



AGENDA

Wednesday, 15 September 2021

Ordinary Council Meeting

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

Date: Wednesday, 15 September 2021

Time: 9:00am

Location: Council Chambers

**Peter Franks
Chief Executive Officer**

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- 1 MEMBERS IN ATTENDANCE**
- 2 APOLOGIES/LEAVE OF ABSENCE/ABSENCE ON COUNCIL BUSINESS**
- 3 BEREAVEMENTS/CONDOLENCES**
- 4 DECLARATION OF CONFLICTS OF INTEREST**
- 5 CONFIRMATION OF MINUTES**


Ordinary Council Meeting - 18 August 2021
- 6 BUSINESS ARISING OUT OF MINUTES OF PREVIOUS MEETING**
- 7 DEPUTATIONS AND DELEGATIONS**

8 CORPORATE AND COMMUNITY SERVICES

8.1 BTM & S STANKOVICH PTY LTD - RECONFIGURING A LOT - SUBDIVISION (2 INTO 26 LOTS) AND MATERIAL CHANGE OF USE - MULTIPLE DWELLING (25 X DWELLING HOUSES) - LOT 2 ON SP298298 & LOT 48 ON SP320488 - MERINDAH CLOSE & KAROBEAN DRIVE, MAREEBA - MCU/21/0009

Date Prepared: 6 September 2021

Author: Planning Officer

Attachments: 1. [Proposal Plan](#) 

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	BTM & S Stankovich	ADDRESS	Merindah Close & Karobean Drive, Mareeba
DATE LODGED	13 May 2021	RPD	Lot 2 on SP298298 & Lot 48 on SP320488
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Subdivision (2 into 26 Lots) and Material Change of Use - Multiple Dwelling (25 x Dwelling Houses)		
FILE NO	MCU/21/0009	AREA	Lot 2 - 8,299m ² Lot 48 - 1.917 ha
LODGED BY	Freshwater Planning Pty Ltd	OWNER	Lot 48 - BTM & S Stankovich Pty Ltd Lot 2 - BTM & S Holdings Pty Ltd
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Low density residential Lot 2 - Hastie Road business zone		
LEVEL OF ASSESSMENT	Impact assessment		
SUBMISSIONS	No submissions received		

EXECUTIVE SUMMARY

Council is in receipt of an impact assessable development application described in the above application details. Being impact assessable, the application was required to undergo public notification. No submissions were received during the notification period.

The proposed development will ultimately result in 25 new dwellings on 25 new residential allotments ranging in size from 576m² 761m², accessed from the extension of Merindah Close. The application is not a straightforward subdivision in that the applicants have included a material change of use (multiple dwelling) component to allow the developer to construct multiple dwellings on single titles in preparation of sale. Once pre-sold, the lots will be reconfigured to separate the dwellings onto individual titles before final sale. This is a similar approach to large scale subdivisions

undertaken in larger towns such as Cairns and allows the developer to provide a "house and land package" option to prospective purchasers. Merindah Close will be extended to service the development.

The application and supporting material has been assessed against the Mareeba Shire Council Planning Scheme 2016 and 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

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

APPLICATION		PREMISES	
APPLICANT	BTM & S Stankovich	ADDRESS	Merindah Close & Karobean Drive, Mareeba
DATE LODGED	13 May 2011	RPD	Lot 2 on SP298298 & Lot 48 on SP320488
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Subdivision (2 into 26 Lots) and Material Change of Use - Multiple Dwelling (25 x Dwelling Houses)		

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.

(B) APPROVED DEVELOPMENT: Development Permit for Reconfiguring a Lot - Subdivision (2 into 26 Lots) and Material Change of Use - Multiple Dwelling (25 x Dwelling Houses)

(C) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
Plan Ref: 8673	Development Plan	Twine Surveys Pty Ltd	20/04/2021

(D) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

Reconfiguring a Lot Component

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 "reconfiguring a Lot Component" conditions contained within this development permit must be complied with (where relevant) to the satisfaction of Council's delegated officer prior to the endorsement of a plan of survey of the development, or alternative documentation as approved by the Land Title Act, except where specified otherwise in these conditions of approval.
 - 2.2 Where an allotment is proposed on a plan of survey and contains a dwelling house, the "Material Change of Use Component" conditions contained within this development permit must be complied with to the satisfaction of Council's delegated officer prior to the endorsement of the plan of survey, or alternative documentation as approved by the Land Title Act, 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, or alternative documentation as approved by the Land Title Act 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 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.

3.6 Charges

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

4 Infrastructure Services and Standards (not applicable for Lot 2)

4.1 Access

(a) Access to each allotment must be constructed (from the edge of the road pavement to the property boundary of each lot) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

The provision of roll-over kerb along the frontage of each allotment will satisfy this condition.

(b) A driveway crossover application must be submitted, the relevant fee paid, and the final works inspected and approved prior to the endorsement of any plan of survey creating any lot/s that incorporates a dwelling/s and associated driveway/s. The applicant/developer may construct multiple driveway/access crossovers at one time which can be considered under the one driveway crossover application.

4.2 Stormwater Drainage

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

(b) Prior to works commencing the applicant must submit a Stormwater Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual to the satisfaction of Council's delegated officer.

(c) Prior to works commencing the applicant must submit a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline to the satisfaction of Council's delegated officer.

(d) The Stormwater Quality Management Plan must include an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia) to the satisfaction of Council's delegated officer.

(e) The applicant/developer must construct the stormwater drainage infrastructure in accordance with the approved Stormwater Management Plan and/or Stormwater Quality Management Plan and Report.

- (f) Temporary drainage is to be provided and maintained during the construction phase of the development, discharged to a lawful point and not onto the construction site.
- (g) All stormwater channels through private property must be registered, with the easement for drainage purposes in favour of Council. All documentation leading to the registration of the easement must be completed at no cost to Council.
- (h) All stormwater drainage collected from the site must be discharged to an approved legal point of discharge.
- (i) The applicant (at their cost) must video all stormwater lines and submit the video for inspection by Council's delegated officer prior to the development being taken "off maintenance" to ensure that no defects have occurred during the 12 month maintenance period.

4.4 Civil Works - Internal

- (a) Merindah Close must be constructed to an Access Street standard in accordance with the FNQROC Development Manual (as amended) to the satisfaction of Council's delegated officer. Either a cul-de-sac or three-point turn "T-Head" treatment is permitted at the termination of Merindah Close (Stage 2 civil works). Roadworks are permitted to extend into the Emerald End Road reserve, however, any works constructed over Council's underground infrastructure will require additional protection works to that underground infrastructure (to be determined at operational works stage).
- (b) At the completion of stage 1 civil works, a temporary turnaround area, with a bitumen and/or gravel surface, must be provided at the end of the constructed section of Merindah Close.
- (c) Concrete, steel or timber bollards must be installed around the final Merindah Close turn-around treatment (stage 2 civil works) at appropriate intervals to ensure vehicle traffic does not travel directly between Emerald End Road and Merindah Close (and vice-versa), to the satisfaction of Council's delegated officer.
- (d) A two (2) metre wide concrete footpath must be installed on at least one (1) side of Merindah Close (stage 1 and 2 civil works) and connect with the existing footpath on Karobean Drive. The horizontal alignment of the footpath is to be determined at operational works stage.

The footpath may be constructed after the driveway crossover/s to any dwelling/s is installed (to avoid having to remove sections of footpath to install driveways), provided the footpath is installed along the entire frontage of the relevant lot/s prior to the endorsement of any survey plan creating the allotment/s.

4.5 Street Trees

One (1) street tree must be planted along each side of the road at 15 metre intervals (at minimum). Where street trees are likely to interfere with dwelling driveways, the street tree may be moved to either side of the driveway.

4.6 Water Supply

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

4.6 Sewerage Connection

The developer must connect the proposed development to Council's reticulated sewerage system in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

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).

4.7 Electricity provision/supply

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

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

4.8 Telecommunications

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

4.9 Lighting

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

Material Change of Use Component

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
 - found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and

- to ensure compliance with the following conditions of approval.

2. Timing of Effect

- 2.1 This development permit authorises the construction of a maximum of 25 dwelling houses on the subject land, however, prior to the occupation of any dwelling house (other than for display house purposes), the allotment on which the dwelling house is situated must be created on a plan of survey as a separate allotment and registered with the Department of Resources (Titles), unless otherwise approved by Council's delegated officer.

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 must be made prior to commencement of the use and at the rate applicable at the time of payment.
- 3.3 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.
- 3.4 Each dwelling must comply with the requirements of the *Residential dwelling house and outbuilding overlay code* of the Mareeba Shire Council Planning Scheme 2016, to the satisfaction of Council's delegated officer.
- 3.5 The setbacks for each dwelling from any existing or future property boundary must comply with the requirements of the Queensland Development Code, specifically A1 and A2 of MP 1.2.

Any alternate siting must comply with the requirement of P1 and P2 of MP 1.2 and must be approved by Council's delegated officer prior to the issue of a development permit for building works.

- 3.6 Each dwelling must be provided with a letterbox.
- 3.7 Each dwelling must be provided with a clothes drying area.

4. Infrastructure Services and Standards

4.1 Stormwater Drainage/Water Quality

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

- (b) All stormwater drainage must be discharged to an approved legal point of discharge.
- (c) The dwellings situated on Lots 6 - 18 may utilise the drainage feature (drain) to the north as a legal point of discharge provided an open concrete drain is installed between the point of discharge and the concrete invert of the drainage feature (drain) to stop erosion and is clearly visible and able to be driven over or around by parks and gardens workforce to ensure convenient upkeep and maintenance, to the satisfaction of Council's delegated officer.

(E) 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

(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

(F) 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);
- Reconfiguring a Lot – six (6) years (starting the day the approval takes effect).

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

- Development Permit for Building Works
- Development Permit for Operational Works

(H) OTHER APPROVALS REQUIRED FROM COUNCIL

- Compliance Permit for Plumbing and Drainage Work
- Access approval arising from condition number 4.1 (Please contact Planning Section to obtain application form and applicable fee)

(I) That an Adopted Infrastructure Charges Notice be issued for the following infrastructure charge/s for:

Development Type	Rate	Measure	Charge	Credit Detail	Balance
<i>Payable at time of subdivision of each lot</i>					
	<i>\$ per Lot</i>	<i>Lots</i>		<i>Lots</i>	
Residential	\$19,764.00	25 Lots	\$494,100.00	Nil	\$494,100.00
TOTAL CURRENT AMOUNT OF CHARGE					\$494,100.00

THE SITE

The subject site is described as Lot 48 on SP320488 and Lot 2 on SP298298, situated at Merindah Close and 2-8 Karobean Drive, Mareeba.

Lot 48 on SP320488 in its entirety is the balance area allotment of Merindah Close, with an area of 1.917 hectares and frontages to Merindah Close and Emerald End Road. Lot 48 is zoned Low density residential and remains unimproved.

Lot 2 on SP298298 in its entirety contains existing shops (pharmacy, pathology and Amaroo sales office) and carparking which complement the adjoining Amaroo Medical Centre (situated on a separate allotment). Lot 2 has a total area of 8,299m², with frontages to Karobean Drive and Hastie Road. Lot 2 has continuing development approval rights established under the Hastie Road Business Zone. Future development permitted under the Hastie Road Business Zone includes a neighbourhood scale convenience shop and café. Reciprocal access and services easements are established over Lot 2 and are shown in orange on the below map.

Both lots are flat, cleared of vegetation and serviced by all available urban infrastructure services. All adjoining lots are also zoned Low Density Residential.



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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warehouse development authorised under development permit MCU/21/0006, approved by Council on 21 July 2021.

REGIONAL PLAN DESIGNATION

The subject site is included within the Urban Footprint land use category in the Far North Queensland Regional Plan 2009-2031. Mareeba is identified as a Major Regional Activity Centre in the Regional Plan. The Regional Plan Map 3- 'Areas of Ecological Significance' does not identify the site as being of any significance.

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	Land Use Categories • <i>Residential Area</i>
Zone:	Low density residential zone Lot 2 - Hastie Road business zone
Overlays:	• Airport environs overlay • Transport infrastructure overlay

Planning Scheme Definitions

The proposed use is defined as:-

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Multiple dwelling	Premises containing three or more dwellings for separate households.	Apartments, flats, units, townhouses, row housing, triplex	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility

RELEVANT PLANNING INSTRUMENTS

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

(A) Planning Regulation 2017

Schedule 12A - Assessment benchmarks for particular reconfiguring a lot

Note: Only assessment benchmarks that are not already specifically included within the relevant development codes of the Mareeba Shire Council Planning Scheme 2016 have been listed in this section.

Street Trees

The reconfiguration provides shade for comfortable walking by—

- (a) if a local assessment benchmark for the reconfiguration requires the planting of more than 1 tree per 15m on each side of a new road—complying with the local assessment benchmark;
or

(b) *otherwise—ensuring at least 1 tree is planted per 15m on each side of a new road.*

Comment

The development has been conditioned to comply.

Footpaths

The reconfiguration provides for convenient and comfortable pedestrian movement by ensuring—

- (a) *for a new road used mainly for providing direct access to a created lot—a footpath is constructed—*
 - (i) *if a local assessment benchmark for the reconfiguration requires the construction of a footpath on both sides of the new road—on both sides of the road; or*
 - (ii) *otherwise—on at least 1 side of the new road; or*
- (b) *for another new road—a footpath is constructed on both sides of the road.*

Comment

A condition of approval has been included requiring the construction of a footpath on one side of Merindah Close for its full length.

Parks and other areas of open space

- (1) *The reconfiguration ensures access to areas for recreation, leisure or exercise by ensuring that, to the extent topography and other physical constraints reasonably permit, a part of each block for the reconfiguration is within 400m of a park or another area of open space that is accessible to the public.*
- (2) *In this section—*

park *includes—*

 - (a) *an existing park; and*
 - (b) *a park, to be provided under a development approval, if development of the park has started; and*
 - (c) *land identified as a park in a local planning instrument; and*
 - (d) *land identified in an LGIP for public park infrastructure.*

Comment

Each allotment created by the proposed development will be within 400m walking distance from an area of open space on the corner of Karobean Drive and Hastie Road, which Amaroo Park residents use for recreational activities. A footpath link is provided to this area of open space. The existing pedestrian footpath network through Amaroo Park Estate also provides opportunities for leisure and exercise. The development complies.

(B) 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.

(C) 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.

(D) Mareeba Shire Council Planning Scheme 2016**Strategic Framework**

The proposed development involves the continued expansion of the Amaroo Park Estate. The land proposed for development is mapped as a Residential Area by the Strategic Framework mapping and is zoned Low density residential. The development represents the logical and orderly expansion of a large residential area and is considered to comply with all relevant specific outcomes and overall outcomes contained within the relevant Strategic Framework elements.

Relevant Developments Codes

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

- 6.2.6 Low density residential zone code
- 7.2.2 Mareeba local plan code
- 8.2.2 Airport environs overlay code
- 8.2.10 Residential dwelling house and outbuilding overlay code
- 9.3.1 Accommodation activities 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
Low density residential zone code	The application complies or has be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is proposed) contained within the code.
Mareeba local plan code	The application complies or has be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is proposed) contained within the code.
Airport environs overlay code	The application complies or has be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is proposed) contained within the code.

Residential dwelling house and outbuilding overlay code	The application complies or has be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is proposed) contained within the code.
Accommodation activities code	The application complies or has be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is proposed) contained within the code.
Landscaping code	The application complies or has be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is proposed) contained within the code.
Parking and access code	The application complies or has be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is proposed) contained within the code.
Reconfiguring a lot code	The application complies or has be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is proposed) contained within the code.
Works, services and infrastructure code	<p>The application complies or has be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is proposed) contained within the code.</p> <p>Further commentary is provided in the Planning Discussion section of this report with regards to Acceptable Outcome AO8.1.</p>

(E) Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

Conditions have been attached to the approval to ensure the development is designed and constructed in accordance with the FNQROC Development Manual.

(F) Adopted Infrastructure Charges Notice

In accordance with Council's Adopted Infrastructure Charges Resolution (No. 1) 2021, a charge of \$19,764.00 will apply to each residential allotment created. No credit exists for Lot 48 on SP320488.

The application proposes the creation of 25 new residential lots.

$\$19,764.00 \times 25 \text{ (lots)} = \underline{\$494,100.00}$

No charge applies to that portion of Lot 48 on SP320488 to be merged with Lot 2 on SP298298 (Proposed Lot 2) which is proposed to contain the office and warehouse development authorised under development permit MCU/21/0006.

REFERRAL AGENCY

This application did not trigger referral to any Referral Agencies.

Internal Consultation

Technical Services/Development Engineering

PUBLIC NOTIFICATION

The development proposal was placed on public notification from 16 June 2021 to 9 July 2021. The applicant submitted the notice of compliance on 12 July 2021 advising that the public notification requirements were carried out in accordance with the requirements of the Act.

No submissions were received.

PLANNING DISCUSSION

9.4.5 Works, services and infrastructure code

Transport network***PO8***

The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.

AO8.1

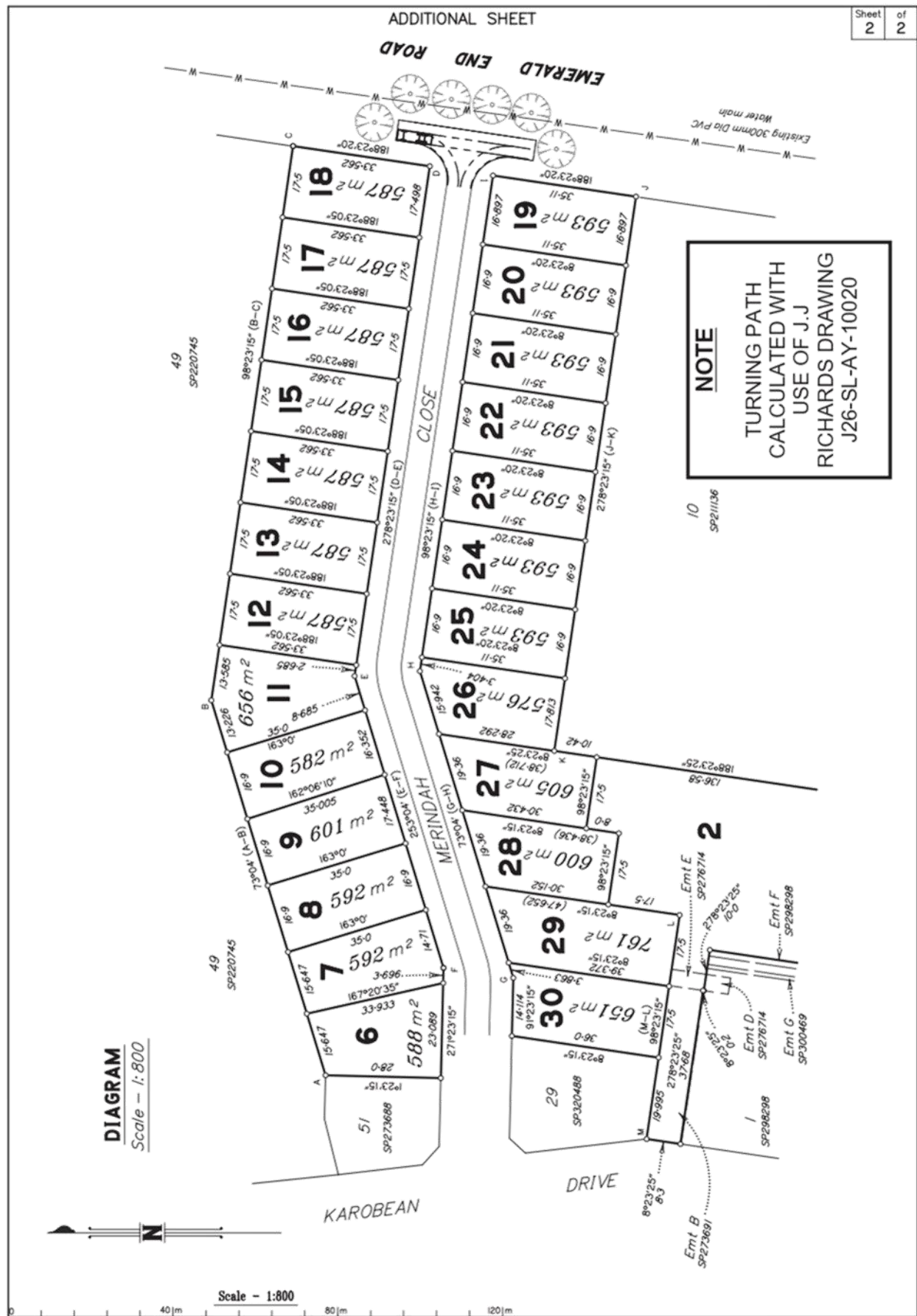
Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 - FNQROC Regional Development Manual.

