Rural residential purposes</u></b>	<u>Residential purposes involving single dwellings on lots greater than 2500 square metres.</u>
<b>Scale</b>	In a streetscape context, the relative size of a building compared to adjacent buildings or the relative size of components of a building when compared with similar components on adjacent buildings.
<b>Secondary dwelling</b>	<p>A dwelling used in conjunction with, and subordinate to, a dwelling house on the same lot.</p> <p>A secondary dwelling may be constructed under a dwelling house, be attached to a dwelling house or be free standing.</p>
<b>Sensitive land use</b>	<p>Means each of the following defined uses: child care centre, community care centre, community residence, dual occupancy, dwelling house, educational establishment, health care services, hospital, hostel, multiple dwelling, office, relocatable home park, residential care facility, retirement facility, short term accommodation, tourist park.</p> <p>Note—definition from State Planning Policy (July 2014)</p>



Column 1 Term	Column 2 Definition
<b>Service catchment</b>	<p>An area serviced by an infrastructure network. An infrastructure network is made up of one or more service catchments. Service catchments are determined by the network type and how it has been designed to operate and provide service to the urban areas.</p> <p>Note—for example:</p> <ul style="list-style-type: none"> <li>• stormwater network service catchments can be delineated to align with watershed boundaries</li> <li>• open space network service catchment can be determined using local government accessibility standards</li> <li>• water network service catchment can be established as the area serviced by a particular reservoir.</li> </ul>
<b>Setback</b>	For a building or structure, the shortest distance measured horizontally from the outer most projection of a building or structure to the vertical projection of the boundary of the lot.
<b>Side and rear boundary clearance</b>	For a building or structure on a lot, the shortest distance measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary of the lot but does not include a road boundary clearance.
<b>Site</b>	Any land on which development is carried out or is proposed to be carried out whether such land comprises the whole or part of one lot or more than one lot if each of such lots is contiguous.
<b>Site cover</b>	<p>The proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outer most projections of the building(s) and expressed as a percentage.</p> <p>The term does not include:</p> <ul style="list-style-type: none"> <li>(a) any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure</li> <li>(b) basement car parking areas located wholly below ground level</li> <li>(c) eaves and sun shading devices.</li> </ul>
<b>Standard format plan of survey</b>	<p>Defines land using a horizontal plane and references to marks on the ground.</p> <p>Note—definition from the Land Title Act 1994.</p>
<b>State-controlled road</b>	<p>A road or land, or part of a road or land, declared under section 24 [of the Transport Infrastructure Act 1994] to be a State-controlled road, and, for chapter 6, part 5, division 2, subdivision 2, see section 53.</p> <p>Note—definition from the Transport Infrastructure Act 1994.</p>
<b>State heritage area</b>	An area identified on the <b>Heritage overlay maps (OM-007a-f)</b> which contains a State heritage place.

Column 1 Term	Column 2 Definition
<b>Storey</b>	<p>A space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not a space that contains only:</p> <ul style="list-style-type: none"> <li>(a) a lift shaft, stairway or meter room</li> <li>(b) a bathroom, shower room, laundry, water closet, or other sanitary compartment</li> <li>(c) a combination of the above.</li> </ul> <p>A mezzanine is a storey. A roofed structure on or part of a rooftop that does not solely accommodate building plant and equipment is a storey. A basement is not a storey.</p>
<b>Stormwater</b>	Rainfall which runs off roofs, roads and other surfaces and flows into gutters, streams and waterways where it eventually flows into the bays and ocean.
<b>Streetscape</b>	The collective combination of urban form elements that constitute the view of a street and its public and private domains. These elements include buildings, roads, footpaths, vegetation, open spaces and street furniture.
<b>Structure</b>	<p>Includes a wall or fence and anything fixed to or projecting from a building, wall, fence or other structure.</p> <p>Note—definition from the Building Act 1975.</p>
<b>Temporary use</b>	<p>A use that is impermanent and may be irregular or infrequent that does not require the construction of a permanent building or the installation of permanent infrastructure or services.</p> <p>Note—provisions for temporary use timeframes for defined uses may be provided in section 1.7 Local government administrative matters.</p> <p>Editor's note—it is recommended that local government use the ability under section 1.7 to further refine this definition for use in the local government area for defined uses.</p>
<b>Transit oriented development</b>	Mixed use residential and employment areas, designed to maximise access to public transport through higher density development and pedestrian-friendly street environments.
<b>Transport network</b>	The road network, road geometry and pavement, public transport networks and infrastructure, cycleways and pathways, and including landscaping and lighting.
<b>Ultimate development</b>	The realistic extent of development anticipated to be achieved when a site (or projection area or infrastructure service catchment) is fully developed.
<b>Urban purposes</b>	For the purpose of local government infrastructure plans, urban purposes includes residential (other than rural residential), retail, commercial, industrial, community and government related purposes.
<b>Use</b>	<p>For premises, includes an ancillary use of the premises.</p> <p>Note—definition from the <i>Planning Act 2016</i>.</p>
<b>Vegetation</b>	<p>Is a native tree or plant other than the following:</p> <ul style="list-style-type: none"> <li>(a) grass or non-woody herbage;</li> <li>(b) a plant within a grassland regional ecosystem prescribed under a regulation;</li> <li>(c) a mangrove.</li> </ul> <p>Note—definition from the Vegetation Management Act 1999.</p>

Column 1 Term	Column 2 Definition
<b>Vegetated buffer area</b>	The planting of areas for the buffering between uses for enhancing and protecting the amenity of the premises containing the development, as well as the amenity of adjoining properties and the streetscape. Vegetated buffers <ul style="list-style-type: none"> <li>(a) maximise visual privacy of any adjoining residences; and</li> <li>(b) minimise light spill and acoustic impacts; and</li> <li>(c) screen visually obtrusive activities (such as service costs and storage areas); and</li> <li>(d) soften the visual impact of the development; and</li> <li>(e) contain random plantings of a variety of tree and shrub species of differing growth habits, at different spacings; and</li> <li>(f) include species with long, thin and rough foliage which facilitates the more efficient capture of spray droplets; and</li> <li>(g) foliage is from the base to the crown; and</li> <li>(h) include species which are fast growing and hardy.</li> </ul>
<b>Vegetation management offset</b>	An agreement to carry out works or activities to conserve, enhance, maintain, monitor or rehabilitate an area of vegetation. Note—definition from the Vegetation Management Act 1999.
<b>Verge</b>	That part of the street or road reserve between the carriageway and the boundary of the adjacent lot or other limit to the road reserve. The term may accommodate service provider utility infrastructure, footpaths, stormwater flows, street lighting poles and planting.
<b>Volumetric format plan of survey</b>	Defines land using three dimensionally located points to identify the position, shape and dimensions of each bounding surface. Note—definition from the Land Title Act 1994.
<b>Walkability</b>	The extent to which a place or an area enables and encourages walking.
<b>Walking catchment / walkable catchment</b>	The area of land that is within walking distance, equivalent to the distance that can be covered in about 10 minutes comfortable walk time, of a particular location.  Note—the walking catchment for a particular location can be defined according to local circumstances and shown in a planning scheme map (e.g. local plan, overlay).  In relation to a boundary shown in a planning scheme map, walking catchment means the land within the relevant boundary in the planning scheme map.  In relation to a particular location where a boundary has not been shown in a planning scheme map, walking catchment means the land within 800 metres distance along a walkable route from that particular location.
<b>Water catchment</b>	An area of land that drains water to a common point.

Column 1 Term	Column 2 Definition
<b>Waterway</b>	Means any of the following: (a) a creek, river, stream or watercourse; or (b) an inlet of the sea into which a creek, river, stream or watercourse flows; or (c) a dam or weir. Note—definition from the Land Title Act 1994.
<b>Wetland</b>	An area shown as a wetland on 'Map of referable wetlands', a document approved by the chief executive (environment). Note—definition from the Environmental Protection Regulation 2008.

#### 8.4 G & R SIMMONDS - MATERIAL CHANGE OF USE - TOURIST PARK (SELF-CONTAINED CAMPGROUND) - LOT 201 ON SP177750 - 127 HUME ROAD, BIBOOHRA - MCU/21/0005

**Date Prepared:** 3 June 2021

**Author:** Planning Officer

**Attachments:** 1. Site Plan - Tourist Park [↓](#)

#### APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	G & R Simmonds	ADDRESS	127 Hume Road, Biboohra
DATE LODGED	18 March 2021	RPD	Lot 201 on SP177750
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Tourist Park (Self-contained Campground)		
FILE NO	MCU/21/0005	AREA	15 hectares
LODGED BY	U&i Town Plan	OWNER	G & R Simmonds
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Rural zone		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	No properly made submissions		

#### EXECUTIVE SUMMARY

Council is in receipt of an impact assessable development application described in the above application details. No properly made submissions were received during the mandatory public notification period.

The application proposes the establishment of a campground for self-contained caravans and motorhomes only. For this reason, no facilities (toilets, showers & cooking facilities) will be provided on-site. In recent years, Mareeba Shire has experienced an increase in demand for these types of facilities which serve to provide "no thrills" budget locations for travelling tourists to stay for short periods of time. The rural zone is considered the logical location for such facilities, in locations that are free from intensive farming activity or intensive animal industries (meat poultry farms, feedlots etc.) so as to minimise the risk of ongoing land-use conflict.

The subject site, as well as lots immediately surrounding the site have a high water table and are considered unsuitable for most rural pursuits other than livestock grazing. Council officers are therefore satisfied this particular development can proceed with minimal risk of future land use conflict. The application does not conflict with any relevant aspect of the Planning Scheme.

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

#### OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
<b>APPLICANT</b>	G & R Simmonds	<b>ADDRESS</b>	127 Hume Road, Biboohra
<b>DATE LODGED</b>	18 March 2021	<b>RPD</b>	Lot 201 on SP177750
<b>TYPE OF APPROVAL</b>	Development Permit		
<b>PROPOSED DEVELOPMENT</b>	Material Change of Use - Tourist Park (Self-contained Campground)		

and in accordance with the Planning Act 2016, the applicant be notified that the application for a development permit/preliminary approval 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), concurrence agency conditions in (E), relevant period in (F), further permits in (G), and further approvals from Council listed in (H);

And

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

(A) APPROVED DEVELOPMENT: Development Permit for Material Change of Use - Tourist Park (Self-contained Campground)

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
-	Site Plan - Tourist Park (Self Contained Camping - up to 74 people)	U&i Town Plan	-

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out substantially in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
  - found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
  - to ensure compliance with the following conditions of approval.
2. Timing of Effect
  - 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.

- 2.2 Prior to the commencement of use, the applicant must notify Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.

3. General

- 3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure within the conditions of approval.
- 3.2 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
- 3.3 All 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

Refrigeration equipment, generators, pumps, compressors and mechanical ventilation systems must be located and/or designed, installed and maintained to achieve a maximum noise level of 3dB(A) above background levels as measured from noise sensitive locations.

Campground guests are not permitted to play amplified music of any kind.

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) An 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.

Lids or coverings must be installed on all refuse storage bins when not in use to prevent wildlife scavenging.

### 3.7 Bushfire Management

3.7.1 A Bushfire Management Plan, incorporating evacuation procedures, campfire guidelines and fire break/trail maintenance for the campground must be prepared to the satisfaction of Council's delegated officer. The approved use must comply with the requirements of the Management Plan at all times.

3.7.2 The applicant must ensure any open fires are appropriately managed and contained.

### 3.8 Signage

3.8.1 No more than 1 advertising sign for the approved development is permitted on the subject site.

3.8.2 The sign must not exceed a maximum sign face area of 6m<sup>2</sup> and must not move, revolve, strobe or flash.

3.8.3 The sign must be kept clean, in good order and safe repair for the life of the approval.

3.8.4 The sign must be removed when no longer required.

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

3.9 The campground shall not accommodate more than 74 persons at any time. Upon request, booking records must be made available to Council demonstrating compliance with this condition.

3.10 The maximum length of stay for any self-contained vehicle must not exceed five (5) consecutive days.

3.11 The motor home park must only accommodate self-contained motor homes/caravans. Self-contained motor homes/caravans must have an onboard toilet and shower, onboard water supply and wastewater holding tanks.

3.12 In lieu of providing landscape buffering along site boundaries, a notation will be placed on the rates notice of surrounding lots (Lot 200 on SP108025, Lot 202 on SP227855 and Lots 13 & 14 on SP306249) to ensure any future prospective purchaser is aware of the presence of the approved use prior to purchase.

## 4. Infrastructure Services and Standards

### 4.1 Access



The existing access crossover servicing the site must be upgraded/constructed in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

#### 4.2 Coyle/Hume Road Upgrade Works

4.2.1 For the purpose of minimising dust impacts on the dwelling house on Lot 299 on NR7718, a 80 metre long single coat dust seal on Coyle Road in the prevailing wind direction must be implemented within 3 years of the commencement of the use, or upon receipt of a substantiated dust complaint by any occupant of this dwelling, whichever comes first.

4.2.2 For the purpose of minimising dust impacts on the dwelling house on Lot 11 on SP306249, a 50 metre long single coat dust seal on Hume Road in the prevailing wind direction must be implemented within 3 years of the commencement of the use, or upon receipt of a substantiated dust complaint by any occupant of this dwelling, whichever comes first.

4.2.3 Within 3 years of the commencement of the use, the following works must be undertaken on Hume Road:

- (i) Cross drainage infrastructure at approximate chainage 1200 (or alternate location as agreed to by Council's delegated officer) to address floodway issues across Hume Road. This cross drainage infrastructure must include, at minimum, a 10 metre long x 4 metre wide reinforced concrete inverted causeway designed for use by heavy vehicles and designed to allow surface water to flow across Hume Road at its lowest point.
- (ii) The upgrade of Hume Road extending 100m north of the causeway required by (i) above, and extending south from the causeway required by (i) above to a point 10 metres past the access to the site, in accordance with FNQROC Development Manual D1.27 General, Table D1.4 Rural Road Elements (a formed gravel standard).

Plans for works required by Conditions 4.2.1, 4.2.2 & 4.2.3 must be submitted to Council as part of a subsequent application for operation works.

#### 4.3 Stormwater Drainage/Water Quality

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

4.3.2 Prior to the development commencing, the applicant must develop a Stormwater Quality Management Plan, including an Erosion and Sediment Control Plan. The plan must detail what measures will be implemented to prevent erosion in the event the surface of the campground area deteriorates due to wet weather and/or high traffic.

4.3.3 The applicant/developer must ensure that the Stormwater Quality Management Plan is complied with for the life of the development.

#### 4.4 Car Parking/Internal Driveways

4.4.1 All car parking associated with the campground must be accommodated within the identified camping area.

4.4.2 Any internal access road shown on the approved plan must be constructed to an all weather compacted gravel standard, prior to the commencement of the use.

The internal access road must be maintained at this standard for the life of the development.

#### 4.5 Lighting

4.5.1 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.

4.5.2 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.

#### 4.6 Non-Reticulated Water Supply

All non-potable water supplied to campground visitors must be clearly labelled at each tap - Non Potable Water - not safe for Human Consumption.

In the event that the campground is provided with a potable water supply, it must be treated so as to be potable (safe for drinking in accordance with National Health Medical Research Guidelines).

#### 4.7 On-Site Wastewater Management

4.7.1 No black or grey water from any campground guest is to be discharged on site.

4.7.2 Any accidental discharge of black or grey water on site must be reported to Council immediately.

5. Additional Payment Condition

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

5.2 The developer must pay \$1,300.00 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 infrastructure servicing the land

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 commencement of the use.

(D) ASSESSMENT MANAGER'S ADVICE

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

(b) Compliance with applicable codes/policies

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

(c) 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](http://www.environment.gov.au).

(d) Cultural Heritage

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

(e) Motor Home Park/Caravan Park/Camping Ground

The applicant is advised that an application to Council for approval to operate under Council *Local Law No 1 (Administration) 2011* is required prior to the commencement of the self-contained campground use.

(f) Transportation of Soil

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

(E) RELEVANT PERIOD

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

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

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

- Development Permit for Operational Works

(G) OTHER APPROVALS REQUIRED FROM COUNCIL

- Access approval arising from condition number 4.1 (can be done as part of operational works application)

## THE SITE

The subject site is situated at 127 Hume Road, Bibbohra and is described as Lot 201 on SP177750. The site is regular in shape with an area of 15 hectares and is zoned Rural under the Mareeba Shire Council Planning Scheme 2016. The site contains approximately 177 metres of frontage to Hume Road, which is constructed to a formed gravel standard, for the most part. However, some sections of the road have been subject to waterlogging due to the low lying nature of the surrounding land and are not formed to a gravel standard. The site is accessed from Hume Road via a crossover in the northwest corner.

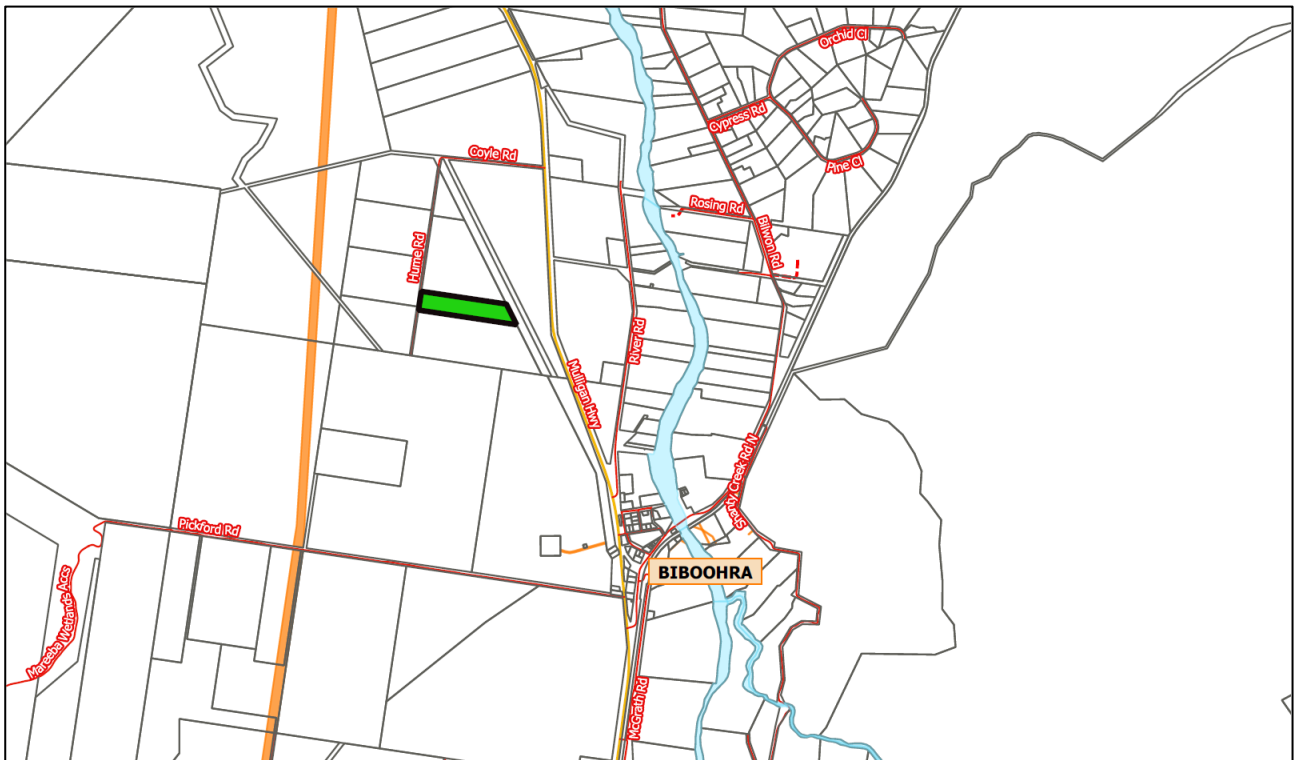
The site remains unimproved and is currently used for livestock grazing as are most adjoining properties. The high water table makes the land in the surrounding area generally unsuitable for cropping. Some mature trees remain along the southern boundary of the site.

All surrounding lots are zoned Rural. The closest and only dwelling in the immediate area is situated on the northern adjoining lot, approximately 370m to the north of the site.



### Map Disclaimer:

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



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## BACKGROUND AND CONTEXT

Nil

## PREVIOUS APPLICATIONS & APPROVALS

Nil

## DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Material Change of Use - Tourist Park (Self-contained Campground) in accordance with the plans shown in **Attachment 1**.

The application includes the following commentary with respect to the proposed use:

*"This development application is seeking a development permit for a Material Change of Use under the Planning Act 2016 at 127 Hume Road, Bibboohra to establish a Tourist Park operation on the property for up to 74 people. The subject site is formally described as Lot 201 on SP177750 and is located 2.1km from the Mulligan Highway. As such, the proposed campground facility is suitably located within close proximity to the Mulligan Highway and provides a great outback camping experience for the self-contained travellers to stay when visiting the region.*

*It is proposed to utilize the cleared areas located outside the mapped regulated vegetation to accommodate motor homes and caravans alike for short terms stays. The proposed location is*



*positioned within a picturesque country outback setting looking over the mountains to the west and cattle grazing in the properties surrounding the campground.*

*The tourist park is proposed to cater for up to 74 people, operating from 1st May through to the 31st December weather permitting corresponding with the peak drive tourism season. It is expected that the tourist park would typically operate at 55% of its maximum capacity, based on the national average for occupancy rates for caravan parks.*

*The facility is proposed in response to the increasing demand from self-sufficient travelers, and the increasing demand from domestic tourism as a consequence of the covid 19 pandemic. Both of which are looking for alternative parking at cheaper rates than you traditionally find in a caravan park. The cheaper fees are achievable as a consequence of the tourist park not requiring costly amenities, due to the self-sufficient nature of the vehicles that will utilise the park.*

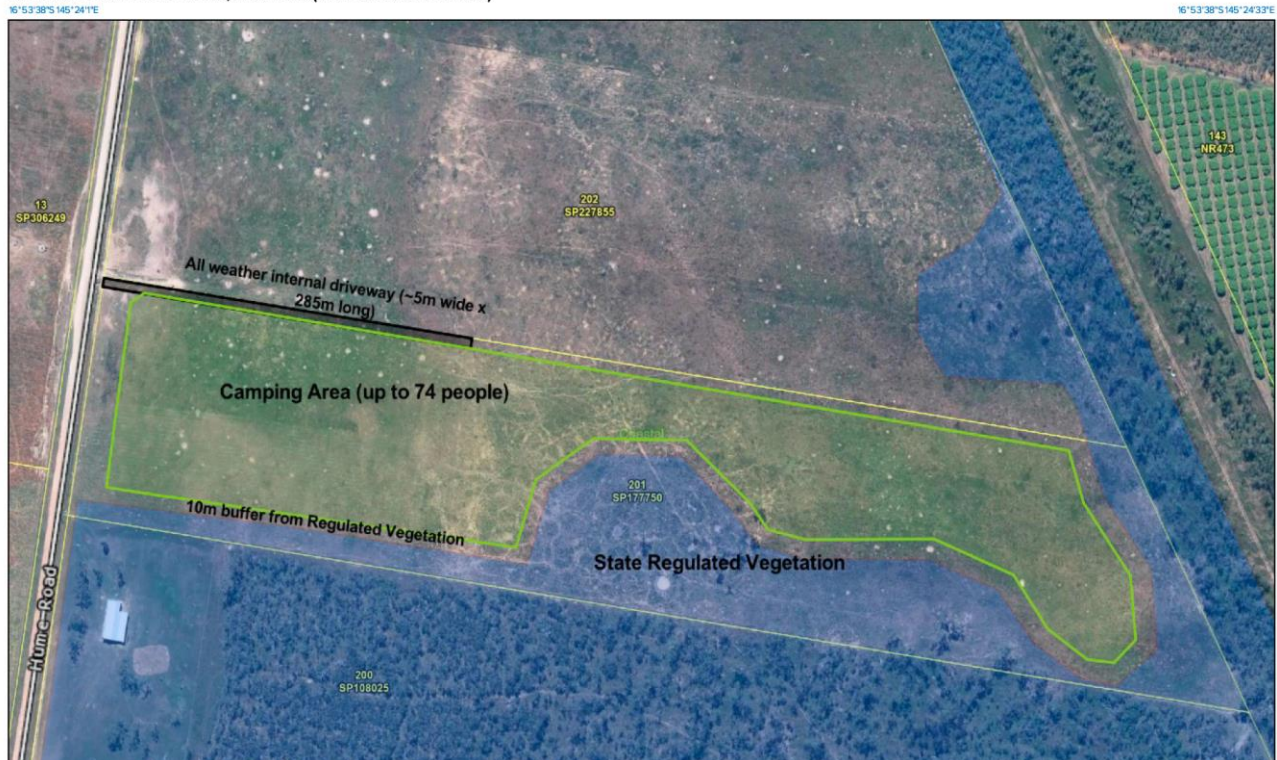
*The Tourist Park will be operated in line with the 'Leave no Trace' principles which encourages users to leave the site in the same or better condition than when arriving, leaving no evidence that they had ever been there. One or more refuse bin/s (wheelie bin) will be provided in a screened enclosure in proximity to Hume Road frontage of the site adjacent to the entry into the Tourist Park.*

*Access will be via the existing property access point off Hume Road, and once in the property an all-weather internal driveway that will be approximately 5m wide by 285m long will provide a clear point of access into the site, where they can then go and find a camp spot wherever they please within the fenced designated area. No formal parking arrangement will be provided, instead allowing users to choose their own preferred camp location.*

*Overnight park fees will be collected on-site by the park manager every afternoon at 5pm. Each visitor will have to register as part of their stay and provide details on the number of guests and vehicle registration to ensure a log is recorded. This will assist in monitoring and controlling the number of guests on-site to ensure that the number of visitors never exceeds 74 people at any given time. The system may evolve to an online registration and payment system (similar to covid registration systems) which keeps a tally of numbers and doesn't allow bookings to be processed over 74 people."*

**Site Plan - Tourist Park (Self Contained Camping - up to 74 people)**

Located at 127 Hume Road, Bibbohra (Lot 201 on SP177750)

**REGIONAL PLAN DESIGNATION**

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

- *Terrestrial Area of General Ecological Significance*

**PLANNING SCHEME DESIGNATIONS**

Strategic Framework:	<b>Land Use Categories</b> <ul style="list-style-type: none"><li>• Rural Area (Rural Other)</li></ul>
Zone:	Rural Zone
Overlays:	Transport Infrastructure Overlay



## Planning Scheme Definitions

The proposed use is defined as:-

<b>Column 1</b> <b>Use</b>	<b>Column 2</b> <b>Definition</b>	<b>Column 3</b> <b>Examples include</b>	<b>Column 4</b> <b>Does not include the following examples</b>
<i>Tourist park</i>	<p><i>Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short term holiday purposes.</i></p> <p><i>The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, or the provision of recreation facilities for the use of occupants of the tourist park and their visitors, and accommodation for staff.</i></p>	<i>Camping ground, caravan park, holiday cabins</i>	<i>Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation</i>

## RELEVANT PLANNING INSTRUMENTS

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

### (A) Far North Queensland Regional Plan 2009-2031

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

### (B) State Planning Policy

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

### (C) Mareeba Shire Council Planning Scheme 2016

## Strategic Framework

### **3.3 Settlement pattern and built environment**

#### **3.3.1 Strategic outcomes**

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

#### Comment

In recent years, Mareeba Shire has experienced an increase in demand for self-contained campgrounds which serve to provide "no thrills" budget locations for travelling tourists to stay for short periods of time. The rural zone is considered the logical location for such facilities, in locations that are free from intensive farming activity or intensive animal industries (meat poultry farms, feedlots etc.) so as to minimise the risk of ongoing land use conflict.

The subject site, as well as Lots immediately surrounding the site have a high water table and are considered unsuitable for most rural pursuits other than livestock grazing. Council officers are therefore satisfied this particular development can proceed with minimal risk of future land use conflict.

The development complies with Strategic outcome 5.

#### **3.3.11 Element—Rural areas**

##### **3.3.11.1 Specific outcomes**

- (1) *Rural areas include rural activities and land uses of varying scale, consistent with surrounding land use, character and site conditions.*
- (3) *Tourism, rural industry, intensive animal industries and outdoor recreation facilities are developed in the rural area in a way which:*
- (a) *does not impede or conflict with agricultural activities and production; and*
  - (b) *does not compromise rural character and scenic qualities; and*
  - (c) *does not adversely impact on ecological and biodiversity values.*
- (5) *Rural lifestyle, tourism, outdoor recreation, horticultural activities and natural bushland uses may be considered in other rural areas where appropriately located, serviced and otherwise consistent with the Strategic Framework.*

#### Comment

In recent years, Mareeba Shire has experienced an increase in demand for self-contained campgrounds which serve to provide "no thrills" budget locations for travelling tourists to stay for short periods of time. The rural zone is considered the logical location for such facilities, in locations that are free from intensive farming activity or intensive animal industries (meat poultry farms, feedlots etc.) so as to minimise the risk of ongoing land use conflict.

The subject site, as well as Lots immediately surrounding the site have a high water table and are considered unsuitable for most rural pursuits other than livestock grazing. Council officers are therefore satisfied this particular development can proceed with minimal risk of future land use conflict.

The development complies with Specific outcomes 1, 3 and 5.

### **3.6 Transport and infrastructure**

#### **3.6.2 Element—Road network**

##### **3.6.2.1 Specific outcomes**

- (1) The shire's road network is upgraded and extended to provide for the safe, efficient movement of vehicles and to cater for new development.*
- (2) Development provides off-street parking, loading and manoeuvring areas where possible and practicable.*
- (3) Development of new roads and upgrades to existing roads are designed and constructed in accordance with the FNQROC Regional Development Manual as amended.*

##### Comment

Appropriate conditions have been included to ensure Coyle Road and Hume Road are up to the required standard to service the development.

The proposed development has been conditioned to comply with Specific outcomes 1, 4 and 5.

### **3.7 Economic development**

#### **3.7.2 Element—Rural and Agricultural land**

##### **3.7.2.1 Specific outcomes**

- (1) Agricultural areas are preserved for the purpose of primary production and are protected from fragmentation, alienation and incompatible development.*
- (2) Development ensures rural activities in all rural areas are not compromised by incompatible development and fragmentation.*

##### Comment

In recent years, Mareeba Shire has experienced an increase in demand for self-contained campgrounds which serve to provide "no thrills" budget locations for travelling tourists to stay for short periods of time. The rural zone is considered the logical location for such facilities, in locations that are free from intensive farming activity or intensive animal industries (meat poultry farms, feedlots etc.) so as to minimise the risk of ongoing land use conflict.

The subject site, as well as Lots immediately surrounding the site have a high water table and are considered unsuitable for most rural pursuits other than livestock grazing. Council officers are therefore satisfied this particular development can proceed with minimal risk of future land use conflict.

The development complies with Specific outcomes 1 and 2.

### **3.7.7 Element—Tourism**

#### **3.7.7.1 Specific outcomes**

- (1) *Tourist parks in key locations provide sites to accommodate caravans and recreational vehicles across the shire. Facilities to accommodate caravans and recreational vehicles are developed in a variety of urban and, at a limited scale, rural locations, to encourage extended visitations within the shire. Tourist facilities are designed to ensure they provide a high quality of infrastructure and services to visitors.*
- (2) *A variety of small-scale, low impact tourist facilities are established across the rural landscape, including:*
  - (a) *tourist attractions and facilities within activity centres;*
  - (b) *cultural interpretive tours;*
  - (c) *nature based tourism;*
  - (d) *sports and recreational activities;*
  - (e) *tourist attractions;*
  - (f) *adventure tourism;*
  - (g) *farm based tourism;*
  - (h) *food based tourism;*
  - (i) *bed and breakfasts;*
  - (j) *camping and recreational vehicle facilities;*
  - (k) *cycle tourism.*
- (3) *Small scale tourism related development is sensitively designed, scaled and located so as to not compromise the natural landscape values and agricultural values of Mareeba Shire.*

#### **Comment**

In recent years, Mareeba Shire has experienced an increase in demand for self-contained campgrounds which serve to provide "no thrills" budget locations for travelling tourists to stay for short periods of time. The rural zone is considered the logical location for such facilities, in locations that are free from intensive farming activity or intensive animal industries (meat poultry farms, feedlots etc.) so as to minimise the risk of ongoing land use conflict.

The subject site, as well as Lots immediately surrounding the site have a high water table and are considered unsuitable for most rural pursuits other than livestock grazing. Council officers are therefore satisfied this particular development can proceed with minimal risk of future land use conflict.

The development complies with Specific outcomes 3, 5 and 6.

### Relevant Developments Codes

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

- 6.2.9 Rural zone code
- 9.3.1 Accommodation activities code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.5 Works, services and infrastructure code

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

Relevant Codes	Comments
Rural zone code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Accommodation activities code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Landscaping code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Parking and access code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Works, services and infrastructure code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.

### (D) Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

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

### (E) Additional Trunk Infrastructure Condition – Road Infrastructure

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

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

The proposed development will be serviced by Council's infrastructure network only (roads). In accordance with Council AICR (No.1) 2020, 1 single charge of \$4,820.00 is accrued for every material increase in traffic generated of 10 vehicle movements per day (vmpd), of 3,650 vehicle movements per year (vmpy).

Based on similar scale self-contained motorhome park/campground developments approved in the Shire, the anticipated daily vehicle movements associated with the scale of development proposed will be 19 vmpd over the proposed 8 month or 245 day period (May - December).

This equates to  $19 \times 245 = 4,655$  vmpy in any given year. The subject site contains no dwelling, so a credit for 1 charge (3,650 vmpy) exists over the site.

$4,655 - 3,650 = 1,005$  vmpy. Any increase of 1,005 vmpy will accrue a charge of 27% of the standard charge ( $1,005 / 3,650 = 0.27$  or 27%). 27% of a standard charge is **\$1,300.00**.

### **REFERRAL AGENCIES**

This application did not trigger referral to any Referral Agency.

### **Internal Consultation**

Technical Services

### **PUBLIC NOTIFICATION**

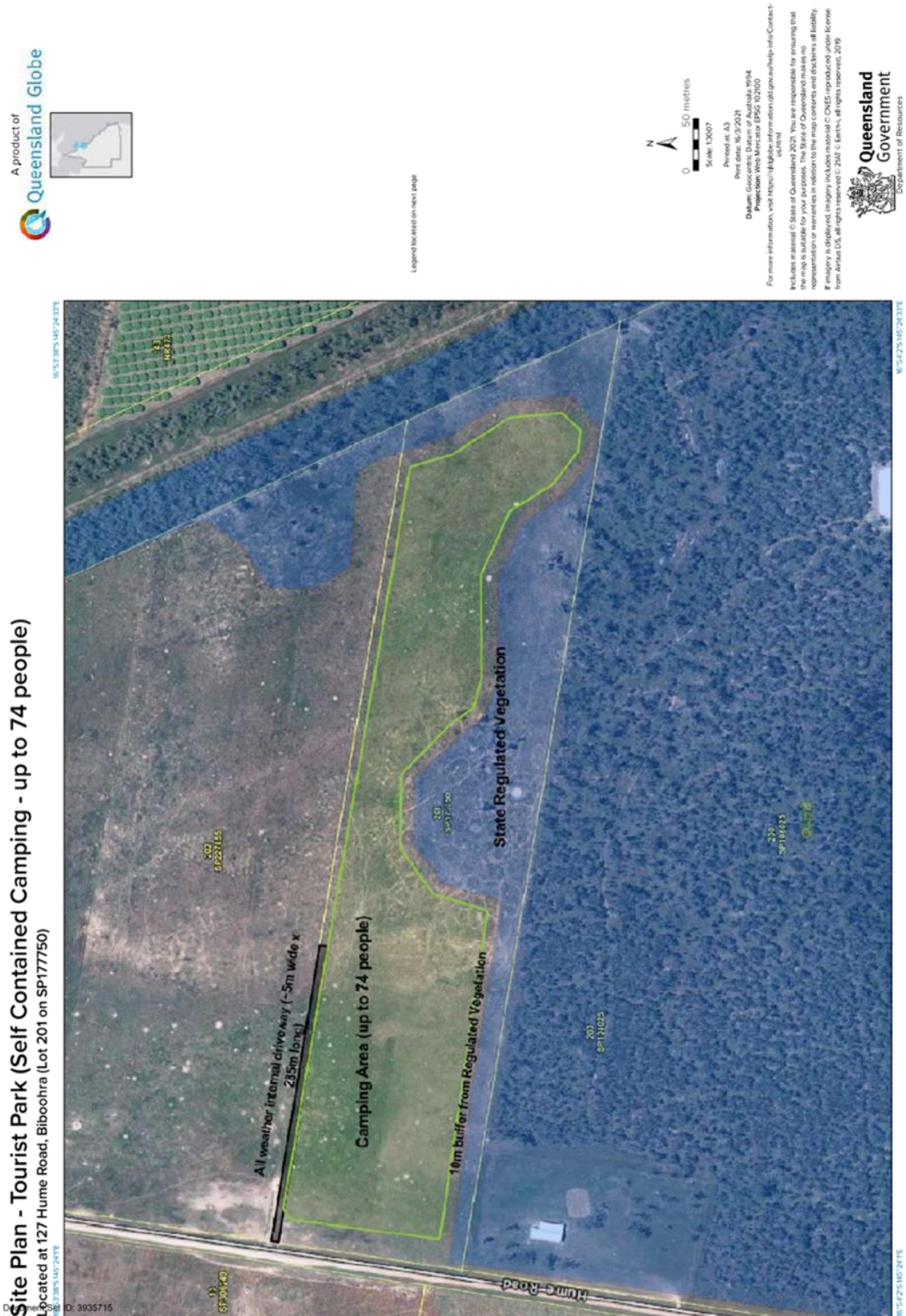
The development proposal was placed on public notification from 26 March 2021 to 19 April 2021. The applicant submitted the notice of compliance on 20 April 2021 advising that the public notification requirements were carried out in accordance with the requirements of the Act.