Comment

The plan of development includes a three-point "T-head" style turn around treatment at the end of Merindah Close instead of a conventional cul-de-sac. Although it is preferable that a cul-de-sac be installed as a turnaround feature at the termination point of a road, Council assessing officers consider it reasonable to allow a T-head in this situation for the following reasons:

- Merindah Close is a lower order street that is not likely to see large amounts of non-local traffic once fully developed;
- The largest vehicle likely to be utilising the t-head is the weekly garbage truck, with the t-head designed to ensure manoeuvrability for this type of vehicle;
- A cul-de-sac will be significantly more expensive in this situation, considering the works are extending into the Emerald End Road reserve and the additional work required to the 300mm underground water main running along Emerald End Road if a cul-de-sac is used.
- The use of t-head is not likely to have a detrimental impact on pedestrian and cyclist safety.
- All things considered, a t-head is a practical and functional outcome in this situation.

The proposed development complies with PO8.



8.2 L MORGANTE - RECONFIGURING A LOT - BOUNDARY REALIGNMENT - LOT 1 ON RP912860 & LOT 3 ON SP315714 - 542 EMERALD END ROAD, MAREEBA - RAL/21/0011

Date Prepared: 1 September 2021

Author: Planning Officer

Attachments: 1. Proposal Plan [↓](#)

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	L Morgante	ADDRESS	542 Emerald End Road, Mareeba
DATE LODGED	28 May 2021	RPD	Lot 1 on RP912860 & Lot 3 on SP315714
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Boundary Realignment		
FILE NO	RAL/21/0011	AREA	Lot 1 - 4.022 hectares Lot 3 - 12.9 hectares
LODGED BY	Twine Surveys Pty Ltd	OWNER	L Morgante
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Rural Zone		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	No submissions received		

EXECUTIVE SUMMARY

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

The application proposes to reconfigure the two (2) allotments, by way of a boundary realignment only (no additional lot created) whereby approximately 0.8 hectares (8,000m²) of land from the northern side of Lot 1 will be transferred to Lot 3. This section of land to be transferred contains the access to the water supply for the mango orchard on Lot 3, which currently encroaches into Lot 1.

The application and supporting material has been assessed against the Mareeba Shire Council Planning Scheme 2016 is in conflict with certain purpose statements in the Rural zone code, as well as performance outcomes contained within the Reconfiguring a lot code which seeks to discourage the creation of any lot below 60 hectares within the Rural zone.

In their current configuration, both lots are less than 60 hectares in size with Lot 1 considered a rural living allotment with an area of just 4.022 hectares and questionable stand-alone agricultural viability. The proposed boundary realignment will serve to secure access to the water supply needed for the orchard on Lot 3. Furthermore, the proposed boundary realignment will not result in any new or additional rural living allotment, nor does it create the opportunity for another dwelling house to be built within the Rural zone.

The Mareeba Shire Council Planning Scheme 2016 contains a hierarchy of assessment benchmarks. The Strategic Framework are the highest order assessment benchmarks contained in the Planning Scheme and hold greater weight than the Rural zone code and Reconfiguring a Lot code. An officer assessment has determined that despite the identified conflicts with the lower order Rural zone code and Reconfiguring a Lot code provisions mentioned above, the proposed boundary realignment meets the intent of the Strategic Framework, in that the development will not further fragment, compromise or alienate productive agricultural land, and will only help increase the agricultural viability of the existing farming activity on Lot 3 by securing the orchards water supply from Emerald Creek.

It is recommended that the application be approved.

OFFICER'S RECOMMENDATION

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

APPLICATION		PREMISES	
APPLICANT	L Morgante	ADDRESS	542 Emerald End Road, Mareeba
DATE LODGED	28 May 2021	RPD	Lot 1 on RP912860 & Lot 3 on SP315714
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Boundary Realignment		

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.

(B) APPROVED DEVELOPMENT: Development Permit for Reconfiguring a Lot - Boundary Realignment

(C) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
Ref.: 8863	Development Plan Plan of Lots 1 & 2	Twine Surveys Pty Ltd	25/05/2021

(D) 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 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 new property boundaries are to be in accordance with Planning Scheme requirements for the relevant structure and/or Queensland Development Code. A plan demonstrating compliance must be submitted prior to endorsement of the plan of survey
 - 3.6 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 that will service Lot 1 and a new access crossover servicing Lot 2 must be upgraded/constructed (from the edge of Emerald End

Road to the property boundaries) in accordance with FNQROC Development Manual standards, to the satisfaction of Council's delegated officer.

(E) ASSESSMENT MANAGER'S ADVICE

(a) Endorsement Fees

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

(b) Compliance with applicable codes/policies

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

(c) 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

(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

(F) RELEVANT PERIOD

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

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

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

- Nil

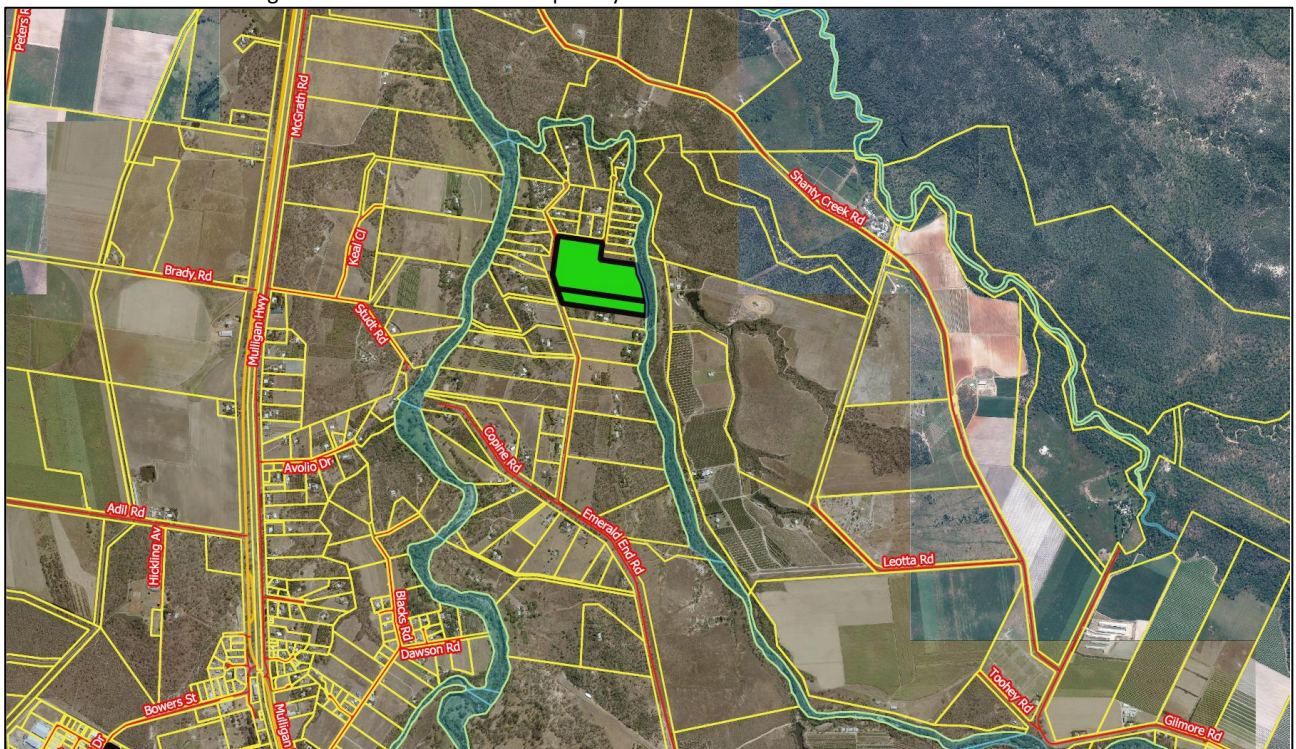
(H) OTHER APPROVALS REQUIRED FROM COUNCIL

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



Map Disclaimer:

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



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THE SITE

The subject land comprises of two (2) allotments situated at 542 Emerald End Road, Mareeba and are more particularly described as Lot 1 on RP912860 and Lot 3 on SP315714. Both lots are zoned *Rural* under the Mareeba Shire Council Planning Scheme 2016.

Lot 1 is generally regular in shape with an area of 4.022 hectares and includes approximately 90 metres of frontage to Emerald End Road, which is constructed to a bitumen sealed standard. Lot 1 is currently unimproved and is predominantly cleared.

Lot 3 is irregular in shape with an area of 12.9 hectares and includes 311 metres of frontage to Emerald End Road and a further 261 metres of frontage to Emerald End Close. Emerald End Close is also constructed to a bitumen sealed standard for its entire length. Lot 3 is improved by a dwelling and multiple outbuildings (sheds) clustered in the centre of the allotment as well as a Mango Orchard that covers the western half of the allotment. The eastern half remains unused and is also predominantly cleared.

Surrounding lots are a mix of Rural and Rural residential zoned land and are predominately used as rural lifestyle lots, with no significant agricultural activity present in the immediate surroundings other than small hobby farms. Emerald Creek flows to the east of the land, with both lots backing onto the watercourse.

BACKGROUND AND CONTEXT

Nil

PREVIOUS APPLICATIONS & APPROVALS

Nil

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Reconfiguring a Lot - Boundary Realignment in accordance with the plan/s shown in **Attachment 1**.

The proposed boundary realignment will shift the common boundary approximately 16 metres to the south in order to ensure the water supply for the mango orchard is entirely contained within Lot 3 (proposed Lot 1).

REGIONAL PLAN DESIGNATION

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

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

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	Land Use Categories
Zone:	<ul style="list-style-type: none"> • Rural Agricultural Area
Overlays:	Rural zone <ul style="list-style-type: none"> • Agricultural Land Overlay • Airport Environs Overlay • Bushfire Hazard Overlay • Environmental Significance Overlay • Flood Hazard Overlay • Hill and Slope Overlay • Transport Infrastructure Overlay

RELEVANT PLANNING INSTRUMENTS

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

(A) Far North Queensland Regional Plan 2009-2031

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

(B) State Planning Policy

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

(C) Mareeba Shire Council Planning Scheme 2016

Strategic Framework

Strategic Framework

3.3 Settlement Pattern and built environment

3.3.1 Strategic outcomes

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

Comment

The proposed development is for a "boundary realignment" only, so does not constitute a "subdivision" by definition.

In their current configuration, both lots are less than 60 hectares in size with Lot 1 considered a rural lifestyle allotment with an area of just 4.022 hectares and questionable stand-alone agricultural viability. The proposed boundary realignment will serve to secure access to the water supply needed for the orchard on Lot 3.

The proposed boundary realignment will not result in any new or additional rural living allotment, nor does it create the opportunity for another dwelling house to be built within the Rural zone as no additional title will be created.

Therefore, the proposed development will not further fragment agricultural land or compromise agricultural activity in the immediate locality and is considered to comply with Strategic outcome 5.

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

Comment

The proposed development is for a "boundary realignment" only, so does not constitute a "subdivision" by definition.

In their current configuration, both lots are less than 60 hectares in size with Lot 1 considered a rural lifestyle allotment with an area of just 4.022 hectares and questionable stand-alone agricultural viability. The proposed boundary realignment will serve to secure access to the water supply needed for the orchard on Lot 3.

The proposed boundary realignment will not result in any new or additional rural living allotment, nor does it create the opportunity for another dwelling house to be built within the Rural zone as no additional title will be created.

The proposed development does not conflict with Strategic Outcome 6.

3.3.11 Element - Rural areas

3.3.11.1 Specific outcomes

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

Comment

The proposed development is for a "boundary realignment" only, so it does not constitute a "subdivision" by definition.

In their current configuration, both lots are less than 60 hectares in size with Lot 1 considered a rural lifestyle allotment with an area of just 4.022 hectares and questionable stand-alone agricultural

viability. The proposed boundary realignment will serve to secure access to the water supply needed for the orchard on Lot 3.

The proposed boundary realignment will not result in any new or additional rural living allotment, nor does it create the opportunity for another dwelling house to be built within the Rural zone as no additional title will be created.

Therefore, the proposed development will not compromise, fragment, or alienate agricultural land and is considered to satisfy Specific Outcome 2.

- (3) *Other rural areas will be largely maintained in their current configuration, only being subdivided where large land holdings of 60ha or greater can be achieved and the infrastructure base of rural operations including workers accommodation, airstrips and farm infrastructure is provided.*

Comment

The proposed development is for a "boundary realignment" only, so it does not constitute a "subdivision" by definition.

In their current configuration, both lots are less than 60 hectares in size, with Lot 1 considered a rural lifestyle allotment with an area of just 4.022 hectares and questionable stand-alone agricultural viability. The proposed boundary realignment will serve to secure access to the water supply needed for the orchard on Lot 3.

The proposed boundary realignment will not result in any new or additional rural living allotment, nor does it create the opportunity for another dwelling house to be built within the Rural zone as no additional title will be created.

Therefore, the proposed development will not compromise, fragment, or alienate agricultural land and is considered to satisfy Specific Outcome 3.

3.6 Transport and infrastructure

3.6.1 Strategic outcomes

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

Comment

The proposed development is for a "boundary realignment" only, so it does not constitute a "subdivision" by definition. No additional title will be created, and no change to the service arrangement of each lot will occur as a result of the development.

The proposed development does not compromise Strategic Outcome 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
- 8.2.1 Agricultural land 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
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.4 Reconfiguring a lot code
- 9.4.5 Works, services and infrastructure code

The application included a planning report and assessment against the planning scheme. An officer assessment has found that the application would conflict with assessment benchmarks contained in the Rural zone code and Reconfiguring a lot code as a result of Temporary Local Planning Instrument No. 01 of 2019 (Subdivision in Rural zone). Despite the identified conflicts, it is considered that the proposed development will comply with the higher order strategic/specific outcomes contained within the Planning Scheme Strategic Framework.

Relevant Codes	Comments
Rural zone code	The application conflicts with 6.2.9.2 Purpose (3) (a) of the code as proposed Lots 1 and 2 will be under 60 ha in size. Despite this conflict, it is considered that the proposed development complies with the higher order strategic/specific outcomes contained in the Planning Scheme's Strategic Framework. Refer to planning discussion section of report for commentary.
Agricultural land 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.
Landscaping code	Despite being triggered for assessment by the Planning Schemes Tables of Assessment, this code is not considered applicable for rural boundary realignments.
Parking and access code	Despite being triggered for assessment by the Planning Schemes Tables of Assessment, this code is not considered applicable for rural boundary realignments.
Reconfiguring a lot code	<p>The application conflicts with the following performance outcomes:</p> <ul style="list-style-type: none"> • PO1.1 • PO1.2 <p>Despite conflicting with the abovementioned performance outcomes, it is considered that the proposed development complies with the higher order strategic/specific outcomes contained in the Planning Scheme's Strategic Framework. Refer to planning discussion section of report for 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.

REFERRAL AGENCY

This application did not trigger referral to a Referral Agency.

Internal Consultation

Nil

PUBLIC NOTIFICATION

The development proposal was placed on public notification from 30 June 2021 to 28 July 2021. The applicant submitted the notice of compliance on 29 July 2021 advising that the public notification requirements were carried out in accordance with the requirements of the Act.

No submissions were received.

PLANNING DISCUSSION

Non-compliance with assessment benchmarks contained within the Rural zone code and Reconfiguring a lot code are discussed below:

6.2.9 Rural zone code (as amended by the TLPI)***6.2.9.2 Purpose***

- (3) (a) *Areas for use for primary production are conserved and new allotments below the minimum lot size identified in Table 9.4.4.3B is not supported.*

Comment

Table 9.4.4.3B dictates a minimum reconfiguring lot size of 60 hectares for land within the Rural zone. Proposed Lot 2 is significantly less than 60 hectares in size with a proposed area of just 3.2 ha hectares.

In their current configuration, both lots are less than 60 hectares in size with Lot 1 considered a rural living allotment with an area of just 4.022 hectares and questionable stand-alone agricultural viability. The proposed boundary realignment will serve to secure access to the water supply needed for the orchard on Lot 3 (proposed Lot 1).

The proposed boundary realignment will not result in any new or additional rural living allotment, nor does it create the opportunity for another dwelling house to be built within the Rural zone as no additional title will be created.

Despite not complying with Purpose (3)(a) of the Rural zone code, it is considered that the proposed boundary realignment meets the intent of the higher order Strategic Framework, in that the development will not further fragment, compromise or alienate productive agricultural land, and will only increase the agricultural viability of an existing farming enterprise.

9.4.4 Reconfiguring a lot code (as amended by the TLPI)***Area and frontage of lots - Rural zone******PO1.1***

No lots are created with an area of less than 60 ha

Note: This also applies to applications for boundary realignment

AO1.1

No acceptable outcome is provided.

Comment

Proposed Lot 2 is significantly less than 60 hectares in size with a proposed area of just 3.2 ha hectares.

In their current configuration, both lots are less than 60 hectares in size with Lot 1 considered a rural living allotment with an area of just 4.022 hectares and questionable stand-alone agricultural viability. The proposed boundary realignment will serve to secure access to the water supply needed for the orchard on Lot 3 (proposed Lot 1).

The proposed boundary realignment will not result in any new or additional rural living allotment, nor does it create the opportunity for another dwelling house to be built within the Rural zone as no additional title will be created.

Despite not complying with PO1.1, it is considered that the proposed boundary realignment meets the intent of the higher order Strategic Framework, in that the development will not further fragment, compromise or alienate productive agricultural land, and will only increase the agricultural viability of an existing farming enterprise.

PO1.2

No lots are created with a frontage less than 400m

Note: This also applies to applications for boundary realignment.

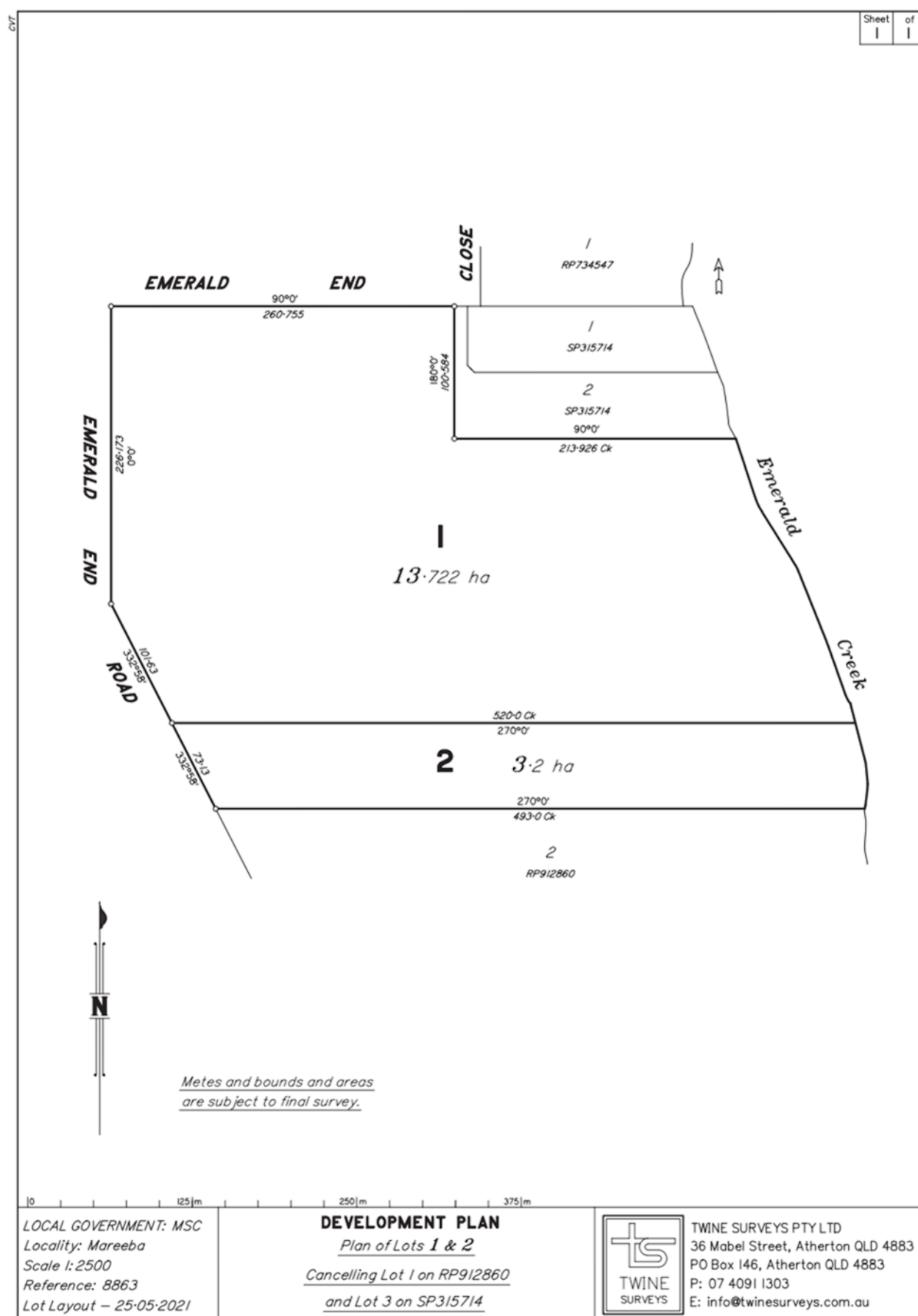
AO1.2

No acceptable outcome is provided.

Comment

Proposed Lot 1 complies with a frontage to Emerald End Road well in excess of 400 metres. Proposed Lot 2 would have a frontage of approximately 73 metres. This lesser frontage allows for adequate access and is generally consistent with other similar sized allotments in the area.

The frontage proposed for each lot is appropriate.



Document Set ID: 3957273

8.3 JC & ME HENDLE - CONCURRENCE AGENCY REFERRAL FOR BUILDING WORKS (CLASS 1A DWELLING) - LOT 1 ON RP715041 - 30 MIDDLEMISS STREET, MAREEBA - CAR/21/0026

Date Prepared: 3 September 2021

Author: Planning Officer

Attachments: 1. Building Plans [↓](#)
2. 1 in 100 Year Modelled Flood Water Depth Mapping [↓](#)

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICATION NO:	CAR/21/0026		
RPD:	Lot 1 on RP715041	ADDRESS:	30 Middlemiss Street, Mareeba
APPLICANT:	JC & ME Hendle C/- Northern Building Approvals 3B Margherita Close Mareeba QLD 4880	OWNER:	JC & ME Hendle
ASSESSMENT MANAGER	Northern Building Approvals 3B Margherita Close Mareeba QLD 4880	DATE REFERRAL RECEIVED	23 August 2021
TYPE OF REFERRAL:	Concurrence agency referral for building works (Class 1A Dwelling) assessable against the Flood Hazard Overlay Code of the Mareeba Shire Council Planning Scheme 2016		
PLANNING SCHEME:	Mareeba Shire Council Planning Scheme 2016		
ZONE:	Medium density residential		

EXECUTIVE SUMMARY

In 2009, Council issued a development permit for building works for a dwelling on the subject site. This dwelling was self-assessable under the planning scheme in effect at the time (the Mareeba Shire Planning Scheme 2004) and at this time, no detailed flood mapping was available to Council for the site. Construction began on the dwelling and Council subsequently carried out routine inspections at "footings" and "wall and frame" stages, and both inspections passed. The dwelling was never finalised, and Council lapsed the building approval in November 2019.

The landowner has now engaged a private certifier to finalise the certification of the dwelling. The building certifier, in doing this, is required to consider the current statutory planning and building instruments in effect, including the Mareeba Shire Council Planning Scheme 2016. The Planning Scheme's Flood hazard overlay mapping includes the majority of the subject property within the

extreme flood hazard area. The dwelling is situated on a low section of the property (the location at most risk of flooding) and is likely to be almost completely inundated during a 1 in 100 year flood event, according to the current flood modelling.

The proposed development conflicts with multiple aspects of the Flood hazard overlay code which seeks to achieve flood immunity for habitable buildings in order to protect both life and property. It is therefore recommended that a referral agency response be issued directing that the assessment manager (building certifier) refuse the application for building works.

OFFICER'S RECOMMENDATION

- That in relation to the following development application:

APPLICATION		PREMISES	
APPLICATION NO:	CAR/21/0026		
RPD:	Lot 1 on RP715041	ADDRESS:	30 Middlemiss Street, Mareeba
APPLICANT:	JC & ME Hendle C/- Northern Building Approvals 3B Margherita Close Mareeba QLD 4880	OWNER:	JC & ME Hendle
ASSESSMENT MANAGER	Northern Building Approvals 3B Margherita Close Mareeba QLD 4880	DATE REFERRAL RECEIVED	23 August 2021
TYPE OF REFERRAL:	Concurrence agency referral for building works (Class 1A Dwelling) assessable against the Flood Hazard Overlay Code of the Mareeba Shire Council Planning Scheme 2016		
PLANNING SCHEME:	Mareeba Shire Council Planning Scheme 2016		
ZONE:	Medium Density Residential		

and in accordance with sections 56 of the Planning Act 2016, the applicant and assessment manager be notified that the Mareeba Shire Council, as a Referral Agency for building work assessable against the Mareeba Shire Council Planning Scheme 2016, requires the Assessment Manager to refuse the development application for building works as outlined in the submitted material in (A) for the reasons set out in (B):

(A) SUBMITTED MATERIAL:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
1850079	Site Plan	Applicant	-
09-002-01	Floor Plan	VAM Designs	March 2009
09-002-02	Elevations	VAM Designs	March 2009
09-002-04	Typical Section	VAM Designs	March 2009
09-002-04	Footings Plan	VAM Designs	March 2009

(B) REASONS FOR REFUSAL

1. The proposed building work is in conflict with the Overall Outcome (a)(iii) E. & F. of the Flood hazard overlay code.

(a) *Development in the 'Extreme flood hazard area':*

iii. *is limited to:*

- E. *replacement of existing lawful development, including Accommodation activities where habitable rooms are elevated above the defined floor level and include freeboard;*
- F. *where there is no increase to the number of persons at risk of flood and where development reduces existing or potential risks to life and property.*

Reasons for conflict

Regardless of the construction of the proposed dwelling being commenced lawfully under a now lapsed building approval, the current statutory building and planning instruments are required to be considered now that a fresh building approval is being sought.

The nearly completed dwelling house is situated within a low part of the property within the 'Extreme flood hazard area'. The flood water modelling predicts that the depth of flood water at the location of the dwelling during a 1 in 100 year flood event will be approximately 4.4 metres, which will almost completely inundate the dwelling, at a constructed overall height of approximately 4.7 metres (refer to attached flood water depth modelling map).

The dwellings habitable rooms will be situated well below the defined flood water level. The proposed building works will directly result in an increase in the number of persons and personal property at risk of flood inundation.

2. The proposed building work is in conflict with performance Outcome PO3 and Acceptable Outcome AO3.1 of the Flood hazard overlay code.

PO3

Development, where involving a Material change of use within an 'Extreme flood hazard area' on the Flood Hazard overlay maps (OM006a-o), is appropriate to the flood hazard risk having regard to the:

- (a) *the likelihood and frequency of flooding;*
- (b) *flood risk acceptability of development;*
- (c) *vulnerability of and safety risk to persons associated with the use;*
- (d) *associated consequences of flooding in regard to impacts on proposed buildings, structures, and supporting infrastructure; and*
- (e) *associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.*

A03.1

*Uses within the following activity groups are not located within an 'Extreme flood hazard area identified' on the **Flood hazard overlay maps (OM006a-o)**:*

- (a) *Accommodation activities;*
- (b) *Commercial activities;*
- (c) *Community activities except where for a Club with a maximum gross floor area of 100m²;*
- (d) *Industrial activities;*
- (e) *Rural activities, except where for Animal husbandry, Cropping, or Permanent plantation.*

Reasons for conflict

The proposed development is a class 1a dwelling which is considered an 'accommodation activity'. The proposed building works do not include the elevation of the dwelling to achieve a finished floor level higher than the modelled flood water height.

The nearly completed dwelling is situated within a low part of the property within the 'Extreme flood hazard area'. The flood water modelling predicts that the depth of flood water at the location of the dwelling during a 1 in 100 year flood event will be approximately 4.4 metres, which will almost completely inundate the dwelling, at a constructed overall height of approximately 4.7 metres (refer to attached flood water depth modelling map).

The dwellings habitable rooms will be situated well below the defined flood water level. The proposed building works will directly result in an increase in the number of persons and personal property at risk of flood inundation.

It should also be noted that it is likely that the proposed dwelling was not initially designed and engineered to withstand almost complete inundation. Even if Council approved the dwelling in its current location, this lack of flood water action consideration in the actual design of the dwelling would be significant issue for any building certifier.

3. The proposed building work is in conflict with Performance Outcome PO4 and Acceptable Outcome AO4.1 and AO4.2

PO4

Development is located and designed to:

- (a) *maintain and enhance the flood conveyance capacity of the premises;*

- (b) *not increase the number of people calculated to be at risk from flooding;*
- (c) *not increase the flood impact on adjoining premises;*
- (d) *ensure the safety of all persons by ensuring that development levels are set above the defined flood level;*
- (e) *reduce property damage; and*
- (f) *provide flood immune access to buildings.*

Note—Buildings may be constructed from flood resistant, waterproof materials below the defined flood level where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where an alternative outcome to AO4.1-AO4.4 is also demonstrated.

Note—In the event that a lawful building or structure is destroyed by flood or other event the building may be replaced in situ where there is no increase in:

- i. gross floor area; or*
- ii. the number of dwellings or bedrooms on the premises.*

AO4.1

Buildings, including extensions to existing buildings, are:

- (a) *not located within an 'Extreme flood hazard area' identified on the **Flood hazard overlay maps (OM006a-o)**; or*
- (b) *elevated above the defined flood level, with 0.3 metres freeboard from the defined flood level provided for habitable rooms within a dwelling.*

AO4.2

All building work must be high set and retains the flood storage and conveyance capacity of the premises.

Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.

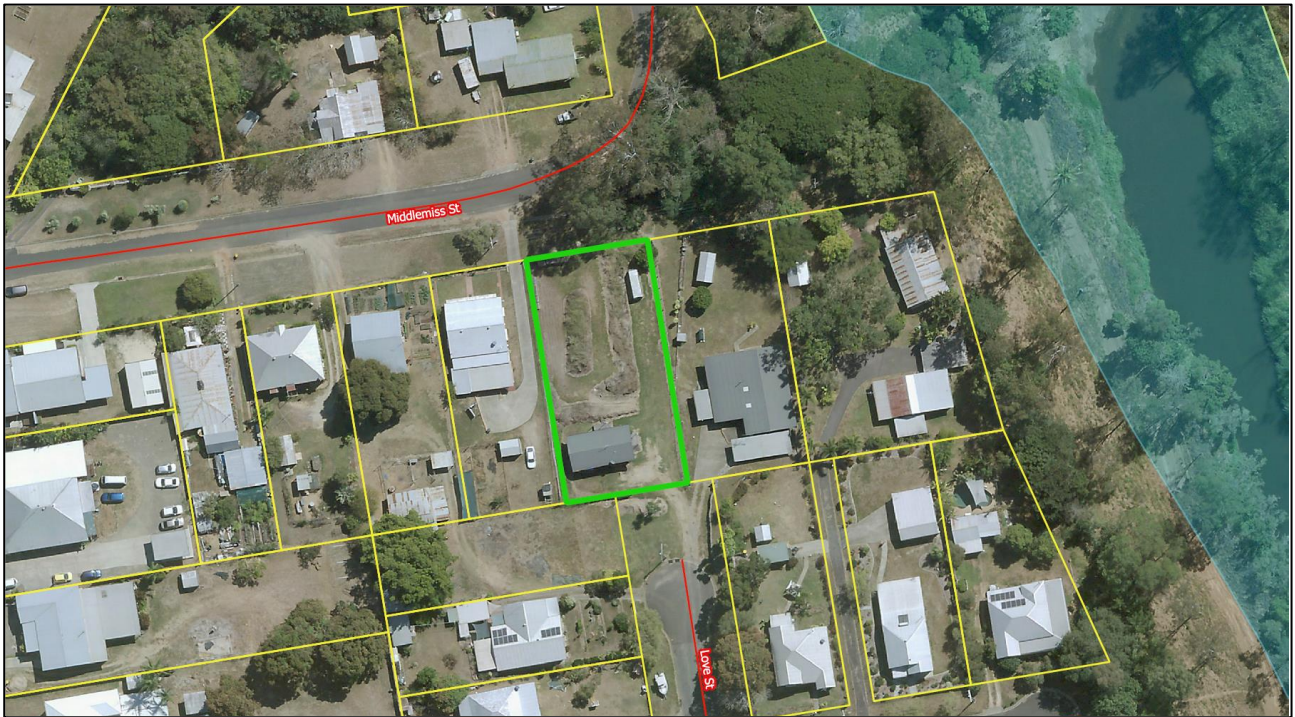
Reasons for conflict

The nearly completed dwelling is situated within a low part of the property within the 'Extreme flood hazard area'. The proposed building works do not include the elevation of the dwelling to achieve a finished floor level higher than the modelled flood water height.

The flood water modelling predicts that the depth of flood water at the location of the dwelling during a 1 in 100 year flood event will be approximately 4.4 metres, which will almost completely inundate the dwelling, at a constructed overall height of approximately 4.7 metres (refer to attached flood water depth modelling map).

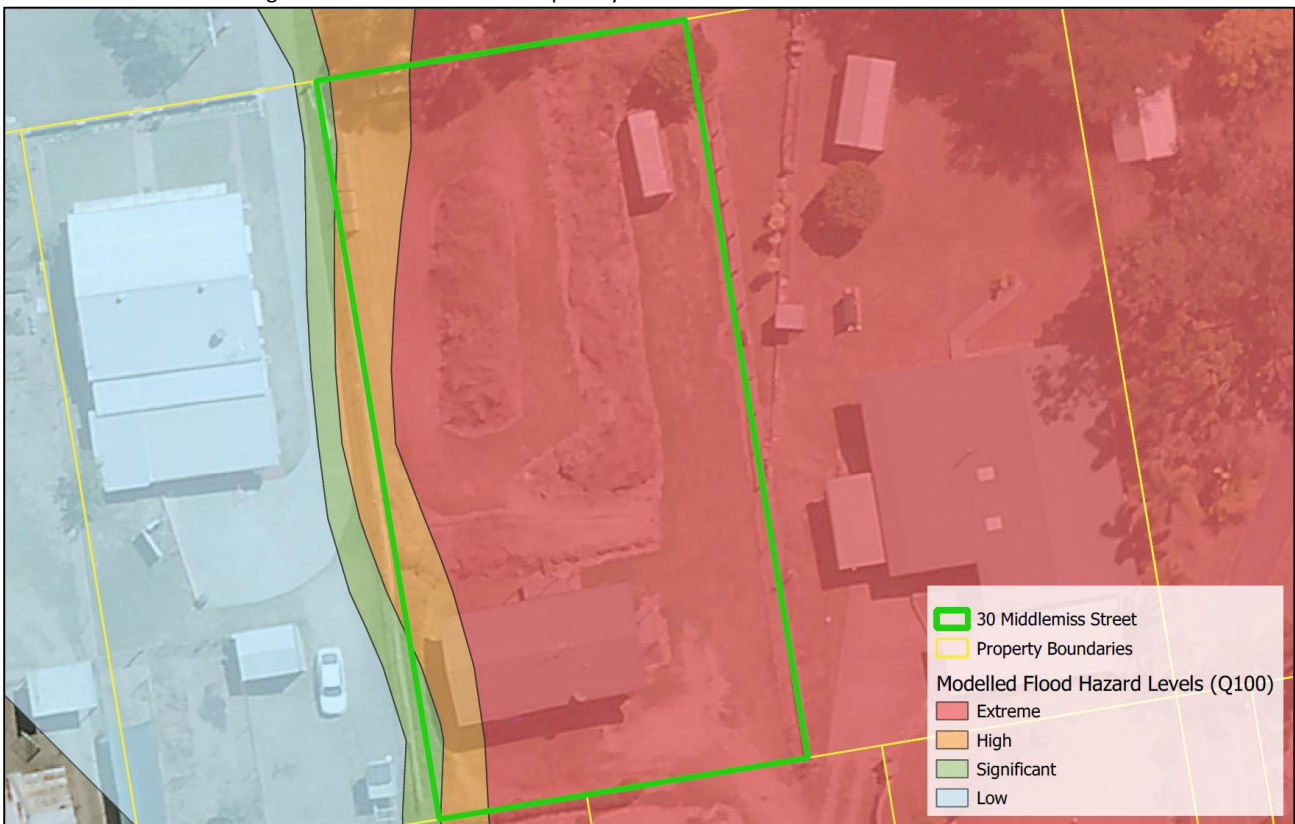
The dwellings habitable rooms will be situated well below the defined flood water level. The proposed building works will directly result in an increase in the number of persons and personal property at risk of flood inundation.