No properly made submissions were received during the public notification period.

### **PLANNING DISCUSSION**

Nil

# **Site Plan - Tourist Park (Self Contained Camping - up to 74 people)** Located at 127 Hume Road, Bibbohra (Lot 201 on SP177750)







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

**Date Prepared:** 26 May 2021

**Author:** Planning Officer

**Attachments:**

1. Decision Notice dated 27 April 2021 [↓](#)
2. Applicants Request for Negotiated Decision Notice (Change Representations) dated 16 May 2021 [↓](#)

### APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	P Klarfeld	ADDRESS	280 Clohesy River Road, Koah
DATE REQUEST FOR NDN LODGED	16 May 2021	RPD	Lot 498 on SP189698
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Subdivision (1 into 2 Lots)		
FILE NO	RAL/21/0003	AREA	121.0002 ha
LODGED BY	Neil Beck	OWNER	P Klarfeld
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Rural Zone		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	3 Submissions		

### EXECUTIVE SUMMARY

Council, at its Ordinary Meeting on 21 April 2021 approved a development application described in the above application details, subject to conditions. The application was impact assessable and three (3) properly made submissions were received in response to public notification of the application.

Neil Beck Town Planner on behalf of the applicant has subsequently made written representations about "Condition 3.11 - Amended Lot Layout". The condition requires that the lot layout be amended to ensure that each lot created has a minimum lot size of 60 hectares. 60 hectares is the minimum desired (not mandatory) lot size under the Mareeba Shire Council Planning Scheme 2016 (As amended by TLPI No.1 of 2019).

As outlined in the body of this report, the original lot layout, which proposed the creation of an allotment with an area of just 52.9 hectares (Lot 1) was supported by the assessing officer for various relevant planning reasons in addition to the common sense nature of the proposed lot configuration which utilised the existing road severances through the site as new property boundaries. Submitters to the original application cited environmental concerns in relation to firebreak clearing along new lot boundaries as a result of the proposed development. In this instance, enforcing a 60 hectare minimum lot size instead of allowing the original proposed 52.9 hectares allotment will actually increase the likelihood of further vegetation clearing occurring on the land along new lot

boundaries. This is due to the fact that 7.1 hectares of land from the opposite side of Clohesy River Road will now need to be included as part of proposed Lot 1 instead of utilising the Clohesy River Road severance as a natural property boundary, which would also double as an existing and effective fire break. The amount of additional clearing that could occur is in the vicinity of 12,000m<sup>2</sup> (approx. 3 acres), based on current exemptions under the Vegetation Management Act 1999.

It is therefore recommended that the request for a Negotiated Decision Notice be approved and Condition 3.11 - Amended Lot Layout be deleted.

### OFFICER'S RECOMMENDATION

It is recommended that:

1. "In relation to the written representations made by the applicant regarding conditions of the following development approval:

APPLICATION		PREMISES	
APPLICANT	P Klarfeld	ADDRESS	280 Clohesy River Road, Koah
DATE REQUEST FOR NDN LODGED	16 May 2021	RPD	Lot 498 on SP189698
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Subdivision (1 into 2 Lots)		

and in accordance with the Planning Act 2016, the following

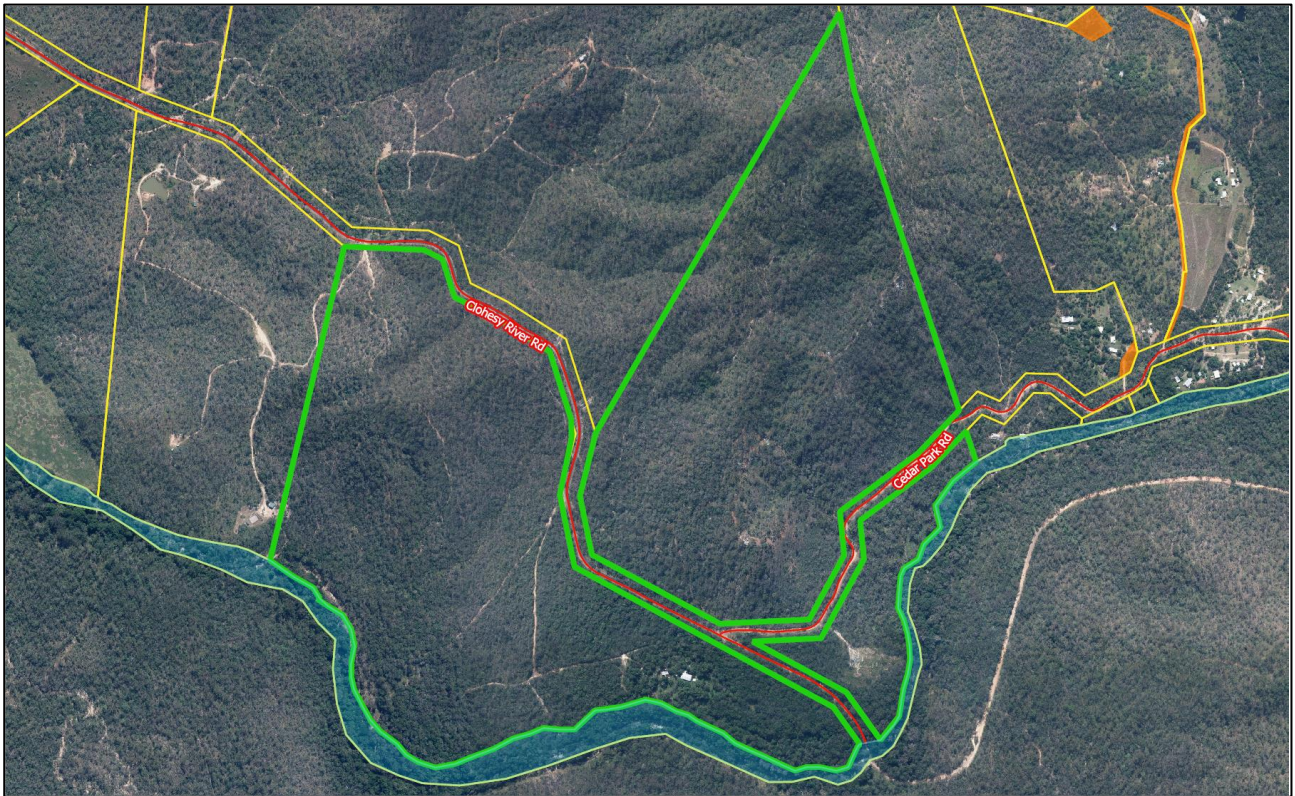
- (a) *Condition 3.11 - Amended Lot Layout* should be deleted.
2. A Negotiated Decision Notice be issued to the applicant and submitters advising of Council's decision"

### THE SITE

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

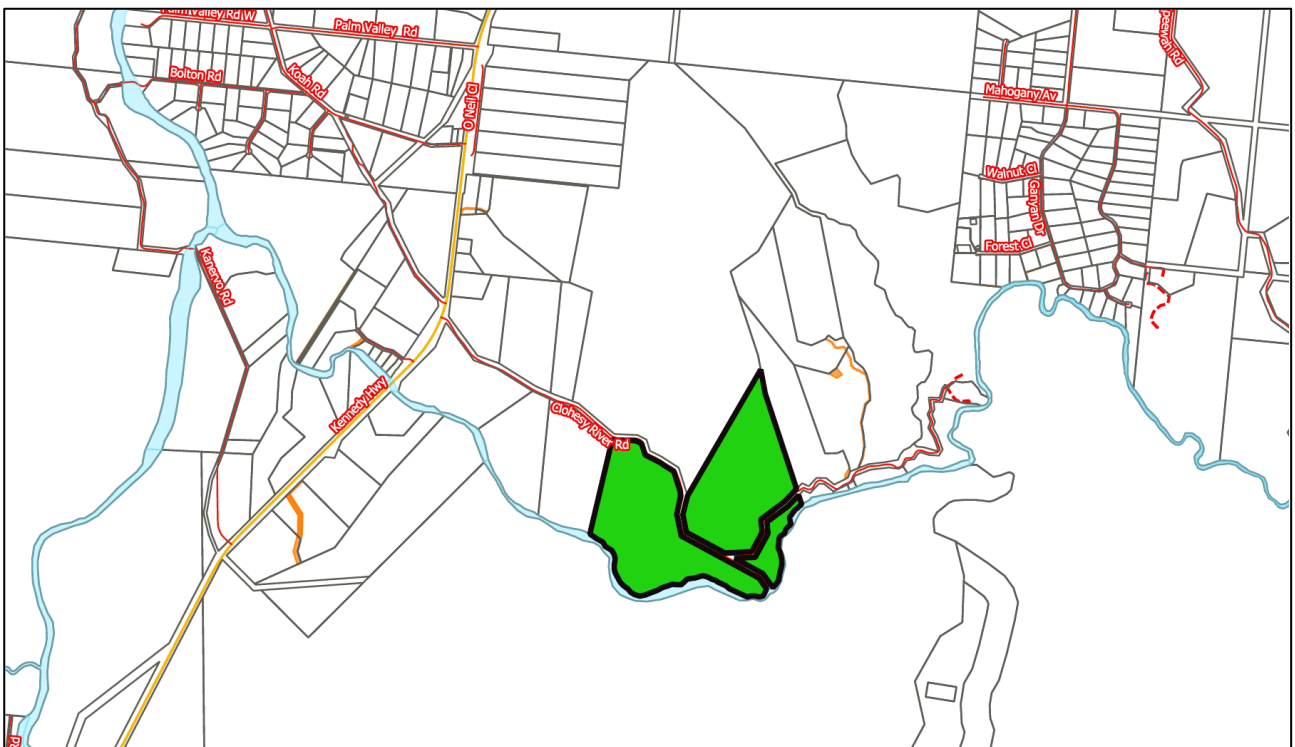
The site remains vegetated with an undulating topography and is improved by shed situated on the northern parcel, a dwelling and sheds situated on the southern parcel and a shed situated on the eastern parcel. The Clohesy Rivers runs along the southern and eastern boundaries of the site.

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



Map Disclaimer:

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



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**BACKGROUND AND CONTEXT**

Council, at its Ordinary Meeting on 21 April 2021, approved an application made by Neil Beck Town Planner on behalf of P Klarfeld for reconfiguring a lot - subdivision (1 into 2 Lots) on land described as Lot 498 on SP189698, situated at Clohesy River Road, Koah. The application was approved subject to Conditions and the Decision Notice was issued on 27 April 2021.

The original application conflicted with various provisions contained within the Planning Scheme due to one of the two allotment proposed having an area of just 52.9 hectares in size, with the minimum desired lot size being 60 hectares. Council's assessing officer recommended that the application be approved based on various relevant town planning grounds.

At the Ordinary Meeting on 21 April 2021, Council resolved to approve the development application subject to the imposition of Condition 3.11 - Amended Lot Layout, which requires the subdivision lot layout to be amended on the final survey plan so that each allotment achieves a minimum area of 60 hectares.

Neil Beck Town Planner, on behalf of P Klarfeld (the landowner), has now written to Council with respect to Condition 3.11 requesting that it be removed.

**APPLICANT'S REPRESENTATIONS****Condition 3.11 Amended Lot Layout***3.11 Amended Lot Layout*

*The proposed lot layout must be amended to ensure that proposed Lots 1 and 2 each achieve a minimum lot size of 60 hectares.*

**Representation by Applicant**

*Change representations request Council to reconsider the requirement that each allotment must have a minimum lot size of 60 hectares having regard to the following facts and circumstances surrounding this particular proposal:-*

- The proposal plan as submitted to Council has given due regard to the existing lot boundaries and has taken into account the existing road reserves. The proposal plan is a logical and sensible approach to the subdivision of a rural allotment with a total area of over 120 hectares. The extent of non-compliance with the minimum lot size in the Rural zone is inconsequential in these circumstances, especially where such land is marginal rural land and not used for productive agricultural pursuits.*
- The requirement that each allotment has a minimum lot size of 60 hectares makes no material difference to the subdivision of rural land in this instance and makes no difference to the achievement of the strategic outcomes for the Rural zone sort by the TLPI or the balance of the Planning Scheme which is already satisfied by the proposed development.*

*The following extract is from the Planning Report lodged with the development application which addresses this very issue:-*

***1.2.1 Settlement Pattern and Built Environment***

**1.2.1.1 Strategic outcomes**

*This provision of the TLPI replaces Strategic Framework, Strategic outcome 3.3.1(5) of the planning scheme for the nominated development.*

- (1) Primary industries in Rural areas are not compromised or fragmented by incompatible and/or unsustainable development, including but not limited to subdivision that results in a detrimental impact on rural productivity or fragments large land holdings. The valued, relaxed rural character and scenic qualities of the rural area are preserved and enhanced. The rural area is largely maintained to its current extent, while accommodating development directly associated with or reliant on natural resources including rural activities and tourism. Rural areas protect the shire's agricultural area and ensure food security. Other rural areas predominantly remain agricultural grazing properties.*
- (2) New subdivisions which propose lots less than the minimum lot size of 60ha are not supported within the Rural zone.*

**Comment**

*Lot 498 has a total area of 121 hectares which is sufficient land area in order to achieve two compliant rural lots of 60 hectares each. However due to the existing configuration of the land and the alignment of Clohesy River Road & Cedar Park Road, the reconfiguration of Lot 498 in the manner proposed represents a logical and orderly subdivision of the land. No new boundaries are being proposed as a consequence of the subdivision. Existing boundaries will remain.*

*The land is not being used for productive rural pursuits nor will the proposed reconfiguration impact or further fragment productive rural land.*

*To adjust the existing boundaries for the sake of complying with item 2 of the Strategic outcome identified above and maintaining a minimum lot size of 60 hectares would be impractical and nonsensical in this circumstance.*

*The reconfiguration of the land as proposed maintains the strategic outcome as detailed in item 1 above.*

- It is also noted that Condition 3.11 does not provide any direction or requirements as to how the minimum lot size of 60 hectares is to be achieved. To further demonstrate the futility of this condition, Proposed Lot 1 as detailed in the plan below complies with the condition.*





*Proposed Lot 1 – Compliance with Condition 3.11*

- *The requirement to ensure each lot has a minimum lot size of 60 hectares in this instance results in a more fragmented rural pattern of development. While a complaint Lot 1 as detailed above maybe in the same ownership, the configuration of the land does not achieve in any way the outcomes sort for the Rural zone as expressed by the TLPI of the Planning Scheme. It actually does the opposite by increasing fragmentation of rural land. That part of Lot 1 located on the south side of Clohesy River Road would not be appropriately maintained and managed by the owner of Lot 1 and would most likely be neglected i.e. promote weeds / illegal dumping and other undesirable outcomes when land is not appropriately managed. It is evident from the above plan that this is merely ‘ticking a box for the sake of ticking a box’.*
- *It is also important to note that the subdivision of land received a total of three submissions, two of which were from the same household. The proposed subdivision was therefore not controversial with an overwhelmingly part of the community having no issue with the subdivision as proposed.*
- *The creation of one rural lot with a lot size of 52.9 hectares in these circumstances, does not, in any way compel Council to approve other subdivisions in the Rural zone which do not meet the minimum lot size.*

*For the reasons identified in this submission, the response to the submissions received during the public notification and in the initial Planning Report, the subdivision of Lot 498 as detailed on Drawing No. PR148985-1 dated 28 January 2021 and prepared RPS Australia East Pty Ltd has planning merit and ought to be approved as submitted.*

*It is also noted that the Decision Notice has the address as 280 Clohesy River Road Kuranda instead of Koah.*

*This concludes the Change Representations in relation to the subdivision approval granted by Council on 21 April 2021. I look forward to continued support by the Planning Department to have this matter resolved.*

### **Response**

The original lot layout, which proposed the creation of a 52.9 hectare allotment (Lot 1) and a 68.1 hectare allotment (Lot 2) conflicted with various aspects of the Mareeba Shire Council Planning Scheme 2016, mainly due to the recently imposed *Temporary Local Planning Instrument No. 1 of 2019 (Subdivision in Rural zone)*.

Despite the identified conflicts, Councils assessing officer identified sufficient planning grounds to justify approval of the application as outlined in the below table:

Details of the conflict with the relevant instrument	Reason for the decision, including a statement about the sufficient grounds to justify the decision despite the conflict
The application conflicts with 3.3.1 Strategic outcome (6) of the Planning Schemes Strategic Framework (As amended by TLPI No. 01 of 2019) - proposed Lot 1 will have an area less than 60 ha.	The proposed subdivision will create two allotments, these being proposed Lots 1 and 2 with areas of 52.9 hectares and 68.1 hectares respectively. Clohesy River Road and Cedar Park Road traverse the subject site splitting it into 3 land parcels which somewhat dictated the proposed lot layout. Having a predevelopment area of 121 hectares, 2 x 60 hectare compliant allotments was technically achievable in this instance, however the applicants desire was to maintain the attachment between the southern parcel of land and the eastern parcel of land, having a total combined area of 68.1 hectares (proposed lot 2), leaving proposed Lot 1 (the northern parcel) with the remaining balance area of just 52.9 hectares.  With an area of just 52.9 hectares, the proposed development does not comply with the Planning Scheme provisions outlined in the left hand column. The majority of these provisions exist within the Planning Scheme as a result of Temporary Local Planning Instrument No. 01 of 2019 (Subdivision in Rural zone) enacted in December 2019.  The overarching purpose of the TLPI as reflected in the Ministers Statement of Reasons (for imposing the TLPI) is to disallow subdivision in the Rural zone where creating lots less than 60 ha in order to:  <ul style="list-style-type: none"> <li>- Minimise further fragmentation of agricultural land and maintain larger lot sizes to ensure the economic viability of rural land holdings; and</li> <li>- to protect important agricultural and rural land from incompatible development and encroachment by urban and rural residential development.</li> </ul> Council officers consider there to be reasonable town planning grounds to approve the application despite the identified conflicts as follows:
The application conflicts with 3.3.11.1 Specific Outcomes (2) & (3) of the Planning Schemes Strategic Framework (As amended by TLPI No. 01 of 2019) - proposed Lot 1 will have an area less than 60 ha.	
The application conflicts with 4.6.1 Strategic Outcome (6) of the Planning Schemes Strategic Framework (As amended by TLPI No. 01 of 2019) - proposed Lot 1 will have an area less than 60 ha.	
The application conflicts with 6.2.9.2 Purpose (3)(a) of the Rural zone code - proposed Lot 1 will have an area less than 60 ha.	
The application conflicts with Performance outcome PO1.1 of the Reconfiguring a lot code - proposed Lot 1 will have an area less than 60 ha.	

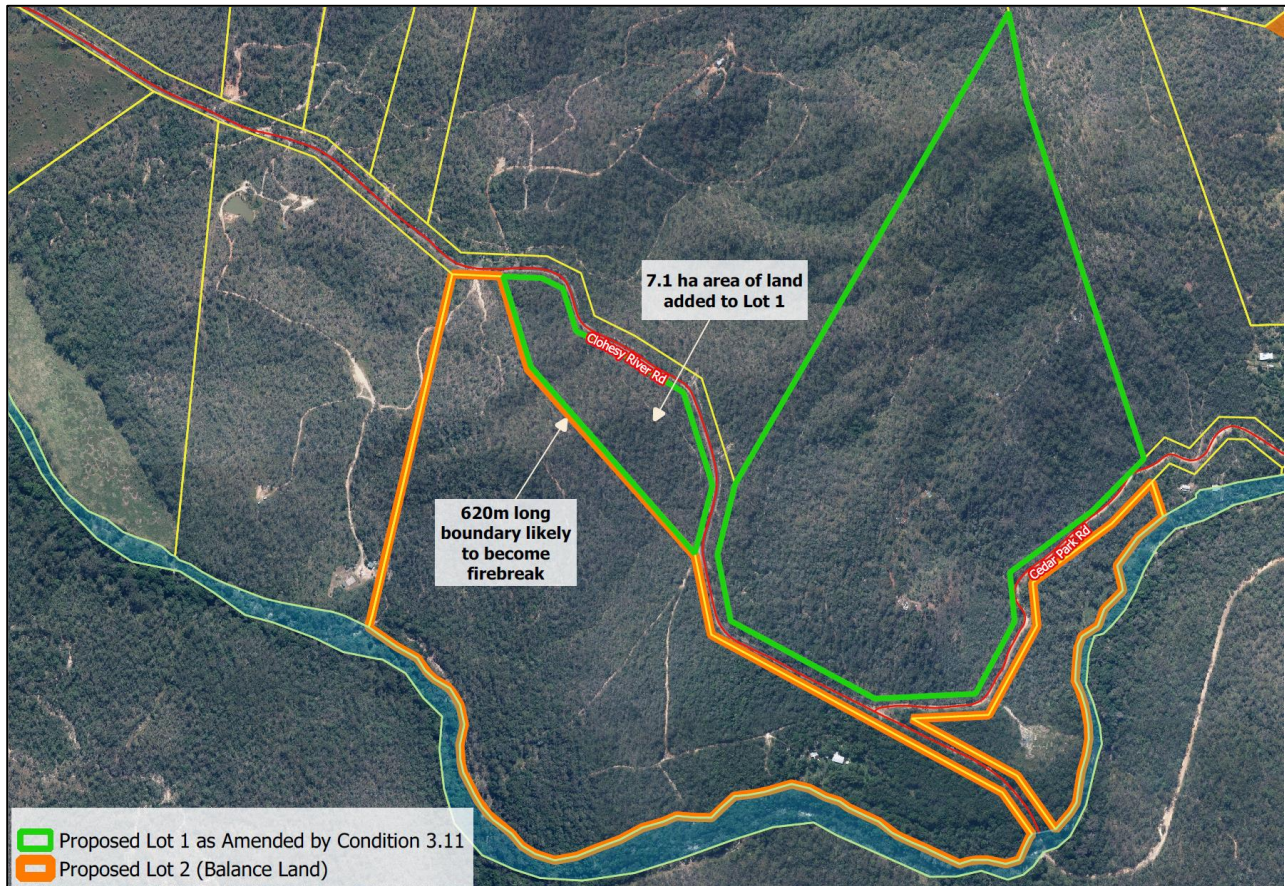
	<ul style="list-style-type: none"> <li>• The site has a pre-development area of 121.0002 hectares. 2 x 60 hectare allotments could have been achieved if the northern and eastern parcels were proposed to remain attached, however it was the desire of the applicant to keep the southern and eastern parcels together as a single allotment. In either case, one of proposed allotment would remain as a single title split into two parcels by a gazetted road. Council officers must assess the application and proposed lot layout as submitted with the application.</li> <li>• In consideration of the pre-development area of the site (121.0002 hectares), it could only ever be subdivided to create a maximum of 2 compliant 60 hectare allotments. If the current proposal is approved, no further subdivision of either proposed Lots 1 or 2 is likely to be supported by Council officers. Proposed Lot 1 is only 7.1 hectares shy of the desired 60 hectare lot size.</li> <li>• The subject land and all immediate surrounding properties are considered to be large rural lifestyle allotments and remain heavily vegetated with an undulating topography. For this reason, the land in the area is not suitable for cropping and is unable to support any viable livestock grazing activity. The development will not result in the further fragmentation of agricultural land to less than viable lot sizes or compromise any existing agricultural activity.</li> <li>• The proposed subdivision, albeit non-compliant, will not result in an <u>unanticipated</u> increase in dwelling density within the locality. The subdivision will create an opportunity for only 1 additional dwelling to be constructed on the subject land. This would be the case even if both lots met the required 60 hectare minimum lot size. Urban or rural residential development will not be introduced in the Rural zone.</li> <li>• Approval of the proposed application despite the conflicts would represent common sense town planning.</li> </ul> <p>The proposed development is not considered to be in conflict with the overarching intent of TLPI No. 01 of 2019 and should be approved.</p>
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As shown in the below map, in order to comply with Condition 3.11, the applicant will add 7.1 hectares of land from the western severance of Clohesy River Road and add it to proposed Lot 1 to increase its area to 60 hectares.

Submitters to the original application cited environmental concerns in relation to firebreak clearing along new lot boundaries as a result of the proposed development. In this instance, enforcing a 60 hectare minimum lot size instead of allowing the original proposed 52.9 hectares allotment will actually increase the likelihood of further vegetation clearing occurring on the land along the newly amended lot boundaries. This is due to the fact that 7.1 hectares of land from the opposite side of Clohesy River Road will now need to be included as part of proposed Lot 1 instead of utilising the Clohesy River Road severance as a natural property boundary, which would also double as an



existing and effective fire break. The amount of additional clearing that could occur is in the vicinity of 12,000m<sup>2</sup> (approx. 3 acres), based on current exemptions under the Vegetation Management Act 1999 (refer to below map).



Council officers remain of the opinion that the original lot layout proposed represents common sense town planning, is sufficiently justified despite the identified conflicts (as outlined in the above table) and will result in a better environmental outcome for the land as less clearing for firebreaks is likely under the original lot layout.

For this reason, it is recommended that *Condition 3.11 - Amended Lot Layout* be deleted.

65 Rankin Street  
PO Box 154 MAREEBA QLD 4880

**P:** 1300 308 461  
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**W:** [www.msc.qld.gov.au](http://www.msc.qld.gov.au)  
**E:** [info@msc.qld.gov.au](mailto:info@msc.qld.gov.au)

27 April 2021

Planning Officer: Carl Ewin  
Direct Phone: 4086 4656  
Our Reference: RAL/21/0003

Peter Klarfeld  
C/- Neil Beck  
32 Yarun Close  
WONGA BEACH QLD 4873

Dear Applicant/s

## Decision Notice

### *Planning Act 2016*

I refer to your application and advise that on 21 April 2021, Council decided to approve the application in full subject to conditions.

Details of the decision are as follows:

#### APPLICATION DETAILS

Application No: RAL/21/0003  
Street Address: 280 Clohesy River Road, Kuranda  
Real Property Description: Lot 498 on SP189698  
Planning Scheme: Mareeba Shire Council Planning Scheme 2016

#### DECISION DETAILS

Type of Decision: Approval  
Type of Approval: Development Permit for Reconfiguring a Lot - Subdivision (1 into 2 Lots)  
Date of Decision: 21 April 2021

#### CURRENCY PERIOD OF APPROVAL

The currency period for this development approval is four (4) years starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)

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

Document Set ID: 3945696  
Version: 2 Version Date: 28/04/2021

**INFRASTRUCTURE**

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

**ASSESSMENT MANAGER CONDITIONS****(A) ASSESSMENT MANAGER’S CONDITIONS (COUNCIL)****(a) Development assessable against the Planning Scheme**

1. Development must be carried out substantially in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
  - found necessary by Council’s delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
  - to ensure compliance with the following conditions of approval.
2. Timing of Effect
  - 2.1 The conditions of the development permit must be complied with to the satisfaction of Council’s delegated officer prior to the endorsement of the plan of survey, except where specified otherwise in these conditions of approval.
3. General
  - 3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure or the payment of infrastructure charges/contributions contained within the conditions of approval.
  - 3.2 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
  - 3.3 All payments required to be made to the Council (including contributions, charges and bonds) pursuant to any condition of this approval must be made prior the endorsement of the plan of survey and at the rate applicable at the time of payment.
  - 3.4 The developer must relocate (in accordance with FNQROC standards) any services such as water, sewer, drainage, telecommunications and electricity that are not wholly located within the lots that are being created/served

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where required by the relevant authority, unless approved by Council's delegated officer.

3.5 Where utilities (such as sewers on non-standard alignments) traverse lots to service another lot, easements must be created in favour of Council for access and maintenance purposes. The developer is to pay all costs (including Council's legal expenses) to prepare and register the easement documents.

3.6 Where approved existing buildings and structures are to be retained, setbacks to any new property boundaries are to be in accordance with Planning Scheme requirements for the relevant structure and/or Queensland Development Code. Where existing building/s are in proximity to new property boundaries, a plan demonstrating compliance with the required setback must be submitted prior to endorsement of the plan of survey.

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

3.8 Bushfire Management

3.8.1 Any new dwelling erected on Lot 1 must:

- (i) Achieve a setback from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, whichever is greater.
- (ii) Include on-site water storage of not less than 5,000 litres, fitted with standard rural fire brigade fitting where necessary, to be provided at the same time the dwelling is constructed.

3.8.2 A Bushfire Hazard Management Plan for Lot 1 must be prepared to the satisfaction of Council's delegated officer. The Management Plan must address, at minimum, Performance Outcomes PO3, PO4 and PO8 of the Bushfire Hazard Overlay Code. Any future use of Lot 1 must comply with the requirements of the Management Plan at all times.

3.9 Building Envelope Plan & Ecological Assessment

3.9.1 A building envelope plan must be provided to Council identifying a building envelope generally in accordance with the building envelope shown in "*Image - Potential location of future residence*" included in the development application.

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

3.9.2 An Ecological Assessment must be carried out over the building envelope area demonstrating compliance with Performance Outcome

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Mareeba Shire Council

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POS of the Environmental Significance Overlay Code, to the satisfaction of Council's delegated officer.

### 3.10 Charges

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

### 3.11 Amended Lot Layout

The proposed lot layout must be amended to ensure that proposed Lots 1 and 2 each achieve a minimum lot size of 60 hectares.

## 4. Infrastructure Services and Standards

### 4.1 Access

An access crossover must be upgraded/constructed to **each** lot (from the edge of the road to the property boundary) in accordance with FNQROC Development Manual Standards (as amended), to the satisfaction of Council's delegated officer.

### 4.2 Stormwater Drainage

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

### 4.3 On-Site Wastewater Management

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

## 5. Additional Payment Condition/s

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

5.2 The developer must pay a one-off payment of \$4,820.00 (per additional lot) as a contribution toward trunk infrastructure with the amount of the contribution increased on 1 July each year in accordance with the increase for the PPI index for the period starting on the day the development approval takes effect, adjusted by reference to the 3-yearly PPI index average to the date of payment.

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Mareeba Shire Council

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

- The trunk transport network servicing the land (\$4,820.00 per additional lot)

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

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

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

#### REFERRAL AGENCIES

Not Applicable.

#### APPROVED PLANS

The following plans are Approved plans for the development:

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

#### ADVISORY NOTES

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

##### (A) ASSESSMENT MANAGER'S ADVICE

##### (a) Endorsement Fees

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

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(b) Compliance with applicable codes/policies

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

(c) Notation on Rates Record

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

- an approved building envelope area (Lot 1 only)
- conditions regarding bushfire management
- an approved bushfire management plan

(d) Environmental Protection and Biodiversity Conservation Act 1999

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

(e) Cultural Heritage

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

**PROPERTY NOTES**

Not Applicable.

**FURTHER DEVELOPMENT PERMITS REQUIRED**

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

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Page 7**SUBMISSIONS**

There were three (3) properly made submissions about the application. In accordance with the *Planning Act 2016*, the name, residential or business address, and electronic address of the principal submitter for each properly made submission is provided below:

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

**RIGHTS OF APPEAL**

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

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

**OTHER DETAILS**

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

Yours faithfully

**BRIAN MILLARD**  
**SENIOR PLANNER**

Enc: Approved Plans/Documents  
Appeal Rights

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[illegible]

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DECISION NOTICE

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PLANNING ACT 2016 &amp; THE PLANNING REGULATION 2017

**Chapter 6 Dispute resolution****Part 1 Appeal rights****229 Appeals to tribunal or P&E Court****(1) Schedule 1 of the Planning Act 2016 states –**

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

(Refer to Schedule 1 of the Planning Act 2016)

**(2) An appellant may start an appeal within the appeal period.****(3) The *appeal period* is –**

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

*Note –**See the P&E Court Act for the court's power to extend the appeal period.***(4) Each respondent and co-respondent for an appeal may be heard in the appeal.****(5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.**

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- (6) To remove any doubt. It is declared that an appeal against an infrastructure charges notice must not be about-
- (a) the adopted charge itself; or
  - (b) for a decision about an offset or refund-
    - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
    - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

**230 Notice of appeal**

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

**231 Other appeals**

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

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*decision* includes-

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

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

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

#### 232 Rules of the P&E Court

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

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Mareeba Shire Council

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16 May 2021

Chief Executive Officer  
Mareeba Shire Council  
65 Rankin Street  
**MAREEBA QLD 4880**

**Attention** – Carl Ewin - Planning Department

Dear Carl,

**Submission of Change Representations in accordance with Section 75 of the Planning Act 2016 –  
Subdivision Approval over land at 280 Clohesy River Road Koah – (1 Lot into 2 Lots)**

In accordance with Section 75 of the Planning Act 2016, change representations are being made with respect to a condition of the Development Permit to reconfigure land at 280 Clohesy River Road to create an additional rural allotment.

The development application was determined at the Council Meeting held on 21 April 2021. The development application was approved subject to conditions. A copy of the Decision Notice is attached.

By way of background, the development application sort approval to reconfigure the land in order to create a separate title over that area of land located on the northern side of Clohesy River Road. This lot is identified as proposed Lot 1, is vacant, and will have a site area of 52.9 hectares. The balance parcel of land is identified as proposed Lot 2 and will contain the existing dwelling and the other area of land on the northern side of Clohesy River Road.

Prior to the application being determined by Council, draft conditions were forwarded to the Applicant for review. Draft conditions were reviewed and considered acceptable. It is understood the proposal as submitted to Council had the support of Council's Planning Department.

The application was presented to the Council Meeting on 21 April 2021 where it was approved subject to a new condition, being Condition 3.11 which states:-

### 3.11 Amended Lot Layout

The proposed lot layout must be amended to ensure that proposed Lots 1 and 2 each achieve a minimum lot size of 60 hectares.

It is understood that at the time of Council deciding the application, and amendment to the recommendation was moved by a Councillor and passed; however this is not reflected in the Council minutes.

Change representations request Council to reconsider the requirement that each allotment must have a minimum lot size of 60 hectares having regard to the following facts and circumstances surrounding this particular proposal:-

- The proposal plan as submitted to Council has given due regard to the existing lot boundaries and has taken into account the existing road reserves. The proposal plan is a logical and sensible approach to the subdivision of a rural allotment with a total area of over 120 hectares. The extent of non-compliance with the minimum lot size in the Rural zone is inconsequential in these circumstances, especially where such land is marginal rural land and not used for productive agricultural pursuits.
- The requirement that each allotment has a minimum lot size of 60 hectares makes no material difference to the subdivision of rural land in this instance and makes no difference to the achievement of the strategic outcomes for the Rural zone set by the TLPI or the balance of the Planning Scheme which is already satisfied by the proposed development.

The following extract is from the Planning Report lodged with the development application which addresses this very issue:-

#### **1.2.1 Settlement Pattern and Built Environment**

##### **1.2.1.1 Strategic outcomes**

*This provision of the TLPI replaces Strategic Framework, Strategic outcome 3.3.1(5) of the planning scheme for the nominated development.*

- (1) *Primary industries in Rural areas are not compromised or fragmented by incompatible and/or unsustainable development, including but not limited to subdivision that results in a detrimental impact on rural productivity or fragments large land holdings. The valued, relaxed rural character and scenic qualities of the rural area are preserved and enhanced. The rural area is largely maintained to its current extent, while accommodating development directly associated with or reliant on natural resources including rural activities and tourism. Rural areas*



*protect the shire's agricultural area and ensure food security. Other rural areas predominantly remain agricultural grazing properties.*

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

**Comment**

Lot 498 has a total area of 121 hectares which is sufficient land area in order to achieve two compliant rural lots of 60 hectares each. However due to the existing configuration of the land and the alignment of Clohesy River Road & Cedar Park Road, the reconfiguration of Lot 498 in the manner proposed represents a logical and orderly subdivision of the land. No new boundaries are being proposed as a consequence of the subdivision. Existing boundaries will remain.

The land is not being used for productive rural pursuits nor will the proposed reconfiguration impact or further fragment productive rural land.

To adjust the existing boundaries for the sake of complying with item 2 of the Strategic outcome identified above and maintaining a minimum lot size of 60 hectares would be impractical and nonsensical in this circumstance.

The reconfiguration of the land as proposed maintains the strategic outcome as detailed in item 1 above.

- It is also noted that Condition 3.11 does not provide any direction or requirements as to how the minimum lot size of 60 hectares is to be achieved. To further demonstrate the futility of this condition, Proposed Lot 1 as detailed in the plan below complies with the condition.



*Proposed Lot 1 – Compliance with Condition 3.11*

- The requirement to ensure each lot has a minimum lot size of 60 hectares in this instance results in a more fragmented rural pattern of development. While a complaint Lot 1 as detailed above maybe in the same ownership, the configuration of the land does not achieve in any way the outcomes sort for the Rural zone as expressed by the TLPI of the Planning Scheme. It actually does the opposite by increasing fragmentation of rural land. That part of Lot 1 located on the south side of Clohesy River Road would not be appropriately maintained and managed by the owner of Lot 1 and would most likely be neglected i.e promote weeds / illegal dumping and other undesirable outcomes when land is not appropriately managed. It is evident from the above plan that this is merely *'ticking a box for the sake of ticking a box'*.
- It is also important to note that the subdivision of land received a total of three submissions, two of which were from the same household. The proposed subdivision was therefore not



controversial with an overwhelmingly part of the community having no issue with the subdivision as proposed.

- The creation of one rural lot with a lot size of 52.9 hectares in these circumstances, does not, in any way compel Council to approve other subdivisions in the Rural zone which do not meet the minimum lot size.

For the reasons identified in this submission, the response to the submissions received during the public notification and in the initial Planning Report, the subdivision of Lot 498 as detailed on Drawing No. PR148985-1 dated 28 January 2021 and prepared RPS Australia East Pty Ltd has planning merit and ought to be approved as submitted.

It is also noted that the Decision Notice has the address as 280 Clohesy River Road Kuranda instead of Koah.

This concludes the Change Representations in relation to the subdivision approval granted by Council on 21 April 2021. I look forward to continued support by the Planning Department to have this matter resolved.

Yours Sincerely



Neil Beck  
Town Planner

0477006782

**Attachments**

1. Decision Notice dated 27 April 2021



<b>8.6</b>	<b>I WALLACE - RECONFIGURING A LOT - SUBDIVISION (1 INTO 2 LOTS) - LOT 2 ON RP730887 - 155 HASTIE ROAD, MAREEBA - RAL/21/0007</b>
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**Date Prepared:** 2 June 2021

**Author:** Planning Officer

**Attachments:** 1. Proposal Plan [↓](#)  
2. Submission [↓](#)

#### APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	I Wallace	ADDRESS	155 Hastie Road, Mareeba
DATE LODGED	13 April 2021	RPD	Lot 2 on RP730887
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Subdivision (1 into 2 Lots)		
FILE NO	RAL/21/0007	AREA	13.182 hectares
LODGED BY	Kelly Reaston Development & Property Services	OWNER	RY Wallace
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Emerging Community zone		
LEVEL OF ASSESSMENT	Impact assessment		
SUBMISSIONS	One (1)		

#### EXECUTIVE SUMMARY

Council is in receipt of an impact assessable development application described in the above application details. One (1) submission was received during public notification of the application.

The application proposes the subdivision of the site to create one (1) residential-sized allotment at the eastern end of the property fronting Hastie Road. This additional residential lot will be situated adjacent to established residential lots and the balance of the site will remain undeveloped. The Planning Scheme makes this application impact assessable because it proposes the creation of an additional allotment within the Emerging community zone. The intent of the Emerging community zone is to preserve and protect land considered suitable for future residential development beyond the life of the Planning Scheme. As such, any interim development should only be approved where it does not compromise this intent.

The residential allotment proposed is logical in terms of both location and size and will not compromise the future ongoing development of the balance land or surrounding residential area. The allotment will be required to be provided with all standard urban services.

No conflicts with the Planning Scheme have been identified. It is recommended that the application be approved, subject to conditions.

**OFFICER'S RECOMMENDATION**

1. That in relation to the following development application:

APPLICATION		PREMISES	
<b>APPLICANT</b>	I Wallace	<b>ADDRESS</b>	155 Hastie Road, Mareeba
<b>DATE LODGED</b>	13 April 2021	<b>RPD</b>	Lot 2 on RP730887
<b>TYPE OF APPROVAL</b>	Development Permit		
<b>PROPOSED DEVELOPMENT</b>	Reconfiguring a Lot - Subdivision (1 into 2 Lots)		

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

Approved by Council in accordance with the approved plans/documents listed in (B), subject to assessment manager conditions in (C), assessment manager's advice in (D), relevant period in (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 Reconfiguring a Lot - Subdivision (1 into 2 Lots)

- (B) **APPROVED PLANS:**

Plan/Document Number	Plan/Document Title	Prepared by	Dated
ARO0062-SK01	Proposal Plan	ARO Industries Pty Ltd	6/04/2021

- (C) **ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)**

- (a) Development assessable against the Planning Scheme

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, 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; and
  - to ensure compliance with the following conditions of approval.
2. Timing of Effect
  - 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the endorsement of the plan of survey, except where specified otherwise in these conditions of approval.

### 3. General

- 3.1 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
- 3.2 All payments or bonds required to be made to the Council pursuant to any condition of this approval or the Adopted Infrastructure Charges Notice must be made prior to the endorsement of the plan of survey and at the rate applicable at the time of payment.
- 3.3 The developer must relocate (in accordance with FNQROC standards) any services such as water, sewer, drainage, telecommunications and electricity that are not wholly located within the lots that are being created/serviced where required by the relevant authority, unless approved by Council's delegated officer.
- 3.4 Where utilities (such as sewers on non-standard alignments) traverse lots to service another lot, easements must be created in favour of Council for access and maintenance purposes. The developer is to pay all costs (including Council's legal expenses) to prepare and register the easement documents.
- 3.5 Where approved existing buildings and structures are to be retained, setbacks to any new property boundaries are to be in accordance with Planning Scheme requirements for the relevant structure and/or Queensland Development Code.
- 3.6 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.
- 3.7 Charges  
All outstanding rates, charges and expenses pertaining to the land are to be paid in full.

### 4. Infrastructure Services and Standards

#### 4.1 Access

The existing access crossover servicing balance Lot 2 must be upgraded/constructed (from the edge of Hastie Road to the property boundary) in accordance with the FNQROC Development Manual (as amended), to the satisfaction of Council's delegated officer.

#### 4.2 Roadworks - External

Hastie Road must be upgraded for the full frontage of Lot 2A to match the existing Hastie Road cross-sectional geometry to the south-east of the site. These works should generally include the following:

- The widening of the development side of Hastie Road to achieve a total road width of 10 metres;
- the installation of kerb and channel (of similar profile to the existing kerb and channel) on the development side of Hastie Road for the full frontage of Lot 2A; and

- Any stormwater inlet pit/s required to be installed to connect to the existing underground stormwater network on the opposite side of Hastie Road.

Plans for the abovementioned works must be submitted to Council as part of a subsequent application for operational works.

#### 4.3 Stormwater Drainage

4.3.1 The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land as a consequence of the development and must take all reasonable and practical measures to ensure discharge occurs in compliance with the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

4.3.2 All stormwater drainage must be discharged to an approved legal point of discharge.

#### 4.4 Water Supply

4.4.1 Lot 2A must be provided with a water service connection in accordance with FNQROC Development Manual (as amended) to the satisfaction of Council's delegated officer.

4.4.2 Where the existing reticulated water supply does not currently service the site or is not at an adequate capacity, the developer is required to extend or upgrade the reticulated water supply infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).

#### 4.5 Sewerage Connection

4.5.1 Lot 2A must be provided with a connection to Council's reticulated sewerage network in accordance with FNQROC Development Manual (as amended) to the satisfaction of Council's delegated officer.

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

#### 4.6 Electricity provision/supply

Lot 2A must be provided with an electricity supply in accordance with the FNQROC Development Manual (as amended) to the satisfaction of Council's delegated officer.

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

#### 4.7 Telecommunications

The applicant/developer must enter into an agreement with a telecommunication carrier to provide telecommunication services to Lot 2A and arrange provision of necessary conduits and enveloping pipes.

#### (D) ASSESSMENT MANAGER'S ADVICE

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

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

- (c) Water Meters/Water Service Connection

Prior to the water service connection works commencing, a Water Quotation, Connection, Disconnection Request must be lodged with Council. The cost of the required water connection will be determined based upon the assessment of the Water Quotation Request. The Water Quotation Request must be lodged and the required connection fee paid prior to the signing of the survey plan.

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

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

- (e) Endorsement Fees

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

- (f) 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.

- (g) 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](http://www.environment.gov.au)

(h) 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](http://www.datsip.qld.gov.au)

(E) RELEVANT PERIOD

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

- Reconfiguring a Lot – four (4) years (starting the day the approval takes effect);

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

- Development Permit for Operational Works

(G) OTHER APPROVALS REQUIRED FROM COUNCIL

- Access crossover approval as required by Condition 4.1 (can be done as part of Operation Works application)

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

Development Type	Rate	Measure	Charge	Credit Detail	Balance
	<i>\$ per Lot</i>	<i>Lots</i>		<i>Lots</i>	
Additional Lot	\$19,280.00	2	\$38,560.00	1 (\$19,280.00)	\$19,280.00
<b>TOTAL CURRENT AMOUNT OF CHARGE</b>					<b>\$19,280.00</b>



## THE SITE

The subject site is situated at 155 Hastie Road, Mareeba and is described as Lot 2 on RP730887. The site is generally regular in shape with a total area of 13.182 hectares and is zoned *Emerging community* under the *Mareeba Shire Council Planning Scheme 2016*. The site contains approximately 216 metres of frontage to Hastie Road which is constructed to a bitumen sealed standard for the most part, with some sections of asphalt. Some sections of Hastie Road include kerb and channel, however the frontage to this site remains without. Access to the site is currently gained from Hastie Road via an unsealed crossover in the north-east corner of the allotment.

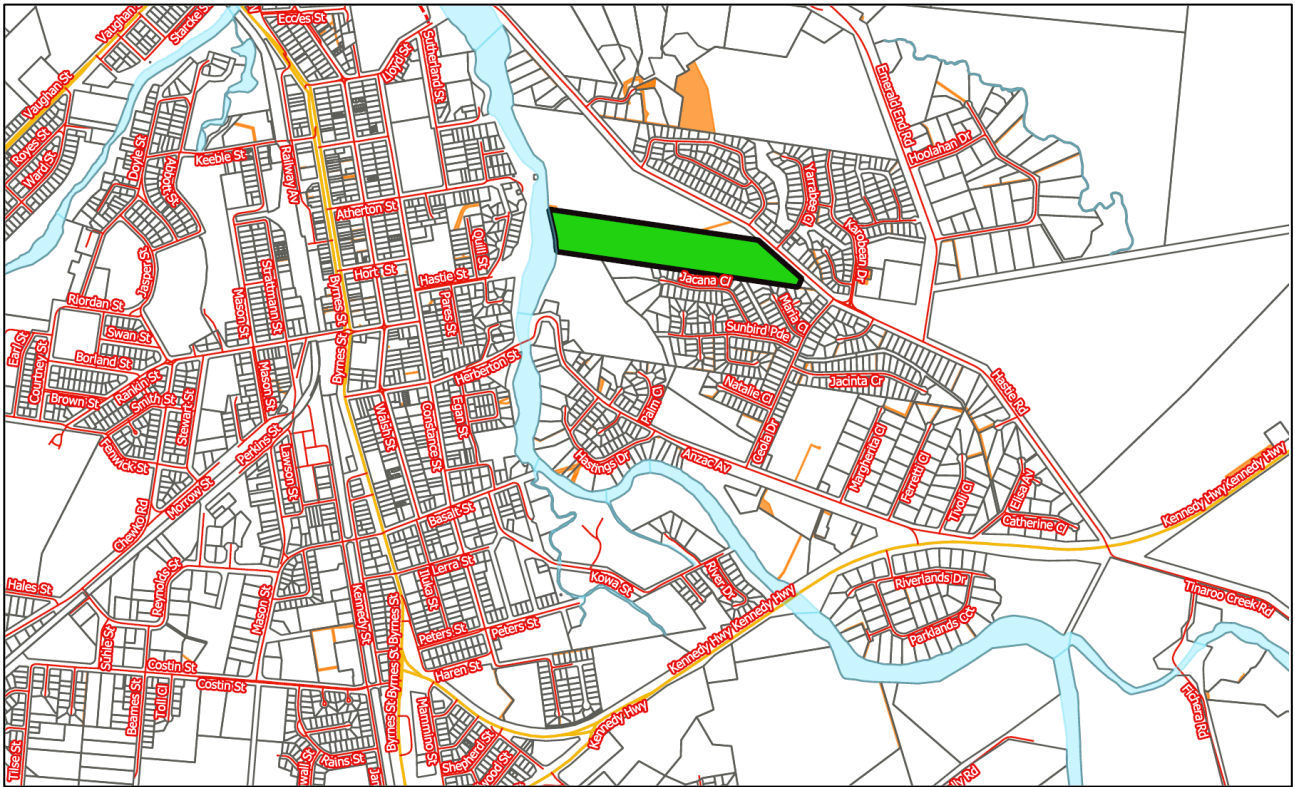
The site is improved by a dwelling and multiple outbuildings (sheds) situated at the western end of the property. A seasonal watercourse traverses the eastern end of the site and is a continuation of the large drain that runs through adjoining Sunbird Estate. This watercourse continues on through the northern adjoining lot and eventually drains to the Barron River. The site also backs onto the Barron River at its western end.

Surrounding lots are zoned a mix of Emerging community and Low density residential. Sunbird Estate is situated to the south of the site and spans the majority of the southern boundary, while Amaroo Estate is situated to the north and east of the site.



### Map Disclaimer:

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



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## BACKGROUND AND CONTEXT

Nil

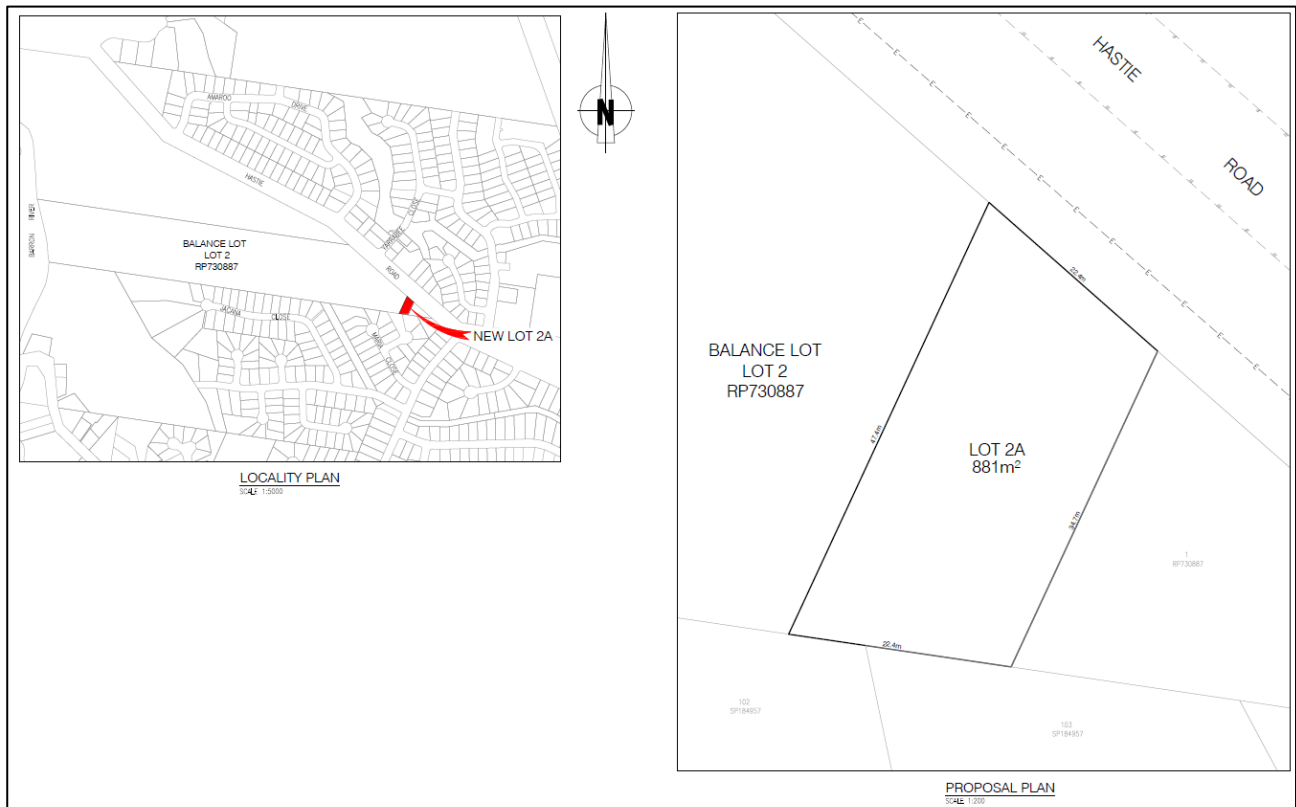
## PREVIOUS APPLICATIONS & APPROVALS

Nil

## DESCRIPTION OF PROPOSED DEVELOPMENT

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





Proposed Lot 2A will be provided with all urban services.

### REGIONAL PLAN DESIGNATION

The subject site is included within the Urban Footprint land use category in the Far North Queensland Regional Plan 2009-2031. Mareeba is identified as a Major Regional Activity Centre in the Regional Plan. The Regional Plan Map 3- 'Areas of Ecological Significance' also identifies the site as containing:

- *Local Conservation Corridors*
- *Wetland Area of General Ecological Significance*
- *Terrestrial Area of High Ecological Significance*
- *Terrestrial Area of General Ecological Significance*

### PLANNING SCHEME DESIGNATIONS

Strategic Framework:	<b>Land Use Categories</b> <ul style="list-style-type: none"> <li>• Urban Expansion Area</li> </ul> <b>Natural Environmental Elements</b> <ul style="list-style-type: none"> <li>• Biodiversity Area</li> <li>• Habitat Linkage</li> </ul> <b>Infrastructure Elements</b> <ul style="list-style-type: none"> <li>• Major Electrical Infrastructure</li> </ul> <b>Transport Elements</b> <ul style="list-style-type: none"> <li>• Local Collector Road</li> </ul> <b>Other Elements</b> <ul style="list-style-type: none"> <li>• Major Watercourse (Barron River)</li> </ul>
Zone:	Emerging Community Zone
Local Plan:	Mareeba Local Plan
Overlays:	Airport Environs Overlay Bushfire Hazard Overlay Environmental Significance Overlay Flood Hazard Overlay Hill and Slope Overlay Regional Infrastructure & Substations Overlay

## RELEVANT PLANNING INSTRUMENTS

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

### (A) Far North Queensland Regional Plan 2009-2031

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

### (B) State Planning Policy

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

### (C) Mareeba Shire Council Planning Scheme 2016

#### Strategic Framework

The aspects of the Planning Scheme's Strategic Framework relevant to the application are as follows:

#### 3.3 Settlement pattern and built environment

##### 3.3.1 Strategic outcomes

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

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

#### Comment

The application proposed the subdivision of an 881m<sup>2</sup> residential allotment from the eastern end of the property which will be situated immediately adjacent existing residential lots. This residential lot will be provided with all urban services.

The residential allotment proposed is logical in terms of both location and size and will not compromise the future ongoing development of the balance land or surrounding residential area. The proposed development complies with Strategic Outcome 3.

#### *3.3.8 Element - Urban expansion and investigation areas*

##### *3.3.8.1 Specific outcomes*

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

#### Comment

The subject land and all immediate surrounding lots are mapped as an urban expansion area by the Planning Scheme's Strategic Framework mapping. The intent of Specific Outcome 1 is to preserve and protect land considered suitable for future residential development beyond the life of the Planning Scheme. As such, any interim development should only be approved where it does not compromise this intent.

The application proposed the subdivision of an 881m<sup>2</sup> residential allotment from the eastern end of the property which will be situated immediately adjacent existing residential lots. This residential lot will be provided with all urban services.

The residential allotment proposed is logical in terms of both location and size and will not compromise the future ongoing development of the balance land or surrounding residential area. The proposed development complies with Specific Outcome 1.

#### **Relevant Developments Codes**

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

- 6.2.4 Emerging community zone code
- 7.2.2 Mareeba local plan code
- 8.2.2 Airport environs overlay code
- 8.2.3 Bushfire hazard overlay code
- 8.2.4 Environmental significance overlay code
- 8.2.6 Flood hazard overlay code
- 8.2.8 Hill and slope overlay code
- 8.2.9 Regional infrastructure corridors and substations overlay code

- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.4 Reconfiguring a lot code
- 9.4.5 Works, services and infrastructure code

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

Relevant Codes	Comments
Emerging community zone code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.  Performance Outcome PO7 requires that a Structure Plan be prepared for development within the Emerging community zone. In this instance, a structure plan is not considered necessary. Refer to Planning discussion section of report for further commentary.
Mareeba local plan code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Airport environs overlay code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Bushfire hazard overlay code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Environmental significance overlay code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Flood hazard overlay code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Hill and slope overlay code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Regional infrastructure corridors and substations overlay code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.

Landscaping code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Parking and access code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Reconfiguring a lot code	<p>The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code apart from the following:</p> <ul style="list-style-type: none"> <li>• Acceptable Outcome AO1.1</li> </ul> <p>Refer to planning discussion section of report for further commentary.</p>
Works, services and infrastructure code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.

#### **(D) Planning Scheme Policies/Infrastructure Charges Plan**

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

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

#### **(E) Adopted Infrastructure Charges Notice**

In accordance with Council's Adopted Infrastructure Charges Resolution (No. 01) of 2020, a levied charge of \$19,280.00 will apply to each additional residential allotment created.

The \$19,280.00 charge was derived from a \$4,820.00 infrastructure charge for each of the following four (4) trunk infrastructure networks:

- Water supply;
- Wastewater (sewer);
- Transport (roads); and
- Public parks and land for community facilities

The application proposes the creation of one (1) additional residential lot.

\$19,280.00 x 1 (lot) = **\$19,280.00**

#### **REFERRAL AGENCY**

This application did not trigger referral to any Referral Agencies.

**Internal Consultation**

Nil

**PUBLIC NOTIFICATION**

The development proposal was placed on public notification from 27 April 2021 to 20 May 2021. The applicant submitted the notice of compliance on 21 May 2021 advising that the public notification requirements were carried out in accordance with the requirements of the Act.

One (1) properly made submission was received. This submission did not object to the proposed development, but simply listed some town planning consideration for Council to consider.

The submission content is summarised and commented on below:

Grounds for objection /support	Comment
<i>"Firstly, BTM &amp; S Stankovich Pty Ltd wants to expressly note that they do not oppose the Development of the site. They considered that Development along Hastie Road and within the Shire is progressive and aids in cementing the growth of the Mareeba Shire provided development is appropriately designed and Conditioned to an acceptable standard of Development."</i>	Noted - The development is recommended for approval subject to conditions relating to the servicing of proposed residential Lot 2A. It is not considered necessary to require the servicing of balance Lot 2 outside of an access crossover upgrade.
A structure plan should have been submitted to demonstrate that the proposed subdivision would not compromise the future development of the entire site and to demonstrate the appropriate provision of urban services.	A structure plan is not considered necessary in this instance (refer to planning discussion section of report for PO7). Conditions will be attached to any approval ensuring that proposed residential Lot 2A is provided with all urban services. It is not considered necessary to require the servicing of balance Lot 2 outside of an access crossover upgrade.
Proposed residential Lot 2A should be provided with all urban services and Hastie Road should be upgraded accordingly.	Noted - The development has been appropriately conditioned to ensure necessary service standards.
The access crossover servicing Balance Lot 2 is not constructed to standard and upgrades should be required as part of any approval.	A condition has been attached to any approval requiring the upgrade of the existing unsealed access crossover that will continue to service proposed balance Lot 2.
"The current driveway that services the two (2) existing dwellings, associated Rural Structures and Rural Activities is of gravel construction. This access is at a minimum approximately 520 metres in length and is provided with no dust control. As aforementioned, the Development Application initiates the Emerging Communities Development resulting in the provision of a Residential Use allotment similar to the surrounding Low Density Residential Allotments. Due to the proposal to further develop the site, it is considered acceptable that give the initiation of the site, dust suppression requirements are Conditioned to be implemented. The provision of sealing or specific dust suppressions measures are requested to e Conditioned partly of the existing	The residential lot proposed (Lot 2A) is at the eastern end of the property adjacent to existing residential lots. The balance of the allotment will remain unchanged and already contains a dwelling house, so will not accommodate any additional residential use. The driveway in contention is situated adjacent the northern boundary of the site and to date, the assessing officer is not aware of any substantiated dust complaints received as a result of this unsealed gravel driveway.  It is considered premature and unreasonable to require the upgrade of this driveway at this time.



internal driveway. It is accepted that mitigation measure be conditioned of the first approximate 175 metres of the internal driveway starting at the frontage of the site and finishing on the western side of the naturally vegetated watercourse that intersects the site.	
Old salvaged/unused mining equipment is being stored at the eastern end of the site generally where proposed Lot 2A is situated. The storage of this equipment on-site is not acceptable and detracts from the residential amenity, nature, character and streetscape of the immediate area.	This is not a consideration relevant to the development application.

### Submitters

Name of Principal submitter	Address
1. Freshwater Planning Pty Ltd on behalf of BTM & S Stankovich Pty Ltd	17 Barron View Drive, Freshwater QLD 4870

### PLANNING DISCUSSION

Non-compliance with the acceptable outcomes/performance outcomes contained within the Emerging community zone code and Reconfiguring a lot code are summarised as follows:

#### Emerging Community Zone Code

##### *Structure Planning*

##### **PO7**

*Development occurs as outlined in a Structure Plan that:*

- (a) *is prepared in accordance with Planning Scheme Policy 8 Structure Planning;*
- (b) *takes into consideration land use need and the type, scale, density of proposed urban development;*
- (c) *includes a road network that:*
  - (i) *is logically designed;*
  - (ii) *can be delivered sequentially;*
  - (iii) *includes an urban morphology that is consistent with the surrounding area;*
  - (iv) *provides pedestrian links to centres and open space;*
- (d) *locates any non-residential development:*
  - (i) *on major roads;*
  - (ii) *where not introducing non-residential traffic to residential streets; and*
  - (iii) *to provide the day to day needs of the immediate residential community;*
- (e) *scales any non-residential development to:*
  - (i) *be consistent with the scale of surrounding residential development;*
  - (ii) *not undermine the viability of nearby centres or the centres network; and*
  - (iii) *not unduly detract from the amenity of nearby residences.*

##### **AO7**

*No acceptable outcome provided.*

#### Comment

- No structure plan was submitted with the application. Proposed Lot 2A adjoins established Low density residential zoned lots along its southern and eastern sides. Proposed Lot 2A represents a logical extension to these established low density residential areas.

- 

- The creation of Lot 2A will not compromise the further redevelopment of the balance area (proposed Lot 2). A structure plan is not considered necessary for the scale of development proposed and considering the location of proposed Lot 2A. It is acknowledged that a structure plan will be necessary prior to the development of balance lot 2.

- 

- The applicant has provided the following response to PO7:

- 

"This development proposal is to create a single residential dwelling lot to allow the relocation of the landowner to an adjacent dwelling to enable the future development of the balance site.

A structure plan is not required to facilitate this particular development.

The newly created residential lot is positioned in a location that is consistent with the immediately adjacent residential development. It is also consistent with the existing residential development on Hastie Road.

Importantly, it does not compromise any future structure planning in the area."

Council officers are satisfied that the proposed development does not have a significant conflict with PO7.

### **Reconfiguring a Lot Code**

#### **Area and frontage of lots**

##### **PO1**

*Lots include an area and frontage that:*

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

##### **AO1.1**

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

### **Comment**

Table 9.4.4.3.B dictates that land within the Emerging community zone achieve a minimum lot size of 10 hectares and a minimum frontage of 100m. The proposed reconfiguration is therefore non-compliant with AO1.1.

These minimum lot and frontage requirements are intended to advance and help achieve the overarching intent of the Emerging Communities Zone which is to preserve and protect land considered suitable for future residential development beyond the life of the Planning Scheme.

Ordinarily, allowing the creation of an additional small lot within this zone is not considered good town planning practice as it can hinder the future planning and development of residential estates. However, the application proposes the creation of an 881m<sup>2</sup> residential allotment (proposed Lot 2A) from the eastern end of the property which will be situated immediately adjacent existing residential lots. Proposed Lot 2A is logical in terms of both its location and size and will not compromise the future development of the balance land or surrounding residential area.

The proposed development will allow the desired amenity of the zone to be achieved and proposed Lot 2A will be provided with all urban services. The proposed development complies with PO1.



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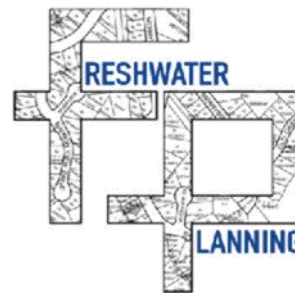
RECONFIGURATION OF  
LOT 2 ON RP730887, MAREEBA

## PROPOSAL PLAN

ARO0062-SK01 AS SHOWN  
A1 Full Size

Acad No. ARO062-SK01(1) 6th APRIL 2021

Your Ref: RAL/21/0007  
Our Ref: F21/12



18 May, 2021

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

**Attention: Regional Land Use Planning Group**

Dear Sir,

**RE: PUBLIC NOTIFICATION SUBMISSION  
APPLICATION FOR A RECONFIGURING A LOT – SUBDIVISION (1 LOT INTO 2 LOTS)  
LOT 2 ON RP730887, 155 HASTIE ROAD, MAREEBA.  
DEVELOPMENT APPLICATION RAL/21/0007.**

The following Submission is provided in relation to the Reconfiguration that is currently under Public Notification for the Development Application RAL/21/0007 located at 155 Hastie Road, Mareeba. This Submission is submitted on behalf of BTM & S Stankovich Pty Ltd.

Firstly, BTM & S Stankovich Pty Ltd wants to expressly note that they do not oppose the Development of this site. They considered that Development along Hastie Road and within the Shire is progressive and aids in cementing the growth of the Mareeba Shire provided that any Development is appropriately designed and Conditioned to an acceptable standard of Development.

The Site and Development Application

The Development Application is for a Reconfiguration of 1 Lot into 2 Lots with the site noted as being *improved by two (2) Dwelling Houses and a number of other structures related to the rural use*. The proposal is to create an additional Residential Allotment of 881 m<sup>2</sup> within the Emerging Community Zone of the Mareeba Shire Planning Scheme. The proposed Reconfiguration is understood from the Development Application to create a Residential Allotment considered to be a Low Density Residential Allotment with the balance of the site currently under Rural Uses and Activities.

The Development Application notes that *'the Applicant is proposing to prepare a structure plan to guide the logical and sequential development of this site. To enable this to occur, the Applicant is seeking to create a single residential lot (881m2) immediately adjacent the existing Low Density Residential lot. The balance land (12.30ha) will be retained for future development'*. Freshwater Planning Pty Ltd is unsure as to why the provision of a 'Structure Plan to guide the logical and sequential development of the site' is dependant on the first excision of a single Residential Allotment.

Freshwater Planning Pty Ltd  
t/e The Freshwater Trust  
ACN 603 020 220 | ABN 31 187 983 959

P: 0402729004  
E: FreshwaterPlanning@outlook.com  
A: 17 Barron View Drive, FRESHWATER QLD 4870

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Version: 1 Version Date: 19/05/2021

The site, whilst designated within the Urban Footprint, is located outside the outside of the PIA Boundary and proposes a Residential Purpose (Low Density Residential) Allotment. While the Development Application notes that the Development will be connected to the reticulated Water and Sewerage System and the Council's Stormwater Network, no Engineering Report nor appropriate comments were provided.

The site is improved by two (2) Dwelling Houses and a number of other structures associated with the Rural Use over the site, however, the site does not appear to be provided any approved access. Freshwater Planning Pty Ltd has been informed that the access to the existing Dwellings and sheds, as provided in the image below (Image 1), was constructed approximately less than five (5) years ago. As per the image below, the access is not considered to meet any FNQROC Standards (e.g., no pipe, no gravel and no bitumen).

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Image 1 – Access from Hastie Road



The site is designated within the Emerging Communities Zone and contains two (2) Dwelling Houses and Rural Structures associated with the Rural Use. As the proposal is requesting that a single Residential Allotment be created for the purpose of constructing a new Residential Dwelling House for the current landowner, in addition to the two existing Dwelling Houses provided over the site, the Development proposes to activate the Emerging Community Zone's Future Residential Land's ability of the site. Whilst BTM & S Stankovich are not against this, the proposal brings forward the future Residential Uses of the site without appropriately mitigating the existing Rural amenity, nature and character of the site. If the proponent wishes to initiate the any Residential Development of site, then it is requested that the Development ensures to enhance the Residential amenity, nature and character of the immediate vicinity. The site is in clear view of the adjacent Amaroo Park Residential



Estate and its Residents. The site contains and stores existing rejected/salvaged Mining and Farming Equipment as per demonstrated in the image below (Image 2), with this storage of salvaged equipment within a Residential Area not appropriate nor acceptable detracting from the Residential amenity, nature, character and streetscape of the immediate area.

Image 2 – Salvaged Equipment



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#### Submitter's Submission

As the site is located within the Emerging Communities Zone and proposes to create an additional Allotment for Residential Purposes over a site used for Rural Uses, it is considered that the provision of a Structure Plan is appropriate within this instance. The Emerging Communities Zone Code's Purpose as provided within the Development Application is *'to provide for the sequenced release of land to meet community need and market demand for new urban development in designated urban growth areas. Urban development may occur in the zone in accordance with an approved structure plan but the primary purpose of the zone and the code is to reserve land for future urban development, the majority of which is likely to occur beyond the life of the planning scheme'*. Again, BTM & S Stankovich do not oppose this Development, however, believe that Conditions should be imposed to hold the property and Development to an acceptable standard of a development site. This includes the appropriate Master Planning/Structure Planning not only demonstrating how the current Reconfiguration *'does not compromise the Purpose of the Emerging Community Zone'* but also to aid in demonstrating how the provision of Urban Services will be provided to the site given the lack of any Engineering Report or comments for a property located outside of the PIA Boundary. Any servicing of the site should take into consideration the Master Planning of the whole site and any future development to ensure that the appropriate provision of sequential



infrastructure is provided. As aforementioned, Freshwater Planning Pty Ltd is unsure as to why the provision of a *'Structure Plan to guide the logical and sequential development of the site'* has not been provided and is apparently dependant on the first excision of a single Residential Allotment.

As the proposal is for the creation of a Residential Allotment that will be provided with all Urban Services (Reticulated Electricity, Telecommunications, Water and Sewerage) and connected to Council's Stormwater Network, it is assumed that given that no Engineering Report nor comments were provided with the Development Application that the Development is accepting to provide Kerb and Channelling to the frontage of Hastie Road as to appropriately connect to the Council's Stormwater Network. Further, as the proposal provides for a Residential Use Allotment, all Residential Standards will be provided including the requirements for Road Widenings, installation of Footpaths and Kerb and Channelling (as abovementioned) and the provision of appropriate Urban Servicing.