It should also be noted that it is likely that the proposed dwelling was not initially designed and engineered to withstand almost complete inundation and the associated impacts from floodwater and debris. Even if Council approved the dwelling in its current location, this lack of consideration in the dwelling design would be significant issue for any building certifier involved.



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.



Map Disclaimer:

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

THE SITE

The subject site is situated at 30 Middlemiss Street, Mareeba, and is described as Lot 1 on RP715041. The site is regular in shape with an area of 1,265m² and is zoned *Medium density residential* under the Mareeba Shire Council Planning Scheme 2016. The site contains 25.2 metres of frontage to Middlemiss Street to the north, and a further 15.1 metres of frontage to Love Street. Both are constructed to bitumen sealed standards. Informal access is granted to the property from both roads, with no formed crossover in place.

The site is improved by a structure at the southern end of the property. This structure is a nearly completed dwelling and is the subject of this application. The property is connected to all urban services.

All surrounding lots are zoned Medium density residential and contain established dwelling houses.

BACKGROUND/PREVIOUS APPLICATIONS & APPROVALS

BLD/09/0016 - Development Permit for Building Works - Class 1A Dwelling

In April 2009, the then Tablelands Regional Council issued a Development Permit for Building Works for the construction of a class 1a dwelling and class 10a shed. No flood mapping existed at that time, and the proposed dwelling and shed complied with all relevant codes and requirements of the Planning Scheme in place at the time (Mareeba Shire Planning Scheme 2004).

Construction began on the dwelling in 2009 and Council was subsequently involved in both the footings and wall and frame inspections, both were passed. The approved shed was never constructed. Development permit BLD/09/0016 was allowed to lapse in November 2019. Lapsing notices were issued to the landowner leading up to the lapse date in accordance with legislation and Council's policies and procedures.

DESCRIPTION OF PROPOSED DEVELOPMENT

Northern Building Approvals (the assessment manager), on behalf of JC & ME Hendle (the landowners), propose the construction of a class 1a dwelling on land described as Lot 1 on RP715041, situated at 30 Middlemiss Street, Mareeba. The dwelling construction is near completion with the assessment manager having been engaged to finalise the building approval. Plans are included in **Attachment 1**.

The dwelling is situated at the southern end of the property and is within the 'Extreme flood hazard area', as is the majority of the property.

Building work within a flood hazard overlay area requires referral to Council with assessment required against the Flood hazard overlay code.

PLANNING SCHEME DESIGNATIONS

Zone:	Medium density residential
Overlays:	<ul style="list-style-type: none"> - Bushfire hazard overlay - Environmental significance overlay - Hill and slope overlay - Flood hazard overlay - Residential dwelling house and outbuilding overlay

RELEVANT PLANNING INSTRUMENTS

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

(A) Mareeba Shire Council Planning Scheme 2016

Mareeba Shire Council is a referral agency for this application under section 9.3.2.12.1 of the Planning Regulation 2017.

Section 9.3.2.12.1 is as follows:

Development application for building work that is assessable development under section 1, if all or part of the premises are in a flood hazard area and 1 or both of the following apply -

- (a) the application states a defined flood level that is lower than a defined flood level declared by the local government under the Building Regulation, section 13 for the part of the flood hazard area where the premises are;*
- (b) the application states a maximum flow velocity of water that is lower than a maximum flow velocity of water declared by the local government under the Building Regulation, section 13 for the part of the flood hazard area where the premises are*

Council has concurrence powers for this particular referral.

The Flood hazard overlay code of the Mareeba Shire Council Planning Scheme 2016 regulated development in flood hazard areas.

Note: *Only the section of the code relevant to the 'Extreme flood hazard area' and the type of development proposed (class 1a dwelling) have been included below.*

8.2.6 Flood hazard overlay code

8.2.6.1 Application

- (1) This code applies to assessing development where:
 - (a) land the subject of development is located within a Flood hazard area identified on the **Flood hazard overlay maps (OM-006a-o)**; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Note—Natural hazards are appropriately reflected in Overlay Maps 3, 6 and 8 and are required to be mapped by State Government in response to Hazard and Safety State Interests.

Note—where new information, including flood studies or flood modelling supersedes the Flood hazard overlay maps (OM-006a-o) Council may have regard to this new information in the application of the Flood hazard overlay code in the interests of the precautionary principle and the safety of persons and property.

8.2.6.2 Purpose

- (1) The purpose of the Flood hazard overlay code is to manage development outcomes in flood hazard areas identified on the **Flood hazard overlay maps (OM-006a-o)** so that risk to life, property, community and the environment during flood events is minimised, and to ensure that development does not increase the potential for flood damage on site or to other property.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development in the 'Extreme flood hazard area':
 - i. maintains and enhances the hydrological function of the land;
 - ii. does not involve filling (earthworks) or changes to existing landform or drainage lines that results in a loss of the flood conveyance and flood storage capacity of the land;
 - iii. is limited to:
 - A. flood proofed Sport and recreation activities;
 - B. Rural activities where for Animal husbandry, Cropping or Permanent plantation;
 - C. flood proofed Utility installations, Substations or Major electricity infrastructure;
 - D. conservation and natural area management; and
 - E. replacement of existing lawful development, including Accommodation activities where habitable rooms are elevated above the defined flood level and include freeboard;
 - F. Where there is no increase to the number of persons at risk of flood and where development reduces existing or potential risks to life and property.

8.2.6.3 Criteria for assessment

Table 8.2.6.3A - Flood hazard overlay code - For accepted development subject to requirements and assessable development

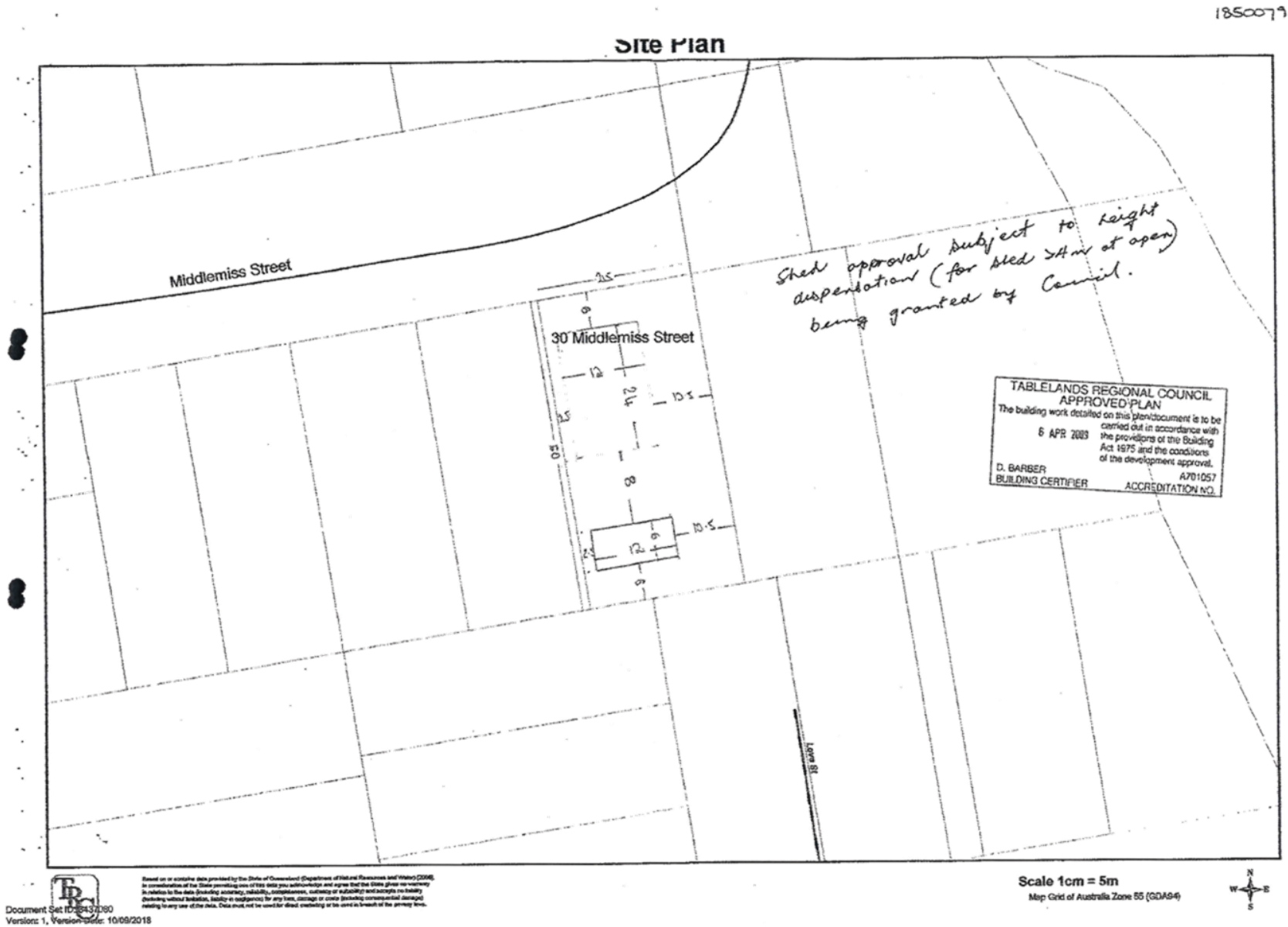
Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Extreme flood hazard area			
PO3 Development, where involving a Material change of use within an 'Extreme flood hazard area' on the Flood hazard overlay maps (OM006a-o) , is appropriate to the flood hazard risk having regard to the: (a) likelihood and frequency of flooding; (b) flood risk acceptability of development; (c) vulnerability of and safety risk to persons associated with the use; (d) associated consequences of flooding in regard to impacts on proposed buildings, structures, and supporting infrastructure; and (e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.	AO3.1 Uses within the following activity groups are not located within an 'Extreme flood hazard area identified' on the Flood hazard overlay maps (OM006a-o) : (e) Accommodation activities; (f) Commercial activities; (g) Community activities except where for a Club with a maximum gross floor area of 100m ² ; (h) Industrial activities; (i) Rural activities, except where for Animal husbandry, Cropping, or Permanent plantation.	x	<p>Regardless of the fact that construction of the proposed dwelling was commenced lawfully under a now lapsed building approval, the current statutory building and planning instruments are required to be considered now that a fresh building approval is being sought.</p> <p>The nearly completed dwelling house is situated within a low part of the property within the 'Extreme flood hazard area'. The flood water modelling predicts that the depth of flood water at the location of the dwelling during a 1 in 100 year flood event will be approximately 4.4 metres, which will almost completely inundate the dwelling, at a constructed overall height of approximately 4.7 metres (refer to attached flood water depth modelling map).</p> <p>The dwellings habitable rooms will be situated well below the defined flood water level.</p> <p>The proposed building works will directly result in an increase in the number of persons and personal property at risk of flood inundation.</p>

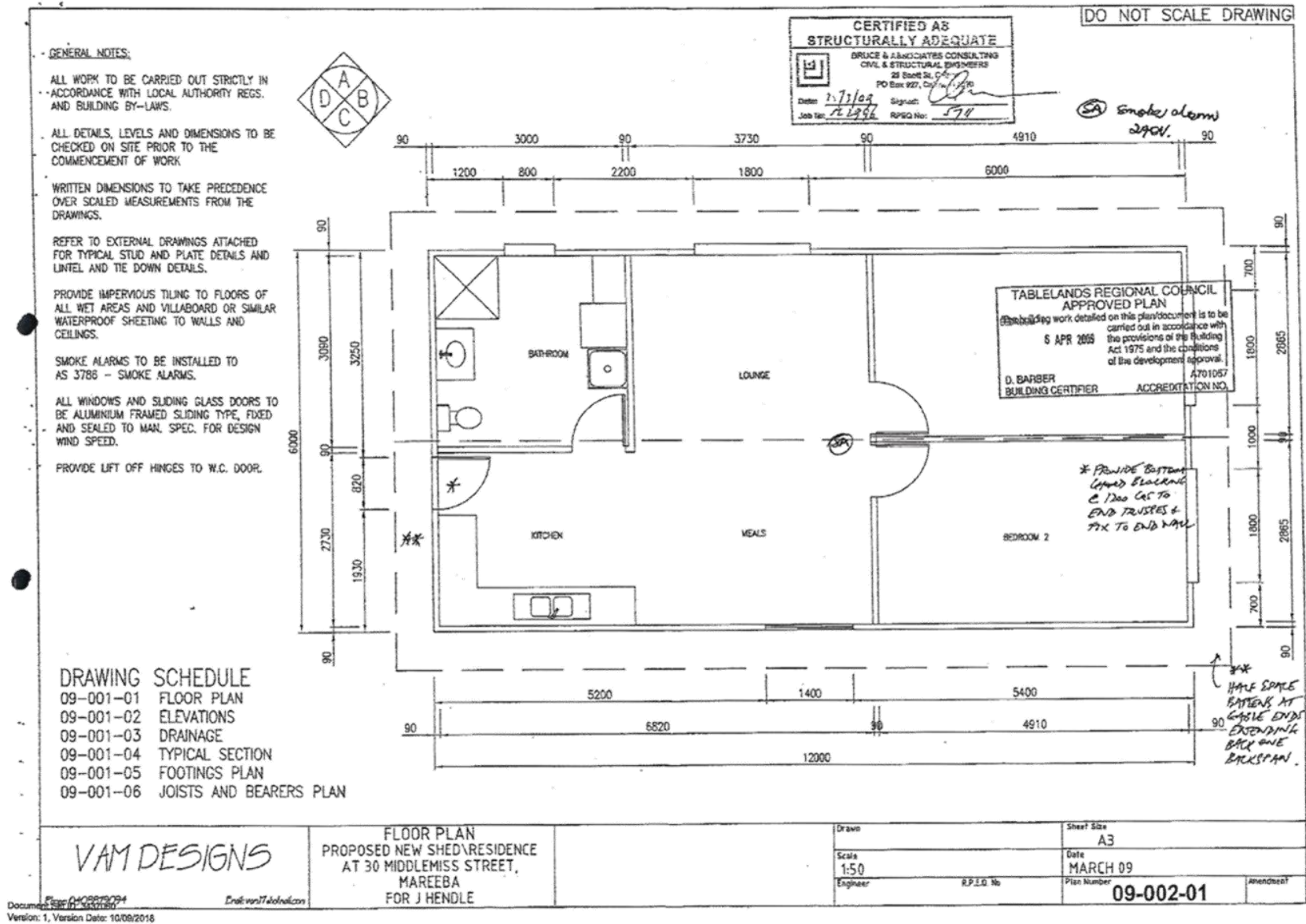
Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO4 Development is located and designed to:</p> <ul style="list-style-type: none"> (g) maintain and enhance the flood conveyance capacity of the premises; (h) not increase the number of people calculated to be at risk from flooding; (i) not increase the flood impact on adjoining premises; (j) ensure the safety of all persons by ensuring that development levels are set above the defined flood level; (k) reduce property damage; and (l) provide flood immune access to buildings. <p>Note—Buildings may be constructed from flood resistant, waterproof materials below the defined flood level where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where an alternative outcome to AO4.1-AO4.4 is also demonstrated.</p> <p>Note—In the event that a lawful building or structure is destroyed by flood or other event the building may be replaced in situ</p>	<p>AO4.1 Buildings, including extensions to existing buildings, are:</p> <ul style="list-style-type: none"> (b) not located within an 'Extreme flood hazard area' identified on the Flood hazard overlay maps (OM006a-o); or (c) elevated above the defined flood level, with 0.3 metres freeboard from the defined flood level provided for habitable rooms within a dwelling. 	x	<p>The nearly completed dwelling is situated within a low part of the property within the 'Extreme flood hazard area'. The proposed building works do not include the elevation of the dwelling to achieve a finished floor level higher than the modelled flood water height.</p> <p>The flood water modelling predicts that the depth of flood water at the location of the dwelling during a 1 in 100 year flood event will be approximately 4.4 metres, which will almost completely inundate the dwelling, at a constructed overall height of approximately 4.7 metres (refer to attached flood water depth modelling map).</p> <p>The dwellings habitable rooms will be situated well below the defined flood water level. The proposed building works will directly result in an increase in the number of persons and personal property at risk of flood inundation.</p> <p>It should also be noted that it is likely that the proposed dwelling was not initially designed and engineered to withstand almost complete inundation and the associated impacts from floodwater and debris. Even if Council approved the dwelling in its current location, this lack of consideration in the dwelling design would be significant issue for any building certifier involved.</p>

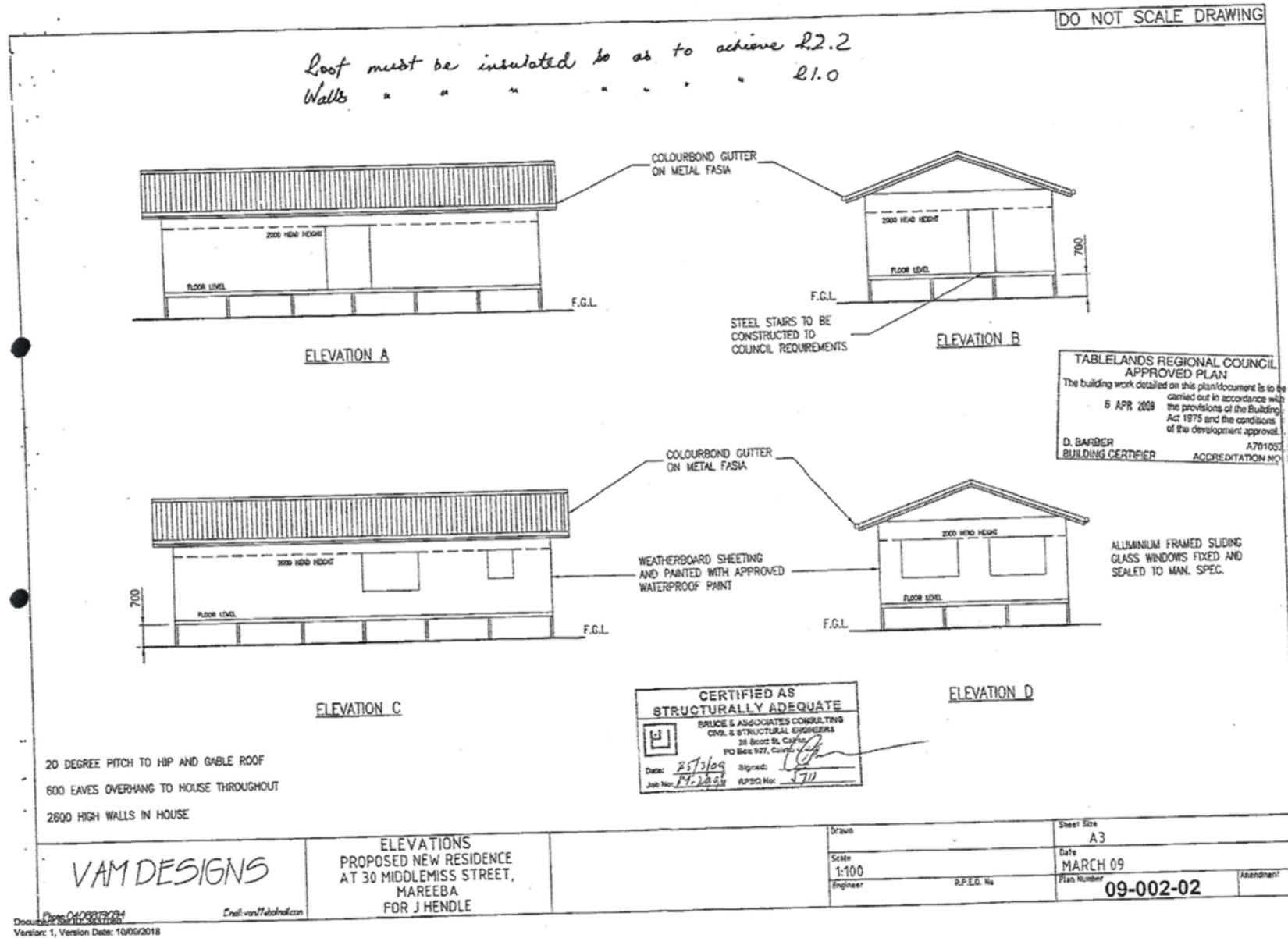
Performance outcomes	Acceptable outcomes	Complies	Comments
<p>where there is no increase in:</p> <ul style="list-style-type: none"> i. gross floor area; or ii. the number of dwellings or bedrooms on the premises. 	<p>AO4.2</p> <p>All building work must be high set and retains the flood storage and conveyance capacity of the premises.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p>	x	See comment for AO4.1.