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The Development Application states that *'the new residential lot will be accessed by a standard residential crossover to Hastie Road and the existing access will be retained unchanged for the balance lot'*. Freshwater Planning Pty Ltd has been informed that the access to the existing Dwellings and sheds, as provided in Image 1 above, was constructed approximately less than five (5) years ago. As per the image, the access is not considered to meet any FNQROC Standards (e.g. no pipe, no gravel and no bitumen). A representative from BTM & S Stankovich Pty Ltd enquired with the Mareeba Shire Council's appropriate Officer in relation to this access not meeting the FNQROC's Development Standards nor similar Standards to what has been Conditioned and required within the immediate and surrounding vicinity. The representative was informed by Council's Officer that at the time an Access Application was lodged with Council but to date no reasonable attempt by the applicant has been made to construct nor Council to enforce the construction of the access. This existing and understood not be approved/finalised access is located directly adjacent to Amaroo Residential Park Estate and is considered to be an eyesore with mud and dirt constantly being traversed onto Hastie Road during weather events. As the proposal is to provide a Residential Allotment, of similar size and shape to those adjoining and surrounding Low Density Residential Zoned Allotments activating the Emerging Communities future Uses, it is expected that appropriate Crossovers be Conditioned in accordance with similar Approvals within the immediate area and in accordance with the FNQROC Development Manual.

The current driveway that services the two (2) existing Dwellings, associated Rural Structures and Rural Activities inclusive of the not approved/finalised crossover is of gravel construction. This access is at a minimum approximately 520 metres in length and is provided with no dust control. Whilst the site is currently used for Rural Activities, the proposal is for a Reconfiguring a Lot activating development of the Emerging Communities Zone over the site and proposing a Residential Allotment and Use. As the proposal is activating this Zoning and providing Residential Uses, it is considered that some form of dust suppression is provided over the site to mitigate and adverse impacts of the site to the surrounding Residential Land Uses. If required photographs of the Dust can be provided.

#### Conclusion

Whilst the proposed Development Application for Reconfiguration of a Lot is lacking in considered important information and lodged with an incomplete DA Form1, BTM & S Stankovich is not oppose to Development within the Shire nor over this allotment. However, they do believe that Development needs to be appropriate, limiting any additional impacts that may arise from the Development or increase in population and Conditioned appropriately and similar to that of Developments within the immediate vicinity. BTM & S Stankovich do not believe that the proposal provides for appropriate mitigation measures to protect the existing nature and character of the area and requests that Council impose appropriate Conditions within any Approval. The Submitters believe that the following needs to be addressed and appropriately Conditioned:

- ✚ Council should require the provision of a Master Plan/Structure Plan to demonstrate that the proposal does not affect the Balance Allotment with the proposed Reconfiguration ensuring acceptable sequencing of the site and any future Development. Freshwater Planning Pty Ltd is unsure as to why the provision of a 'Structure Plan to guide the logical and sequential development of the site' is dependent on the first excision of a single Residential Allotment and should be provided as a part of this Development Application.

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- ✚ As the site is located outside of the PIA Boundary and given the lack of any Engineering Report or comments within the Development Application, it is requested that Council ensure that the Reconfiguration is Conditioned to be connected up to Council's Reticulated Water and Sewerage Systems along with the Council's Stormwater Network. The necessary Reports and Investigations should be undertaken and provided, and any servicing should be appropriately designed to ensure to take into account and consideration of any future Development over the site. The provision of a Structure Plan and Engineering Report should have been provided to ensure that appropriate sequencing, in particular for servicing, is provided to the proposed out of the PIA Boundary Development.
- ✚ The Development Application initiates the Emerging Communities Development resulting in the provision of a Residential Use Allotment similar to the surrounding Low Density Residential Allotments. As the proposal is for the creation of a Residential Allotment of similar design and Uses to that immediately adjoining, are adjacent to and surround the site, the proposal is expected to be Conditioned to a Residential Use Allotment Standards. This includes the requirements for Road Widening, installation of Footpaths and Kerb and Channelling (as abovementioned) and the provision of appropriate Urban Servicing.
- ✚ The site contains an existing crossover that is not considered to be approved/finalised with the proposal only noting that a new crossover is required for the Residential Purposes Allotment. As the existing crossover is currently not up to the appropriate standard, the crossover is requested to be Conditioned to the appropriate Standard incorporating the FNQROC Development Manual.
- ✚ The current driveway that services the two (2) existing Dwellings, associated Rural Structures and Rural Activities is of gravel construction. This access is at a minimum approximately 520 metres in length and is provided with no dust control. As aforementioned, the Development Application initiates the Emerging Communities Development resulting in the provision of a Residential Use Allotment similar to the surrounding Low Density Residential Allotments. Due to the proposal to further develop the site, it is considered acceptable that given the initiation of the site, dust suppression requirements are Conditioned to be implemented. The provision of sealing or specific dust suppressions measures are requested to be Conditioned partly over the existing internal driveway. It is accepted that mitigation measures be Conditioned over the first approximate 175 metres of the internal driveway starting at the frontage of the site and finishing on the western side of the naturally vegetated watercourse that intersects the site. As the proposal is activating this Zoning and providing Residential Uses, it is considered that some form of dust suppression is provided over the site to mitigate and adverse impacts of the site to the surrounding Residential Land Uses.

Yours faithfully,



**MATTHEW ANDREJIC ON BEHALF OF BTM & S STANKOVICH PTY LTD**

**FRESHWATER PLANNING PTY LTD**

P: 0402729004

E: FreshwaterPlanning@outlook.com

A: 17 Barron View Drive, FRESHWATER QLD 4870

18 May, 2021

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

Dear Sir,

**RE: PUBLIC NOTIFICATION SUBMISSION FOR THE APPLICATION FOR A RECONFIGURING  
A LOT – SUBDIVISION (1 LOT INTO 2 LOTS). LOT 2 ON RP730887, 155 HASTIE ROAD,  
MAREEBA. DEVELOPMENT APPLICATION RAL/21/0007.**

We, BTM & S Stankovich Pty Ltd of Hastie and Emerald End Roads Mareeba, P O Box 1124 Mareeba Qld 4880 authorise Freshwater Planning Pty Ltd to lodge a Submission in relation to the Development Application for a Reconfiguring a Lot – Subdivision (1 Lot into 2 Lots) over land described as Lot 2 on RP730887 and situated at 155 Hastie Road, Mareeba, on our behalf.



BTM & S STANKOVICH PTY LTD

**8.7 TEMPORARY ENTERTAINMENT EVENT APPLICATION - KURANDA ROOTS FESTIVAL 16-18 JULY 2021**

**Date Prepared:** 6 May 2021

**Author:** Supervisor Health and Local Laws

**Attachments:** Nil

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**EXECUTIVE SUMMARY**

The purpose of this report is to advise Council that Rudekat Records, has applied for a Temporary Entertainment Event approval to hold a Music and Art Culture Festival known as Kuranda Roots Festival from 16 July 2021 to 18 July 2021 at 545 Kay Road Mareeba, known as Kanjini Co-Op Campground.

Rudekat Records has applied for the Temporary Entertainment Event Permit as required to do under Council's Local Law 1 (Administration) 2018.

**RECOMMENDATION**

That Council:

Approve the Temporary Entertainment Event Application for Rudekat Records for the Kuranda Roots Festival on 545 Kay Road Mareeba, from 16 to 18 July 2021, subject to the following conditions:

1. the permissible noise level measured at the nearest occupied building must not exceed the following limits—
  - (i) before 7 am, if the use causes audible noise; or
  - (ii) from 7 am to 10 pm, if the use causes noise of more than 70dB(A); or
  - (iii) from 10 pm to midnight, if the use causes noise of more than the lesser of the following
    - i. 50dB(A);
    - ii. 10dB(A) above the background level;
2. if the sound level at the event exceeds the levels outlined above, or, if in the opinion of an authorised person the noise emitted is unreasonable, the approval holder must direct the persons controlling the volume of the sound to reduce the volume so as not to exceed these levels. The approval holder is responsible for ensuring that the person in control of sound production complies with directions on noise reduction;
3. amplification equipment used for the prescribed activity shall be set up so as to minimise the noise impact on residential premises;
4. a letter drop must be conducted to residents within 200 metres of the boundaries of the site where the prescribed activity is being held. The letter must detail the dates and operating times of the prescribed activity;

5. during the event, an authorised person must be able to contact the approval holder or a person acting on behalf of the approval holder by mobile phone. The approval holder, or any person acting on behalf of the approval holder, must be able to exercise control over the volume of the sound at the mixing console;
6. the approval holder must maintain a defined access point for emergency vehicles at all times;
7. the approval holder must provide a first aid station and qualified first aid officer/s;
8. food shall be sold only from the temporary food stalls or mobile food vans approved by the local government. All food must be processed, prepared and packed in accordance with the provisions of the Food Act 2006;
9. an adequate number of toilets are to be provided to meet the needs of all attendants. All toilets are to be kept in a sanitary state at all times during the prescribed activity;
10. for the duration of the term of the approval, the approval holder must maintain in full force and effect a public liability insurance policy -
  - (i) listing the local government as an interested party;
  - (ii) covering their respective rights, interests and liabilities to third parties in respect of accidental death of, or accidental bodily injury to, persons or accidental damage to property; and
  - (iii) for an amount of no less than the amount listed in the local governments Requirements for Public Liability Insurance for Approval Holders published on the local government's website;
11. prior to the commencement of the prescribed activity, the approval holder must provide the local government with a certificate of currency for the standard public liability insurance policy;
12. the approval holder must indemnify the local government against all actions, proceedings, claims, demands, costs, losses, damages and expenses which may be brought against or made upon the local government as a result of the prescribed activity;
13. if the activity involves playing live or taped performances—the approval holder must obtain a casual licence from the Australasian Performing Rights Association;
14. the approval holder must comply with relevant workplace health and safety requirements.

**Non Standard Conditions:**

15. The approval is valid from 16 July to 18 July 2021;
16. Any documentation provided to the emergency services departments, assessed and approved by those departments, must be adhered to at all times;
17. Covid19 requirements must be adhered to at all times as per Queensland Health's Chief Health Officer directions at the time of the event;
18. Queuing of Vehicles along Emerald Creek Falls is not permitted, all vehicles must drive into the property for processing;

19. The applicant is responsible to ensure that Traffic Management Services are adequate for the duration of the event;
20. Contact must be made with the Mareeba Fire and Rescue duty officer prior to the event to co-ordinate a pre event inspection for fire safety and access and any concerns addressed in the interest of safety;
21. Hazard Mitigation Plans in regard to the fire risk be supplied prior to the event for consultation and assistance with arrangement for a Permit to Light Fire will be provided if burning of excess fuel is required. These plans should include resources on scene to combat fire and fire breaks around camp areas completed. Hazard Mitigation plans to be supplied to QPWS also for consultation and approval as adjoining landholder and key stakeholder in the area; and
22. Helicopter Landing area to be inspected by Queensland Fire and Rescue Services and any concerns addressed prior to the event.

## BACKGROUND

Kuranda Roots Festival organiser Rudekat Records has applied to Mareeba Shire Council for a Temporary Entertainment Event Approval to hold a Music and Art Culture Festival from 16 July 2021 to 18 July 2021, at 545 Kay Road Mareeba, known as Kanjini Co-Op Campground.

The applicant has submitted the application for the Temporary Entertainment Event approval as required to do under Council's Local Law 1 (Administration) 2018.

The location for the festival is at 545 Kay Road Mareeba. Kanjini Co Op owns the property and the property is 7500 acres, which was approved as a camping ground by the Mareeba Shire Council in 2017.

The applicant has indicated a total of 450 patrons attending the event over the three days, including families and children. The tickets sales will only be presold before the event, and day tickets will only be sold (at a low cap of approximately 50) if presold tickets cannot be entirely sold.

There will be music played by various DJ's and artists throughout the three-day festival, with all music to stop at midnight on Friday and Saturday night and 7 pm on Sunday.

The festival also promotes other activities such as fire-stick making, weaving, spear throwing and traditional dance. The festival indicates they wish to promote cultural awareness with the traditional owners.

The applicant has adopted a zero alcohol and zero drug tolerance because the event is promoted to cater for both adults and families with young children. Kuranda Roots Festival was previously held at the Billabong in Kuranda since 2003. However, the applicant had indicated they wish to move away from the alcohol/bar environment the Billabong provided to a more family-friendly property where no alcohol will be provided or served.

The applicant is seeking the Temporary Entertainment Event approval as a one-off trial to determine if it is feasible in the new location. If the event is successful, the applicant and the property owner would then consider applying to Mareeba Shire Council for a Material Change of Use to have the festival at this location in the future. The Temporary Event Permit will only allow the festival to be held in this location on one occasion.

The applicant has obtained the following approvals/documentation in order to support his application:

1. Queensland Fire and Rescue Department (Mareeba Station) – Have provided a letter of support for the event, with conditions. The conditions have been added to the Council's approval for a Temporary Entertainment Event permit. The applicant must address them to the satisfaction of the department prior to the event. The conditions raised by the department are as follows:
  - Contact made with the Mareeba Fire and Rescue duty officer prior to the event to co-ordinate a pre-event inspection for fire safety and access and any concerns addressed in the interest of safety. (this has been organised by the applicant as advised by the department); and
  - Hazard Mitigation Plans regarding the fire risk be supplied prior to the event for consultation and assistance with arranging for a Permit to Light Fire will be provided if burning off excess fuel is required. These plans should include resources on scene to combat fire and fire breaks around camp areas completed. Hazard Mitigation plans to be supplied to QPWS also for consultation and approval as adjoining landholder and key stakeholder in the area. (this has been organised by the applicant as advised by the department); and
  - Helicopter Landing area to be inspected and any concerns addressed prior to the event. (this has been organised by the applicant as advised by the department); and
2. Queensland Ambulance Services – Have provided an email supporting the event. The department has also assessed and approved a medical plan for this event. The Ambulance Officer in Charge of Mareeba has also met with the applicants on-site to discuss issues surrounding the event. The Officer in charge has raised concerns over the distance the event is from the Mareeba township (16km) and the time required to travel to the property if they are required to in the event of an emergency. However, the Officer in charge is satisfied that the measures proposed and implemented by the applicants and the medical staff on-site for the duration of the event will assist Queensland Ambulance Services if they are called out for an emergency.
3. Queensland Police Services – Have provided an email of no objection for the event, as there is no alcohol served at the event. Drug concerns were raised; however, cars will be searched upon arrival to remove any contraband.
4. Queensland Parks and Wildlife Services - Have provided an email advising they have no objection to the proposed event. As the proposed property is located adjacent to Emerald Creek Falls National Parkland, the department raised concerns over the potentially illegal use of the car park and camping areas of Emerald Creeks Falls. However, the event management plan outlines security measures and patrols, which will be conducted to ensure patrons are not illegal camping outside of designated property or permits for camping in the Emerald Creek Area will need to be obtained.
5. 6 Unisex Port'a'loo toilets, one (1) disabled toilet and one (1) urinal will be hired and placed on-site for the event. There are currently four (4) to six (6) composting toilets already located on-site from the camping ground approval. The toilets will be cleaned each day and pumped out as required.
6. Fresh water will be supplied on-site via large 1000 litre water containers. These will be refilled regularly throughout the event when required.
7. Stoddart Security is contracted to provide security services for the event, which will monitor the patron's behaviour at all times. There will be three security guards on-site during the



festival at the entry and exit points doing ticket checks with roaming patrols throughout the event.

8. One fully trained occupational First Aid Officer will be present for the duration of the event. The First Aid Officer has decades of experience as a First Aid Officer at music festivals and has been working with the applicant for other festivals in the Queensland area for 20 years.
9. JJ Richards has been contracted to provide skip bins to collect any rubbish for the event and will be taken away at the end of the event. There will also be wheelie bins located around the site to collect any other rubbish.
10. Access to the property is off the highway (turning off at Tinaroo Creek Road), then proceeding down Cobra Road and continuing on Emerald Falls Road. Although Tinaroo Creek Road is a dual lane Road, sections of Cobra Road are single lane seal before it turns to dirt. Emerald Falls Road then becomes approximately 12km of unsealed dirt road from Cobra Road until the entrance to the Kanjini Co-Op Campground property. The applicant has advised that there is anticipated to be one peak traffic movement on Friday when the event commences in the afternoon. The cars will be stopped inside the property and up to 150 cars can be parked in this area for processing. The patrons will be processed and given their armbands and then moved down to the designated camp area on the property where they will be searched if required. At the end of the event, it is anticipated that vehicles will slowly vacate over Sunday Evening and Monday morning

There will be no need for formal traffic management on Emerald Falls Road as it is anticipated that cars will not be banked up for long periods of time along the road. Discussions held with the Manager of Technical Services have indicated that he is satisfied that the cars banked on the property for processing is acceptable.

The sale of day tickets will be capped at a low number (up to 50) as the event is entirely capped at 450 people. Therefore, concerns raised by Queensland Parks and Wildlife regarding possible illegal camping at Emerald Creek Falls is addressed by the applicant by security conducting patrols of the area routinely to ensure that campers are not camping in undesignated areas.

11. Public Liability Insurance must be obtained and supplied once the approval is granted (\$20 Million).

#### **Noise Issues:**

- The applicant has indicated that he will conduct a letterbox drop to the surrounding properties on Kay Road and Malone Road and advise them of the festival.
- The applicant had indicated that the speakers will be faced away from any neighbouring property and stage managers will continuously monitor sound levels and notify performers and the event manager if necessary.
- The nearest neighbours to the property are 1200 metres from the proposed event location.
- Mareeba Shire Council conducted a letter mail out within a 5km vicinity of the proposed festival location in April 2021, asking property owners if they had any concerns regarding the proposed event to assist Council in addressing these issues the event was to proceed. The following five (5) responses were provided from a total of 52 letters:

Property Type	Support or Not Support the event	Reasons for not supporting the event
Rural Property Owner	Not Support	<ul style="list-style-type: none"> <li>No contact made with property owners to notify them of the proposal.</li> <li>Concerns over type of patrons that will attend the festival.</li> <li>Traffic issues along Kay Road.</li> <li>Fire risks.</li> </ul>
Agricultural Property Owner	Not Support	<ul style="list-style-type: none"> <li>Concerns over type of patrons that will attend the festival.</li> <li>Traffic issues along Kay Road.</li> <li>Biosecurity issues for the farming property (Bananas).</li> </ul>
Agricultural Property Owner	Not Support	<ul style="list-style-type: none"> <li>Concerns over type of patrons that will attend the festival.</li> <li>Traffic issues along Kay Road.</li> <li>Noise issues.</li> </ul>
Rural Property Owner	Not Support	<ul style="list-style-type: none"> <li>COVID concerns</li> <li>Traffic concerns on single lane road</li> <li>Fire Risks.</li> </ul>
Rural Property Owner	Support	<ul style="list-style-type: none"> <li>No objections</li> </ul>

The matters surrounding traffic management and noise of the music raised by the neighbouring residents are addressed in the Management plan submitted by the applicant. Traffic Issues along Kay Road should be non-existent as the access to the property is via Emerald Creek Falls Road and not Kay Road. This also applies to the Biosecurity concerns raised by two (2) property owners as well. Behavioural issues of patrons attending the event can be managed at the event. With the assistance of security personnel and Queensland Police, issues related to anti-social behaviour can be managed.

## RISK IMPLICATIONS

### Infrastructure and Assets

Due to the increased volume of traffic anticipated for the proposed event, the unsealed section of Emerald Creek Falls Road may need to be considered, as this road only receives one annual grade under the Council's Road Maintained program.

**Political and Reputational**

Longer duration festivals can be associated with increased drug and alcohol use and anti-social behaviour. The applicant has indicated that strict measures will be put in place to ensure these issues are eliminated and controlled, as outlined in the submitted management plan.

**Legal and Compliance**

The Festival will be required to hold Public Liability insurance (\$20 million) and comply with conditions stipulated in the resolution.

**Health and Safety**

The safe movement of traffic in the area while the event is operating will need to be considered, and the traffic considerations given by the Manager of Technical Services should be considered. The safety of the general public and neighbouring residents must also be considered.

**LEGAL/COMPLIANCE/POLICY IMPLICATIONS**

If a Temporary Entertainment Event approval is approved, the festival will be required to ensure all conditions are met on their approval.

**FINANCIAL AND RESOURCE IMPLICATIONS*****Capital***

Nil

***Operating***

Nil

**LINK TO CORPORATE PLAN**

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

**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**

If approved, a Temporary Entertainment Approval will be sent to the applicant with the conditions listed in this report.

If not approved, the applicant will receive an information notice advising of the outcome of the decision under Mareeba Shire Council Local Law No. 1 (Administration) 2018.



**8.8 AUCTIONEER AND REAL ESTATE SERVICES****Date Prepared: 27 May 2021****Author: Manager Development and Governance****Attachments: Nil****EXECUTIVE SUMMARY**

This report seeks approval for the Chief Executive Officer to advertise for appropriate organisation/s to provide auctioneering and real estate services to dispose of seven (7) parcels of Council owned freehold land parcels with nil improvements and one (1) parcel of Council owned freehold land with improvements identified as surplus to Council requirements.

**RECOMMENDATION**

That Council:

1. Invite written quotes to manage and perform auctioneering and real estate services; and
2. Authorise Council's Chief Executive Officer to negotiate, execute and vary the correspondence and relevant contracts as necessary for disposal and title transfer of the subject parcels in accordance with section 238 (1) of the *Local Government Regulation 2012*.

**BACKGROUND**

The subject parcels were assessed during a recent audit as surplus to Council requirements and marked for disposal.

In addition to these seven (7) unimproved land parcels, Council's library facility located at 221 Byrnes Street Mareeba (Lot 605 M3563) is scheduled for relocation to the newly prepared premises at 43 Anzac Avenue, rendering the 221 Byrnes Street surplus to Council requirements.

The subject parcels identified for disposal as follows:

Lot on Plan	Address	Location
104 D8158	Kennedy Street	Dimbulah
4 RP734043	Speewah Road	Kuranda
7 RP726370	Forest Road	Kuranda
31 RP726343	Kuranda Crescent	Kuranda
201 K4131	Barron Street	Koah
2 RP747077	Ray Road	Mareeba
9 RP901433	McGrath Road	Mareeba
605 M3563	Byrnes Street	Mareeba

Where any of the subject parcels fail to move at auction, the agent on behalf of the Council will have an opportunity to contact bidders to commence negotiations for sale. It is proposed that any lots that do not achieve a sales contract, may be offered to the real estate agent as preferred agent for the sale of the remaining lots for an agreed period of time.

#### **FINANCIAL AND RESOURCE IMPLICATIONS**

##### ***Capital***

Nil.

##### ***Operating***

The sales proceeds will cover costs of services and the revenue has not been budgeted.

#### **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

**8.9 DELEGATIONS UPDATE MAY 2021**

**Date Prepared:** 28 May 2021

**Author:** Manager Development and Governance

**Attachments:** 1. Table of Delegable Powers [↓](#)

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**EXECUTIVE SUMMARY**

As part of the monthly delegations update service provided by MacDonnells Law, Council is advised of amendments to various pieces of legislation that require amendments to existing delegations or new delegations to be made by Council.

**RECOMMENDATION**

That:

1. Council delegates the exercise of the powers contained in the attached Table of Delegable powers, with such powers to be exercised subject to any limitations and conditions; and
2. Any prior delegations of power relating to the same matters are revoked.

**BACKGROUND**

Council has delegated to the Chief Executive Officer (CEO) the necessary statutory powers under various pieces of legislation to enable him to effectively perform the requirements of the role and efficiently manage the operations of the Council. All delegations are made subject to the limitations on the attached documentation.

This report and the recommended delegations of power to the CEO if executed by resolution of Council, will provide a base for good decision making and accountability while maintaining statutory compliance by the Mareeba Shire Council.

The attached Table of Delegable Powers displays the list of amendments to powers that have been identified as requiring delegation to the CEO.

**Environmental Protection Regulation 2019 (Qld) (ENPR)**

The ENPR was amended by the *Environmental Protection (Commercial Cropping and Horticulture Activities in Great Barrier Reef Catchment) Amendment Regulation 2021* (Qld) which commences on 1 June 2021. The amendment has resulted in a minor amendment to Council's ability to approve applications for relevant activities.

**LEGAL/COMPLIANCE/POLICY IMPLICATIONS**

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

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



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

**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**

Nil

## Delegable Powers under the Environmental Protection Regulation 2019 ("ENPR")

### CHAPTER 4 – REGULATORY REQUIREMENTS<sup>1</sup>

#### Part 3 – Additional regulatory requirements for particular environmental management decisions

Entity power given to	Section of ENPR	Description	Delegation to the CEO / Date of Resolution	Limitations and Conditions
Administering Authority	40(2)	In the specified circumstances, power to refuse to grant an application if the authority considers that, because of the activity, the wetland may be destroyed or reduced in size or the biological integrity of the wetland may not be maintained.		
Administering Authority	41(2)	In the specified circumstances, power to refuse to grant an application if the authority considers one of the specified matters to be relevant.		
Administering Authority	41AA(3)	Power to consider: <a href="#">(a) the relevant activity will, or may, have a residual impact; and</a> <a href="#">(a)(b) having regard to the matters mentioned in the water quality offset policy, the residual impact will not be adequately counterbalanced by offset measures.</a>		

<sup>1</sup> The powers under Chapter 4 may only be exercised by a local government for a matter the enforcement and administration of which has been devolved to the local government under Chapter 8, Part 1, Division 1 and which has not been excluded by Chapter 8, Part 1, Division 2.

Administering Authority	41AB	In the specified circumstances, power to refuse to grant an application if the authority considers that a transshipping activity is to be carried out within a particular area.		
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**8.10 FINANCIAL STATEMENTS PERIOD ENDING 31 MAY 2021****Date Prepared:** 1 June 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 31 May 2021.

**RECOMMENDATION**

That Council receives the Financial Report for the period ending 31 May 2021.

**BACKGROUND**

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

For the period ending 31 May 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.

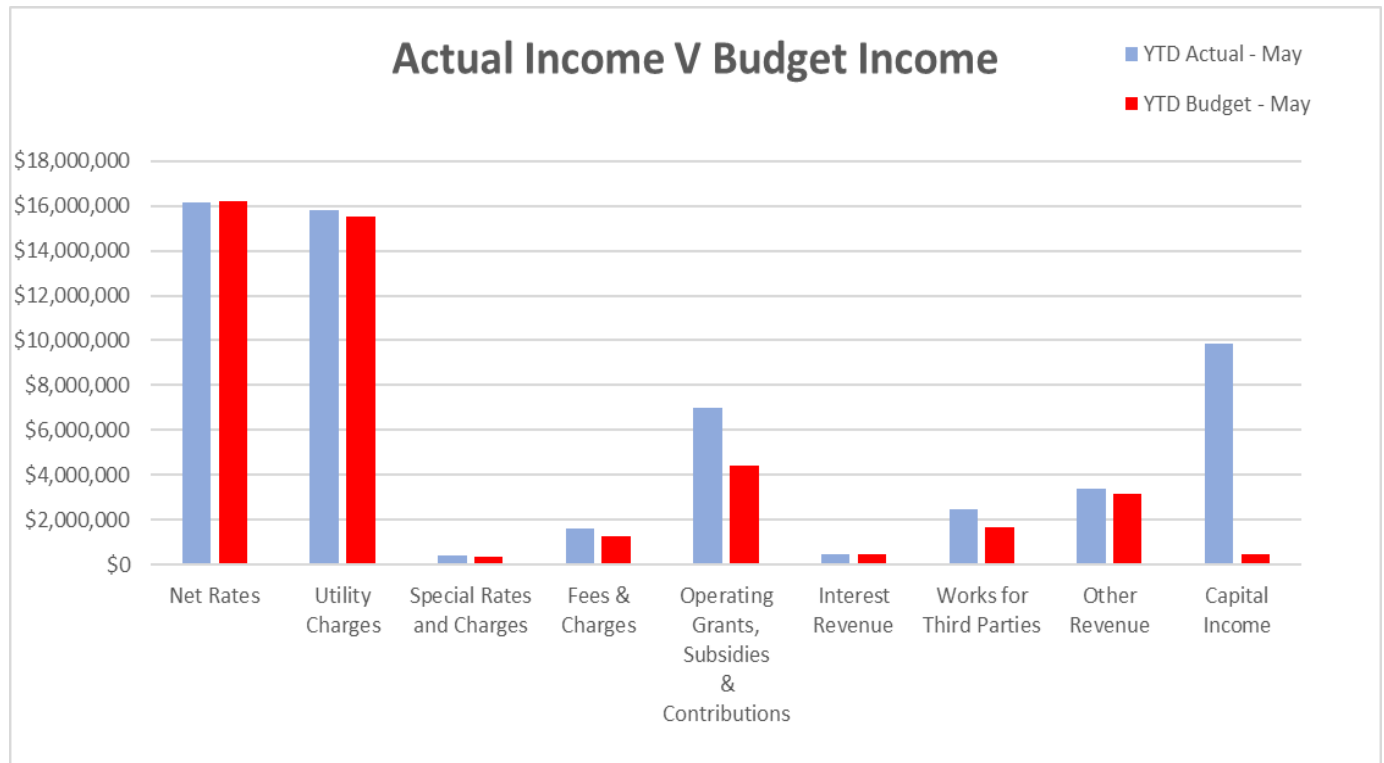
***May 2021 - Snapshot***

Total Operating Income	\$	47,319,279
Total Operating Expenditure	\$	41,623,863
Operating Surplus/(Deficit)	\$	5,695,416
Total Capital Income (grants, developer contributions)	\$	9,835,132
<b>Net Result - Surplus/(Deficit)</b>	<b>\$</b>	<b>15,530,548</b>

Income Analysis

Total income (including capital income of \$9,835,132) for the period ending 31 May 2021 is \$57,154,411 compared to the YTD budget of \$43,599,180.

The graph below shows actual income against budget for the period ending 31 May 2021.



	Actual YTD	Budget YTD	Note
Net Rates	16,142,716	16,198,454	
Utility Charges	15,823,868	15,506,494	
Special Rates and Charges	394,710	376,469	
Fees & Charges	1,590,079	1,271,030	<b>1</b>
Operating Grants, Subsidies & Contributions	7,003,518	4,448,744	<b>2</b>
Interest Received	465,374	458,792	
Works for Third Parties	2,488,409	1,680,708	<b>3</b>
Other Revenue	3,410,604	3,161,488	
Capital Income	9,835,132	497,000	<b>4</b>

## 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 Disaster Recovery Funding Arrangements (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 Road Maintenance Performance Contract (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 3<sup>rd</sup> party works which was not originally budgeted for.

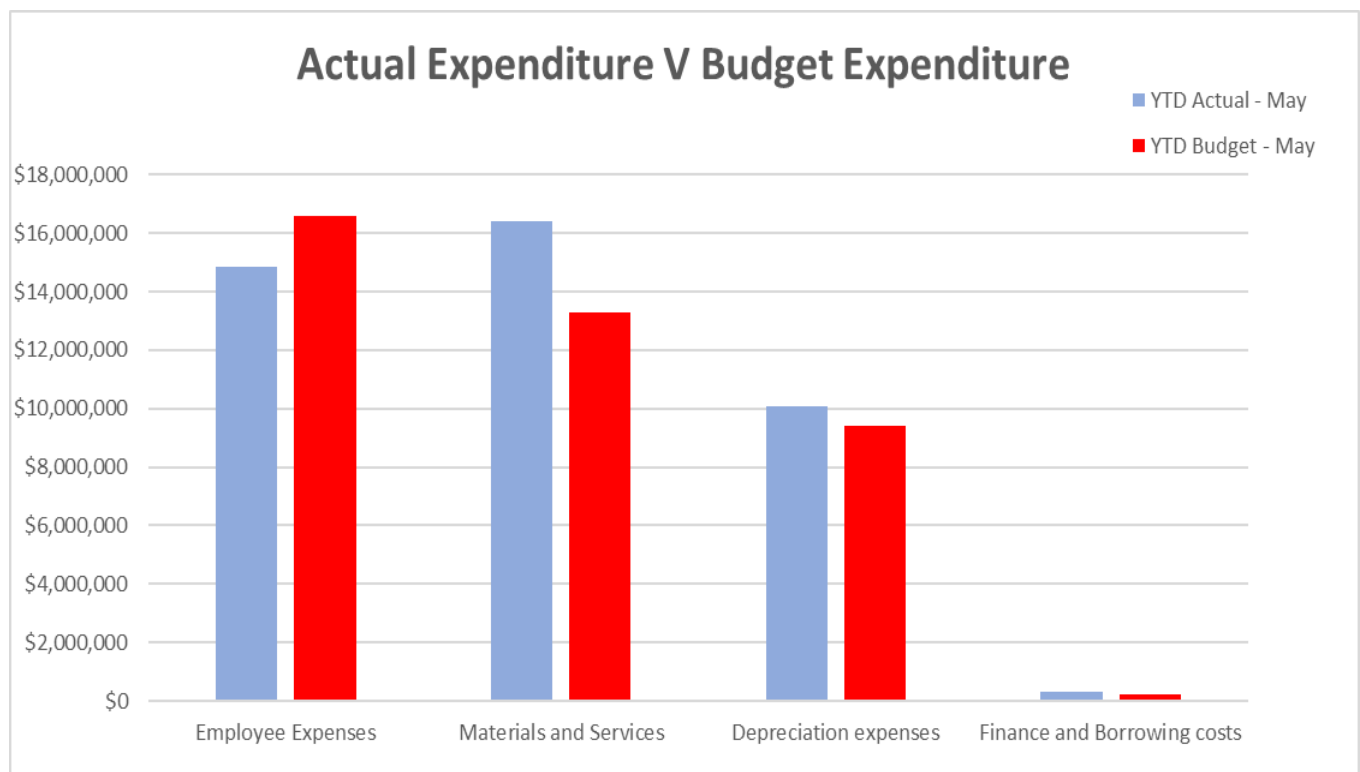
The associated costs form part of the operational expenses which were also not budgeted. The net impact of these additional works is likely to be small surplus and will be reported on at the completion of works.

4. Council has received \$8.5M in capital grants towards Works for Queensland Round 4 (W4Q4), Transport Infrastructure Development Scheme (TIDS), Roads to Recovery (R2R), Chillagoe water project, DRFA betterment works, Queensland Reconstruction Authority (QRA) Local Economic Recovery Program for Mason Street Sewer Upgrade, along with \$1.3M in developer contributions.

Expenditure Analysis

Total expenses for the period ending 31 May 2021 is \$41,623,863 compared to the YTD budget of \$39,520,428.

The graph below shows actual expenditure against budget for the period ending 31 May 2021.



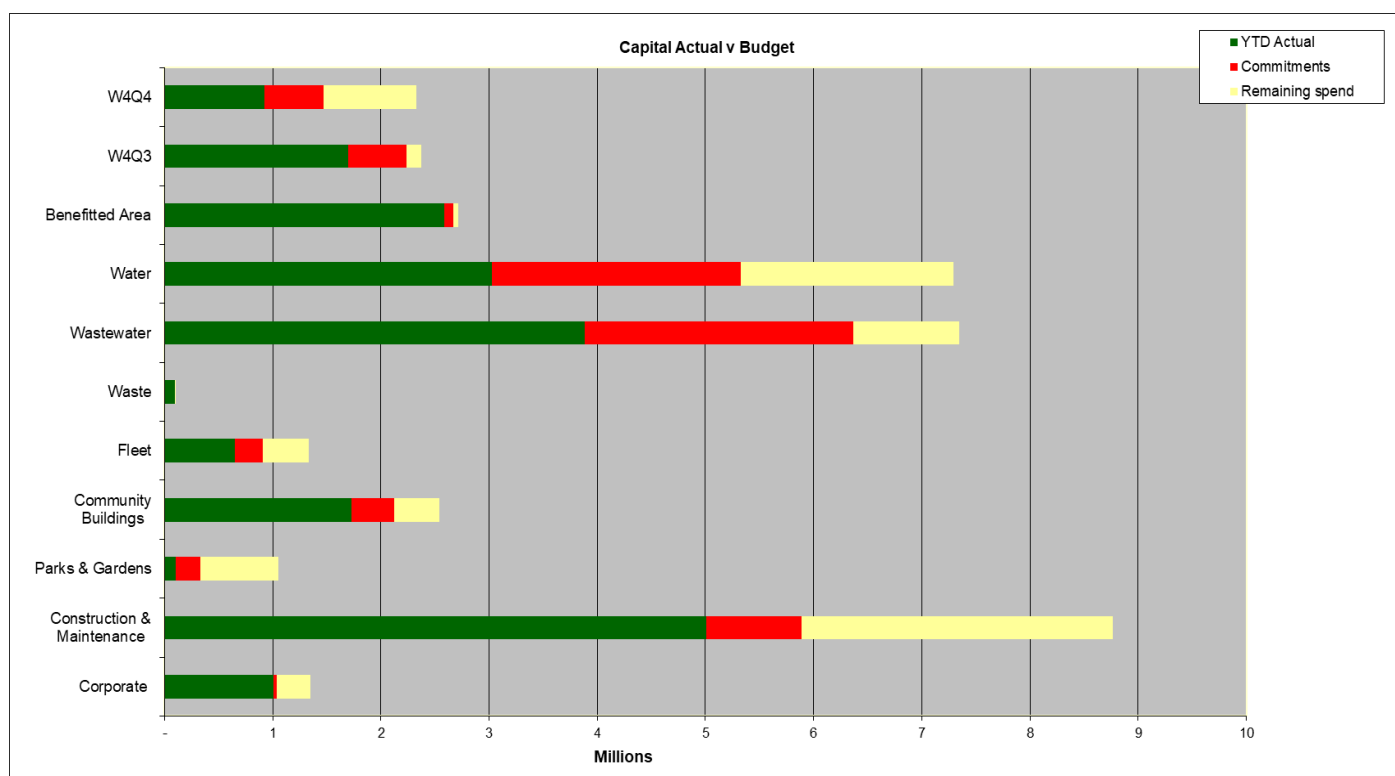
	Actual YTD	Budget YTD	Note
Employee expenses	14,855,439	16,585,287	<b>1</b>
Materials & Services	16,419,840	13,267,619	<b>2</b>
Depreciation expenses	10,054,898	9,421,128	
Finance & Borrowing costs	293,686	246,394	<b>3</b>

## Notes:

1. There are no significant issues to report. The reason for the variance is 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 \$28,439,374 (including commitments) has been spent for the period ending 31 May 2021 against the 2020/21 adjusted annual capital budget of \$37,187,586. 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 \$7,744,428

**Rates and Sundry Debtors Analysis**Rates and Charges

The total rates and charges payable as at 31 May 2021 are \$2,374,940 which is broken down as follows:

	31 May 2021		31 May 2020	
Status	No. of properties	Amount	No. of properties	Amount
Valueless land	18	806,562	17	693,190
Payment Arrangement	194	154,278	237	248,428
Collection House	393	1,089,725	403	1,064,634
Exhausted – awaiting sale of land	10	180,966	9	141,606
Sale of Land	3	52,109	-	-
Other <i>(includes current and supplementary rate notices)</i>	231*	91,300	276	90,925
<b>TOTAL</b>	<b>849</b>	<b>2,374,940</b>	<b>942</b>	<b>2,239,783</b>

\* Of this total, 125 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.

A total of 375 new files that had an outstanding balance of \$50 and over were sent to Collection House on 11 May 2021. These new files are from the current levy.

Collection House collected \$137,939 for the month of May 2021.

In the month of May, 95 supplementary rates notices were generated with a value of \$13,061. 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.

Sundry Debtors

The total outstanding for Sundry Debtors as at 31 May 2021 is \$1,066,183 which is made up of the following:

Current	30 days	60 days	90 + days
\$809,694	\$224,134	\$10,798	\$21,557
76%	21%	1%	2%

**Procurement**

There were no emergency orders for the month.

**RISK IMPLICATIONS**

Nil

**Legal/Compliance/Policy Implications**

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

**FINANCIAL AND RESOURCE IMPLICATIONS**

Nil

**LINK TO CORPORATE PLAN**

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

**IMPLEMENTATION/COMMUNICATION**

Nil

<b>Budgeted Income Statement by Fund 2020/21 Budget</b>			
<b>Consolidated</b>			
	<b>Actual YTD</b>	<b>Budget YTD</b>	<b>2020/21</b>
<b>Revenue</b>			
Rates and utility charges	34,653,417	34,123,050	34,123,050
Less Discounts and Pensioner Remissions	(2,292,122)	(2,041,634)	(2,041,634)
<b>Net Rates and Utility Charges</b>	<b>32,361,295</b>	<b>32,081,416</b>	<b>32,081,416</b>
Fees and Charges	1,590,079	1,271,030	1,367,076
Operating Grants and Subsidies	6,557,580	4,331,578	7,500,988
Operating Contributions	445,938	117,167	196,000
Interest Revenue	465,374	458,792	500,500
Works for Third Parties	2,488,409	1,680,708	1,833,500
Other Revenue	3,410,604	3,161,488	3,464,797
<b>Total Operating Revenue</b>	<b>47,319,279</b>	<b>43,102,178</b>	<b>46,944,277</b>
<b>Expenditure</b>			
Employee Expenses	14,855,439	16,585,287	18,272,559
Materials and Services	16,419,840	13,267,619	14,348,805
Depreciation expense	10,054,898	9,421,128	10,277,597
Finance and Borrowing costs	293,686	246,394	306,139
<b>Total Operating Expenses</b>	<b>41,623,863</b>	<b>39,520,428</b>	<b>43,205,100</b>
<b>Operating Surplus/(Deficit)</b>	<b>5,695,416</b>	<b>3,581,750</b>	<b>3,739,177</b>
<b>Capital Income</b>			
Capital Contributions	1,370,123	-	-
Capital Grants and Subsidies	8,539,890	497,000	3,163,665
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	(74,881)	-	(263,100)
<b>Total Capital Income</b>	<b>9,835,132</b>	<b>497,000</b>	<b>2,900,565</b>
<b>Net Result</b>	<b>15,530,548</b>	<b>4,078,750</b>	<b>6,639,742</b>

<b>Budgeted Income Statement by Fund 2020/21 Budget</b>			
<b>General</b>			
	<b>Actual YTD</b>	<b>Budget YTD</b>	<b>2020/21</b>
<b>Revenue</b>			
Rates and utility charges	18,716,306	18,500,081	18,500,081
Less Discounts and Pensioner Remissions	(2,292,122)	(2,041,634)	(2,041,634)
<b>Net Rates and Utility Charges</b>	<b>16,424,184</b>	<b>16,458,447</b>	<b>16,458,447</b>
Fees and Charges	1,380,448	991,447	1,062,076
Operating Grants and Subsidies	6,532,365	4,331,578	7,500,988
Operating Contributions	51,499	42,167	46,000
Interest Revenue	266,352	265,833	290,000
Works for Third Parties	2,397,410	1,680,708	1,833,500
Other Revenue	1,769,794	1,688,780	1,867,297
<b>Total Operating Revenue</b>	<b>28,822,053</b>	<b>25,458,960</b>	<b>29,058,308</b>
<b>Expenditure</b>			
Employee Expenses	13,705,645	15,149,249	16,701,034
Materials and Services	8,436,050	4,916,640	5,140,769
Depreciation expense	6,975,905	6,398,137	6,979,788
Finance and Borrowing costs	198,486	151,339	180,188
<b>Total Operating Expenses</b>	<b>29,316,087</b>	<b>26,615,364</b>	<b>29,001,779</b>
<b>Operating Surplus/(Deficit)</b>	<b>(494,034)</b>	<b>(1,156,405)</b>	<b>56,529</b>
<b>Capital Income</b>			
Capital Contributions	734,850	-	-
Capital Grants and Subsidies	7,141,206	497,000	3,163,665
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	(32,610)	-	(229,000)
<b>Total Capital Income</b>	<b>7,843,446</b>	<b>497,000</b>	<b>2,934,665</b>
<b>Net Result</b>	<b>7,349,412</b>	<b>(659,405)</b>	<b>2,991,194</b>

<b>Budgeted Income Statement by Fund 2020/21 Budget</b>			
<b><u>Waste</u></b>			
	<b>Actual YTD</b>	<b>Budget YTD</b>	<b>2020/21</b>
<b>Revenue</b>			
Rates and utility charges	3,989,683	3,945,422	3,945,422
Less Discounts and Pensioner Remissions	-	-	-
<b>Net Rates and Utility Charges</b>	<b>3,989,683</b>	<b>3,945,422</b>	<b>3,945,422</b>
Fees and Charges	181,253	220,000	240,000
Operating Grants and Subsidies	25,215	-	-
Operating Contributions	-	-	-
Interest Revenue	27,787	45,833	50,000
Works for Third Parties	-	-	-
Other Revenue	1,559,436	1,434,208	1,555,500
<b>Total Operating Revenue</b>	<b>5,783,373</b>	<b>5,645,464</b>	<b>5,790,922</b>
<b>Expenditure</b>			
Employee Expenses	329,519	332,260	366,637
Materials and Services	4,002,273	4,241,309	4,626,185
Depreciation expense	326,339	340,646	371,614
Finance and Borrowing costs	-	-	-
<b>Total Operating Expenses</b>	<b>4,658,130</b>	<b>4,914,214</b>	<b>5,364,436</b>
<b>Operating Surplus/(Deficit)</b>	<b>1,125,243</b>	<b>731,249</b>	<b>426,486</b>
<b>Capital Income</b>			
Capital Contributions	32,972	-	-
Capital Grants and Subsidies	-	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
<b>Total Capital Income</b>	<b>32,972</b>	<b>-</b>	<b>-</b>
<b>Net Result</b>	<b>1,158,214</b>	<b>731,249</b>	<b>426,486</b>

<b>Budgeted Income Statement by Fund 2020/21 Budget</b>			
<b><u>Wastewater</u></b>			
	<b>Actual YTD</b>	<b>Budget YTD</b>	<b>2020/21</b>
<b>Revenue</b>			
Rates and utility charges	5,276,693	5,131,057	5,131,057
Less Discounts and Pensioner Remissions	-	-	-
<b>Net Rates and Utility Charges</b>	<b>5,276,693</b>	<b>5,131,057</b>	<b>5,131,057</b>
Fees and Charges	28,378	59,583	65,000
Operating Grants and Subsidies	-	-	-
Operating Contributions	-	-	-
Interest Revenue	81,203	77,917	85,000
Works for Third Parties	1,662	-	-
Other Revenue	29,679	-	-
<b>Total Operating Revenue</b>	<b>5,417,615</b>	<b>5,268,557</b>	<b>5,281,057</b>
<b>Expenditure</b>			
Employee Expenses	296,302	465,628	508,172
Materials and Services	1,261,465	1,507,719	1,638,130
Depreciation expense	1,387,271	1,419,818	1,548,892
Finance and Borrowing costs	95,199	95,056	125,951
<b>Total Operating Expenses</b>	<b>3,040,238</b>	<b>3,488,220</b>	<b>3,821,145</b>
<b>Operating Surplus/(Deficit)</b>	<b>2,377,377</b>	<b>1,780,337</b>	<b>1,459,912</b>
<b>Capital Income</b>			
Capital Contributions	273,927	-	-
Capital Grants and Subsidies	665,178	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	(18)	-	(9,100)
<b>Total Capital Income</b>	<b>939,087</b>	<b>-</b>	<b>(9,100)</b>
<b>Net Result</b>	<b>3,316,464</b>	<b>1,780,337</b>	<b>1,450,812</b>

<b>Budgeted Income Statement by Fund 2020/21 Budget</b>			
<b><u>Water</u></b>			
	<b>Actual YTD</b>	<b>Budget YTD</b>	<b>2020/21</b>
<b>Revenue</b>			
Rates and utility charges	6,557,492	6,430,015	6,430,015
Less Discounts and Pensioner Remissions	-	-	-
<b>Net Rates and Utility Charges</b>	<b>6,557,492</b>	<b>6,430,015</b>	<b>6,430,015</b>
Fees and Charges	-	-	-
Operating Grants and Subsidies	-	-	-
Operating Contributions	-	-	-
Interest Revenue	53,982	22,917	25,000
Works for Third Parties	89,337	-	-
Other Revenue	51,695	38,500	42,000
<b>Total Operating Revenue</b>	<b>6,752,506</b>	<b>6,491,432</b>	<b>6,497,015</b>
<b>Expenditure</b>			
Employee Expenses	518,465	638,150	696,716
Materials and Services	2,528,748	2,464,322	2,797,223
Depreciation expense	1,302,484	1,193,026	1,301,483
Finance and Borrowing costs	-	-	-
<b>Total Operating Expenses</b>	<b>4,349,697</b>	<b>4,295,498</b>	<b>4,795,422</b>
<b>Operating Surplus/(Deficit)</b>	<b>2,402,809</b>	<b>2,195,934</b>	<b>1,701,593</b>
<b>Capital Income</b>			
Capital Contributions	328,374	-	-
Capital Grants and Subsidies	733,506	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	(42,253)	-	(25,000)
<b>Total Capital Income</b>	<b>1,019,627</b>	<b>-</b>	<b>(25,000)</b>
<b>Net Result</b>	<b>3,422,436</b>	<b>2,195,934</b>	<b>1,676,593</b>

<b>Budgeted Income Statement by Fund 2020/21 Budget</b>			
<b>Benefited Area</b>			
	<b>Actual YTD</b>	<b>Budget YTD</b>	<b>2020/21</b>
<b>Revenue</b>			
Rates and utility charges	113,242	116,475	116,475
Less Discounts and Pensioner Remissions	-	-	-
<b>Net Rates and Utility Charges</b>	<b>113,242</b>	<b>116,475</b>	<b>116,475</b>
Fees and Charges	-	-	-
Operating Grants and Subsidies	-	-	-
Operating Contributions	394,440	75,000	150,000
Interest Revenue	36,050	46,292	50,500
Works for Third Parties	-	-	-
Other Revenue	-	-	-
<b>Total Operating Revenue</b>	<b>543,732</b>	<b>237,767</b>	<b>316,975</b>
<b>Expenditure</b>			
Employee Expenses	5,509	-	-
Materials and Services	191,303	137,630	146,498
Depreciation expense	62,899	69,502	75,820
Finance and Borrowing costs	-	-	-
<b>Total Operating Expenses</b>	<b>259,711</b>	<b>207,131</b>	<b>222,318</b>
<b>Operating Surplus/(Deficit)</b>	<b>284,021</b>	<b>30,636</b>	<b>94,657</b>
<b>Capital Income</b>			
Capital Contributions	-	-	-
Capital Grants and Subsidies	-	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
<b>Total Capital Income</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Result</b>	<b>284,021</b>	<b>30,636</b>	<b>94,657</b>



## 9 INFRASTRUCTURE SERVICES

### 9.1 INFRASTRUCTURE SERVICES, CAPITAL WORKS MONTHLY REPORT - MAY 2021

**Date Prepared:** 14 May 2021

**Author:** Director Infrastructure Services

**Attachments:**

1. Capital Works Highlights - May 2021 [↓](#)
2. Capital Works Summary - May 2021 [↓](#)

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#### 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 May 2021.

#### RECOMMENDATION

That Council receives the Infrastructure Services Capital Works Monthly Report for the month of May 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 - May 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

External rendering and painting work now complete. Electrical and mechanical works are 80% complete. Surrounding earthworks have commenced and the steel cages are programmed for installation on 7 June 2021. Wet weather and material supply have impacted the progression of works, with Council seeking from the funding agency a minor extension to 30 June 2021 deadline.



*External render and paint complete*



*Kennels waterproofed & painted ready for cages to be installed*

## Infrastructure Services Capital Works Report Project Highlights - May 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. All refurbishment works included in the original works under Contract will be completed in the first week of June. Final walk through with contractor and architectural consultants will be undertaken in early June to identify any defects to be undertaken prior to the end of June. Installation of external signage, furnishing and relocation works are programmed to commence in mid-June.



*Entrance to Community use area*



*Library Catalogue area*

## Infrastructure Services Capital Works Report Project Highlights - May 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 and nearing finalisation with the installation of roofing structure installation completed, and hydrostatic testing to be completed in early June. Some minor electrical works are to be completed once the old reservoir is isolated for decommissioning.



*Newly constructed concrete reservoir with roofing structure construction*



## Infrastructure Services Capital Works Report Project Highlights - May 2021



### **Project Name: Hilltop Close Booster Station and Pipeline Project**

#### **Program: Water**

#### **Background**

The Warril Drive area of Kuranda is supplied with treated water from the Kuranda Water Treatment Plant. A delivery main on Warril Drive enters an existing pump station from where water is reticulated to residences along the remainder of Warril Drive, Hope Close, Punch Close and Hilltop Close. A reservoir on top of Hilltop Close provides balancing storage for periods of low use and as a backup for firefighting purposes.

A dedicated rising water main is to be constructed, from the existing pump station to the reservoir to prevent pressure fluctuations caused by the existing pumps when filling the reservoir. A new housing development is currently being constructed at the end of Hilltop Close which, unless the water pressure is boosted, will not have sufficient pressure for domestic use or firefighting purposes. A booster pump station is proposed to be constructed adjacent to the reservoir to boost the pressure to the new development.

#### **Scope of Works**

The scope of works includes supply and installation of new pipeline, alterations and cut-ins to existing water network, supply and installation of a new booster pump station structure and associated internal asset construction and installation and associated electrical and SCADA works.

#### **Progress Update**

Works commenced with the under boring section from Warril Drive to Hilltop Close and installation of pipe work. The booster station concrete slab was poured on 7 May, which will house the booster pump set, electrical switchboard comprising system controls and telemetry and emergency generator power supply. Construction of the pump shed now underway.



*Construction and set up of booster station shed*

## Infrastructure Services Capital Works Report Project Highlights - May 2021



**Project Name:** Mason Street Sewer Duplication Project

**Program:** Wastewater

### Background

There are several trunk gravity sewerage mains in the Granite Creek Sewer Pump Station (SPS) catchment. The catchment west of Railway Avenue (and James Street) and east of Granite Creek is served by a trunk gravity main that runs along Basalt Gully for most of its length. It has a number of incoming lines that includes the Mason Street gravity sewer main that serves the catchment south of Basalt Street, east of Basalt Gully and north of the future Mareeba Connection Road. In recent years, Council has experienced sewage surcharges (overflows) from two (2) maintenance holes on Mason Street gravity sewer main during wet weather events.

Council has received funding from Queensland Reconstruction Authority (QRA) under the Local Economic Recovery (LER) Program for the Mason Street Sewer Main Upgrade Project.

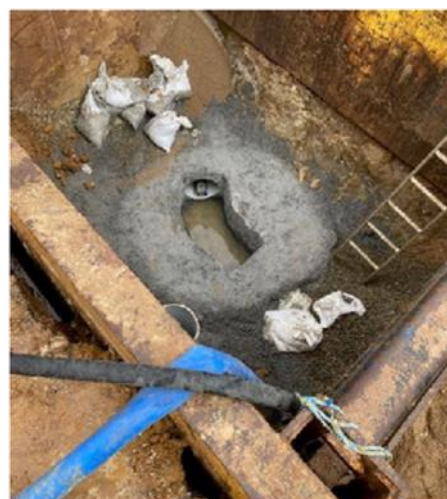
### Scope of Works

A new gravity sewer main will be constructed from the road reserve behind Owens Street through the vacant land and east of Mareeba Cemetery continuing north along Mason Street to Granite Creek Pump Station.

Due to the complexity of the project, the project scope was split in two (2) phases. Phase 1 (current project) comprises the sewer main section south of Rankin Street and will temporarily discharge into the existing trunk sewer main which runs parallel to Basalt Gully, north of Rankin Street. Phase 2 will be undertaken as a future project to continue north and connect to Granite Creek Pump Station.

### Progress Update

Construction works commenced on 11 May from the recently constructed manhole on Strattmann Street. The next section of the Mason Street sewer duplication project will commence from this manhole back toward Costin Street and it is expected this section of works will be completed by December 2021.



*Excavation works and manhole construction Strattmann Street*

## Infrastructure Services Capital Works Report Project Highlights - May 2021



**Project Name:** Kuranda Water Treatment Plant Clarifier Overhaul

**Program:** Water

### **Background**

An allocation in the 2020/21 Capital Works Program has been provided to upgrade the clarifier and associated equipment. The clarifier is an integral part of the water treatment process, settling and removing suspended solids from the raw water prior to filtration.

### **Scope of Works**

The scope of works includes upgrading and replacement of the trolley assembly, scraper arms and access platforms.

### **Progress Update**

The clarifier trolley assembly, scraper arms and supporting columns were installed during March with completion of works mid-May.



*Clarifier trolley assembly*



## Infrastructure Services Capital Works Report Project Highlights - May 2021



**Project Name:** Mareeba Water Treatment Plant Clarifier Condition Assessment

**Program:** Water

### Background

An allocation in the 2020/21 Capital Works Program has been provided to carry out condition assessments on the clarifiers with emphasis on the integrity of the concrete. At its meeting in November 2020, Council adopted the Mareeba Water Strategy which recommended that Council continue investment in the Mareeba Water Treatment Plant to increase capacity and provide treated water for the town into the future. The purpose of the condition assessment is to determine the remaining life of the infrastructure to enable design and planning of future upgrades.

### Scope of Works

The scope of works included concrete core drilling and packing of cores and laboratory testing of the concrete cores that were removed, with a report prepared for Council.

### Progress Update

The condition assessment has been completed, with initial findings indicating that the concrete structures of the two (2) existing clarifiers are sound. The final report on the condition assessment has been received and highlighted that overall, the clarifiers are in good condition and Council can expect at least 30 more years of service from the clarifiers.



Clarifier No1



## Infrastructure Services Capital Works Report Project Highlights - May 2021



**Project Name:** Sewer Manhole Remediation Project

**Program:** Wastewater

### Background

Council is remediating sewer manholes within the Mareeba Sewerage Reticulation network for the Granite Creek Pump Station catchment, specifically around the racecourse, to reduce inflow and infiltration. Condition assessments for 153 sewer manholes within this catchment were undertaken in 2020, with 111 sewer manholes identified for refurbishment under this project. Many of these manholes are located in private property.

These works will complement Council's sewer relining program by reducing infiltration, thereby minimising additional loading on the wastewater treatment plant, particularly in the wet season.

### Scope of Works

The scope of work included verification and measure up to confirm repairs against the contracted schedule works and coordination with Council and private property owners to perform the works. Remediation of the sewer manholes includes various treatments depending on the type and extent of the deterioration of each manhole. This may include replacement of lids, reseating or resealing manhole sections, installation of new pre-cast manhole segments and upstands, full cast-in-situ manhole rebuilds, reconstruction or repair of benching and penetrations and concrete surface repairs.



*Excavation around manhole to remove tree root intrusions and sealing of concrete joints*

## Infrastructure Services Capital Works Report Project Highlights - May 2021



**Project Name: Jum Rum & Jungle Walking Trail**

**Program: Kuranda Infrastructure Fund**

### **Background**

Adjacent to the Kuranda Township, the Jum Rum and Jungle Walking Trails provide tourists and locals with an opportunity to experience the relaxed surrounds of the rainforest. Constructed circa 2000, the trails also now provide connection to the recently constructed 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 called for the remediation of the asphalt surfaced Jum Rum and Jungle Walk walking trail which were nominally 1200-1500mm wide, built on a 100mm compacted gravel base layer. The trail is edged with recycled plastic board and has sections that include steps, boardwalk and bridge crossings that will restrict machinery access. Whilst the asphalt is still in reasonable condition, varying degrees of cracking have occurred along the length of the path. The is cracking due to the slumping of filled sections and the action of tree root growth over time.

### **Progress Update**

Contour Works have completed the trail upgrade works, despite the inclement weather that hindered progress. The demolition and replacement of the Barang Street pedestrian bridge remains outstanding as an unforeseen variation to the project.

### **Jum Rum Trail**

The Jum Rum section of the trail was completed prior to the Christmas shutdown 2020. Demolition of the old Barang Street bridge and installation of the new structure has been delayed due to material supply issues and is scheduled for mid-June.

### **Jungle Walk**

The Jungle Walk section of the trail was completed in mid-May. Works included the installation of fibre composite mesh panels to replace the timber deck boards on Bridge 1 behind the amphitheatre.

## Infrastructure Services Capital Works Report Project Highlights - May 2021



*Jungle Walk - asphalt resurfacing*



*Jungle Walk - Bridge 1 old deck boards*



*Jungle Walk - Bridge 1 New FRP Deck*



*Jum Rum Barang Street Bridge - to be replaced*



## Infrastructure Services Capital Works Report Project Highlights - May 2021



**Project Name: Solar Power Projects**

**Program: Works for Queensland 4**

### Background

Council has installed 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 included 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 presented some construction difficulties, works progressed well.

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 Wastewater Treatment Plant (March 2021)
- Centenary Booster Pump Station (April 2021)
- Mareeba Water Treatment Plant (May 2021)
- Kuranda Water Treatment Plant (May 2021)

## Infrastructure Services Capital Works Report Project Highlights - May 2021



*Panels and new security fencing for the Mareeba WWT*



*Panels on roofing at Mareeba Swimming Pool*



*Panels on roofing at Dimbulah Swimming Pool*

## Infrastructure Services Capital Works Report

### Project Highlights - May 2021



**Project Names:** Dimbulah Town Hall, Dimbulah Caravan Park and Dimbulah Swimming Pool Refurbishments

**Program:** Works for Queensland 4

#### Background

Under the W4Q4 program, Council has undertaken refurbishment works to refresh facilities at the Dimbulah Town Hall, Swimming Pool and Caravan Park for the community and external visitors.

#### Scope of Works

The scope of works included:

Dimbulah Town Hall: Replacement of the old, cracked linoleum to the entrance and bar area. As part of these works, the cabinetry at the bar needed to be replaced to facilitate the removal of the linoleum.

Dimbulah Caravan Park: Refurbishment of the flooring, cabinetry and front sliding door. Addition of a storage cupboard to the office to store blankets and toiletries for the park.

Dimbulah Swimming Pool: Refurbishment of the flooring, cabinetry and roller shutters to the kiosk.

#### Progress Update

Dimbulah Town Hall: The new flooring has been installed along with the cabinetry for the bar. Plumbers will be completing their works to connect the sink in mid-June.

Dimbulah Caravan Park: The office has been fully refurbished. New sliding door has been ordered for delivery and installation late June.

Dimbulah Swimming Pool: The kiosk/office has been fully refurbished. Still awaiting the installation of the roller doors to the exterior and roller shutter to enclose the switchboard. This is due to take place by late June.



*Dimbulah Town Hall - Before*



## Infrastructure Services Capital Works Report Project Highlights - May 2021



*Dimbulah Town Hall - After*



*Dimbulah Caravan Park - Before*



*Dimbulah Caravan Park - After*

## Infrastructure Services Capital Works Report Project Highlights - May 2021



*Dimbulah Swimming Pool - Before*



*Dimbulah Swimming Pool - After*



## Infrastructure Services Capital Works Report Project Highlights - May 2021



**Project Name:** Arnold Park Toilet Upgrade

**Program:** Works for Queensland 4

### Background

Council identified a need to replace the existing ablution facility located at Arnold Park. The existing facility had reached the end of its functional life and a new modern, safer facility for the community was needed.

### Scope of Works

The scope of works included design, supply, installation and commissioning of a new modular toilet to provide an accessible and safer facility for the locals and visitors who use this park.

### Progress Update

The existing building has been demolished and the new building erected within a two-week window. The new facility will have the flooring, concrete pathway and mural installed mid/late June to complete the project. The mural is being led by artist Daniel Wallwork, with the artwork being undertaken in by local youth in conjunction with Mareeba Community Centre.



*New modular toilet facility*



*Mural being undertaken by local youth under direction from artist*

## Infrastructure Services Capital Works Report Project Highlights - May 2021



**Project Name:** Railway Avenue, Mareeba - RV and Car Parking Upgrade

**Program:** Parking

### Background

Council has transformed the southern section of Railway Avenue 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 and visit 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

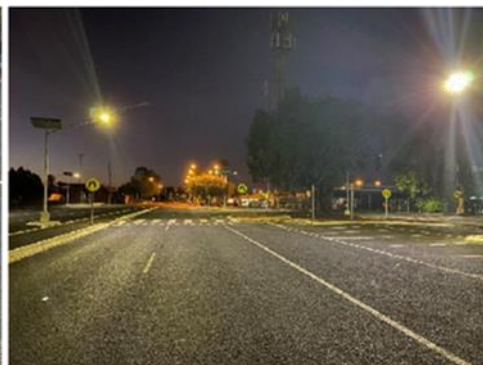
The scope of works includes demolition of concrete slabs and kerbing, pavement construction, road resurfacing, kerbing and line marking. The project will also include installing solar lights in the area to improve community safety.

### Progress Update

Works were completed in late May with the installation of the solar lights and the renewal of the footpath access between Railway Avenue and Anzac Park.



*Railway Avenue - north of ANZ Car Park (before)*



*Railway Avenue - north of ANZ Car Park (after)*



*Railway Avenue - south of Post Office Car Park (before)*



*Railway Avenue - South of Post Office Car Park (after)*

## Infrastructure Services Capital Works Report Project Highlights - May 2021



*Anzac Park Railway Avenue Entrance (before)*



*Anzac Park Railway Avenue Entrance (after)*



## Infrastructure Services Capital Works Report Project Highlights - May 2021



**Project Name:** Mareeba Shire Footpath Renewal - Anzac Avenue

**Program:** Works for Queensland 3

### Background

As part of the Works for Queensland program, Council is undertaking replacement of footpaths identified in the backlog of deteriorated footpaths throughout the shire.

This project included the replacement of cracked and damaged sections of footpath adjacent to Anzac Avenue in Mareeba.

### Scope of Works

The scope of works included the removal and replacement of 500m<sup>2</sup> of footpath at various locations adjacent to Anzac Avenue between Ceola Drive and Palm Close.

### Progress Update

Works commenced early May and were completed by late May.



*Anzac Avenue footpath - west of Ceola Drive (before)*



*Anzac Avenue Footpath - west of Ceola Drive (after)*



*Anzac Avenue footpath - opposite Hastings Drive (before)*



*Anzac Avenue footpath - opposite Hastings Drive (after)*

## Infrastructure Services Capital Works Report Project Highlights - May 2021



**Project Name:** Lerra Street, Mareeba - Kerb and Drainage Improvements

**Program:** Works for Queensland 3

### Background

Lerra Street has been upgraded to adequately cater for local traffic, which included kerb-to-kerb seal and installation of a cul-de-sac at the end of the street to enable safe turnaround of vehicles. Funding for this project was allocated through the Queensland Government's Works for Queensland program Round 3 program.

### Scope of Works

The scope of works included additional and renewed kerb and channel, widening and sealing of Lerra Street, replacement driveways and the installation of an asphalt turnaround.

### Progress Update

Works commenced early March and were constantly disrupted by wet weather. Finer conditions in late April and early May enabled construction to be completed.

The ageing water main beneath the pavement meant static rolling of the base course was the only compaction method that could be safely used and as such, acceptance of a lower relative compaction of the pavement compared with the standard was necessary. To compensate for this, cement treated base (CTB) material was used in lieu of a standard Type 2 road base. With low traffic volumes in Lerra Street, this method of pavement construction is expected to be suitable, but it will be monitored closely over the next few months.



*Lerra Street - Kerb and drainage improvement works completed from Constance Street east*



## Infrastructure Services Capital Works Report Project Highlights - May 2021



**Project Name:** Speewah Road Pavement Rehabilitation

**Program:** Rural Roads

### Background

Speewah Road is being rehabilitated to address pavement failures and a new sealed area provided for the school bus to turn around. Funding for this project was allocated through the Australian Government's Local Roads and Community Infrastructure Program.

### Scope of Works

The scope of works included the rehabilitation and widening of the bitumen formation to create a bus turnaround and the replacement of the existing bus shelter and driveways.

### Progress Update

Works commenced early May and have been moderately affected by wet weather. At the time of reporting, the driveways have been replaced, new kerb and channel installed, the existing pavement had milled out and sections of select fill and road base have been laid.

This is the first project where Council's new Caterpillar 140 Grader with the Trimble Earthworks platform has been used.



*Driveway Replacement*



*Laying Select Fill*



*Removal of Existing Driveway*



*New Caterpillar 140 Grader used on the project*

## Infrastructure Services Capital Works Report Project Highlights - May 2021



**Project Name:** Pin Road, Mutchilba - Renew Major Culvert

**Program:** Bridges

### Background

Sections of the causeway on Pin Road were identified as requiring renewal to protect the underlying infrastructure and provide safe vehicular access. Funding was allocated through the Australian Government's Local Roads and Community Infrastructure Program.

### Scope of Works

The scope of works included the removal and replacement of cracked and damaged topping slabs, reinstate washed out backfill, repair broken northern headwall and install new southern headwall.

### Progress Update

Works commenced late May. All damaged and cracked topping slabs have been removed. The existing northern headwall has been repaired and a new headwall has been installed at the southern end. New 200mm thick reinforced concrete topping slabs have been installed where required. The last concrete pour was undertaken on 28 May and the road is programmed to be reopened for use on 4 June following initial curing of the concrete.



*Removal of damaged and cracked topping slabs*



*Replacement backfill*



*Steel reinforcing placement*



*Finishing concrete topping slabs*



## Infrastructure Services Capital Works Summary Report - May 2021

Project Description	Project Stage	Progress Comment
<b>Program: 01 Rural and Urban Roads Reseal Program (Renewal)</b>		
2020/21 Reseal & Asphalt Program	Construction	The last of the reseal sites (Cedric Davies Community Hub) will be resealed 14 June 2021 and line marked in conjunction with the line marking of the asphalt overlays in July. The asphalt overlay of the CBD section of Rob Veivers Drive was completed earlier this month. The roundabout at Chewko/Rankin intersection will be overlaid during the June/July school holidays.
<b>Program: 02 Gravel Resheet</b>		
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. Project 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 June 2021. Project will be rolled over to the 2021/22 financial year.
<b>Program: 04 Rural Roads</b>		
TIDS Euluma Creek Road, Julatten - Rehabilitate and widen Ch. 5.565 - 6.343	Construction	Euluma Creek Road is currently too wet to re-commence any construction work for the next few weeks at least. Discussions held with RRTG Tech Committee on 28 May 2021 has seen the remaining funds for this project move to 2021/22 financial year.
R2R Wolfram Road, Dimbulah - Priority Sections Safety widening - Stage 1 and 2	Completed	Project complete May 2021. Minor cost overruns due to greater sealing costs than expected, wet weather and additional drainage works carried out in the next section.
LRCIP - Speewah Road, Speewah - Rehabilitate pavement: Ch. 0.345 to 0.5 and refurbish bus shelter	Construction	Project commenced May 2021 and scheduled for completion mid to late June.
DRFA Betterment Co-contribution	Construction	Fossilbrook Rd causeway and Shanty Creek Crossing: Contractor Project Documentation has been requested for review ahead of proposed pre-start meeting. Project anticipated to commence July/August and be completed prior to December 2021.
Fallon Road, Kuranda - Rehabilitate Pavement, Ch 0.874 - 0.948	Planning	The sites will need to be assessed under the DRFA event of January 2021 as slope instability is the identified issue being addressed.
<b>Program: 05 Bridges</b>		
LRCIP Hodzic Road, Oakey Creek, Bibbohra - Replace girders	Construction	Works to commence when Pin Road project is complete. Estimated start is 9 June 2021.
LRCIP Renew Major Culvert, Pin Road Mutchilba	Construction	Project commenced late May 2021 and to be completed early June.
Hales Siding Road - Replace Timber Bridge	Procurement	Detailed Designs being amended to align with proposed construction methodology. Plans are expected to be completed by mid June 2021 and handed over to construction.
Kanervo Road - Replace Timber Bridge over Davies Creek	Construction	'For Construction' plans finalised, project handed over to Civil Works for programming.
<b>Program: 06 Drainage</b>		
2020/21 Minor Culvert Renewal Program	Procurement	Replacing culvert at entrance to Mareeba Cemetery. Six (6) to eight (8) week lead time for concrete pipes.
LRCIP Amaroo Drainage Improvement - Stage 1 of 3	Construction	Works commenced late May 2021 and scheduled for completion by end of June.
<b>Program: 08 Parking</b>		
TTC - Railway Avenue, Mareeba - New Carpark	Completed	Project completed May 2021. A small section of kerb will be formed and poured first week of June.
<b>Program: 09 Footpaths</b>		
Footpath Renewal (All localities)	Construction	Further footpath works are yet to be programmed.
STIP - Mt Molloy Footpath - Replace 430m	Construction	The path has reached the Fraser Road pedestrian crossing and construction work has ceased until later in the first half of the new financial year.
<b>Program: 10 Parks and Gardens</b>		
Shire Beautification Program	Construction	Vegetation management at the Granite Creek end of the Bicentennial Lakes was completed late May 2021.
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.