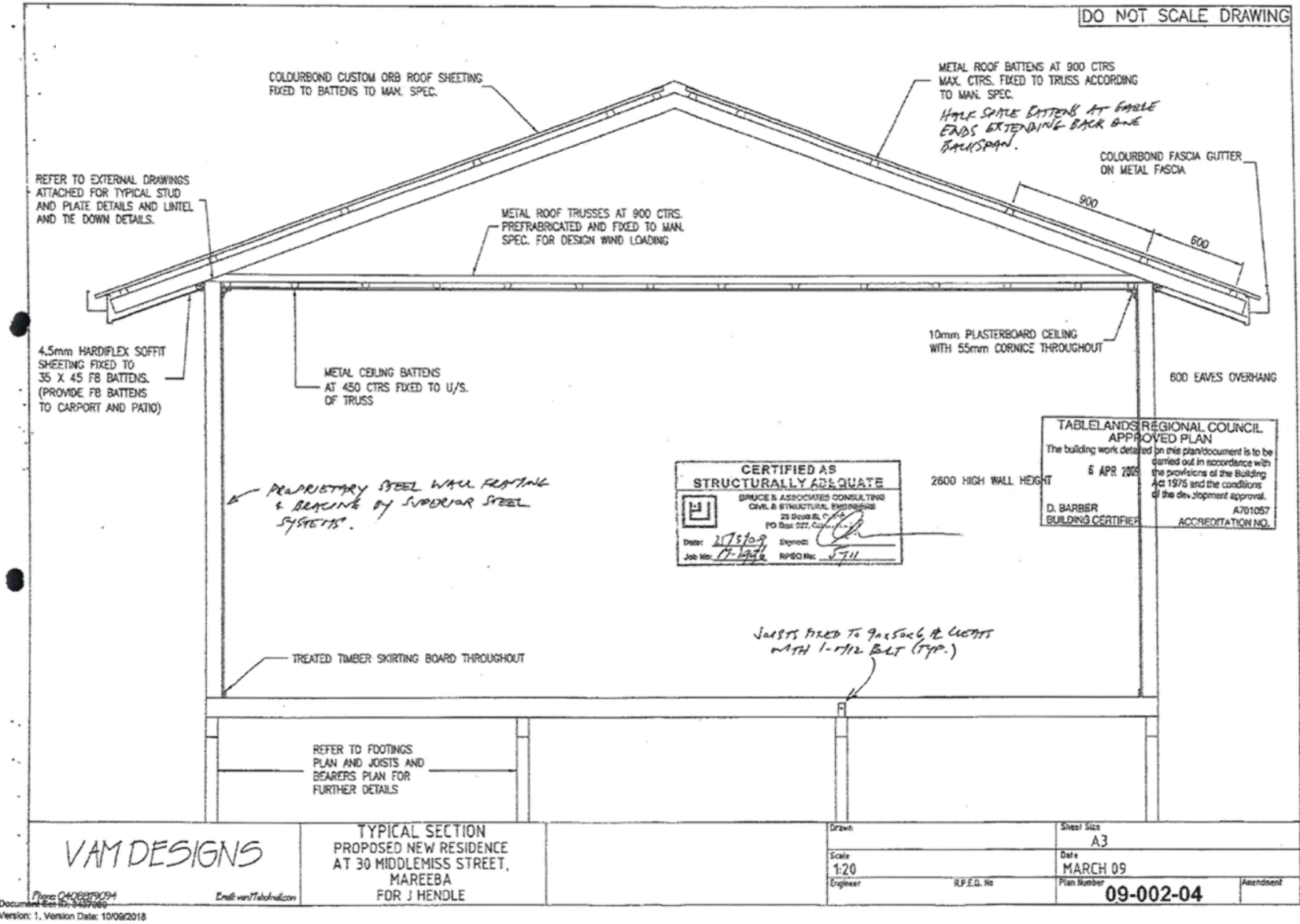
PLANNING DISCUSSION

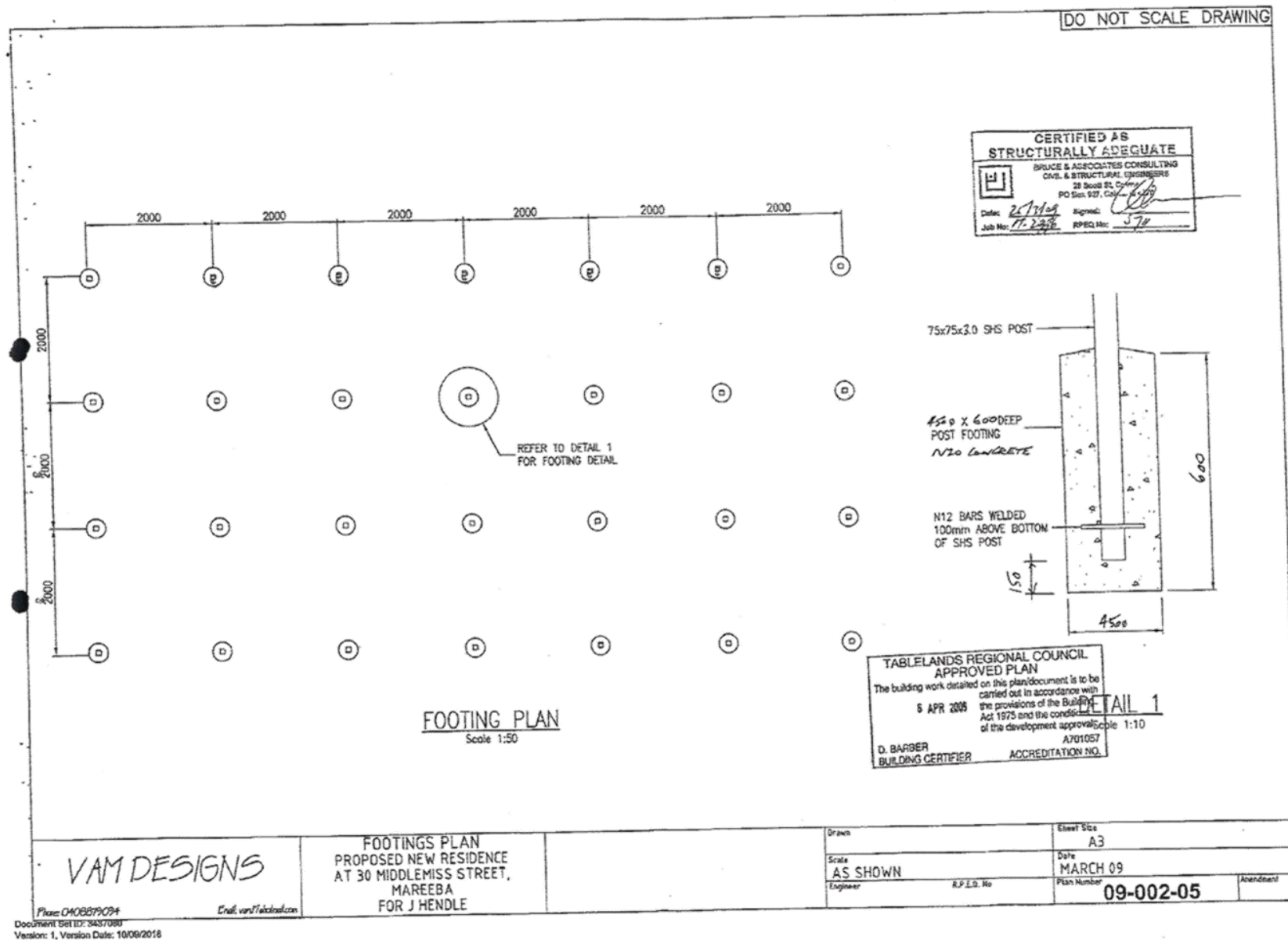
Nil

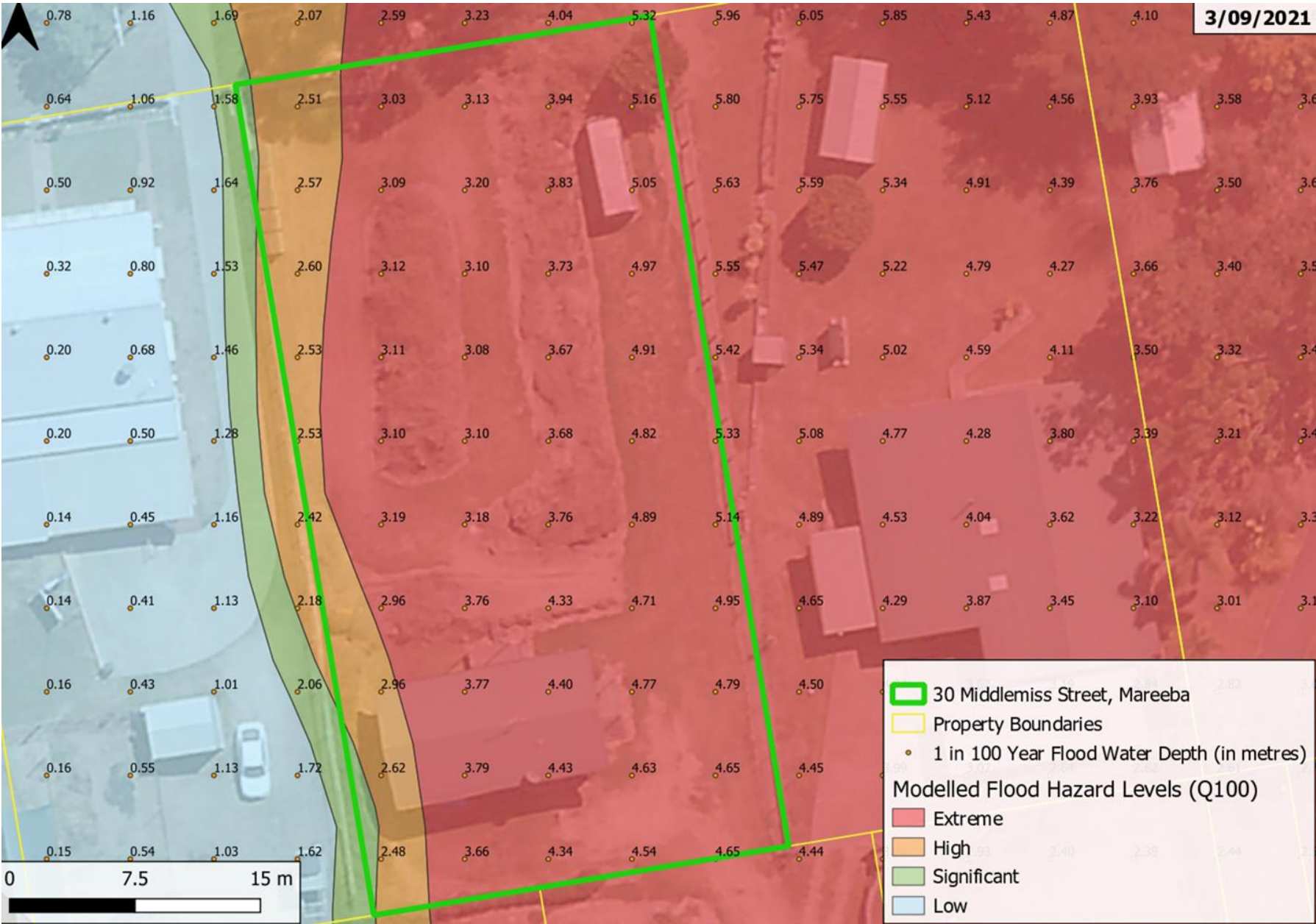












8.4 FURTHER DEALING WITH TERM LEASE 0/220395, BEING LOT 215 ON DA451, LOCALITY OF MOUNT MOLLOY

Date Prepared: 30 August 2021

Author: Senior Planner

Attachments: 1. DOR letter dated 26 August 2021 [↓](#)

EXECUTIVE SUMMARY

The Department of Resources (DOR) is undertaking an assessment of the most appropriate future tenure for Lot 215 on DA451, situated on Bakers Road, Mount Molloy.

Lot 215 on DA451 is currently held under Term Lease 0/220395, issued in 2003 for the purpose of grazing and due to expire in 2023.

DOR seeks Council's views on the renewal of the term lease and also, the conversion of tenure to freehold.

RECOMMENDATION

That Council advise the Department of Resources that Council has no objection to the renewal of the term lease for grazing purposes over Lot 215 on DA451, Bakers Road, Mount Molloy, and further, Council has no objection to the conversion of Lot 215 on DA451 to freehold.

BACKGROUND

The Department of Resources is undertaking an assessment of the most appropriate future tenure for Lot 215 on DA451, Locality of Mount Molloy.

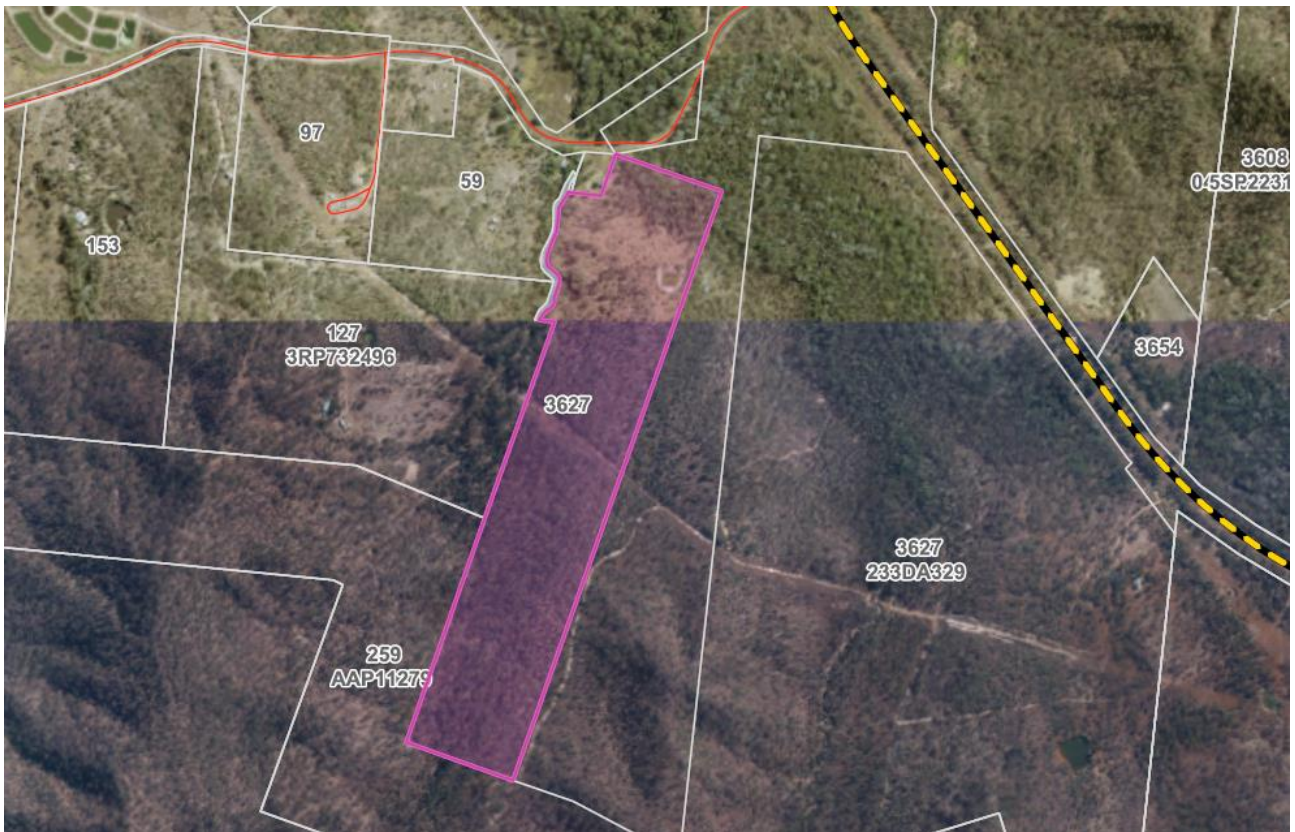
Lot 215 on DA451 has an area of 23.27 hectares and is situated on Bakers Road, Mount Molloy approximately 500 metres west of the Mulligan Highway. Lot 215 is formerly a reserve for landing ground purposes.

A high voltage overhead transmission line traverses east-west across the centre of the land.

The land is covered by Term Lease 0/220395 which was issued for grazing purposes in 2003. This term lease is due to expire in 2023.

In 2017, Council sold this term lease to the current lessee due to outstanding rates and charges.

DOR seeks Council's views on the renewal of the term lease and also, the conversion of tenure to freehold.



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RISK IMPLICATIONS

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

The subject land is zoned Rural under the Mareeba Shire Council Planning Scheme 2016 and is lawfully used for the purpose of grazing.

There is no objection to the renewal of the term lease or the conversion of tenure to freehold.

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil

Operating

Nil

LINK TO CORPORATE PLAN

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

IMPLEMENTATION/COMMUNICATION

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

File/Ref number: 2021/001124

26 August 2021



Department of Resources

The Chief Executive Officer
Mareeba Shire Council
PO Box 154
Mareeba Qld 4880

Email: info@msc.qld.gov.au

Dear Sir/Madam

**Further dealing with Term Lease 0/220395 over Lot 215 on crown plan DA451
Lessee: Kevin Peter Darcey**

The Department of Resources (the department) is undertaking an assessment under the *Land Act 1994* in respect of the above noted lease. The current purpose of the lease is grazing. The current lease expires on 02 December 2023.