## Infrastructure Services Capital Works Summary Report - May 2021

Project Description	Project Stage	Progress Comment
Bi-Centennial Lakes - seed funding	Not Applicable	No grants identified as yet.
Mt Molloy Centre Islands, Replace irrigation and kerbing	Construction	Concrete and irrigation works complete. Garden plantings will be covered by underspends on other capital works projects.
Centenary Park Upgrade - Mareeba	Procurement	Play equipment suppliers Urban Play have advised that the installation of the play equipment will commence 12 July 2021. An extension has been sought from W4Q3 and Council are yet to be advised of the outcome.
LCRIP2 Shire-wide Park, Open spaces and Facility Upgrades	Planning	Projects to be determined in conjunction with development of the active recreation strategy.
<b>Program: 11 Water</b>		
Chillagoe - Replace existing water reservoirs	Construction	The roofing structure has been installed and decommissioning of the existing reservoir will be undertaken in June.
Hilltop Close, Kuranda - New water main and booster	Construction	Site works commenced in May 2021, booster pump shed under construction.
Kuranda Water Treatment Plant - Replace backwash blowers	Completed	Blowers commissioned and operating May 2021.
Kuranda Water Treatment Plant - Replace clarifier bridge scraper	Completed	Completed May 2021.
SCADA Cybersecurity Upgrade	Construction	Underway. Project scheduled for close out by 30 June 2021.
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 in new financial year.
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 June.
Mareeba, Kuranda and Dimbulah Water Treatment Plants - Replace chlorine analysers	Construction	Underway. Project will be closed out mid June 2021.
Mareeba Water Treatment Plant - filter 3 Install dedicated backwash pumps and reconfigure wash water feed pipes	Design	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	Construction	New equipment was installed but there is a technical issue with the equipment and a replacement probe is pending installation.
Install a static mixer and injection quill for ACH dosing - Kuranda	Construction	Equipment on site and will be completed by 30 June 2021.
Rankin Street West - Water main replacement and upgrade	Completed	Project works completed waiting on outstanding invoices to enable close out.
Kuranda Water Treatment Plant - Overhaul Sedimentation Tank	Completed	Completed May 2021.
Telemetry/SCADA Upgrades	Construction	Equipment on order with some arriving and installed during April. Works on schedule and due for completion by end of June 2021.
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 early June.
Mareeba Water Treatment Plant - Clarifier condition assessment	Completed	Report received, confirming 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 which will be early June.
Mareeba Water Treatment Plant - Backwash operation renewal	Design	City Water Technology working on a report which will be early June.
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	Completed	Project completed May 2021 following minor reinstatement works.
LER / LRCIP2 Chillagoe Bore & Water Main Construction	Construction	Project tender awarded with pre-start meeting with contractor scheduled for early June.
<b>Program: 12 Wastewater</b>		
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.

**Infrastructure Services Capital Works Summary Report - May 2021**

Project Description	Project Stage	Progress Comment
Minor sewerage station H2S protection	Completed	Project completed May 2021.
Telemetry/SCADA Upgrades	Completed	Project completed May 2021.
2 x New standby generators for 2 priority pump stations	Completed	Project completed May 2021.
2020/21 Mareeba Sewer CCTV & Relining Program	Completed	Project coming to an end and be closed out once final invoicing is received.
2020/21 Manhole Rehabilitation and Replacement Program	Construction	Project progressing well with contractor making good inroads on project.
Kuranda Wastewater Treatment Plant - Replace Clarifier Bridge Drive	Completed	Completed April 2021.
Replace KSTP Bioreactor Aeration Diffusers	Close out	Project completed May 2021. Project being closed out.
Kuranda Wastewater Treatment Plant - Replace SMBS Dosing Pumps	Procurement	Quotes sourced and new pumps are now on order and should arrive and be installed by end of June 2021.
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	Materials arrived with physical works commencing during April; project is scheduled for completion by end of June.
LER - Mason Street Sewer Main Upgrade	Construction	Construction commenced in May with Stratman St section nearing completion. Project works progressing well despite ground water inundating the excavation works.
<b>Program: 15 Fleet</b>		
GPS Vehicle Management System	Planning	Meeting with consultant to occur late June to assess options.
Replace Unit 625 Mitsubishi Truck	Construction	Delivery delayed to June 2021 due to delays with fabricator of body.
Replace Isuzu Prime Mover Unit 681	Construction	Anticipated delivery date third week of June 2021.
Replace Unit 5432 Sewerage Jet Rodder trailer with a hydro vac truck	Procurement	Suitable unit being sought, timeline dependant on auction availability.
<b>Program: 16 Depots and Council Offices</b>		
Kuranda Depot - Install hardstand and improve drainage	Construction	Quotes received, works anticipated to be completed prior to end of June 2021.
<b>Program: 17 Community Buildings</b>		
Cedric Davies Community Hub	Construction	Commissioning of air conditioner units complete. Minor close out works being completed. Anticipate handover mid June 2021.
Koah Tennis Court - Remove/replace the unstable timber light poles	Not Commenced	Application by Koah Community Group to build a large undercover facility has been received. Lighting project on hold awaiting outcome of this proposal.
Toilet Facility Refurbishments	Completed	Concrete path around Centenary Park toilets has been constructed. The painter will commence painting mid June, weather dependant.
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 commenced early June, with completion expected within 7 days, weather dependant.
<b>Program: 18 Non-Infrastructure Items</b>		
Kuranda New Cemetery	Planning	RFQ for design closes 3 June 2021, assessment of submissions anticipated to be completed mid June.
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.
<b>Program: 20 KIAC</b>		
KIAC - Barron Falls Walking Track Phase 2	Completed	QPWS advise BFWT National Park section opened to the public 1 June 2021. QPWS advise hazardous tree removal complete. Defects liability period commenced 22 March 2021.
KIAC - New Wayfinding Signage	Construction	Minor issues identified with some products supplied, discussions with supplier are ongoing.

## Infrastructure Services Capital Works Summary Report - May 2021

Project Description	Project Stage	Progress Comment
KIAC - Jum Rum Creek Walking Track Rehabilitation	Construction	Bridge replacement to occur by mid June 2021 which will require closure of the track for approximately 1 week. Track currently open. All path resurfacing and upgrade works complete.
KIAC - Jungle Walking Track Rehabilitation	Completed	Works completed early June 2021.
<b>Program: 23 W4Q3 - Works for Queensland 3</b>		
W4Q3 Lerra Street Kerb & Drain Improvements	Completed	Project complete May 2021.
W4Q3 Footpath Renewal All localities	Completed	Project complete May 2021.
W4Q3 Mareeba Pound Upgrade Pound/Facility	Construction	Cages constructed being installed. Earthworks to surrounds commenced. Extension under W4Q approved to 31 August.
W4Q3 Rankin Street Office Air-conditioning Replacement and Refurbishment	Construction	Works underway. All demolition has concluded and framing for partitions are under construction. Kitchenette 2 has been installed with plumbing, electrical and painting to be finalised first week of June.
<b>Program: 24 W4Q4 - Works for Queensland 4</b>		
W4Q4 Bicentennial Lakes Solar Lighting	Procurement	Solar lights have been delivered to the supplier and they are waiting on poles. Expected to be with the supplier in early to mid June for installation by end of June.
W4Q4 Dimbulah Hall replace linoleum flooring	Construction	Flooring complete, kitchen nearing completion. Anticipate project completion early June 2021.
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. Approval received to remove project from W4Q4, with alternative funding to be sourced.
W4Q4 Dimbulah Caravan Park refurbish dongas and front office facilities	Construction	Refurbishment complete mid June 2021.
W4Q4 Dimbulah Swimming Pool refurbish kiosk	Construction	Project nearly complete, close out late June 2021.
W4Q4 Refurbish Kuranda Recreation Centre Hunter Park	Planning	RFQ called for refurbishment works, contractor to be engaged mid June 2021.
W4Q4 Dimbulah Hall and Shire Hall Park electrical capacity upgrade	Procurement	Ergon Energy engaged to upgrade supply, hall and park capacity upgrade element underway.
W4Q4 Mareeba Swimming Pool Solar	Completed	All works completed February 2021. Roof to the gymnasium has been repaired.
W4Q4 Mareeba Water Treatment Plant Solar	Completed	All works onsite completed. Final testing and handover to commence early June 2021.
W4Q4 Kuranda Water Treatment Plant Solar	Completed	All works onsite completed. Final testing and handover to commence early June 2021.
W4Q4 Community Hub Solar	Completed	All works completed. Final testing and handover to be concluded early June 2021.
W4Q4 Centenary Booster Pump Solar	Construction	New concrete path has been constructed to the perimeter of the shed. Awaiting the installation of the replacement playground to finalise the path on the north edge. Extension under W4Q4 to 31 July sought due to unforeseen delay with playground equipment delivery.
W4Q4 Arnold Park Toilet Upgrade	Construction	Works underway to be completed late June 2021.
W4Q4 Rankin Street Public Disability Toilet	Construction	Works underway to be completed mid-June 2021.



**9.2 LONG TERM ASSET MANAGEMENT PLAN 2022-2031**

**Date Prepared:** 19 May 2021

**Author:** Strategic Project Officer

**Attachments:** 1. Long Term Asset Management Plan 2022-2031 [↓](#)

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**EXECUTIVE SUMMARY**

Council adopted its first Long Term Asset Management Plan in March 2017. The plan was last reviewed in October 2019. This report provides the next Long-Term Asset Management Plan for Council's review and adoption in accordance with the *Local Government Act 2009 s104*.

**RECOMMENDATION**

That Council adopts the Long Term Asset Management Plan 2022-2031.

**BACKGROUND**

Council manages assets with a current replacement cost of \$790 million, to deliver services for the ongoing prosperity, liveability and sustainability of the Shire. The assets include transport; water; wastewater; waste; community housing; aviation and industrial facilities; office buildings and depots; parks and gardens; plant and fleet. Striking an optimal balance between affordability, levels of service and risk management of these assets is key to achieving Council's Corporate Vision of, "A *growing, confident and sustainable Shire*".

The Long-Term Asset Management Plan (LTAMP) has been developed in accordance with the requirements of the *Local Government Act 2009* and *Local Government Regulation 2012*, referencing the International Infrastructure Management Manual (IIMM). It is consistent with the Long Term Financial Plan 2022-2031 with the objective of maintaining financial and infrastructure capital over the long term.

The LTAMP demonstrates how Council will meet its legislative requirements in relation to asset management over the next ten (10) years. The plan provides background information around asset management and our legislative requirements as well as an overview of our strategic framework, asset management principles and community aspirations; the state of our assets, service levels, future demand, lifecycle management, a financial summary and an assessment of our asset management maturity. The plan then provides strategies to ensure the sustainable management of assets in our asset register.

The strategies, together with the Long Term Financial Plan are intended to ensure officers can provide frank and transparent advice to inform Council's expenditure decisions. This will support an optimal balance between affordability, levels of service and risk management in the pursuit of ongoing prosperity, liveability and sustainability for the people of the Mareeba Shire.

This version includes updated strategies for sustainable management of assets, updated estimated capital and operational expenditure and an updated "state of the assets" summary. The updates ensure that the Long Term Asset Management Plan remains part of and consistent with the long term financial forecast, the asset register and the Corporate Plan.

**RISK IMPLICATIONS****Financial**

The LTAMP will improve Council's financial and infrastructure capital sustainability.

**Infrastructure and Assets**

This plan sets the framework for management of infrastructure and assets.

**Legal and Compliance**

A Long-Term Asset Management Plan is required under the *Local Government Act 2009* and *Local Government Regulation 2012*.

**LEGAL/COMPLIANCE/POLICY IMPLICATIONS**

A Long Term Asset Management Plan is required under the following legislation:

**Local Government Act 2009*****s4 (2) The local government principles are—***

- (a) transparent and effective processes, and decision-making in the public interest; and
- (b) sustainable development and management of assets and infrastructure, and delivery of effective services; and
- (c) democratic representation, social inclusion and meaningful community engagement; and
- (d) good governance of, and by, local government; and

***s104 Financial management systems***

(5)(a) The system of financial management established by a local government must include—

- (i) a 5-year corporate plan that incorporates community engagement;
- (ii) a long-term asset management plan;
- iii) a long-term financial forecast;
- (iv) an annual budget including revenue statement;
- (v) an annual operational plan.

**Local Government Regulation 2012*****s167 Preparation of long-term asset management plan***

- (1) A local government must prepare and adopt a long-term asset management plan.
- (2) The long-term asset management plan continues in force for the period stated in the plan unless the local government adopts a new long-term asset management plan.
- (3) The period stated in the plan must be 10 years or more.

***s168 Long-term asset management plan contents***

A local government's long-term asset management plan must—

- (a) provide for strategies to ensure the sustainable management of the assets mentioned in the local government's asset register and the infrastructure of the local government; and

(b) state the estimated capital expenditure for renewing, upgrading and extending the assets for the period covered by the plan; and

(c) be part of, and consistent with, the long-term financial forecast.

## **FINANCIAL AND RESOURCE IMPLICATIONS**

### ***Capital***

The Long-Term Asset Management Plan is consistent with the Long Term Financial Plan.

### ***Operating***

The Long-Term Asset Management Plan is consistent with the Long Term Financial Plan.

## **LINK TO CORPORATE PLAN**

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

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

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

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

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

### **Implementation/Communication**

This plan will be published on Council's website and development of individual asset management plans are currently underway.

## **IMPLEMENTATION/COMMUNICATION**

Once adopted the Plan will be updated on Council's website.





# Long Term Asset Management Plan

2022-2031





## Long Term Asset Management Plan 2022-2031

**DOCUMENT REVISION HISTORY**

This document is Version 2.2, of the Long-Term Asset Management Plan and covers the period 2022-2031.

Date	Version	Revision details
March 2017	1.0	Long Term Asset Management Plan 2017-2026 adopted by Council.
August 2018	2.0	Long Term Asset Management Plan second release and major update. Includes updated Enterprise Risk Management Framework and incorporation of Asset Management Policy into the body of the LTAMP.
October 2019	2.1	Long Term Asset Management Plan Version 2.1. Minor update including updated Long-Term Financial Plan capital renewal and upgrade figures for the period 2020-2029.
June 2021	2.2	Long Term Asset Management Plan Version 2.2. Minor update including: 1. Section 4 State of the Assets data updated. 2. Section 8 Financial Summary updated. 3. Section 10 Asset Management Strategies updated.

<b>Review Date:</b>	June 2022
<b>Date Adopted:</b>	Not yet adopted. To be presented to Council meeting 16 June 2021.

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## 1. Executive Summary

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The Long-Term Asset Management Plan (LTAMP) has been developed in accordance with the requirements of the Local Government Act 2009 and Local Government Regulation 2012, referencing the International Infrastructure Management Manual (IIMM). It is consistent with the Long Term Financial Plan 2022-2031 with the objective of maintaining financial and infrastructure capital over the long term.

The LTAMP demonstrates how Mareeba Shire Council will meet its legislative requirements in relation to asset management over the next ten years. The plan provides background information around asset management and our legislative requirements as well as an overview of our strategic framework, asset management principles and community aspirations; the state of our assets, service levels, future demand, lifecycle management, a financial summary and an assessment of our asset management maturity. The plan then provides strategies to ensure the sustainable management of assets in our asset register.

The strategies together with the Long Term Financial Plan are intended to ensure officers can provide frank and transparent advice to inform Council's expenditure decisions. This will support an optimal balance between affordability, levels of service and risk management in the pursuit of ongoing prosperity, liveability and sustainability for the people of the Mareeba Shire.



Photo 1 John Doyle Bridge, Barron River. Anzac Avenue, Mareeba 2020.

## 2. Legislation

This document has been prepared to demonstrate how Mareeba Shire Council intends to meet the asset management requirements of the *Local Government Act 2009* ('The Act') and the *Local Government Regulation 2012*. According to the Act, local governments must establish a system of financial management that includes a long-term asset management plan (*Local Government Act 2009.s104*).

Under the *Local Government Regulation 2012.s167-168*:

*S167*

- (1) Councils must prepare and adopt a long-term asset management plan.
- (2) The long-term asset management plan continues in force for the period stated in the plan unless the local government adopts a new long-term asset management plan.
- (3) The period stated in the plan must be 10 years or more.

And;

*S168*

The contents of the long-term asset management plan must:

- (a) provide for strategies to ensure the sustainable management of the assets mentioned in the local government's asset register and the infrastructure of the local government; and
- (b) state the estimated capital expenditure for renewing, upgrading and extending the assets for the period covered by the plan; and
- (c) be part of, and consistent with, the long-term financial forecast.



*Photo 2 Railway Avenue CBD Car Park Upgrade.*



### 3. Overview

#### Strategic Framework

There are several planning documents that help Council achieve the community's desired outcomes. This plan is prepared under the guidance of the Corporate Plan, Community Plan, Local Government Infrastructure Plan and Long Term Financial Plan. This Long-Term Asset Management Plan establishes our asset management principles together with our current practices; and develops strategies to ensure the sustainable management of our assets. The plan also provides the estimated capital expenditure for renewal, upgrade and extension of assets for the period 2022-2031 and is consistent with the long-term financial forecast.



Figure 1 Our Asset Management Strategic Framework

### Asset Management Principles

Council aims to strike an optimal balance between affordability, levels of service and risk management to maintain our financial and infrastructure capital over the long term and support Council's Vision of *"A growing, confident and sustainable Shire"*.

Where possible, funding will provide some flexibility for Council to assess and plan priority projects. However, where there are funding constraints, statutory obligations for safety across each asset class should take precedence.

Our principal focus areas for asset management are:

1. Understand the risk profile associated with Mareeba Shire Council's asset portfolio;
2. Correlate agreed service levels with available funds to justify planned expenditure to the community and government stakeholders;
3. Affordability for the whole community;

so that Council can:

4. Ensure infrastructure and financial capital sustainability by:
  - Understanding the business consequences of reducing capital or maintenance budgets over a ten-year period; and
  - Facilitating appropriate project prioritisation and deferral to meet budget constraints

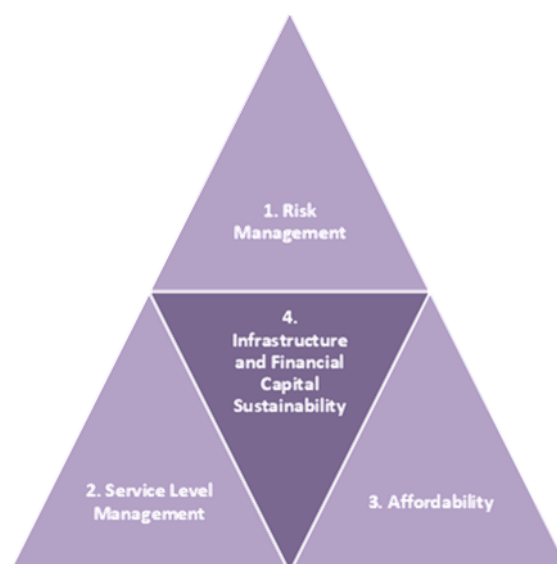


Figure 2 Asset Management Principles

*Community Aspirations*

Council engages with the community through reference groups, user groups and through Councillor representation.

Requests for maintenance and capital works are investigated and prioritised for consideration and scheduling as part of our maintenance works and potentially as a capital works proposal. Capital works proposals are assessed against a multi-criteria and risk assessment framework that is approved by Council on an annual basis prior to the Capital Works planning period.

Our community's aspirations have been through community meetings and grouped into the areas of Transport Networks, Water Waste and Wastewater, Community Facilities, Parks Open Spaces and Trails and Aviation Facilities & Industrial Estates. These aspirations are summarised in Figure 3.

**Transport networks**

- Are well maintained and upgraded with adequate capacity for future population, economic growth and enhanced community safety in a rural and remote shire.

**Water, waste and wastewater**

- Infrastructure meets the needs of our growing population and is managed sustainably.

**Community facilities**

- Support our growing and diverse population and enable safe, active, healthy, vibrant lifestyles.

**Parks, open spaces and trails**

- Foster health and wellbeing in our rural and remote towns and districts.

**Aviation facilities and industrial estates**

- Meet increased demand contribute to jobs and economic growth.

Figure 3 Community Aspiration Summary



Photo 3 Mayor Toppin at Mareeba Water Treatment Plant



### Asset Management Governance

Asset Management is an issue for everyone across the organisation. A team approach reduces the risk of silos being created and ensures that specialist skills are brought together effectively.

A multi-disciplinary asset management team has been established with the following responsibilities:

#### *Councillors*

- Act as custodians of community assets;
- Set and approve asset management plans with linkage to Council's Corporate Plan;
- Set levels of service, risk and cost standards based on the community's needs, legislative requirements and Council's ability to fund;
- Ensure asset investment decisions consider whole of life costs and balance the investment in new/upgraded assets with the required investment in asset renewal to meet specified levels of service; and
- Ensure appropriate resources for asset management activities are made available.

#### *Chief Executive Officer and Executive Management Team*

- Provide strategic direction and leadership;
- Review existing policies and develop new policies related to asset management; and
- Monitor and review performance of Council's managers and staff in achieving the asset management strategy.

#### *Managers and Staff*

- Work collaboratively to develop and implement asset management plans;
- Deliver levels of service to agreed risk and cost standards; and
- Manage infrastructure assets in consideration of long term sustainability.



Figure 4 Asset Management Governance

#### 4. State of the Assets

Council generates approximately \$33M in net rates and utility charges and owns approximately \$790M (Current Replacement Cost) of assets that are managed to deliver services to the community. We also receive other funding including grants which brings our total operating revenue to approximately \$47M. Our assets are recorded and financially managed using Technology One. The following tables provide a snapshot of our assets and service delivery profile.

*Table 1 Assets and Service Delivery Snapshot*

Service	Assets	#	O&M Costs 2019-20
<b>Transport</b>	Roads (03.020)	2303 km	\$ 3,383,523.07
	Footpaths (03.020)	65.9 km	
	Kerb & channel (03.020)	118.5 km	
	Drainage (03.020)	44.2 km	
	Street Lighting (03.014)	N.a	\$ 205,571.34
	Street Cleaning (03.062)	N.a	\$ 674,084.08
	Bridges (03.030)	83	\$ 596,715.92
	Major Culverts (03.030)	129	
	Minor Culverts (03.030)	2262	
<b>Facilities</b>	Depots (02.117)	9	\$ 210,481.89
	Caravan Parks (05.333)	2	\$ 24,144.79
	Public Halls (05.334)	14	\$ 104,270.15
	Council Buildings (05.335)	53	\$ 516,299.14
	Community Housing (05.336)	108	\$ 693,765.52
	Mareeba Leagues Club (05.337)	1	\$ 35,900.57
	Swimming Pools (05.338)	3	\$ 399,839.71
	Industrial Estates (05.339)	1	\$ 204,129.45
	Aviation Facilities (03.089)	4	\$ 311,169.36
	TV Stations (05.341)	2	\$ 4,828.20
	Public Toilets (05.342)	28	\$ 194,316.50
	Treatment Plants (20,21,22,24.013)	4	\$ 2,540,579.88
	Capacity	24.81 ML/day	
	<b>Reticulation (20,21,22,23,24.014)</b>		\$ 850,538.87
	Water Reservoirs	15	
	Drinking Water Storage Volume	27 ML	
	Pump Stations	17	
	Water Mains	258.3 km	
<b>Wastewater</b>	Treatment Plants (10,11.012)	2	\$ 1,393,814.65
	<b>Reticulation (10,11.013)</b>		\$ 575,514.55
	Pump Stations	30	
	Length sewerage mains	136.6 km	
	Manholes	1862	
<b>Plant &amp; Fleet</b>	Plant and Fleet (03.100)	208	\$ 2,263,746.05
<b>Waste</b>	Landfills and trenches (04.114)	3	\$ 1,381,652.13
	Waste Transfer Stations (04.117)	8	\$ 1,603,566.61
<b>Parks and Open Spaces</b>	Parks & Rec Reserves (03.061)	150 ha	\$ 1,841,616.08
	Cemeteries (03.066)	10	\$ 133,479.62
<b>TOTAL</b>			<b>\$ 20,143,548.13</b>

Long Term Asset Management Plan 2022-2031



Table 2 Capital Replacement, Residual Value and Depreciation

Asset Class	Current Replacement Cost	Residual Value	Depreciated Replacement Cost	Annual Depreciation Expense
Transport	\$492,408,916	-	\$340,974,792	\$5,279,207
Facilities	\$91,496,220	-	\$66,965,302	\$1,980,483
Water	\$90,987,752	-	\$57,589,494	\$1,379,562
Wastewater	\$84,081,514	-	\$64,208,106	\$1,578,377
Land	\$13,250,220	-	\$13,250,220	
Fleet	\$ 6,460,953	\$985,000	\$2,452,126	\$404,038
Waste	\$9,150,824	-	\$5,106,938	\$187,020
Other (IT, Office Equipment, Telecommunications)	\$1,290,928	-	\$484,727	\$88,899
Parks & Open Spaces	\$2,350,614	-	\$1,700,168	\$98,617
WIP	-	-	\$20,046,670	-
<b>Total</b>	<b>\$791,477,943</b>	<b>\$985,000</b>	<b>\$572,778,547</b>	<b>\$10,996,205</b>

(Mareeba Shire Council, 2021)

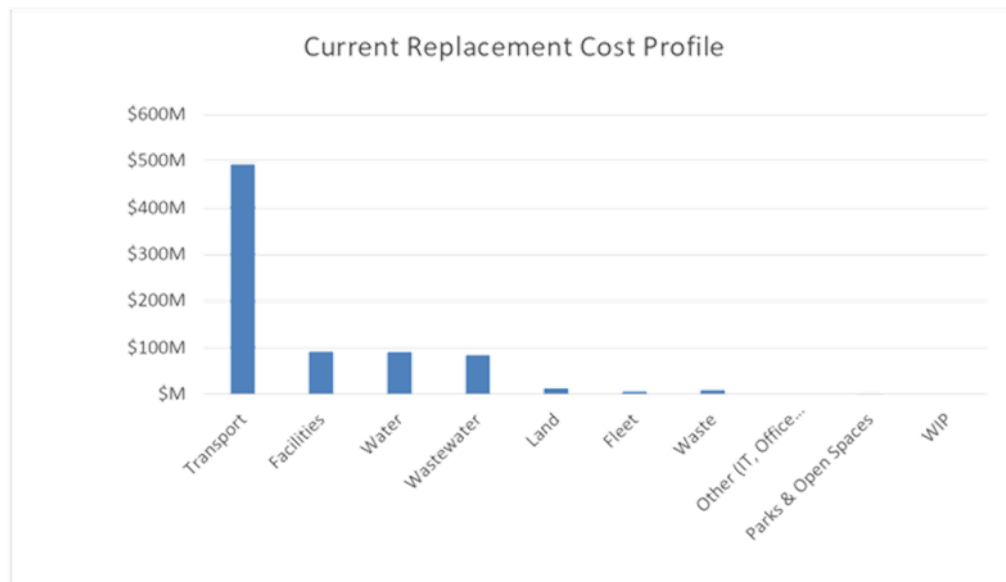


Figure 5 Asset Replacement Cost Profile (Mareeba Shire Council, 2021)

## 5. Service Levels

"Levels of service are the outputs a customer receives from Council. Level of Service statements describe what Council is intending to deliver, commonly relate to service attributes such as quality, reliability, responsiveness, sustainability, timeliness, accessibility and cost and *should be written in terms the end user can understand and relate to*". (IPWEA, 2011)

Documentation of levels of service are being developed through the asset management plan development for individual asset classes. The maturity of these levels of service documents vary between asset classes and are prioritised for improvement through annual asset management maturity assessments and the Operational Plan planning process.

Desired levels of service have been adopted by Council in MSC's Local Government Infrastructure Plan (Jacobs Pty Ltd, 2018).

We can maintain current levels of service for the next ten years based on current knowledge and projections in the Long-Term Financial Plan. However, caution is required when making capital investment decisions to avoid creating funding pressure from allocating funding to new projects, instead of maintaining and renewing existing assets (IPWEA, 2011). Further asset data verification and analysis has been prioritised by Council in the Operational Plan to confirm and formalise our current asset knowledge.



Photo 4 Wolfram Road Bitumen Seal Widening Safety Upgrade

## 6. Future Demand

### Demand Forecast

Population growth and ultimate residential development capacity are provided within the Local Government Infrastructure Plan (LGIP) and supporting documents. These were prepared in accordance with the requirements of the *Planning Act 2016* to assist Council's in its long-term asset and financial planning. (Jacobs Pty Ltd, 2018).

*Table 3 Existing and Projected Population*

	Existing and projected population			
<b>Priority Infrastructure Area (PIA)</b>	<b>2016</b>	<b>2021</b>	<b>2026</b>	<b>2031</b>
Chillagoe	188	195	203	212
Dimbulah	372	386	402	419
Kuranda	1,906	1,978	2,062	2,146
Mareeba	8,902	9,241	9,631	10,022
<b>Total PIA</b>	<b>11,368</b>	<b>11,801</b>	<b>12,299</b>	<b>12,798</b>
Total outside PIA	10,189	10,804	11,263	11,724
<b>Total for area of Planning Scheme</b>	<b>21,557</b>	<b>22,605</b>	<b>23,562</b>	<b>24,522</b>

(Jacobs Pty Ltd, 2018)

### Demand Management

Demand for new services is managed through a combination of managing existing assets, upgrading existing assets, providing new assets to meet demand, including conditions on development applications to build new infrastructure and demand management. Demand management practices include non-asset solutions, insuring against risks and managing failures (NAMS and IPWEA, 2011). An example of how Mareeba uses non-asset demand management solutions is enacting water restrictions and encouraging water conservation methods during periods of drought.

### Asset Planning

The LGIP establishes assumptions about future growth and urban development including the assumptions of demand for each trunk infrastructure network, the priority infrastructure areas and the desired standards of service for each trunk infrastructure network the desired standard of performance. Schedules of works for existing and future trunk infrastructure have been developed for water supply, wastewater, storm water, transport, public parks and land for community facilities (Jacobs Pty Ltd, 2018). The LGIP Schedules of Works inform the capital works planning processes and development approval conditions.



## 7. Lifecycle Management

### Background Data

MSC uses Technology One to store asset data. Council has well developed asset registers including most core asset data such as asset ID, description, replacement value, depreciation, year of installation and essential financial reporting information.

“Asset condition is a measure of the asset's physical integrity. Information on asset condition underpins effective, proactive asset management programs by enabling prediction of maintenance, rehabilitation and renewal requirements. Asset condition is also critical to the management of risk, because it is linked to the likelihood that the asset will physically fail.” (IPWEA, 2011).

Condition assessments are currently managed differently depending on asset class and asset criticality. Condition assessments are scheduled to meet regulatory requirements and inform the capital renewal planning process. In addition to defect identification, an overall condition rating is assigned to the asset which is used to inform the capital renewal prioritisation process.

Table 4 Condition Rating Criteria

Score	Score Description	Criteria
1	Very Good	Approximately 0 - 20% of useful life consumed.
2	Good	Approximately 20 - 40% of useful life consumed.
3	Fair	Approximately 40 - 60% of useful life consumed.
4	Poor	Approximately 60 - 80% of useful life consumed.
5	Very Poor/Unsafe	Approximately 80 - 100% of useful life consumed.

(Mareeba Shire Council, 2020)

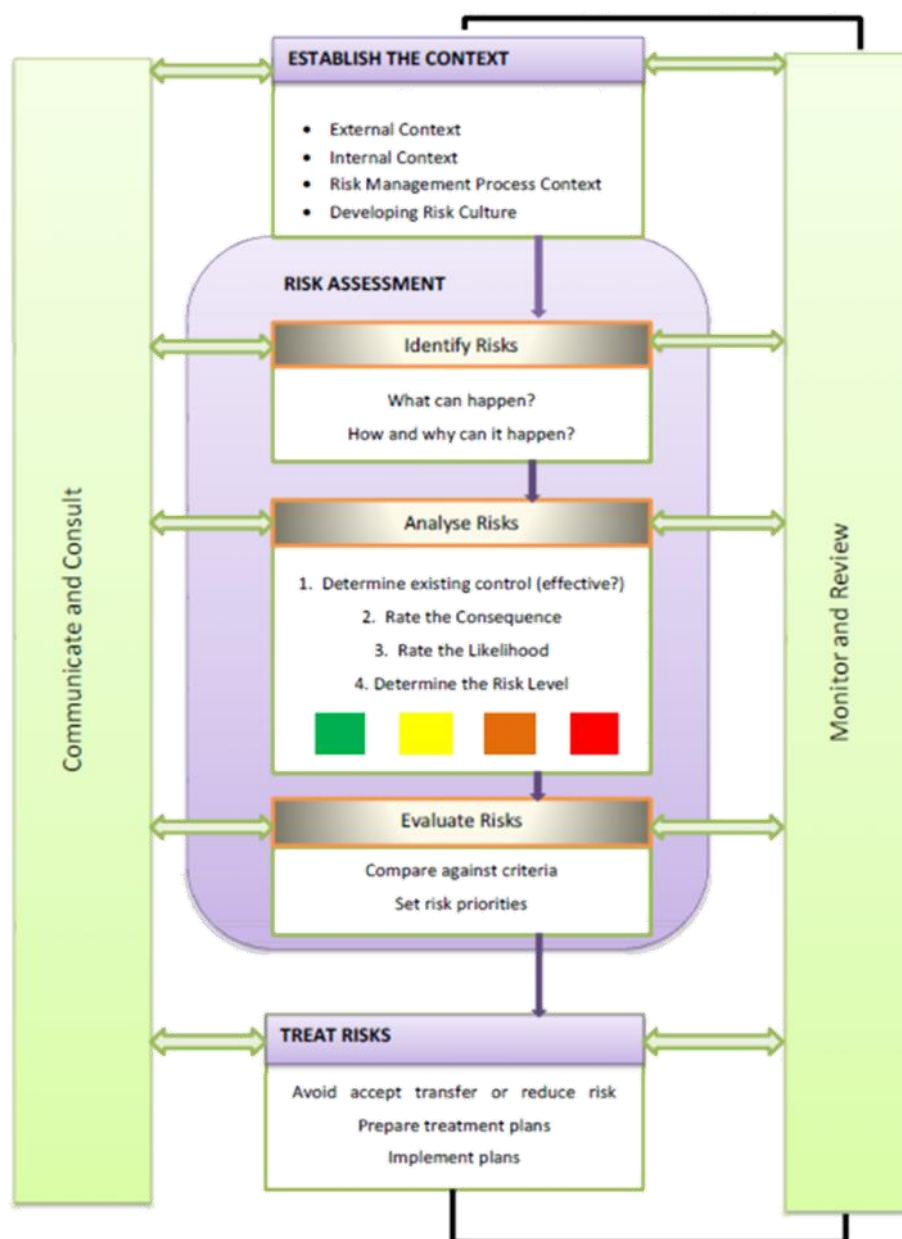
MSC has prioritised asset data verification, including condition assessment and defect identification, as a primary strategic focus area for improvement and this has been captured as an initiative in the Operational Plan.

### Risk Management

Asset risks are managed using Council's Enterprise Risk Management Framework, Policy and Process. AS/NZS ISO 31000 defines risks as events that may cause failure to achieve objectives. Risk management involves identifying risks, evaluating them and managing the risks. Mareeba Shire has completed initial network level risk assessments for each asset class and has used this to inform the development of the Project Prioritisation Tool.

In addition, for each capital project proposal, a basic risk assessment of the current situation to the Council and the community is completed. This shows the risk of 'doing nothing'. Risk is assessed by combining the likelihood of a risk occurring and the consequence of the risk should the event occur. This is consistent with the AS NZS ISO 31000:2009 Risk Management Standard.

Table 5 Summary of Council's Risk Management Process



(AS/NZS ISO 31000:2009)



### Critical Assets

Critical assets are those which are the most important for delivering the required service, and/or have the highest consequences, but not necessarily a high likelihood, of failure (IPWEA, 2011). The failure impact factors currently considered in our risk management framework include Health and Safety, Environment, Financial, Service Delivery/IT, Infrastructure and Assets, Legal/Compliance and Political/Reputation (Mareeba Shire Council, 2019).

Critical assets are a primary focus of the individual asset management plans for prioritised risk treatment. For Mareeba Shire Council it is proposed that critical assets could include the assets identified in Table 6.