The enclosed SmartMap and Title Search shows the subject land and the surrounding locality.

The renewal of the lease will be assessed in terms of Sections 159 and 159A of the *Land Act 1994*, after considering the views of all interested parties and an inspection of the land.

Part of the department's assessment will consider the most appropriate tenure for the land. Should it be determined that another form of tenure is a more appropriate form of tenure than a new lease, the chief executive may determine that the other more appropriate form of tenure for the subject land, is freehold.

Council views and comments are therefore requested for both the renewal and conversion of the subject tenure.

Please advise the department of Council's views or requirements, including any local non-indigenous cultural heritage values that the department should consider when assessing this dealing.

Objections and any views or requirements that may affect the future use of the land should be received by close of business on 26 October 2021. Should Council offer an objection to the dealing, a full explanation stating the reason for such objection should be forwarded to the department.

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

Department of Resources
PO Box 5318
Townsville 4810 Australia
Telephone +61 7 4222 5420
www.resources.qld.gov.au
ABN 59 020 847 551

If a response is not received by the due date and no alternative arrangements have been made, it will be considered that Council has no objections or requirements in relation to this matter and the dealing will be progressed without receipt of Council comment.

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

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

Should you have any questions in regard to this matter, please contact the department on telephone (07) 4016 1901, quoting reference number 2021/001124.

Yours sincerely



Dallas Crawford
Land Support Officer
Land Administration and Acquisitions

Encs Smartmap
Current Title Search



Current State Tenure Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	40040904	Search Date:	26/08/2021 12:03
Date State Tenure Created:	05/03/2004	Request No:	38336164
Previous Title:	17557020		

DESCRIPTION OF LAND

Tenure Reference: TL 220395
 Lease Type: TERM
 LOT 215 CROWN PLAN DA451
 Local Government: MAREEBA
 Area: 23.269400 Ha. (SURVEYED)
 No Land Description
 No Forestry Entitlement Area
 Purpose for which granted:
 GRAZING - USL

REGISTERED LESSEE

Dealing No: 718180333 27/07/2017
 KEVIN PETER DARCEY

TERM OF LEASE

Term and day of beginning of lease
 Term: 20 years commencing on 03/12/2003
 Expiring on 02/12/2023

CONDITIONS

- A61 (1) The lessee must use the leased land for grazing purposes only.
 (2) This lease may be forfeited if not used for the purpose stated above.
 (3) The annual rent must be paid in accordance with the Land Act 1994.
 (4) The Parties acknowledge that GST may be payable in respect of a supply made under this lease. Where GST becomes payable in respect of a supply made under this lease, the State (lessor) may recover the GST from the lessee by increasing the consideration payable by the lessee to the State by an amount equal to that which the State is obliged to remit to the Commonwealth as GST on the supply and that amount may be recovered from the lessee as part of the money payable to the State under this lease. The State will upon request by the lessee, issue to the lessee a valid GST tax invoice in respect of any taxable supply made under this lease. (NOTE: For the purposes of this condition "GST" means the goods and services tax which results from the enactment of A New Tax System (Goods and Services Tax) Act 1999 and the related Acts which constitute the Commonwealth taxation reform (as amended from time to time)).
 (5) The lessee must pay the cost of any required survey or re-survey of the leased land.
 (6) The lessee must control pest plants and animals, on the leased land, in accordance with the Land Protection (Pest and Stock



Current State Tenure Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 40040904

CONDITIONS (Continued)

- Route Management) Act 2002 and the Local Laws and requirements of the Mareeba Shire Council.
- (7) The lessee has the responsibility for a duty of care, to take all reasonable and practicable measures to sustainably manage the leased land by conserving the physical, biological, productive and cultural values, either on the leased land or in areas affected by the management of the leased land.
 - (8) The lessee indemnifies and agrees to keep indemnified the State of Queensland, Crown Instrumentalities, local governments and other statutory bodies (the Indemnified) against all actions, suits, proceedings, claims, demands, costs, losses, damages and expenses (Claim) arising out of or in any way connected to or resulting from the State of Queensland granting this lease to the lessee and which is connected to or resulting from the lessees' use and occupation of the leased land (all referred to as the indemnified acts or omissions) save to the extent that the Claim arises as a result of any negligent act or omission of the State of Queensland. The lessee hereby releases and discharges the Indemnified from any Claim relating to the indemnified acts or omissions which may be made against the Indemnified.
 - (9) The lessee must ensure that the use and development of the leased land conforms to the Planning Scheme, Local Laws and requirements of the Mareeba Shire Council, binding on the lessee.
 - (10) The lessee must give the Minister administering the Land Act 1994, information about the lease, when requested.
 - (11) The lessee must not clear any vegetation on the leased land, unless in accordance with the Integrated Planning Act 1997.
 - (12) No compensation for improvements or developmental work is payable by the State at the forfeiture, surrender or expiry of the lease, but the lessee has the right to remove the lessees moveable improvements within a period of three (3) months from the forfeiture, surrender or expiry of the lease, provided all money due by the lessee to the State on any account whatsoever has been paid, or be required to remove those improvements as specified in any further condition of lease.
 - (13) This lease is subject to the Land Act 1994 and all other relevant State and Commonwealth Acts.
- A68
- (1) The lessee must allow any person authorised under the Forestry Act 1959 access to the leased land for the purpose of cutting and removing timber or removing other forest products, or quarry material, or other material from the leased land.
 - (2) Except as hereinafter provided the lessee must not interfere with any forest products or remove any quarry material (including any stone, gravel, sand, earth, soil, rock, guano or clay which is not a mineral within the meaning of the Mineral Resources Act 1989) or other material upon the leased land without the permission of the Minister administering the Land Act 1994 except under the authority of and in compliance in every respect with the requirements or a permit, licence, agreement or contract granted or made under the Forestry Act 1959.
- C345 The Minister administering the Land Act 1994 may resume the whole or any part of the leased land, provided the said Minister gives the lessee six (6) months notice. Compensation to the lessee will be for lawful improvements only, as provided for under the Land Act 1994.
- F46 The lessee must within twelve (12) months and to the satisfaction of the Minister administering the Land Act 1994, fence the boundary of

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Requested by: External Supervisor

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Page 2/3



Current State Tenure Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 40040904

CONDITIONS (Continued)

- the leased land, with a good and substantial stock proof fence and must thereafter maintain the fence in a good and satisfactory condition.
- L109 The lessee must not effect any structural improvements other than boundary fencing on the leased land, without the approval of the Minister administering the Land Act 1994 and any other relevant authority, having been first obtained.
- L110 The lessee must within the term of the lease and, to the satisfaction of the Minister administering the Land Act 1994, maintain all existing improvements on the leased land in a good and substantial state of repair.

ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Lease No. 40040904
2. RESUMPTION EASEMENT No 706319599 31/01/2003 at 14:34 burdening the land
ERGON ENERGY CORPORATION LIMITED
over
EASEMENT G ON SP145520

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
719767646	EXEMPT CONS SEC 322AA LAND ACT 1994	02/12/2019 08:28	CURRENT

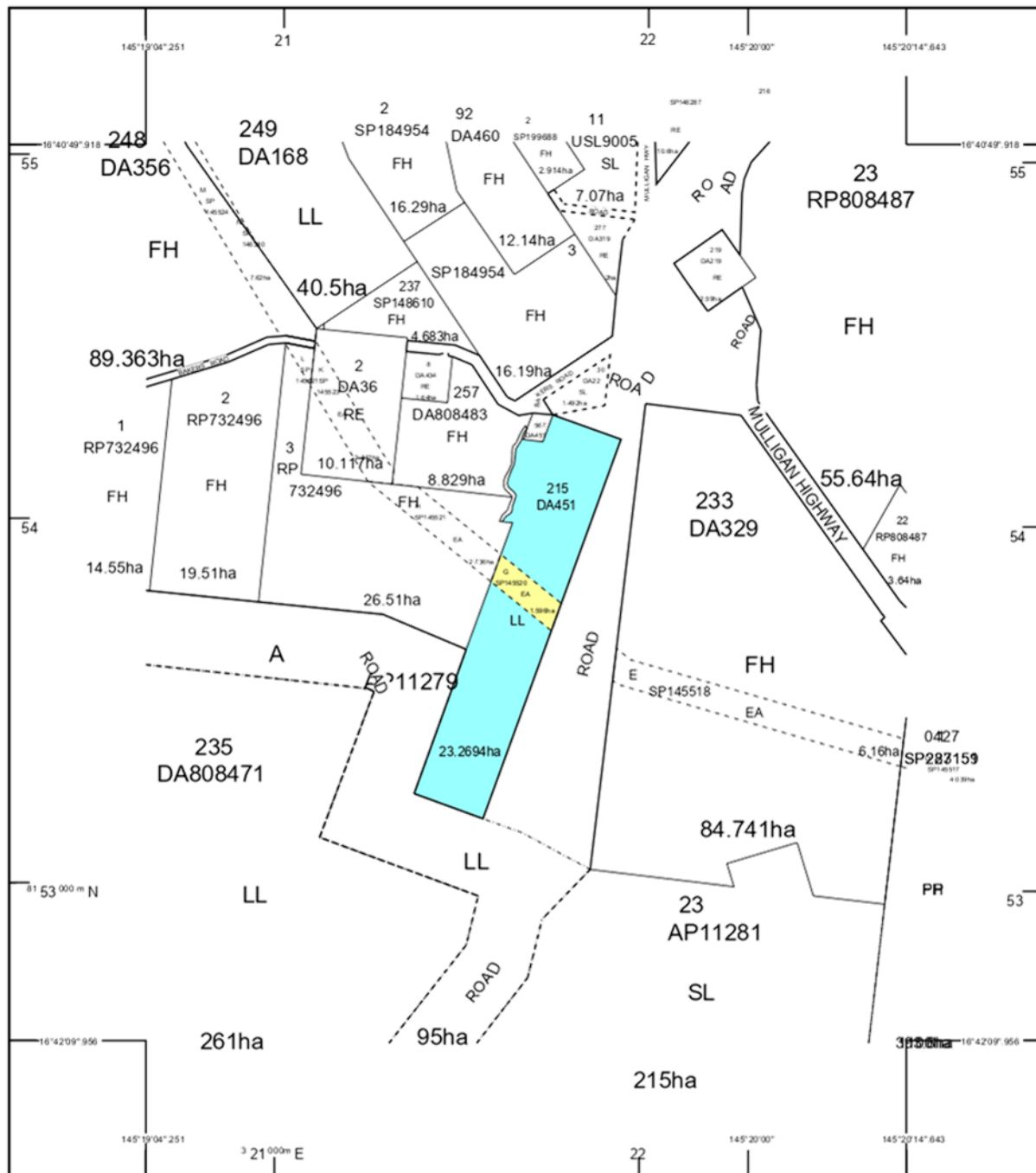
UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current State Tenure Search **

Information provided under section 34 Land Title Act (1994) or section 281 Land Act (1994)



STANDARD MAP NUMBER
7964-13244

0 300 600 900 1200 1500 m
HORIZONTAL DATUM: GDA94 ZONE 55 SCALE 1:15000

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB
Lot/Plan G/SP145520
Area/Volume 1.596ha
Tenure EASEMENT
Local Government MAREEBA SHIRE
Locality MOUNT MOLLOY
Segment/Parcel 9172/730

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 30/04/2021
For additional information regarding this SmartMap see page 2.
Shading Rules have been applied.

DCDB 29/04/2021 (Lots with an area less than 1500m² are not shown)

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SmartMap



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Additional Information Page

Shading Rules

-  Lot Number = 215 and Plan Number = DA451
-  Lot Number = G and Plan Number = SP145520

8.5 MAREEBA INDUSTRIAL PARK

Date Prepared: 3 September 2021

Author: Manager Development and Governance

Attachments: 1. Mareeba Industrial Park available lots for sale [↓](#)

EXECUTIVE SUMMARY

The purpose of this report is to propose a price change for land at the Mareeba Industrial Park Development. The current price of \$65 per square metre has been in place since 2019. The proposal would reduce the sites that existed pre the expansion works in 2020 to \$60.00 per square metre to promote sales and leave the sites established in 2020 at \$65.00 per square metre.

RECOMMENDATION

That the following lots at Mareeba Industrial Park are reduced to \$60.00 per square metre:

- Lot 215 SP276129;
- Lot 3 SP298322;
- Lot 4 SP298322;
- Lot 71 SP198060; and
- Lot 72 SP198060.

BACKGROUND

In 1999, Council and the Department of State Development funded the Mareeba Strategic Industry Planning Study. The report prepared by GHD explored opportunities to develop industrial land to the north of Mareeba. As a result of the study, Mareeba's economic strengths were recognised in Queensland Government's State Infrastructure Plan 2001, which identified Mareeba as an emerging industrial estate to service the Cairns region.

In May 2002, Sinclair Knight Merz (SKM) prepared a Feasibility Study for the Development of an Industrial Park in Mareeba. The report considered tenure, zoning, constraints, preliminary concept plans for development, road access, infrastructure services, and estimated development costs. Financial modelling undertaken at that time indicated that the project was viable

In 2003, Council purchased 285 hectares of land on the northern outskirts of Mareeba and prepared a master plan for the development of Stage 1, which consisted of 247 lots to be constructed over 7 hectares of land east of the proposed future Mareeba bypass alignment.

The primary objective of developing the Mareeba Industrial Park was to provide economic growth for the Mareeba Shire. Pricing for the sale of lots was intended to be set low enough to attract investment while providing adequate cash flow to self-fund development of future stages.

On 20 February 2019 Council increased the price to \$65.00 per square metre to align with valuations at the time.

Council is seeking an opportunity to promote the industrial park during these economic times by reducing the price on specific sites by \$5.00 a square metre. This will assist Council in achieving the

primary objective of the Mareeba Industrial Park, which is to support economic growth and attract investors to Mareeba.

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.

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

Media release promoting the sites.



MAREEBA INDUSTRIAL PARK - LOTS AVAILABLE FOR SALE BY MAREEBA SHIRE COUNCIL

DETAILS OF AVAILABLE LOTS

Lot	Lot Area m ²
321	14,700
263	2,471
262	2,471
261	2,183
260	2,178
259	2,178
258	2,178
257	2,323
256	2,531
255	2,530
232	2,178
231	2,178
230	2,178
229	2,178
228	2,178
227	2,144
225	2,178
224	2,178
223	2,178
222	2,178
221	2,178
220	2,178
219	3,436
215	2,288
71	2,178
72	2,178
4	2,154
3	2,178
A	19,548
B	2,263

LEGEND

LAND AVAILABLE FOR SALE

LAND AVAILABLE FOR SALE - HOLD PLACED FOR AN INTERESTED PARTY



8.6 CONTINUATION OF COMMERCIAL USE OF ROADS APPROVAL - CAFE CREMA MAREEBA CENTENARY CAR PARK

Date Prepared: 7 September 2021
Author: Supervisor Health and Local Laws
Attachments: Nil

EXECUTIVE SUMMARY

This report is presented to Council to determine if the approval for Commercial Use of Roads be continued for the Café Crema Coffee trailer located at the Mareeba Centenary Park.

The current owner is selling the trailer to a prospective new owner. Council has received enquiries from a possible new owner who wants to ensure the Commercial use of Roads approval will be approved before the van is purchased.

The new owner would like to continue operating the trailer at the same location and under the same conditions as Café Crema.

RECOMMENDATION

That Council approve the Commercial Use of Roads permit under Council's Local Law for the applicant to continue to operate at the same location at Centenary Park upon receipt of an application from the new owner of Café Crema.

BACKGROUND

On the 5 October 2012 Tablelands Regional Council Approved Café Crema to sell coffee, drinks and takeaway goods from a licenced Mobile Food Vehicle at the northern end of Centenary Park, subject to a range of conditions.

The owner of Café Crema obtained this approval from Tablelands Regional Council as a result of buying the food van from the original owner. Approval was granted at the time to continue operating in this location under the same conditions as the previous owner.

The current conditions in which the current approval operates under *Council's Local Law No. 1 (Administration) 2018* is:

STANDARD CONDITIONS

The approval holder must comply with the Guidelines for Commercial Use of Local Government Controlled Areas and Roads.

For the duration of the term of the approval, 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;

Prior to the commencement of the prescribed activity, provide the local government with a certificate of currency for the public liability insurance policy.

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 activity.

NON STANDARD CONDITIONS

- a) Any other applicable approvals are obtained from the relevant authorities (such as Department of Transport and Main Roads).
- b) The van must only sell food (coffees, teas, etc) from the van from 5.30am to 3.00pm Monday to Friday, and 5.30am to 5.00pm every third (3rd) weekend of the month from a suitable location listed in the application.
- c) The van is to be removed from the site daily at end of approved trading hours.
- d) The holder of the approval is to display the approval in a specified position or to produce the approval for inspection on demand by an authorised person.
- e) The holder of the approval to take specified measures to ensure that the activities authorised by the approval do not cause a nuisance.
- f) The safe and unimpeded movement of pedestrians and traffic is to be guaranteed.
- g) The area to be approved is to be kept clean and free from rubbish before and after use.
- h) The stall must only be positioned as detailed on the site plan submitted with the application. Any changes to the location will require further approval.
- i) The amount payable for the first year will be the sum of \$1,918.91 comprising:
 - i. Application/renewal fee under Local Law No 1 (Administration)
 - ii. Annual rental fee for use of carpark

The above amounts are subject to review on an annual basis and are generally increased in line with increases in the CPI.

As the Mobile Food Van is being sold, the potential new owner would like to ensure they can continue to operate the van in the same location and under the same conditions as the previous owner.

Café Crema has been operating the Food Van at the park for the past nine (9) years.

Mareeba Shire Council Regulatory Services Department also receives a number of enquiries a year from other mobile food vehicle operators in Mareeba and other towns asking if they can sell food from the northern or southern end of Centenary Park. The Mareeba Heritage Centre now has a licenced café operating out of the premise and allowing more food vehicles in this concentrated

area may cause potential issues, together with the limited space and vehicle access to the site. Allowing further food vans in this location will also see a potential traffic and pedestrian hazard.

The amount payable in the non-standard conditions i) of \$1,918.91 is not currently payable; however, it is the same amount payable by Kuranda Homemade Tropical Fruit Icecream for the same arrangement approved in 2019. Council deemed that when a vendor is using public land for commercial sales, the vendor should be liable for a cost, which is above the minimum rate for a commercial property.

RISK IMPLICATIONS

Legal and Compliance

The Food Van will have their own Public Liability Insurance while operating in the location.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

N/A

Operating

N/A

LINK TO CORPORATE PLAN

Community: An informed and engaged community which supports and encourages effective partnerships to enhance the liveability of the shire.

Governance: Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance while delivering affordable levels of identified services within the Shire.

IMPLEMENTATION/COMMUNICATION

The potential owner will be advised in writing of Council's decision.