Table 6 Examples of Possible Critical Assets

Asset Class	Critical Assets	Likelihood of Failure	Consequence of Failure	Risk Rating
<b>Transport</b>	Bridges and Major Culverts	Rare	Catastrophic	Moderate
<b>Water</b>	Treatment Plants	Possible	Major	Significant
	Reservoirs	Possible	Major	Significant
	Trunk Mains	Possible	Major	Significant
<b>Wastewater</b>	Treatment Plants	Rare	Major	Moderate
	Pump Stations	Possible	Major	Significant
	Trunk Mains	Unlikely	Major	Moderate
<b>Facilities</b>	Aviation Facilities	Rare	Catastrophic	Moderate
<b>Parks and Open Spaces</b>	Playground Equipment	Unlikely	Major	Moderate
<b>Waste</b>	Mareeba Landfill	Unlikely	Major	Moderate

### Operations and Maintenance Plans

"Maintenance includes all actions necessary for keeping an asset as near as possible to its original condition but excluding rehabilitation or renewal. Maintenance slows down deterioration and delays the need for rehabilitation or replacement. It ensures that Council can continue delivering the required level of service." (IPWEA, 2011)

Operations and Maintenance planning processes are tailored for each asset class to comply with relevant legislation and regulations. Operations and maintenance works are progressively being incorporated into the TechnologyOne Works Order module so that planned maintenance can be scheduled and tracked, and defects and unplanned maintenance can be recorded and analysed.

### Capital Investment Decisions

MSC's Project Prioritisation Tool (PPT) is used to apply Council's adopted decision criteria to all potential projects. The PPT uses both a multicriteria analysis and risk assessment to inform capital investment decisions. This assessment is combined with remaining useful life, condition data and the LGIP Schedules of Works to form the basis of the 10 year works plan for each asset class. Projects are entered in the PPT from a variety of sources including condition assessments, asset register renewal data, community and Councillor requests. Council's initiative to verify asset data (see [Table 10 Strategy One: Develop our asset knowledge](#)) will improve the quality of information available to inform our capital investment decisions.

## 8. Financial Summary

"Financial and asset management should complement each other rather than there being a separation between the activities. Outputs from asset management strategies and activities should flow into financial management processes and vice versa. Much more financial information is typically required to properly manage assets than might be required to comply with regulatory or accounting standards" (IPWEA, 2011) .

Mareeba Shire's Long Term Financial Plan presents a point in time forecast, and whilst it complies with accounting standards and regulation, there is an identified opportunity to improve and ensure a seamless connection between the asset management strategies and activities and the long term financial plan. The central component of this improvement process is to undertake asset data verification, and this has been committed to by Council in the 2018-19 Operational Plan.

Table 7 Ten Year Capital Expenditure Forecast 2022-2031 (\$'000)

Asset Class	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Land	1,250	-	-	-	-	-	-	-	-	-
Land improvements	-	-	-	-	-	-	-	-	-	-
Buildings	2,442	1,037	1,564	1,093	1,122	1,151	1,182	1,194	1,223	1,253
Plant & equipment	977	845	865	885	910	931	955	977	1,003	1,029
Furniture & fittings	-	-	-	-	-	-	-	-	-	-
Roads, drainage & bridge network	8,370	8,680	8,929	9,184	9,451	9,721	9,986	10,274	10,515	10,772
Water	12,366	6,582	2,809	7,056	5,021	6,633	3,897	3,538	6,432	4,288
Sewerage	5,213	6,580	3,220	5,490	2,574	2,488	809	509	430	441
Waste	695	112	116	120	123	127	127	131	134	138
Parks and Gardens	111	77	79	82	84	84	86	88	92	94
<b>Total</b>	<b>31,424</b>	<b>23,912</b>	<b>17,583</b>	<b>23,909</b>	<b>19,284</b>	<b>21,135</b>	<b>17,043</b>	<b>16,712</b>	<b>19,829</b>	<b>18,015</b>

(Mareeba Shire Council, 2021)

Table 8 Ten Year Operational Expenditure Forecast 2022-2031 (\$'000)<sup>1</sup>

Asset Class	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Buildings	2,235	2,972	2,999	3,062	3,086	3,113	3,170	3,213	3,251	3,301
Plant & equipment	2,726	2,699	2,727	2,833	2,947	3,065	3,211	3,371	3,533	3,693
Roads, drainage & bridges	9,236	9,367	9,568	9,742	10,007	10,239	10,529	10,779	10,845	11,100
Water	4,906	4,994	5,081	5,171	5,262	5,350	5,436	5,520	5,603	5,699
Sewerage	3,674	3,600	3,632	3,675	3,714	3,749	3,782	3,724	3,754	3,785
Parks and Gardens	3,165	3,242	3,322	3,403	3,486	3,563	3,642	3,718	3,805	3,897
Waste	4,726	4,873	5,018	5,152	5,161	5,285	5,413	5,544	5,677	5,814
<b>Total</b>	<b>30,668</b>	<b>31,748</b>	<b>32,347</b>	<b>33,039</b>	<b>33,664</b>	<b>34,364</b>	<b>35,183</b>	<b>35,869</b>	<b>36,469</b>	<b>37,290</b>

(Mareeba Shire Council, 2021)

<sup>1</sup> Includes depreciation

## 9. Asset Management Maturity

Our Asset Management Continuous Improvement Process is outlined in Figure 6 Asset Management Continuous Improvement Process (IPWEA, 2018).

The first step is to assess asset management performance. Council officers assess and review our asset management processes and documentation on an annual basis and identify improvement actions. The annual maturity assessment is based on the core Asset Management Plan Structure in the International Infrastructure Management Manual and is consistent with the Institute of Public Works Engineering Australia (IPWEA) NAMS.PLUS guidelines. The second step is moderation by the relevant Senior Management Team members, and then reporting to EMT so that priorities and methodology for improvements can be agreed.

The maturity assessment and improvement actions are captured in the TechnologyOne Database, including historical information, so that progression and improvements can be tracked. Key priorities are included in the Operational Plan (step three), so that delivery of the improvements (step four) can be monitored through formal corporate processes by Council (step five).



Figure 6 Asset Management Continuous Improvement Process (IPWEA, 2018).

Our goal is to work towards 'Core' asset management maturity, and strategies have been developed to commence this improvement progress. An Asset Management Plan at a 'Core' level of maturity contains asset data including: condition and performance information, description of services, service levels, critical assets, future demand forecasts, asset management processes, a ten-year financial forecast and a three-year improvement plan. This is considered the level of information needed to enable Council to meet the required level of service in the most cost-effective manner, through management of assets for present and future customers. It allows Council to look at the lowest long-term cost rather than short term savings when making decisions. (IPWEA, 2011)



Figure 7 Asset Management Improvement Maturity Index (IPWEA, 2011)

## Long Term Asset Management Plan 2022-2031



The Asset Management Plan Structure is detailed in Table 8 (IPWEA, 2011) and questions have been developed to ascertain our progress.

Table 9 Asset Management Plan Structure and Maturity Review Questions

<b>1. Levels of Service</b>	
Customer research and expectations	<ul style="list-style-type: none"> <li>Customer request (CR) history used?</li> <li>Community Plan information used?</li> </ul>
Strategic and corporate goals	<ul style="list-style-type: none"> <li>Do strategic and corporate goals reflect service delivery?</li> </ul>
Legislative requirements	<ul style="list-style-type: none"> <li>Referenced and being implemented?</li> </ul>
Current levels of service (what we provide now)	<ul style="list-style-type: none"> <li>Documented?</li> <li>Financial analysis complete?</li> <li>Target KPIs?</li> <li>Measured and reported?</li> </ul>
Desired levels of service	<ul style="list-style-type: none"> <li>Desired levels of service (what the community would like).</li> </ul>
<b>2. Future Demand</b>	
Demand drivers	<ul style="list-style-type: none"> <li>Considered? Documented?</li> </ul>
Demand forecast	<ul style="list-style-type: none"> <li>Are upgrades reactive or planned? Are PIP assets planned and budgeted?</li> </ul>
Demand impact on assets	<ul style="list-style-type: none"> <li>Demand analysis predicts changes in utilisation. Impacts of new &amp; upgraded assets on existing assets considered?</li> </ul>
Demand management plan	<ul style="list-style-type: none"> <li>Any demand management processes in place or documented?</li> </ul>
Asset programs to meet demand	<ul style="list-style-type: none"> <li>Is there a long-term asset upgrade/new program identified to meet projected demand?</li> <li>Are any major projects identified formally or informally to meet expected demand increases?</li> </ul>
<b>3. Lifecycle Management</b>	
Background Data	<ul style="list-style-type: none"> <li>How current, reliable and complete is data (age, condition, capacity, performance, historical data).</li> <li>How easy is it to retrieve data in the format you require?</li> </ul>
Risk Management Plan	<ul style="list-style-type: none"> <li>Network level risk assessment complete?</li> <li>Critical assets and any other high-risk assets identified?</li> <li>Risk mitigation plan in place for these assets?</li> <li>Priority on critical assets for renewal over other asset renewals or upgrades?</li> </ul>
Routine Operations and Maintenance Plan	<ul style="list-style-type: none"> <li>Reactive or planned maintenance?</li> <li>Documented or captured in works orders?</li> <li>Maintenance cost forecasts informing the LTFP?</li> </ul>
Renewal Plan	<ul style="list-style-type: none"> <li>Has a 10-year forecast been prepared using:</li> <li>Asset useful lives checked against operational knowledge?</li> <li>Network level risk assessment informs asset renewals?</li> <li>Asset renewal plan documented?</li> <li>Or are renewals funded reactively (when they are failing)?</li> </ul>
Creation/Acquisition/Upgrade Plan	<ul style="list-style-type: none"> <li>Has a 10-year forecast been prepared based on demand analysis, condition assessment and risk management?</li> <li>Is the forecast optimised based on whole of life costing (including operating and maintenance expenditure), or are upgrades proposed in an ad-hoc manner?</li> <li>Is there any process in place to determine the cumulative consequences of asset growth?</li> </ul>
Disposal Plan	<ul style="list-style-type: none"> <li>Has an assessment of no longer required assets been completed and plans made to dispose or decommission?</li> </ul>
Service Consequences and Risks	<ul style="list-style-type: none"> <li>Have service consequences and risks associated with budget constraints (inability to complete identified projects) and been documented?</li> </ul>
<b>4. Financial Summary</b>	
Financial Statements and Projections	<ul style="list-style-type: none"> <li>Financial reporting shows historical trends and current position for operational / maintenance / renewal / upgrade / expansion costs.</li> </ul>
Funding Strategy	<ul style="list-style-type: none"> <li>Has 10-year renewal and upgrade forecast been matched to available funding?</li> <li>Have any methods of raising additional revenue or managing risks been identified for unfunded projects?</li> </ul>
Valuation Forecasts	<ul style="list-style-type: none"> <li>As per accounting standards.</li> </ul>
Financial Assumptions	<ul style="list-style-type: none"> <li>As per accounting standards.</li> </ul>
Forecast Reliability and Confidence	<ul style="list-style-type: none"> <li>Reviews of useful life, residual method and depreciation method are carried out and documented annually.</li> <li>All assets with remaining life of &lt; 2 years are reviewed against forward works programs and useful/remaining life adjusted to recognise projected remaining life (in progress).</li> <li>Asset reporting functionality</li> </ul>
<b>5. Improvement and Monitoring</b>	
Asset Management Maturity	<ul style="list-style-type: none"> <li>Basic, core or advanced?</li> </ul>
Improvement Program	<ul style="list-style-type: none"> <li>Any informal or documented improvements in place?</li> </ul>
Monitoring and Review	<ul style="list-style-type: none"> <li>Are procedures monitored for compliance or reviewed for improvement?</li> </ul>
Performance Measures	<ul style="list-style-type: none"> <li>Are identified KPI's collected, monitored and used for improvements?</li> </ul>



## 10. Asset Management Strategies

Two strategies have been developed to mature Mareeba Shire Council's asset management processes and implement an integrated risk-based plan that delivers an optimal balance between affordability and levels of service.

*Table 10 Strategy One: Develop our asset knowledge*

Improvement Action	Desired Outcome	Council's Current Commitments	Corporate Plan Goal - Line of Sight
<b>1.1 Further develop and annually review individual Asset Management Plans across the organisation.</b>	Council adopted individual asset management plans.	2020-2021 Operational Plan Project to continue developing asset management sub plans.	<b>FIN1 Long-Term Financial Plan that supports effective and sustainable financial management.</b>  Maintain and enhance long-term financial plans.  All decisions should support Council's strategic direction of financial sustainability.
<b>1.2 Develop sustainable and fair levels of service and performance monitoring framework with a clear line of sight to Corporate Goals.</b>	Ensure that service levels are written in terms the end user can understand and relate to.	Include in asset management sub plans referencing and informing Long Term Financial Plan and Forecast.	<b>TCI1 Sustainable Infrastructure for the future.</b>  Maintain Council infrastructure that sustains industry and development and supports future growth of the region.  Where possible develop infrastructure to mitigate against future severe weather events.
<b>1.3 Improve our ability to forecast, manage and plan for new assets to meet future demand.</b>	Better utilisation of existing assets and reduction in capital expenditure where possible.	Include in asset management sub plans referencing and informing the Local Government Infrastructure Plan (LGIP).	<b>TCI4 Public spaces and facilities</b>  Encourage partnerships with community, private sector and government to better utilise council facilities and spaces.  <b>EAE1 Environmentally responsible and efficient waste and wastewater management</b>  Promote the minimisation of waste the community creates.
<b>1.4 Verify data in asset registers.</b>	To maintain and improve confidence in asset register data.	Continue improving data verification.	<b>TCI1 Sustainable Infrastructure for the future</b>  Maintain and enhance Asset Management Plans.
<b>1.5 Progressively improve planned condition and defect inspection programs.</b>	Improve understanding of the existing assets to facilitate better decision making.	Continue improving condition assessments and defect identification using TechnologyOne mobility and defect capture modules.	<b>TCI1 Sustainable Infrastructure for the future</b>  Maintain and enhance Asset Management Plans  Operate, maintain and renew existing Council infrastructure in accordance with Long Term Asset Management Plan.  Maintain Council infrastructure that sustains industry and development and supports future growth of the region.
<b>1.6 Review all asset classes to confirm and document critical assets and high-level business risks for all asset classes.</b>	Allow Council to understand its overall risk exposure and plan to manage risk to acceptable levels.	Review and refine as asset management sub plans are developed.	<b>GOV2 Strong focus on compliance and enterprise risk</b>  Enterprise risk management process is commonly understood across the organisation to manage risk identification and cost effectively control identified risks

**Long Term Asset Management Plan 2022-2031***Table 11 Strategy Two: Mature our Asset Lifecycle Management*

Action	Desired Outcome	Actions	Corporate Plan Goal - Line of Sight
2.1 Increase use of whole of life costing and optimisation for capital investment decision making.	To ensure all aspects of financial sustainability are considered in the capital works planning process.	Continue including whole of life cost as a criterion in the Project Prioritisation Tool and as a focus for investments	<b>FIN1 Long-Term Financial Plan that supports effective and sustainable financial management</b>  All decisions should support Council's strategic direction of financial sustainability
2.2 Review and improve capital project acceptance criteria, multicriteria analysis and risk-based decision framework in the Project Prioritisation Tool (PPT).	To continually improve decision making on all projects and to ensure the best outcome for the whole community is achieved.	Annually reviewed and adopted by Council prior to Capital Works proposal identification.  Parks and Open Spaces Strategy to inform a major review of Parks Criteria.	<b>GOV2 Strong focus on compliance and enterprise risk</b>  Enterprise risk management process is commonly understood across the organisation to manage risk identification and cost effectively control identified risks.
2.3 Refine Operational Strategies.	Effective asset utilisation and readiness for incident response.	Ensure operational plans and processes are identified and included in asset management sub plans.  Refine and develop new plans if gaps are identified for improvement.	<b>TC11 Sustainable Infrastructure for the future</b>  Operate, maintain and renew existing Council infrastructure in accordance with Long Term Asset Management Plan.
2.4 Refine Maintenance Strategies including Levels of Service and Intervention Levels, workplans for planned and unplanned maintenance.	To deliver the required functionality and performance by retaining an asset as near as practicable to its original condition (excluding rehabilitation and renewal).	Review and refine service levels when asset management sub plans are developed and reviewed, optimising with affordability, risk management and long term financial and infrastructure sustainability.	<b>TC11 Sustainable Infrastructure for the future</b>  Maintain Council infrastructure that sustains industry and development and supports future growth of the region.
2.5 Update the Long Term Financial Plan covering ten years incorporating asset management plan capital and operational/maintenance expenditure projections with a sustainable funding position.	Sustainable funding model to provide Council services.	Update the Long Term Financial Forecast annually with consideration to the updated capital and operational expenditure forecasts developed in each asset management sub plan.	<b>FIN1 Long-Term Financial Plan that supports effective and sustainable financial management</b>  Maintain and enhance long-term financial plans
2.6 Ensure the Long Term Financial Plan continues to form the basis for the annual budgets.	Long term financial planning drives budget deliberations.	Implement annually during the budgeting process. Ongoing improvements to be included in the LTFFP with new information from asset management sub plans.	<b>FIN1 Long-Term Financial Plan that supports effective and sustainable financial management</b>  All decisions should support Council's strategic direction of financial sustainability

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## 11. References

AS/NZS ISO 31000:2009. (n.d.). *AS/NZS ISO 31000:2009*.

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Mareeba Shire Council. (2020). *Project Prioritisation Tool, Condition Criteria*.

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Mareeba Shire Council. (2021). *Asset Register Report*.

Mareeba Shire Council. (2021). *Long Term Financial Plan*.

NAMS and IPWEA. (2011). *International Infrastructure Management Manual*. National Asset Management Steering Group (NAMS) and Institute of Public Works Engineers Australia (IPWEA).





**9.3 INFRASTRUCTURE SERVICES, TECHNICAL SERVICES OPERATIONS REPORT - MAY 2021****Date Prepared:** 14 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 May 2021.

**RECOMMENDATION**

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

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

Investigation activities undertaken in May included:

Activity	Current Requests	Closed Requests
Road Infrastructure Review	81	47
Drainage Investigations	5	0
NHVR Permit Applications	1	10
Aerodrome Investigations	1	0
Traffic Count Surveys	0	13
Parks Investigations	6	0
Dial Before You Dig Requests	0	60

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 May:

Supplier	No. of Tests
Internal	40
External	101

Asset Inspections:

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

Inspection Type	Each
Roads	25
<b>Subtotal</b>	<b>25</b>

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 June 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 3	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
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	<p>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 is finalising emergent response works to those roads which only recently became accessible.</p> <p>A consultant has been selected to assist Council with delivery of the 2021 DRFA Program, with works anticipated to commence shortly.</p>

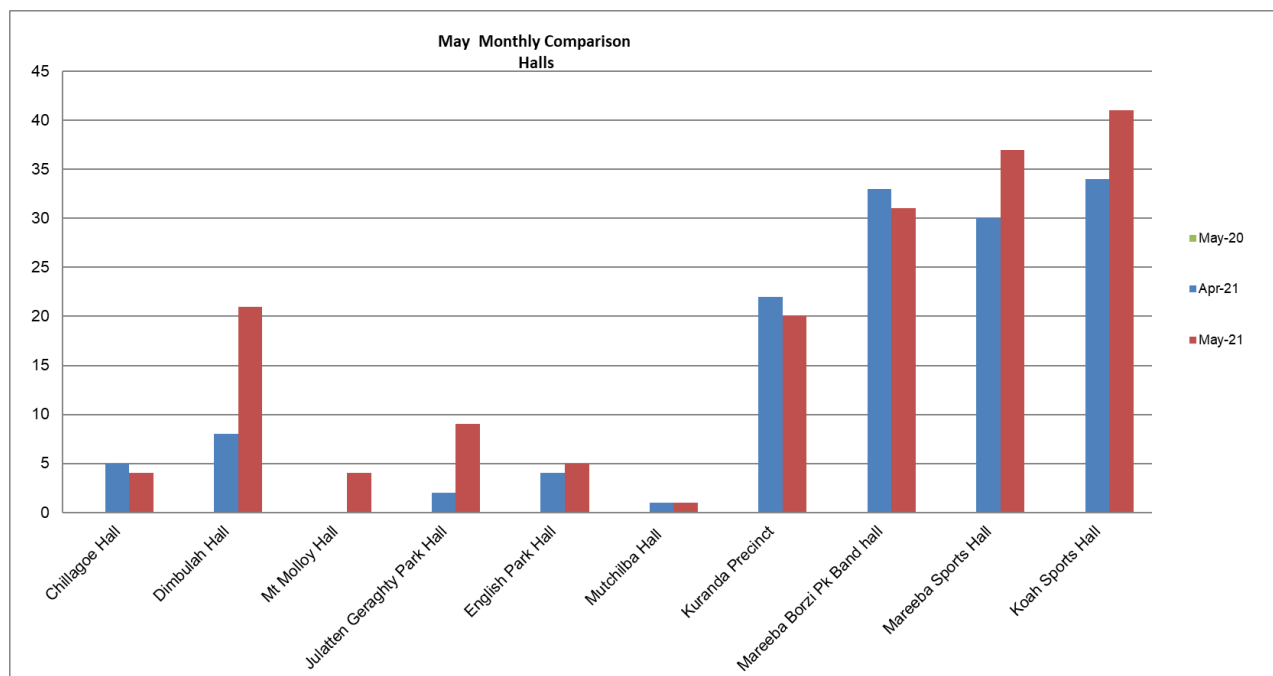
Program	Status
2019 DRFA	Gamboola Crossing remains the only site not yet completed. Commencement after the wet season, with completion prior December 2021 is anticipated. Gamboola Crossing is not yet fully accessible following flooding of the Mitchell River in January.
2019 Betterment	<p>Preparation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

## Facilities

### Community Halls:

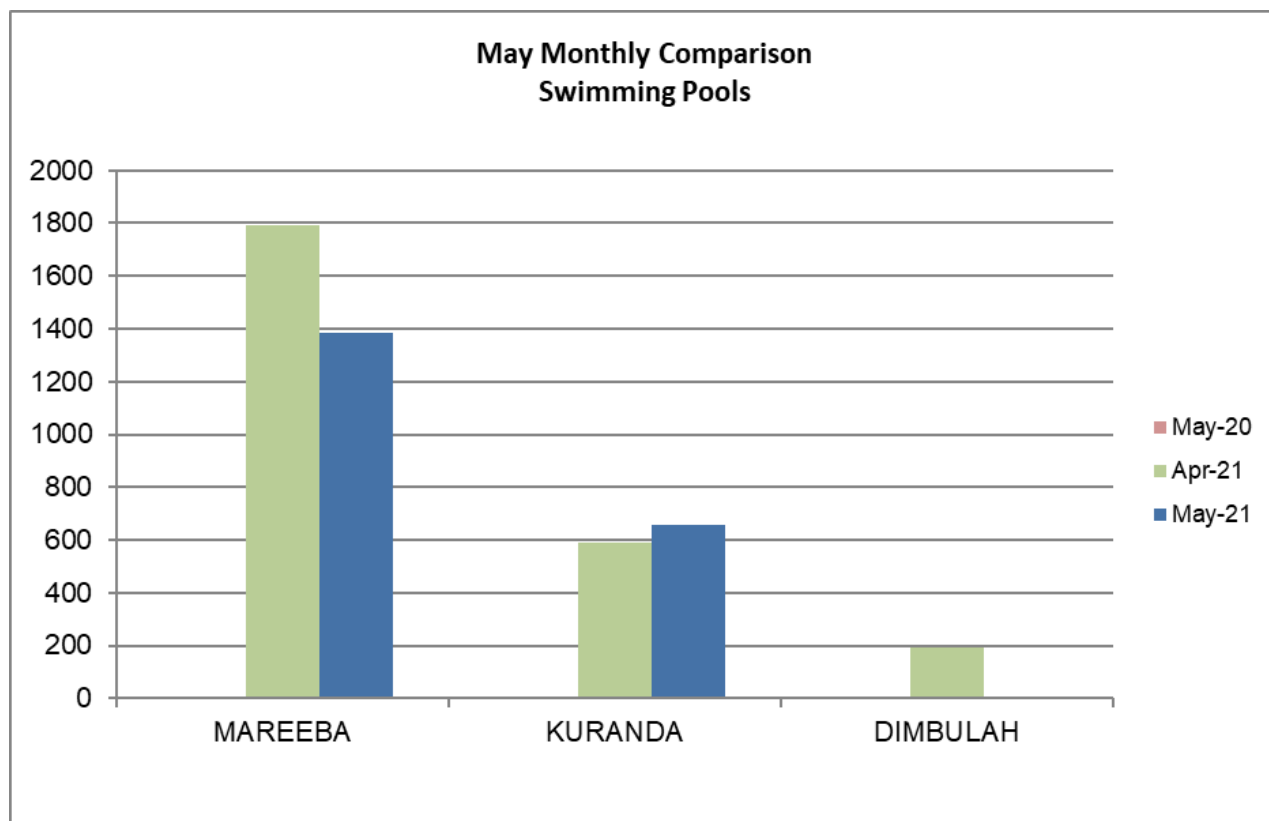
Maintaining safe and efficient access to Council Community Halls is recognised as an important aspect for the community's ongoing wellbeing. All facility users are required to comply with the conditions set out by the State Government's COVID-19 Restrictions Roadmap.

May hall hires have slightly increased against the previous month. Community groups and clubs are returning to the halls, recommencing their activities following the emergence of COVID-19.



Swimming Pools:

A decrease in attendance numbers may be jointly attributable to colder and wetter days in May. Mareeba, Kuranda and Dimbulah Pools are now closed for the winter period.



Following closure of the pools, a brief review of attendance numbers across the past three (3) years has been undertaken and is provided below.

Season	Mareeba Swimming Pool	Kuranda Aquatic Centre	Dimbulah Swimming Pool
2018/2019	43,871	10,099	3,291
*2019/2020	31,902	9,235	1,744
*2020/2021	37,324	10,895	3,956

\*COVID impacted years.

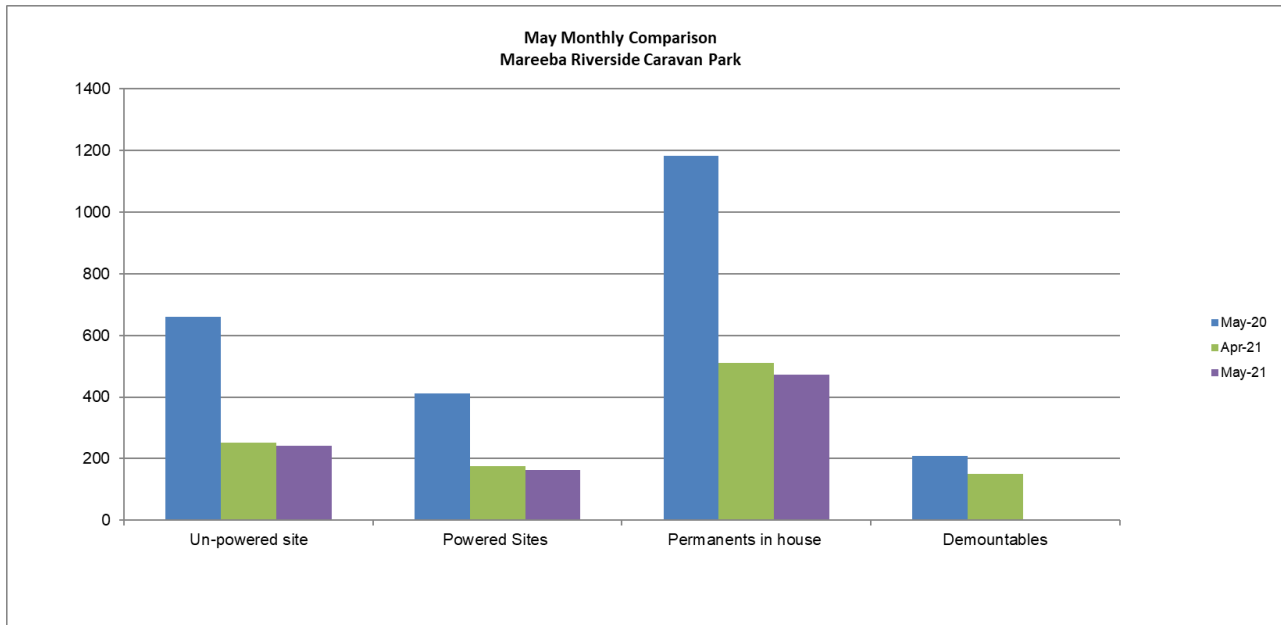
Attendance numbers for the recent 2020/21 operating year for both Kuranda and Dimbulah pools indicates that growth has now occurred against pre-Covid attendance numbers. Mareeba remains lower, however significant recovery against previous year is evident.

Council has released an Expression of Interest (EOI) for the Operation and Management of the three (3) pools and the Dimbulah Caravan Park, which will close late June 2021. As part of the process, opportunity exists for interested parties to negotiate all aspects of the Facility Operations, including but not limited to the opening hours, winter shutdown period and entry fees.

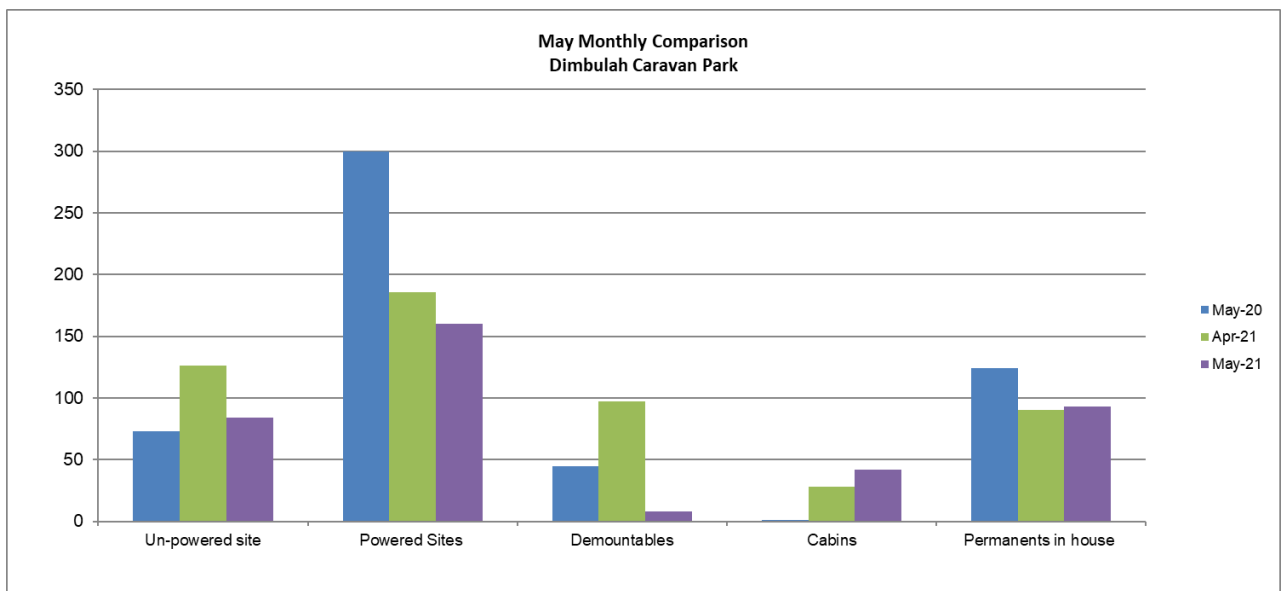
For Mareeba & Kuranda Facilities, the existing Lessee retains the right to provide a submission under the EOI process or, seek to activate options for extending their current lease. Extension of the current lease is possible at mutual agreement of both parties, however at time of writing, the current lessee has not provided advice as to intentions.

### Caravan Parks:

Mareeba Riverside Caravan Park utilisation continues to decrease in May. Backpackers have moved on and few grey nomads are utilising the facility.



Dimbulah Caravan Park utilisation also continues to slightly decrease compared to last month.



A brief review of Caravan Park utilisation across the previous three (3) years will be provided to the July Council Meeting.



Vandalism & Graffiti:

During May, 12 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 x4 - graffiti & vandalism
2016/17	\$ 16,546.00	• Mareeba Theatre Hall - vandalism
2017/18	\$ 23,948.00	• Mareeba Sports Hall - graffiti and vandalism
2018/19	\$ 14,851.00	• Mareeba Rankin Street Office - vandalism
2019/20	\$ 14,211.18	• Mareeba Arnold Park x2 - graffiti
2020/21	\$ 56,472.91	• Kuranda Centenary Park toilets - vandalism • Kuranda Visitors Information Centre - vandalism • Mareeba Granite Creek - graffiti

*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.

**9.4 INFRASTRUCTURE SERVICES, WORKS SECTION ACTIVITY REPORT - MAY 2021**

**Date Prepared:** 7 June 2021

**Author:** Manager Works

**Attachments:** Nil

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**EXECUTIVE SUMMARY**

The purpose of this report is to summarise Council's Transport Infrastructure, Parks and Gardens, and Bridge operational activities undertaken by Infrastructure Services during the month of May 2021.

**RECOMMENDATION**

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

**BACKGROUND****Transport Infrastructure**Road Maintenance Activities

Unsealed road maintenance grading continued in the eastern area of Shire with the following roads being graded: Henry Hannam Drive, Lockwood Road, Martin Avenue, Venture Road, Torrissi Road, Mines Road, McIver Road, Zenel Road, Roos Road, Martin Road, Cane Road, Collins Weir Road, Stankovich Road, Paglietta Road, Harrigan Road, Plozza Road, Healy Road, Pickford Road and Fisher Road.

Unsealed road maintenance grading continued in the western area of shire with the following roads being graded: Bolwarra-Torwood Road, Blackdown-Bulimba Road, Lappa-Mt Garnet Road, Fossilbrook Road and Junevale Road. The five (5) tonne load limit has been removed from Ootann Road, as has the load limit on the Burke Developmental Road.

Unsealed road maintenance grading was undertaken in the Watsonville/Irvinebank area with the following roads being graded: Bischoff Mill Road, West Bischoff Mill Road, Zaicz Road, Walsh River Road, Eichblatt Road, Lockyer Lane, Toy Creek Road, Shiffron Road, Watsonville Cemetery Road, Sandridge Road, Charles Street, Ethel Street, Arboin Mine Road Stannary Hills Road, Stannary Hills Dam Road, Pedersen Road, Mt Nolan Road and Hales Siding Road.

Bridges and Major Culverts

In May, the bridge crew completed 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 Spaces**Heritage 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 stump was successfully removed with no damage to the existing heritage listed garden bed and the replacement semi mature fig was planted in late May.



*Preparation for Stump Removal*



*Stump Removal*



*Planting Replacement Fig*



*Completed Planting*

### **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



## 9.5 INFRASTRUCTURE SERVICES, WATER AND WASTE OPERATIONS REPORT - MAY 2021

**Date Prepared:** 14 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 May 2021.

### RECOMMENDATION

That Council receives the Infrastructure Services, Water and Waste Operations Report for May 2021.

### BACKGROUND

#### Water and Wastewater Treatment:

All treatment plants performing satisfactorily. Water demand was similar to the previous month's consumption with Chillagoe and Mt Molloy recording slight reductions in consumption usage.