8.7 FINANCIAL STATEMENTS PERIOD ENDING 31 AUGUST 2021**Date Prepared:** 31 August 2021**Author:** Manager Finance

Attachments: 1. Budgeted Income Statement - August 2021 [↓](#)
 2. Capital Works Program 2021-22 [↓](#)

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with an overview of financial matters for the period 1 July 2021 to 31 August 2021.

RECOMMENDATION

That Council;

1. receives the Financial Report for the period ending 31 August 2021; and
2. approves the amended 2021/22 Capital Works Program to include carry overs from 2020/21 and additional capital projects.

BACKGROUND

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

The end of financial year end audit is nearing its final stages of completion, with impact on final end of year figures (if any) yet to be identified. The 2020/21 Financial Statements were presented to the Audit Committee and Queensland Audit Office for the annual audit in August 2021.

For the month ending 31 August 2021, the actual results are in line with the year to date budget.

The budgeted figures reflect the 2021/22 Budget as adopted by Council at the 16 June 2021 meeting.

There are no issues to highlight, or variances at this stage are due to either budget allocation timing issues and year-end journals that have not been finalised yet until audit has been completed and financial statements signed off. The surplus shown above is due to the rates notices being issued in August 2021, which represents 50% of annual rate levies.

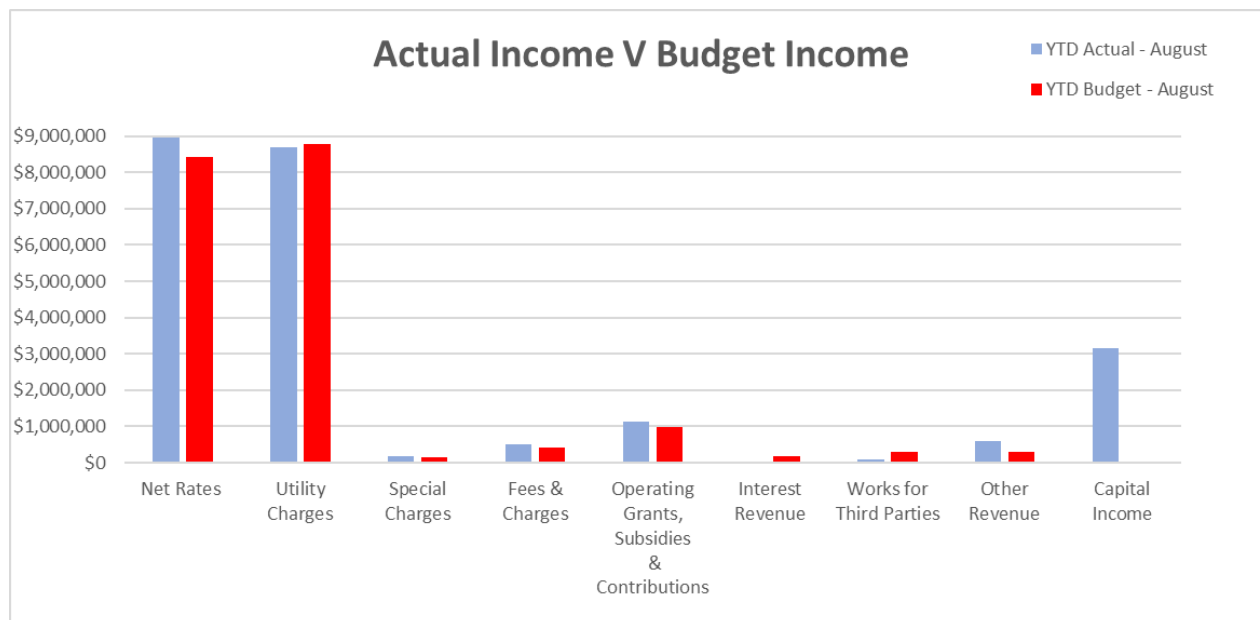
August 2021 - Snapshot

Total Operating Income	\$	20,151,984
Total Operating Expenditure	\$	8,803,401
Operating Surplus/(Deficit)	\$	11,348,583
Total Capital Income (grants, developer contributions)	\$	3,162,205
Net Result - Surplus/(Deficit)	\$	14,510,788

Income Analysis

Total income (including capital income of \$3,162,205) for the period ending 31 August 2021 is \$23,314,189 compared to the YTD budget of \$19,573,058.

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



	Actual YTD	Budget YTD	Note
Net Rates	8,949,911	8,414,797	1
Utility Charges	8,703,151	8,776,618	1
Special Rates and Charges	170,509	158,884	1
Fees & Charges	520,817	430,223	2
Operating Grants, Subsidies & Contributions	1,130,139	992,575	
Interest Received	8,751	169,250	
Works for Third Parties	85,653	307,947	3
Other Revenue	583,052	312,763	4
Capital Income	3,162,205	-	5

Notes:

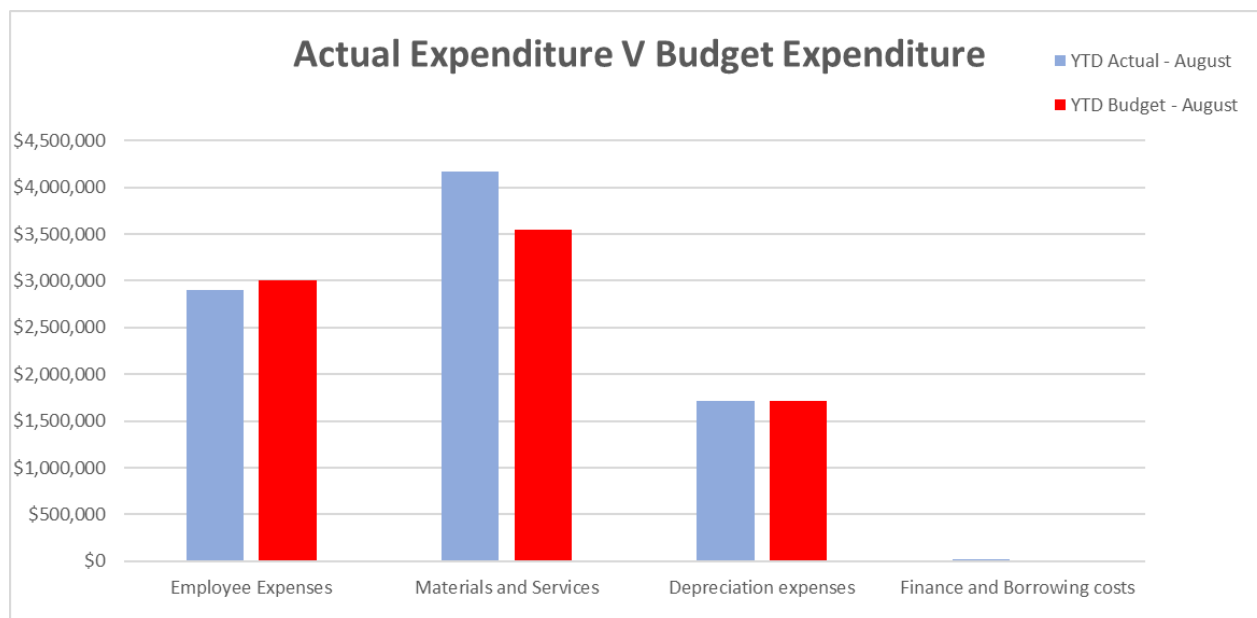
1. Rates for the half year ending 31 December 2021 were levied in August. The favourable variance relates to the rates discount, which is only recorded when rate payments are made. As more rate payments are received before discount dates, this variance will reduce.
2. The favourable variance is relating to a timing difference between actual animal registrations and fines and the budget allocation.

3. The Road Maintenance Performance Contract (RMPC) invoices for July and August will not be raised until September.
4. Favourable variance relates to a timing issue with budget being apportioned over 12 months. A number of annual invoices have been raised which is creating a variance.
5. Council has received \$3.2M in capital grants towards Works for Queensland COVID Round and Round 4, Transport Infrastructure Development Scheme (TIDS) and Local Roads & Community Infrastructure Program Round 2.

Expenditure Analysis

Total expenses for the period ending 31 August 2021 is \$8,803,401 compared to the YTD budget of \$8,284,942.

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



	Actual YTD	Budget YTD	Note
Employee expenses	2,907,309	3,006,275	
Materials & Services	4,166,183	3,550,920	1
Depreciation expenses	1,714,380	1,714,380	
Finance & Borrowing costs	15,529	13,367	

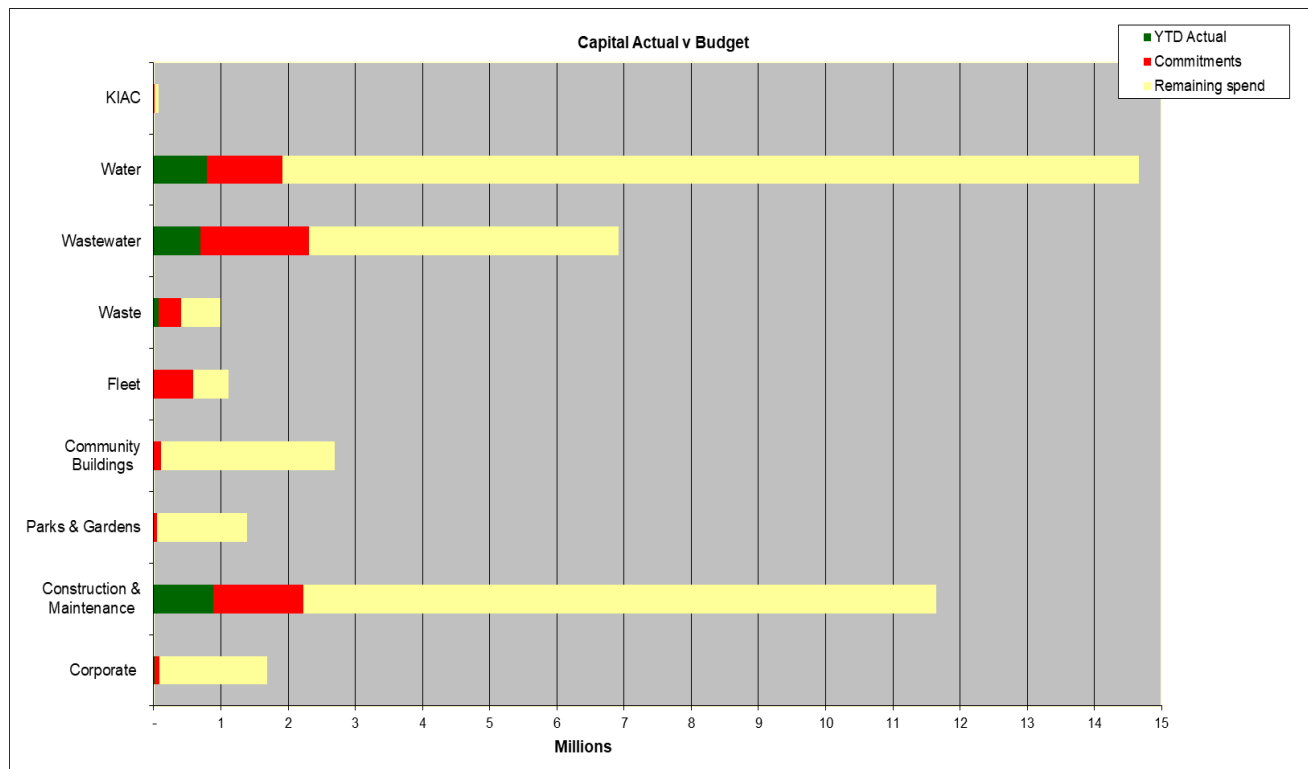
Notes:

1. The variance relates to the expenditure for RMPC and Council road maintenance, which is allocated equally over 12 periods however actual works does follow same trend. There has also been additional 3rd party works which was not budgeted for however there will be income to offset this expense.

Capital Expenditure

Carry over capital works from 2020/21 of \$9,962,014 are proposed to be added to the 2021/22 program. In addition to these carry overs, there are some adjustments (\$238,200) and additional capital projects (\$356,165) which are also proposed to be included in the amended program for 2020/21 which will bring total annual capital budget to \$41,980,709.

Total capital expenditure of \$8,456,122 (including commitments) has been spent for the period ending 31 August 2021 against the 2021/22 adjusted annual capital budget of \$41,980,709.



Loan Borrowings

Council's loan balance is as follows:

QTC Loans

\$7,652,560

Rates and Sundry Debtors Analysis

Rates and Charges

The total rates and charges payable as at 31 August 2021 are \$13,929,460 which is broken down as follows:

Status	31 August 2021		31 August 2020	
	No. of properties	Amount	No. of properties	Amount
Valueless land	18	847,045	18	728,875
Payment Arrangement	75	131,947	63	162,857
Collection House*	206	1,161,258	214	1,081,272
Exhausted – awaiting sale of land	11	215,713	9	158,032
Sale of Land	-	-	-	-
Other (includes current rate notices)	6,786	11,573,497	7,278	11,687,901
TOTAL	7,096	13,929,460	7,582	13,818,937

The Rate Notices for the period ending 31 December 2021 was issued on 10 August 2021 with the discount due date being 10 September 2021. Total Gross Rates and Charges levied for the six (6) months totalled \$19,296,164.

Collection House collected \$51,812 for the month of August 2021.

Sundry Debtors

The total outstanding for Sundry Debtors as at 31 August 2021 is \$1,323,841 which is made up of the following:

Current	30 days	60 days	90 + days
\$1,067,589	\$235,151	\$5,854	\$15,247
80.6%	17.76%	0.45%	1.15%

Procurement

There were no emergency orders for the month.

RISK IMPLICATIONS

Nil

Legal/Compliance/Policy Implications

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

FINANCIAL AND RESOURCE IMPLICATIONS

Nil

LINK TO CORPORATE PLAN

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

IMPLEMENTATION/COMMUNICATION

Nil

Budgeted Income Statement by Fund 2021/22 Budget			
Consolidated			
	Actual YTD	Budget YTD	2021/22
Revenue			
Rates and utility charges	18,344,955	18,392,517	36,787,376
Less Discounts and Pensioner Remissions	(521,383)	(1,032,217)	(2,064,435)
Net Rates and Utility Charges	17,823,572	17,360,300	34,722,941
Fees and Charges	520,817	430,223	1,511,931
Operating Grants and Subsidies	1,130,139	992,575	8,067,552
Operating Contributions	-	-	46,300
Interest Revenue	8,751	169,250	435,500
Works for Third Parties	85,653	307,947	1,847,683
Other Revenue	583,052	312,763	1,776,579
Total Operating Revenue	20,151,984	19,573,058	48,408,486
Expenditure			
Employee Expenses	2,907,309	3,006,275	18,569,830
Materials and Services	4,166,183	3,550,920	13,339,658
Depreciation expense	1,714,380	1,714,380	10,286,283
Finance and Borrowing costs	15,529	13,367	267,094
Total Operating Expenses	8,803,401	8,284,942	42,462,865
Operating Surplus/(Deficit)	11,348,583	11,288,116	5,945,621
Capital Income			
Capital Contributions	39,224	-	-
Capital Grants and Subsidies	3,122,981	-	11,254,723
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	3,162,205	-	11,254,723
Net Result	14,510,788	11,288,116	17,200,344

Budgeted Income Statement by Fund 2021/22 Budget			
General			
	Actual YTD	Budget YTD	2021/22
Revenue			
Rates and utility charges	9,581,449	9,556,925	19,113,851
Less Discounts and Pensioner Remissions	(521,383)	(1,032,217)	(2,064,435)
Net Rates and Utility Charges	9,060,066	8,524,708	17,049,416
Fees and Charges	483,525	386,294	1,248,356
Operating Grants and Subsidies	1,124,425	992,575	8,067,552
Operating Contributions	-	-	46,300
Interest Revenue	8,751	145,000	290,000
Works for Third Parties	65,014	307,947	1,847,683
Other Revenue	392,047	149,930	924,579
Total Operating Revenue	11,133,828	10,506,454	29,473,886
Expenditure			
Employee Expenses	2,641,334	2,740,073	16,902,503
Materials and Services	3,335,293	2,150,828	4,784,530
Depreciation expense	1,200,830	1,200,830	7,204,980
Finance and Borrowing costs	15,529	13,367	147,545
Total Operating Expenses	7,192,986	6,105,097	29,039,558
Operating Surplus/(Deficit)	3,940,842	4,401,356	434,328
Capital Income			
Capital Contributions	25,282	-	-
Capital Grants and Subsidies	3,122,981	-	4,633,000
Donated Assets		-	-
Profit/(Loss) on Sale of Asset		-	0
Total Capital Income	3,148,263	-	4,633,000
Net Result	7,089,105	4,401,356	5,067,328

Budgeted Income Statement by Fund 2021/22 Budget			
<u>Waste</u>			
	Actual YTD	Budget YTD	2021/22
Revenue			
Rates and utility charges	2,090,653	2,077,657	4,155,314
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	2,090,653	2,077,657	4,155,314
Fees and Charges	35,109	40,000	240,000
Operating Grants and Subsidies	5,714	-	-
Operating Contributions	-	-	-
Interest Revenue	-	5,833	35,000
Works for Third Parties	-	-	-
Other Revenue	164,866	149,500	772,000
Total Operating Revenue	2,296,342	2,272,990	5,202,314
Expenditure			
Employee Expenses	83,153	58,765	390,466
Materials and Services	315,354	701,636	4,174,640
Depreciation expense	26,864	26,865	161,188
Finance and Borrowing costs	-	-	-
Total Operating Expenses	425,371	787,266	4,726,294
Operating Surplus/(Deficit)	1,870,971	1,485,725	476,020
Capital Income			
Capital Contributions	3,028	-	-
Capital Grants and Subsidies	-	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	3,028	-	-
Net Result	1,873,999	1,485,725	476,020

Budgeted Income Statement by Fund 2021/22 Budget			
<u>Wastewater</u>			
	Actual YTD	Budget YTD	2021/22
Revenue			
Rates and utility charges	2,834,415	2,701,100	5,402,200
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	2,834,415	2,701,100	5,402,200
Fees and Charges	2,183	3,929	23,575
Operating Grants and Subsidies	-	-	-
Operating Contributions	-	-	-
Interest Revenue	-	14,167	85,000
Works for Third Parties	3,194	-	-
Other Revenue	-	7,000	42,000
Total Operating Revenue	2,839,792	2,726,196	5,552,775
Expenditure			
Employee Expenses	78,447	88,115	536,149
Materials and Services	177,459	312,737	1,485,053
Depreciation expense	255,653	255,653	1,533,920
Finance and Borrowing costs	-	-	119,549
Total Operating Expenses	511,559	656,505	3,674,671
Operating Surplus/(Deficit)	2,328,233	2,069,691	1,878,104
Capital Income			
Capital Contributions	5,973	-	-
Capital Grants and Subsidies	-	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	0
Total Capital Income	5,973	-	0
Net Result	2,334,206	2,069,691	1,878,104