Inflows through the wastewater treatment plants have remained steady with a slight decrease 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)	6,229	838	150	296	55
Number of Connections	4,385	982	157	272	113
Average daily water consumption per connection (L)	1,420	853	955	1,088	487

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

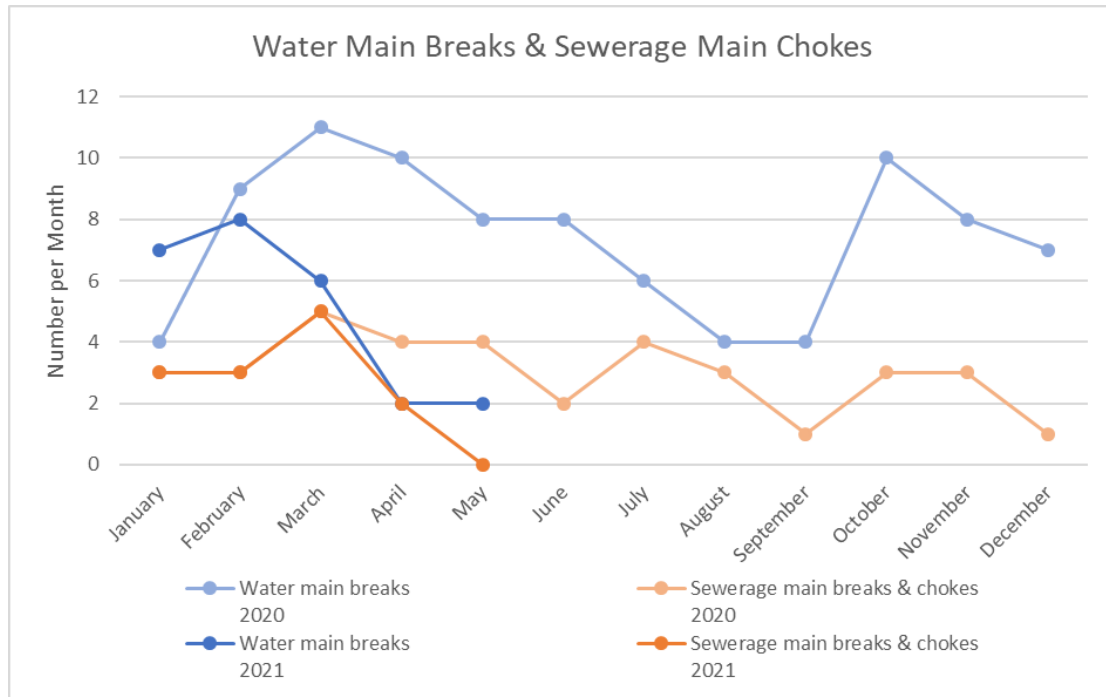
Wastewater Treatment	Mareeba	Kuranda
Wastewater Plant average daily treatment (kL)	3,230	219
Number of Connections	3,424	346
Average daily inflow per connection (L)	943	633



### Water and Wastewater Reticulation:

Council's water reticulation crew attended to two (2) water main breaks and small water leaks and no sewer main breaks this month, and average response times were within targets set out in Council's customer service standard for water services.

Monthly statistics are shown on the water reticulation main breaks and sewerage main breaks and chokes:

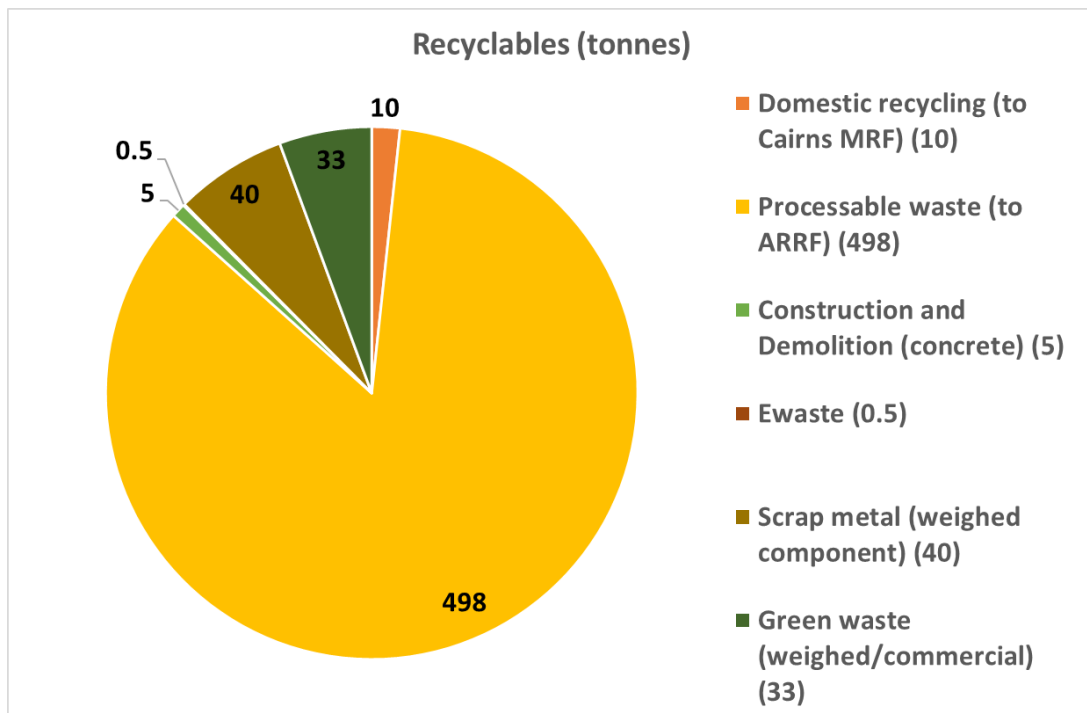


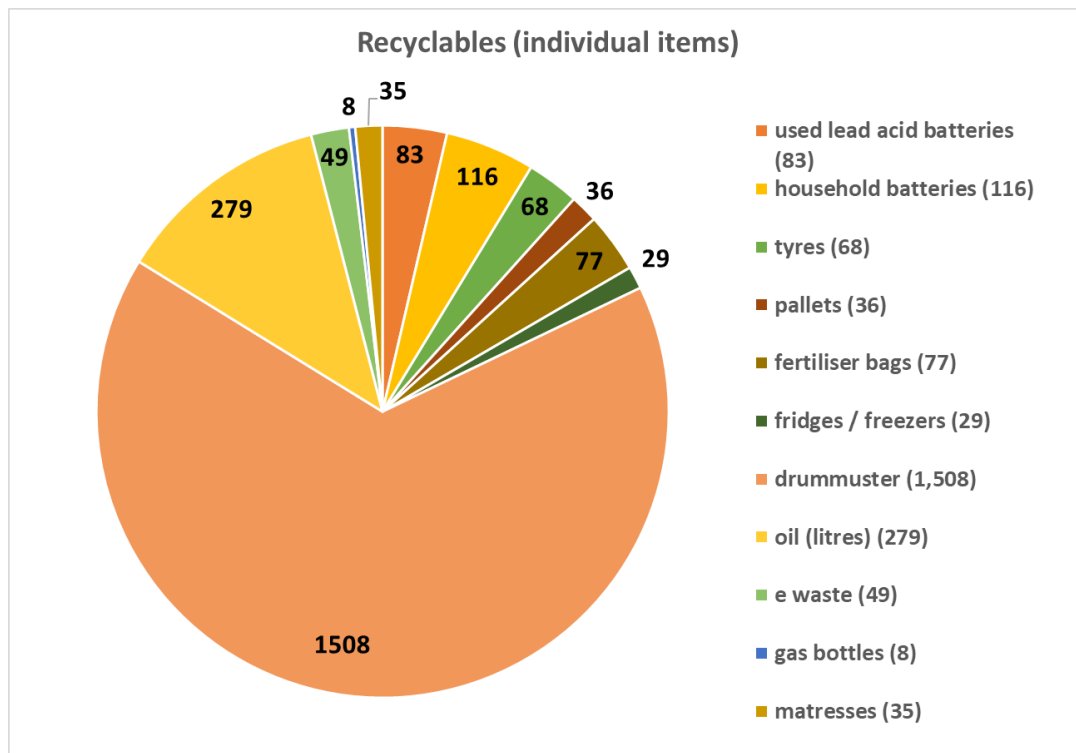
### Waste Operations:

All transfer stations and Mareeba landfill are currently operational.

#### Recycling

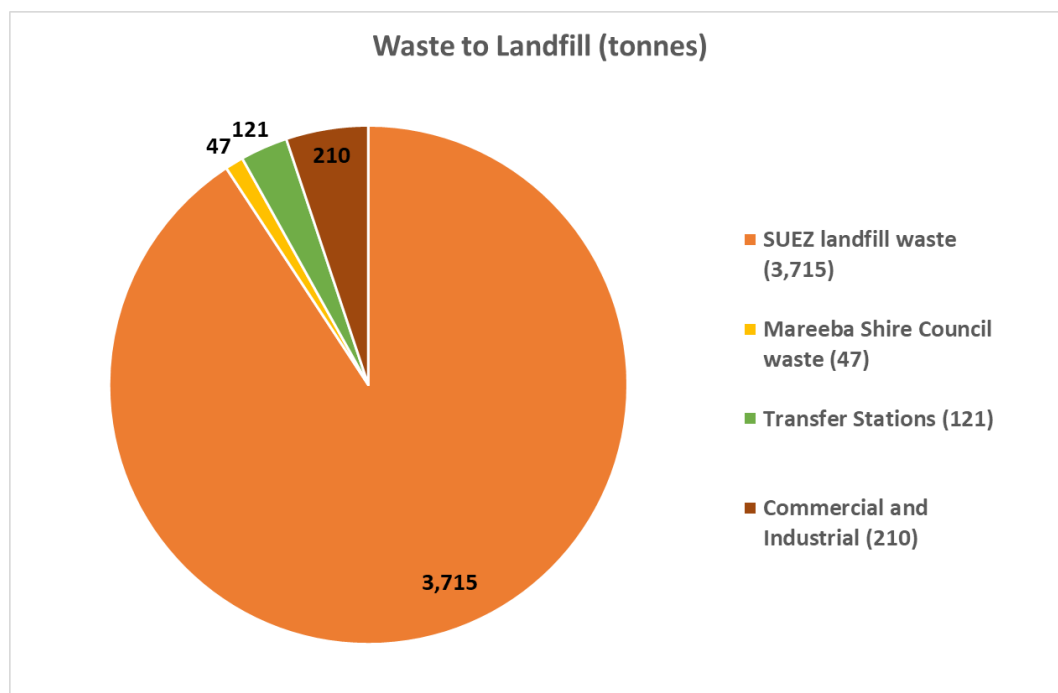
Waste material collected at each of the waste transfer stations are either deposited directly to the Mareeba landfill, recycled or transported to the SUEZ Advanced Resource Recovery Facility (ARRF) in Cairns for processing.





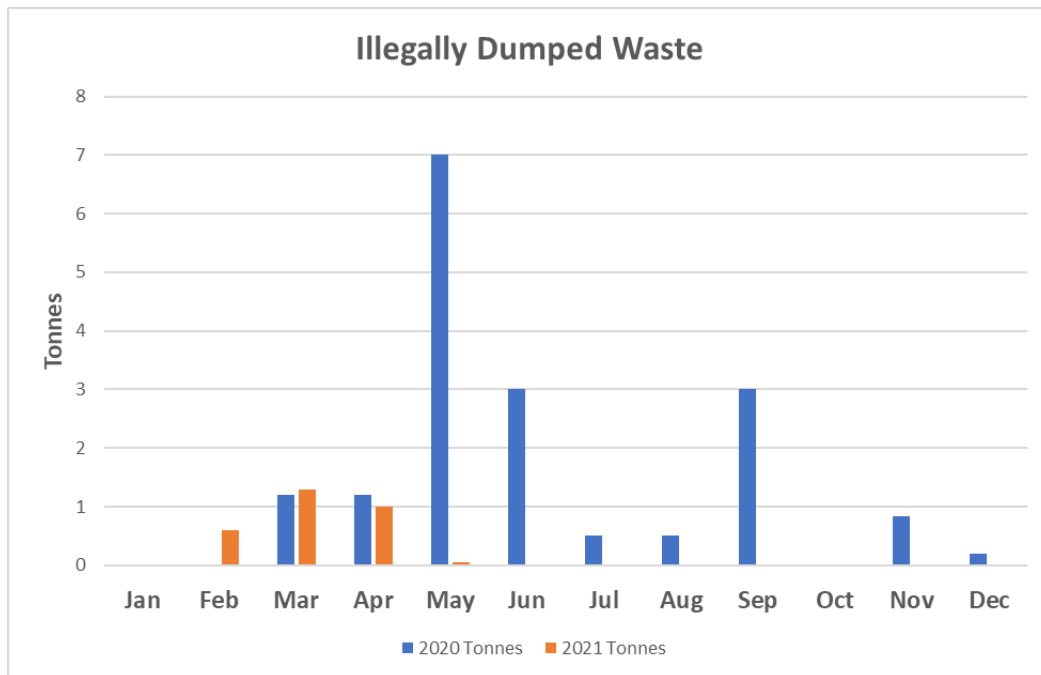
#### Waste to Mareeba Landfill

Waste directed to Mareeba Landfill is primarily residual waste from the SUEZ Advanced Resource Recovery Facility (ARRF) plant in Cairns, with minor quantities received from the waste transfer stations (Mareeba included), commercial and industrial waste, and waste that Mareeba Shire Council produces from its own activities.



#### **Illegally Dumped Waste**

Council received two (2) illegally dumped tyres through Mareeba Waste Transfer Station during the month of May.



## RISK IMPLICATIONS

### Environmental

Council holds an Environmental Authority issued under the *Environmental Protection Act 1994* to operate landfill facilities.

The Environmental Authority major 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.

**9.6 AMENDED WASTE FEES AND CHARGES 2021/22**

**Date Prepared:** 1 June 2021

**Author:** Manager Water and Waste

**Attachments:** 1. Water and Waste Fees & Charges Amended [↓](#)

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**EXECUTIVE SUMMARY**

This report details the proposed amended Waste Fees and Charges for 2021/22.

**RECOMMENDATION**

That Council adopts the amended 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.

In December 2021 Council of Australian Governments (COAG) bans come into effect preventing the legal export of whole tyres from Australia. The ban includes baled tyres which currently account for approximately 75,000 Tonnes (8.85 million tyres). The recycling industry in Australia is charged with building new capacity and further developing on shore processing and consumption of waste tyres generated in this country.

The domestic market for recycled tyre product is, as it stands, well short of the capacity to consume all the waste generated by the tyre and rubber industry – this will continue to be the case for the foreseeable future. Australia remains reliant on the international tyre derived fuel (TDF) trade.

Effective 1 July 2021, there will be an increase in the cost of collection and recycling on all tyres as such the Waste fees and Charges have had to be amended accordingly.

It is also proposed to amend the Waste Fees and Charges to include a fee on Domestic Green Waste Disposal. It is proposed to introduce a fee of \$9.00 per trailer or ute load. This fee is indicative and comparable with surrounding local government Councils and does not fully meet Council's cost of



processing and managing this waste. Residents would be offered three (3) free domestic green waste disposals opportunities each year, consisting of weekends at Mareeba and Kuranda Resource Recovery Centres with the minor waste transfer stations given the same consideration on days applicable to those sites.

## **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.

Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges

Charges Category	Cost Recovery Fee (Y/N)	GST inclusive (Y/N)	Unit	19-20 F&C	20-21 F&C	21-22 Proposed fees	Process costs/CPI	Variance	Comment
<b>Non-Charged Waste Disposal</b>									
MSW - Municipal (Residential) Solid Waste (up to 100kg, one load per month)			kg or load	No charge	No charge	No charge			Up to 100kg (e.g. 1m3 or 2 mobile garbage bins or one trailer or one utility load). 1 load per month. Excludes regulated waste (e.g. tyres, asbestos) and charged waste disposal items
Car bodies - must have fluids and tyres removed			each	No charge	No charge	No charge			
Motor bikes - must have fluids and tyres removed			each	No charge	No charge	No charge			
Air conditioners and fridges - must be degassed			each	No charge	No charge	No charge			
E-Waste			each	No charge	No charge	No charge			
Domestic Green Waste			tonne	No charge	No charge	\$9.00			Ute or Trailer Road
Scrap Metal (including degassed gas bottles)			each	No charge	No charge	No charge			
Domestic Recyclables			tonne	No charge	No charge	No charge			
Used Lead Acid Batteries (e.g. car batteries)			each	No charge	No charge	No charge			
Waste Oil (Up to 20L)			litres	No charge	No charge	No charge			
<b>Charged Waste Collection</b>									
Return Service Kerbside Collection	N	Y	each			\$15.00			New Item - Mixed collection service, resident at fault. Service requested as additional to collection schedule.
<b>Charged Waste Disposal</b>									
MSW - Municipal (Residential) Solid Waste - bulky, dry, landfill	N	Y	tonne	\$90.00	\$90.00	\$90.00	145.3	\$0.00	No Waste Levy due to advance payment. Loads greater than non-charged disposal limit will be charged at MSW rate or deemed rate \$9.00/100kg (e.g. 1m3 or 2 mobile garbage bins or trailer or utility load). Large loads may be directed to Mareeba Waste Transfer Station at the Operator's discretion. A fee will be charged for unsorted waste
MSW - Municipal (Residential) Solid Waste - general, wet, non landfill	N	Y	tonne	\$90.00	\$90.00	\$90.00	145.3	\$0.00	No Waste Levy as waste is directed to ARRF. Loads greater than non-charged disposal limit will be charged at MSW rate or deemed rate \$9.00/100kg (e.g. 1m3 or 2 mobile garbage bins or trailer or utility load). Large loads may be directed to Mareeba Waste Transfer Station at the Operator's discretion. A fee will be charged for unsorted waste
C&I - Commercial and Industrial - bulky, dry, landfill	N	Y	tonne	\$157.50	\$163.00	\$185.00	139.25	\$22.00	Currently \$168.00 due to waste levy increase on 01 January 2021, another increase 1 July. Waste levy = \$85 on 01 July. (\$81.8 council + \$85 levy + gst = \$163.5) Deemed rate = \$18.50
C&I - Commercial and Industrial - general, wet, non-landfill	N	Y	tonne	\$90.00	\$90.00	\$90.00	145.3	\$0.00	No State Waste Levy is applied as this waste is directed to Cairns Advanced Resource Recovery Facility
C&D - Construction and Demolition (including concrete)	N	Y	tonne	\$157.70	\$163.00	\$185.00	139.25	\$22.00	Currently \$168.00 due to waste levy increase, another increase 1 July.
Mattresses (Domestic or Commercial)	N	Y	each	\$28.00	\$28.00	\$30.00	113.95	\$2.00	CPI increase/includes levy increase cost.
Green waste (Commercial)	N	N	tonne	\$35.00	\$35.00	\$35.00		\$0.00	Not listed in process cost
Pallets	N	N	each	\$3.00	\$3.00	\$3.00		\$0.00	Not listed in process cost
Plastic Fuming (Minimum weighbridge charge applies)	N	Y	tonne		\$163.00	\$185.00	139.25	\$22.00	Currently \$168.00 due to waste levy increase, another increase 1 July.
C&I - Commercial and Industrial Recycling - Includes HDPE, PET, Aluminum and steel, can.	N	Y	tonne	\$180.00	\$180.00	\$180.00	389.92	\$0.00	
<b>Scrap Metal</b>									
Car Bodies with fluids and or tyres	N	Y	each	\$50.00	\$50.00	\$50.00	98.89	\$0.00	
Motor bikes - with fluids and or tyres	N	Y	each	\$15.00	\$15.00	\$15.00	14.83	\$0.00	
White goods, airconditioners - contains gas (sorting fee will apply if waste is in fridges or freezers)	N	Y	each		\$25.00	\$25.00	25.23	\$0.00	
Gas bottles containing gas	N	Y	each	\$5.00	\$5.00	\$5.00	23.31	\$0.00	
<b>Deceased Animals</b>									
Small animal - each - (cat, small dog, possum - disposed as wet waste)	N	Y	each	\$5.00	\$5.00	\$5.00		\$0.00	Advise Council due to closure of landfill, cannot accept from 22 November.
Medium animal - each (wallaby, large dog, calf, goat, pig - disposed as wet waste)	N	Y	each	\$20.00	\$20.00	\$20.00		\$0.00	
<b>Regulated Waste</b>									
Waste Oil over 20L(excludes cooking oils) (Up to 20L free - domestic or commercial)	N	N	litre	50c per litre	50c per litre	50c per litre			
<b>Asbestos NOT accepted at any MSC Landfill or Waste Transfer Site. Paint (wet) will not be accepted</b>									
<b>Tyres</b>									
Passenger	N	Y	each	\$10.00	\$10.00	\$10.00	21.61	\$0.00	
Light truck	N	Y	each	\$12.00	\$12.00	\$12.00	26.8	\$0.00	
Truck	N	Y	each	\$25.00	\$25.00	\$30.00	45.82	\$5.00	
Super Single	N	Y	each	\$50.00	\$50.00	\$55.00	75.14	\$5.00	
Solid Small - Up to 0.3m high	N	Y	each	\$20.00	\$20.00	\$30.00	51.74	\$10.00	Tyre recycle increase in charge for disposal
Solid Medium - 0.3m - 0.45m	N	Y	each	\$35.00	\$35.00	\$50.00	75.28	\$15.00	
Solid Large - 0.45 - 0.6m	N	Y	each	\$45.00	\$50.00	\$70.00	98.82	\$20.00	
Solid XL - Greater than 0.6m	N	Y	each	\$60.00	\$70.00	\$85.00	122.36	\$15.00	

Tractor Small - Up to 1m high	N	Y	each	\$85.00	\$115.00	\$135.00	185.27	\$20.00	
Tractor large - 1m - 2m	N	Y	each	\$150.00	\$200.00	\$230.00	310.69	\$30.00	
Fork Lift small - Up to 0.3m high	N	Y	each	\$15.00	\$15.00	\$25.00	39.97	\$10.00	
Fork Lift Medium - 3m - 0.45m	N	Y	each	\$20.00	\$20.00	\$40.00	63.51	\$20.00	
Fork Lift Large - 0.45m - 0.6m	N	Y	each	\$30.00	\$30.00	\$60.00	87.05	\$30.00	
Grader	N	Y	each	\$120.00	\$125.00	\$140.00	192.98	\$15.00	
Motor Cycle	N	Y	each	\$8.00	\$8.00	\$8.00	20.75	\$0.00	
Earth Mover Small - Up to 1m high	N	Y	each	\$120.00	\$155.00	\$185.00	251.84	\$30.00	
Earth Mover Medium - 1m - 1.5m	N	Y	each	\$240.00	\$345.00	\$450.00	604.95	\$105.00	
Earth mover large - 1.5m - 2m	N	Y	each	\$500.00	\$685.00	\$910.00	1193.48	\$225.00	
Passenger with rim	N	Y	each	\$10.00	\$15.00	\$25.00	37.17	\$10.00	
Light Truck with rim	N	Y	each	\$16.00	\$25.00	\$40.00	57.86	\$15.00	
Truck with rim	N	Y	each	\$36.00	\$55.00	\$75.00	105.14	\$20.00	
Bobcat	N	Y	each	\$15.00	\$15.00	\$25.00	39.97	\$10.00	
Miscellaneous Tyres (e.g. ride on mower, trolley wheels, planes, tracks)	N	Y	each		POA	\$10.00			
<b>Miscellaneous Charges</b>									
Minimum fee commercial waste - weigh bridge charge		N	each	\$20.00	\$20.00	\$20.00		\$0.00	
Mobile Garbage Bin 240Lt - Replacement	N	Y	each			\$120.00	120.00	\$120.00	New item, one free replacement bin allowed per calendar year.
Sorting fee - Required if mixed load requires sorting by Council staff.	N	Y	cubic metre	\$115.00	\$115.00	\$115.00		\$0.00	
<b>Mulch Purchase</b>									
Box trailer or utility load - selfload (Max 4m3 per sale, no commercial sales)	N	Y	cubic metre	\$12.00	\$12.00	\$25.00	25.00	\$13.00	Increase to cover processing and handling costs.
Box trailer or utility load - machine to load (Max 4m3 per sale, no commercial sales)	N	Y	cubic metre	\$16.00	\$16.00	\$41.00	41.00	\$25.00	Increase to cover processing and handling costs.

**Waste Services**

	Job No.		Job No.	
	Revenue	Expenditure	Revenue	Expenditure
2018/19 Financial Year				
2019/20 Financial Year				
2020/21 Financial Year (April)				
<b>Totals</b>				

**9.7 T-MSC2021-07 GREEN WASTE SERVICES**

**Date Prepared:** 2 June 2021

**Author:** Manager Water and Waste

**Attachments:** Nil

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**EXECUTIVE SUMMARY**

The purpose of this report is to provide Council with an assessment of the tenders received for T-MSC2021-07 Green Waste Services.

**RECOMMENDATION**

That Council awards Tender T-MSC2021-07 Green Waste Services to Shark Recyclers to mulch and remove green waste and deliver to tenderers facility for \$10.29 per m<sup>3</sup> (excluding GST).

**BACKGROUND**

Council sought tenders for the provision of green waste services from suitably qualified and experienced contractors through a competitive open tender procurement. The term of the Contract will be two (2) years with the option for three (3) extensions of up to 12 months each, at Council's discretion.

The contract is divided into three (3) separable portions, each requiring a schedule of rates. Tenderers could tender for one (1) of, two (2) of or all separable portions. Council may choose to award different Contractors for these portions.

- Separable Portion 1 – Green Waste Services – Kuranda
- Separable Portion 2 – Green Waste Services – Mareeba
- Separable Portion 3 – Green Waste Services – Julatten

Under this Contract, the Contractor is to provide all labour, plant and equipment necessary for the management of green waste for beneficial reuse from Council transfer stations and at various other locations within the Mareeba Shire boundaries.

Currently green waste including grass clippings, garden pruning's, weeds, flowers, shrubbery, palms or other trees branches, palms or trees trunks or pieces of trunks, leaves, loose bark, small quantities of attached soil and all wood material excluding: treated or painted timber or with non-wood fittings or attachments delivered to the Transfer Station facilities are transported offsite for beneficial reuse either processed or unprocessed.

**Tenders Received**

Four (4) submissions were received along with two (2) alternate submissions.

During the Tender Assessment process, Council officers sought clarification from all tenderers regarding the pricing structure of the submissions.

A summary of the tender prices is provided in *Table 1* below;

*Table 1: Tendered Prices*

Item	Separable Portion 1 - Kuranda	Shark Recyclers	Unit	Cairns Mulch	Unit	J&R Grego	Unit	Iron Jack	Unit
1.1	Removal of Unprocessed (Contractor to load)	\$10.20*	m3	\$65.00	m3	\$100.00	m3	(hourly rate)	
1.2	Removal of Unprocessed (Council to load)	Not provided		\$62.00	m3	\$90.00	m3	(hourly rate)	
1.3	Processing only (50mm screening size)	\$6.00 / \$5.30**	m3	\$7.50	m3	\$6.50^^	m3	\$8.50	m3
1.4	Mulch and remove Green Waste and Deliver to Tenderer's facility	\$10.29***	m3	\$16.00	m3	\$20.00^	m3		
Alt. 2	Council contractor to deliver the unprocessed green waste to Shark Recyclers yard	\$5.00#***	m3						
Alt. 3	Cost to Council for supply back of processed green waste (ex Shark Recyclers site) back to Council (applicable for Alt. 2)	\$1.50***	m3						
Item	Separable Portion 2 - Mareeba	Shark Recyclers	Unit	Cairns Mulch	Unit	J&R Grego	Unit	Iron Jack	Unit
2.1	Removal of Unprocessed (Contractor to load)	\$9.00*	m3	\$201.00	tonne	Not provided		(hourly rate)	
2.2	Removal of Unprocessed (Council to load)	Not provided		\$198.00	tonne	Not provided		(hourly rate)	
2.3	Processing only (50mm screening size)	\$6.00 / \$5.30**	m3	\$7.50	m3	Not provided		\$8.50	m3
2.4	Mulch and remove Green Waste and Deliver to Tenderer's facility	\$8.76***	m3	\$11.25***	m3				
Alt. 2	Council contractor to deliver the unprocessed green waste to Shark Recyclers yard	\$5.00#***	m3						
Alt. 3	Cost to Council for supply back of processed green waste (ex Shark Recyclers site) back to Council (applicable for Alt. 2)	\$1.50***	m3						
Item	Separable Portion 3 - Julatten	Shark Recyclers	Unit	Cairns Mulch	Unit	J&R Grego	Unit	Iron Jack	Unit
3.1	Removal of Unprocessed (Contractor to load)	\$10.20*	m3	\$90.00	m3	Not provided		(hourly rate)	
3.2	Removal of Unprocessed (Council to load)	Not provided		\$88.00	m3	Not provided		(hourly rate)	
3.3	Processing only (50mm screening size)	\$6.00 / \$5.30**	m3	\$7.50	m3	Not provided		\$8.50	m3
3.4	Mulch and remove Green Waste and Deliver to Tenderer's facility	\$10.29***	m3	\$18.00	m3				
Alt. 2	Council contractor to deliver the unprocessed green waste to Shark Recyclers yard	\$5.00#***	m3						
Alt. 3	Cost to Council for supply back of processed green waste (ex Shark Recyclers site) back to Council (applicable for Alt. 2)	\$1.50***	m3						

\*\* Shark Recyclers have proposed a minimum \$5,000 per callout for each location at a lower cubic metre rate.

# This is the fee payable by Commercial Contractors at the Shark Recyclers' facility for dumping the commercial green waste which is expected to be 20% of the annual green waste in Mareeba.

^ Grego has proposed as part of conforming tender to mulch on-site and remove from site, with option of allowing MSC to retain up to 50m3

^^ Grego provided a price to process only and leave on site as part of post-tender clarifications

\*\*\* based on conversion rate between tonnes and cubic metres

### Tender Assessment

Tenders were assessed in accordance with the evaluation criteria stated in the tender documentation and as provided in *Table 2* below;

*Table 2: Evaluation Criteria*

Criteria	Weighting
Tendered Price	40%
Relevant Experience	15%
Key Personnel Skills and Experience	15%
Tenderer's Resources	10%
Demonstrated Understanding	20%
<b>Total</b>	<b>100%</b>

### Tender Evaluation

Each tender was evaluated out of 10 and scored against the criteria, with the criteria scores then weighted to provide a total weighted score for each submission. Additionally, each tender has been assessed for conformance, compliance and discrepancies, against the requested response schedules.

*Table 3: Evaluation Scoring*

Tenderer	Shark Recyclers (Conforming)	Shark Recyclers (Alternate)	Cairns Mulch (Conforming)	Cairns Mulch (Alternate)	J&R Grego Group
Separable Portion 1 – Kuranda	7.64	10.00	6.26	7.05	4.55
Separable Portion 2 – Mareeba	7.26	10.00	6.23	8.53	-
Separable Portion 3 – Julatten	7.64	10.00	6.19	6.93	-

The alternate offer provided by Shark Recyclers scored highest on all three (3) separable portions and provides significant best value for money to Council compared to other offers.

### RISK IMPLICATIONS

#### Environmental

There is a risk to Council if the process does not occur.

#### Legal and Compliance

Environmental Licence Conditions.



**Operating**

Yes.

***Is the expenditure noted above included in the current budget?***

Yes.

**LINK TO CORPORATE PLAN**

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

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

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

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

**IMPLEMENTATION/COMMUNICATION**

Advice to successful and unsuccessful tenderers.

## **10 CONFIDENTIAL REPORTS**

### **RECOMMENDATION**

That Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with Section 275 of the Local Government Act 2012:

#### **10.1 Kuranda Infrastructure Agreement**

This matter is considered to be confidential under Section 275 - h of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.



**11 BUSINESS WITHOUT NOTICE**

**12 NEXT MEETING OF COUNCIL**



## **13 FOR INFORMATION**

### **13.1 SUMMARY OF NEW PLANNING APPLICATIONS & DELEGATED DECISIONS FOR THE MONTH OF MAY 2021**

**Date Prepared:** 4 June 2021

**Author:** Senior Planner

**Attachments:** Nil

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Please see below information.



**Summary of new Planning Development Applications and Delegated Decisions for May 2021**

New Development Applications					
Application #	Lodgement Date	Applicant/ Address	Property Description	Application Type	Status
MCU/21/0008	04/05/2021	DBC RSA Holdings Pty Ltd C/- wildPLAN Pty Ltd 130 Leadingham Creek Road, Dimbulah	Lot 50 on HG806701	MCU Rural Industry (Office) and Rural Workers' Accommodation	Decision Notice issued 20/05/2021
MCU/21/0009	11/05/2021	BTM & S Stankovich Pty Ltd C/- Freshwater Planning Marinda Close & Karobean Drive, Mareeba	Lot 2 on SP298298 & Lot 48 on SP320488	ROL - Subdivision (2 into 26 Lots) and MCU - Multiple Dwelling (25 x Dwelling Houses)	In Public Notification stage
MCU/21/0010	20/05/2021	Romeo Farms Pty Ltd C/- Planning Plus 132 Fumar Road, Mutchilba	Lot 234 on HG279	MCU Rural Workers' Accommodation	Decision Notice issued 31/05/2021
MCU/21/0012	27/05/2021	Yolande Martin 5 Coondoo Street, Kuranda	Lot 407 on NR7409 & Lot 412 on SP103859	MCU - Food and drink outlet	In confirmation stage
RAL/21/0009	17/05/2021	Anton Demolitions C/- RPS Australia East Pty Ltd 3278 & 3580 Mulligan Highway, Mount Molloy	Lot 3 on SP298325 & Lot 4 on SP301680	ROL Boundary Realignment & Access Easement	In referral stage

May 2021 (Regional Land Use Planning)

RAL/21/0010	24/05/2021	Dean Martin 2850 Kennedy Highway & 116 Kanervo Road, Koah	Lot 2 on SP176556 & Lot 202 on RP843530	ROL Boundary Realignment	In referral stage
RAL/21/0011	28/05/2021	Lynne Morgante 542 Emerald End Road, Mareeba	Lot 3 on SP315714 & Lot 1 on RP912860	ROL Boundary Realignment	In confirmation stage

**Decision Notices issued under Delegated Authority**

Application #	Date of Decision Notice	Applicant	Address	Property Description	Application Type
MCU/21/0010	31/05/2021	Romeo Farms Pty Ltd C/- Planning Plus	132 Fumar Road, Mutchilba	Lot 234 on HG279	MCU Rural Workers' Accommodation
MCU/21/0008	20/05/2021	DBC RSA Holdings Pty Ltd C/- wildPLAN Pty Ltd	130 Leadingham Creek Road, Dimbulah	Lot 50 on HG806701	MCU Rural Industry (Office) and Rural Workers' Accommodation
RAL/21/0008	06/05/2021	B Giannini	15 - 17 Masons Road, Kuranda	Lot 1 on RP902764 & Lot 1 on SP182307	ROL Boundary Realignment

**Negotiated Decision Notices issued under Delegated Authority**

Application #	Date of Decision Notice	Applicant	Address	Property Description	Application Type
RAL/21/0005	17/05/2021	B Ciobo	1-5 Ciobo Close, Mareeba	Lot 7 on SP213017	ROL (1 into 2 Lots)

**Change to Existing Development Approval issued**

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

May 2021 (Regional Land Use Planning)

Referral Agency Response Decision Notices issued under Delegated Authority					
Application #	Date of Decision	Applicant	Address	Property Description	Application Type
CAR/21/0016	28/05/2021	J Young	84 Cardinia Boulevard, Speewah	Lot 9 on SP181514	Referral agency response (response before application) for building work assessable against the Mareeba Shire Council Planning Scheme 2016 (Class 10a GFA Dispensation)
CAR/21/0014	14/05/2021	Farzad Nooravi C/- GMA Certification Group	Unit 1, 5-7 Jumrum Close, Kuranda	Lot 7 on SP226624	Referral agency response for Material change of use (Dwelling house) assessable against the Environmental significance overlay code and Residential dwelling house and outbuilding overlay code.
CAR/21/0015	14/05/2021	J & T Torrasi C/- Northern Building Approvals	55 Torrasi Road, Mareeba	Lot 16 on SP127497	Referral agency response for building work assessable against the Mareeba Shire Council Planning Scheme 2016
CAR/21/0013	7/05/2021	Maxa Constructions C/- Baker Building Certification	18 Cadagi Drive, Russett Park	Lot 38 on RP727450	Referral agency response for building works (dwelling additions) assessable against the Hill and slope overlay code

Extensions to Relevant Period issued					
Application #	Date of Decision	Applicant	Address	Property Description	Application Type
Nil					

May 2021 (Regional Land Use Planning)

Survey Plans endorsed					
Application #	Date	Applicant	Address	Property Description	No of Lots
RAL/19/0012	24/05/2021	Carole Kenyon	6 Warril Drive, Kuranda	LOTS 741 & 742 ON SP315696 (CANCELLING LOT 74 ON RP742969)	1 New Lot
RAL/19/0023	10/05/2021	J Spackman	Country Road, Mareeba	LOTS 2 & 3 ON SP325370 (CANCELLING LOT 2 ON SP188083 & LOT 3 ON SP219118)	Boundary Realignment
RAL/20/0017	11/05/2021	Michele Thiel	13 Platypus Close & 55 Masons Road, Kuranda	LOTS 4 & 15 ON SP319880 (CANCELLING LOT 4 ON RP892267 AND LOT 15 ON RP846877)	Boundary Realignment
REC/07/0052	6/05/2021	Hockey Machinery Sales Pty Ltd C/- G T Pozzi Cadastral Surveyor	Summer Street, Mareeba	LOT 67 & 99 ON SP320965 (CANCELLING LOT 99 ON SP320950)	1 New Lot

May 2021 (Regional Land Use Planning)