Budgeted Income Statement by Fund 2021/22 Budget			
<u>Water</u>			
	Actual YTD	Budget YTD	2021/22
Revenue			
Rates and utility charges	3,779,583	3,997,861	7,998,064
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	3,779,583	3,997,861	7,998,064
Fees and Charges	-	-	-
Operating Grants and Subsidies	-	-	-
Operating Contributions	-	-	-
Interest Revenue	-	4,167	25,000
Works for Third Parties	17,445	-	-
Other Revenue	26,139	6,333	38,000
Total Operating Revenue	3,823,167	4,008,361	8,061,064
Expenditure			
Employee Expenses	103,217	119,322	740,712
Materials and Services	284,489	375,053	2,847,508
Depreciation expense	219,599	219,599	1,317,594
Finance and Borrowing costs	-	-	-
Total Operating Expenses	607,305	713,974	4,905,814
Operating Surplus/(Deficit)	3,215,862	3,294,388	3,155,250
Capital Income			
Capital Contributions	4,941	-	-
Capital Grants and Subsidies	-	-	6,621,723
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	4,941	-	6,621,723
Net Result	3,220,803	3,294,388	9,776,973

Budgeted Income Statement by Fund 2021/22 Budget			
Benefited Area			
	Actual YTD	Budget YTD	2021/22
Revenue			
Rates and utility charges	58,855	58,974	117,947
Less Discounts and Pensioner Remissions	-	-	-
Net Rates and Utility Charges	58,855	58,974	117,947
Fees and Charges	-	-	-
Operating Grants and Subsidies	-	-	-
Operating Contributions	-	-	-
Interest Revenue	-	83	500
Works for Third Parties	-	-	-
Other Revenue	-	-	-
Total Operating Revenue	58,855	59,057	118,447
Expenditure			
Employee Expenses	1,158	-	-
Materials and Services	53,588	10,667	47,927
Depreciation expense	11,434	11,434	68,601
Finance and Borrowing costs	-	-	-
Total Operating Expenses	66,180	22,101	116,528
Operating Surplus/(Deficit)	(7,325)	36,956	1,919
Capital Income			
Capital Contributions	-	-	-
Capital Grants and Subsidies	-	-	-
Donated Assets	-	-	-
Profit/(Loss) on Sale of Asset	-	-	-
Total Capital Income	-	-	-
Net Result	(7,325)	36,956	1,919

2021-2022 Capital Works Program		
Project Group	Description	Status
Transport Renewals		
CP00697	21/22 Reseal & Asphalt Program	Original
CP00704	21/22 Minor Culvert & C/ways Renewal	Original
CP00705	21/22 Gravel Resheet Program	Original
Roads		
CP00583	TIDS Euluma Ck Rd R&W Ch 5.565-6.343	Carry over
CP00584	DRFA Betterment Co-contribution	Carry over
CP00587	Fallon Rd, Knda. Rehab Ch 0.874 - 0.948	Carry over
CP00691	TIDS Springmount Rd Ch 7.55-9.0 Rehab	Original
CP00688	TIDS Bower Rd Ch 1.447-4.317 Widen & Seal	Original
CP00689	TIDS Euluma Ck Rd Ch 4.98-9.325 Rehab	Original
CP00690	TIDS Euluma Ck Rd Ch 9.016-10.12 Rehab	Original
CP00706	BETTERMENT Co-Contribution	Original
CP00707	R2R Wolfram Rd Dimb Priority Sect Stage2	Original
CP00708	R2R Reynolds St Mba Replace K&C	Original
CP00709	R2R Palm Valley Rd Koah W&S Ch 0-1.3	Original
CP00710	Borzi Rd Mba Widen & Seal Ch 0.03-0.67	Original
Bridges		
CP00474	Hales Siding Rd replace timber bridge	Carry over
CP00475	Kanervo Rd Davies Cr Br Replace Bridge	Carry over
CP00700	Davies Creek Bridge Replacement	Original
CP00711	Granite Ck Mba Replace Footbridge Deck	Original
CP00712	Palm Cl Mba Replace Footbridge Boards	Original
CP00713	Bicentennial Lakes F/bridge Safety Upgrade	Original
Drainage		
CP00714	Amaroo Mba Drainage Upgrade Stage 2	Original
Parking		
CP00715	Borzi Park Mba Carparking Masterplan	Original
Footpaths		
CP00701	STIP Mt Molloy Footpaths - Replace 430m	Carry over
CP00716	21/22 Footpath Renewal Program	Original
CP00717	Basalt Gully Stewart St Mba F/path Renew	Original
CP00718	Rankin St Mba F/path Renew Chewko-Byrnes	Original
Parks and Open Spaces		
CP00151	Mba & Kda Pedestrian & Bikeway Study	Carry over
CP00156	Mba Off road Trails Masterplan	Carry over
CP00284	Byrnes Street and shire beautification program	Carry over
CP00484	Bi-Centennial Lakes - Seed Funding	Carry over
CP00596	Mt Molloy Replace Irrig & Kerb Centre Island	Carry over
CP00703	LRCIP2 Parks & Facilities Upgrades	Carry over
CP00719	Mary Andrews Park Mba Replace Exercise Equipment	Original
CP00720	21/22 Park Entrance Sign Renewal Program	Original
CP00721	Dimbulah Parks Irrigation Upgrades	Original
CP00722	Chillagoe Parks Irrigation Upgrades	Original
Water		
CP00597	Warril Drive New Water Main and Booster	Carry over
CP00602	Staged start up water pump upgrade	Carry over
CP00604	Mba, Kda & Dimb Replace Chlorine Analyser	Carry over
CP00605	MWTP Filter 3 install backwash pumps	Carry over
CP00615	Mba Optimise clarifier performance upgrade	Carry over
CP00616	Mareeba - Backwash operation renewal	Carry over
CP00695	LER/LRCIP2 Chillagoe Bore/Wtr Main Construction	Carry over
CP00723	Myola Rd Kda Reservoir Flow Meter	Original
CP00724	Warril Drive Kda Water Main Replacement	Original
CP00725	W4Q5 Barang St Kda Water Main Upgrade	Original
CP00726	Mba T/fer Holding Lagoon New Spare Pump	Original

2021-2022 Capital Works Program		
Project Group	Description	Status
CP00727	W4Q5 Mba AC & Defunct Pipe Rplcmnt 2.5km	Original
CP00728	21/22 Water Telemetry/SCADA Upgrades	Original
CP00729	21/22 Valve Replacement Program (Retic)	Original
CP00730	Mba Study & upgrade of wastewater system	Original
CP00731	MWTP 5ML Reservoir Roof Replacement	Original
CP00732	21/22 Hydrants Renewal Program	Original
CP00733	BBRF Unconfirmed MWTP Filtration Upgrade	Original
CP00786	Chillagoe Water T/ment Plant Filter Cell	New
Wastewater		
CP00508	Minor Sewerage Stns H2S Protection	Carry over
CP00628	Mareeba Aeration diffusers every 5 years	Carry over
CP00696	LER - Mason St Sewer Main Upgrade	Carry over
CP00734	KWWTP Replace Sludge Conveyor Belts	Original
CP00735	21/22 W/water Telemetry/SCADA Upgrades	Original
CP00736	New Sewer Pump Stn Standby Generators x2	Original
CP00737	21/22 Mba Sewer CCTV & Relining Program	Original
CP00738	21/22 Manhole Rehab & Replacement Program	Original
CP00739	21/22 Mba WWTP Component Renewals	Original
CP00740	Granite Ck Mba Sewerage Pump Stn Refurbishment	Original
CP00741	21/22 Mba Pump Stn Magflow Install Program	Original
CP00742	21/22 Mba Wastewater Retic Pump Renewal	Original
CP00743	Mba Minor Pump Stn H2S Protect/Refurbishment	Original
Waste		
CP00744	MWF Weighbridge Data Recording System	Original
CP00745	KWTS Weighbridge & Gatehouse	Original
CP00746	21/22 MWF Leachate Sump Pump Replacement	Original
CP00747	21/22 MWF Leachate Pump Stn Pump Replacement	Original
CP00748	MWF Buy Back Shop Construction	Original
CP00789	MWF Construct New Landfill Cells	New
Facilities		
CP00186	Mareeba Library business case & design	Carry over
CP00519	Cedric Davies Community Hub	Carry over
CP00633	Koah Tennis Court Replace Timber Poles	Carry over
CP00635	Remote Monitoring of MSC Pools	Carry over
CP00749	GRANT UNCONFIRMED TBD Aquatic Facility	Original
CP00750	Dimb/Mba/Kda Pools Chloring Dosing Improvements	Original
CP00751	Mba Leagues Club Grandstand Refurbishment	Original
CP00752	Geraghty Pk Hall Jul. Toilet Access Upgrade	Original
CP00753	Mba PCYC Shire Hall Part Roof Replacement	Original
CP00754	21/22 Shire-wide Ablution Refurbishment Program	Original
CP00781	Mba Library - Laurie Tracona Youth Space	Carry over
CP00785	Kda SES Facilities Upgrade	New
Depots and Council Offices		
CP00755	Kowa St MSC Depot Mba A/C Replacement	Original
CP00756	Rankin St MSC Office Mba External Refurbishment	Original
CP00757	Rankin St MSC Office A/C & Roof	Original
CP00758	Rankin St MSC Office TP Foyer Reconfiguration	Original
CP00759	Kowa St MSC Depot Emergency Generator	Original
CP00787	Mt Molloy Depot Storage Shed Upgrade	New
Community Housing		
CP00651	Kitchen replacement program	Carry over
CP00654	9 Lyons St renovate bathroom	Carry over
CP00655	Internal painting for five properties	Carry over

2021-2022 Capital Works Program		
Project Group	Description	Status
CP00760	Lawson & Lyons St Community Housing External Paintin	Original
CP00761	3b&5a Lyons St Com Housing Patio Replacement	Original
CP00762	54/56 Doyle St Com Housing Firewall	Original
CP00763	Close St Community Housing Drainage/Access Imp	Original
CP00790	2D Barang St Community Housing Wet Area Renew	New
Fleet		
CP00427	GPS Vehicle Management System	Carry over
CP00529	Replace Unit 625 Mitsubishi Truck	Carry over
CP00660	Sewerage Jet Rodder trailer	Carry over
CP00764	Fleet Replace #1336 LLOs Dual Cab Ute	Original
CP00765	Fleet Replace #676 Civil Works Truck	Original
CP00766	Fleet Replace #1317 West Rds L/cruiser	Original
CP00767	Fleet Replace #4009 Toro 72" Mower	Original
CP00768	Fleet Renewal #509 Backhoe	Original
CP00769	Fleet Replace #1250 W&W Hilux	Original
CP00770	Fleet Replace #1251 W&W Hilux	Original
CP00771	Fleet Replace #4056 Toro 72" Front Deck	Original
CP00772	Fleet Replace #4055 Kubota 72" Ft Deck	Original
CP00773	Fleet Replace #4053 Husqvarna Zero Turn	Original
CP00774	Fleet Refurb #400 Cat Excavator (Track)	Original
CP00775	Fleet Refurb Truck Mounted Water Tank	Original
CP00776	Fleet Replace #1239/1300 with 1xPool Vehicle	Original
KIAC		
CP00336	KIAC - New Wayfinding Signage	Carry over
CP00338	KIAC Jum Rum Cr Walk Track Rehabilitation	Carry over
CP00561	KIAC Jungle Walk Track Rehabilitation	Carry over
Other		
CP00665	UPS Uninterruptible Power Supply Replace	Carry over
CP00667	ICT - Annual Cloud Implementation	Carry over
CP00698	DRFA Flood Warning Infra Network Rn/Rv	Carry over
CP00699	DRFA Flood Warning Infra Network (Rn)	Carry over
CP00777	Telephone Handsets PABX Replacement Program	Original
CP00778	Replace HP DesignJet Plotter/Scanner	Original
CP00779	Replace GPS Base/Rover & Controller	Original
CP00780	Mba Cemetery Lawn Beam Install	Original
CP00446	Kuranda new Cemetery	Original
W4Q Carry Over		
CP00520	W4Q3 Mba Pound Upgrade pound/facility	Carry over
CP00553	W4Q3 Rankin St Office Replace Air Con	Carry over
CP00636	W4Q4 Dimbulah Hall replace lino flooring	Carry over
CP00643	W4Q4 Refurbish Kda Rec Centre Hunter Pk	Carry over
CP00680	W4Q4 Bicentennial Lakes Solar Lighting	Carry over
CP00682	W4Q4 Arnold Park Toilet Upgrade	Carry over
CP00684	W4Q4 Mareeba Pound upgrade	Carry over
CP00685	W4Q4 Cedric Davies Comm Hub - Library	Carry over
CP00687	W4Q4 Rankin St Public Disability Toilet	Carry over
CP00702	W4Q4 Centenary Park Upgrade - Mareeba	Carry over
LRCIP Carry Overs		
CP00678	LRCIP1 Speewah Rd Rehabilitate Pavement	Carry over
CP00686	LRCIP1 Cedric Davies Community Hub A/C	Carry over

9 INFRASTRUCTURE SERVICES

9.1 INFRASTRUCTURE SERVICES, CAPITAL WORKS MONTHLY REPORT - AUGUST 2021

Date Prepared: 16 August 2021

Author: Director Infrastructure Services

Attachments:

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

EXECUTIVE SUMMARY

The purpose of this report is to provide an update on capital works projects undertaken by the Infrastructure Services Department during the month of August 2021.

RECOMMENDATION

That Council receives the Infrastructure Services Capital Works Monthly Report for the month of August 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 2021/22 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

Nil

Infrastructure Services Capital Works Report Project Highlights - August 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

The Mareeba Animal Management Facility is open to the public and fully operational. Further works to seal the southern driveway are complete. The boundary fence is complete allowing the site to be secure. Demolition works for the old facility commenced on 28 August.



Official opening of the facility 27 August



Completed cat enclosure

Infrastructure Services Capital Works Report Project Highlights - August 2021



Project Name: Hilltop Close Booster Station and Pipeline Project

Program: Water

Background

The Warril Drive area of Kuranda is supplied with water via an existing pump station at the bottom of Warril Drive, 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 has been constructed, from the existing pump station to the reservoir to prevent pressure fluctuations caused by the existing pumps when filling the reservoir.

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

Construction commenced in July and is nearing completion. Once new pipework has been installed and lines charged, the electrical and telemetry works will be completed prior to commissioning.



Cut in and laying new discharge and suction lines to the new booster pump station

Infrastructure Services Capital Works Report Project Highlights - August 2021



Project Name: Kuranda Waste Transfer Station Weighbridge Project

Program: Waste

Background

As part of the ongoing implementation of Council's Waste Management Services Strategy, a new weighbridge and gatehouse are being installed at the Kuranda Waste Transfer Station. The project will improve access to the facility for users and assist Council in providing a more efficient waste management service.

Scope of Works

The scope of works includes supply, installation and commissioning of a single deck steel weighbridge, associated hardware, and construction of a new gatehouse.

Progress Update

The new weighbridge is being constructed off-site and will be transported to site in September. The site works, which include construction of concrete support plinths and approach ramps will commence in early September. The electrical and communication lines will be installed in the coming weeks with connection to the weighbridge load cells to follow and commissioning is scheduled for the end of October.



Indicative site layout and weighbridge construction for illustration purposes

Infrastructure Services Capital Works Report Project Highlights - August 2021



Project Name: Chillagoe Water Main Pipeline and Bore Project

Program: Water

Background

The purpose of this project is to support the continuity of water supply and increased pressure required to fight fire-fighting activities for the township of Chillagoe by providing a more reliable raw water supply to the Chillagoe Water Treatment Plant.

These works are part of Council's water strategy to address critical water issues across the Shire over the next 10 years. The project is fully grant funded under the Local Economic Recovery Program, which is jointly funded by the Australian and Queensland governments, and the Australian Government's Local Roads and Community Infrastructure Program.

Scope of Works

A new 4-kilometre 150mm supermain (PVC) pipeline is being installed from the newly established Bore through to Frew Street Chillagoe to service the Chillagoe Water Treatment Plant. The project includes all associated pipe work, electrical, telemetry and new bore connections.

Progress Update

Works are progressing well with the pipeline works completed and connected to the water treatment plant's raw water intake line by mid-August. The contractor's civil team have de-mobilised from site and their electrical team is now installing the new electrical switchboard. Another crew will arrive around 20 September 2021 to install the bore pump.

Ergon were on-site late August and early September undertaking clearing works in preparation for the network connection works. This work has occurred sooner than expected and may see the network connection completed prior to Ergon's original programmed date of January 2022.



Newly road crossing pipeline in DICL construction and pipeline air release valve

Infrastructure Services Capital Works Report Project Highlights - August 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. In recent years, Council has experienced sewage surcharges (overflows) from two (2) maintenance holes on Mason Street gravity sewer main during wet weather events.

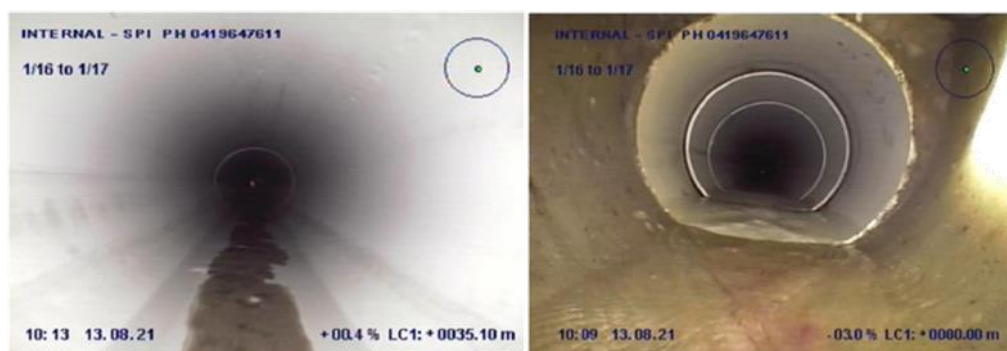
This critical project will address the capacity issues with the Mason Street trunk sewer main, which services residents and businesses in the south-western area of Mareeba township. The project is funded under the Local Economic Recovery Program, which is jointly funded by the Australian and Queensland governments, and Mareeba Shire Council.

Scope of Works

A new gravity sewer main is being 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 are now complete with Council officers and the contractor undertaking a project construction walk through Friday 3 September prior to achieving practical completion. The new sewer main is now in service with all branch connections and services established.



CCTV inspection footage on newly installed sewer main

Infrastructure Services Capital Works Report Project Highlights - August 2021



Project Name: Warril Drive Water Main Upgrade Project

Program: Water

Background

An allocation has been provided in the 2021-22 Capital Works Program to replace the failed existing asbestos cement (AC), on Warril Drive, Kuranda to maintain on-going water supply for properties. This section of water main was identified for replacement following the numerous main breaks occurring in the past few years. These works are part of Council's water strategy to address critical water issues across the Shire over the next 10 years.

Scope of Works

The scope of works includes replacement of 600 metres of existing AC water main with 150mm PVC Supermain pipe work, in addition to new service connections, valving and hydrants. The section of water main being replaced is on Warril Drive between Shane Court and Punch Close, Kuranda.

Works will also involve new service connections, valving and hydrants running new water services to properties along the section of new works.

Progress Update

Works commenced on Monday, 16 August with an estimated six (6) week works program, weather permitting. Council day labour is carrying out the works and to date approximately 200 metres has been completed.



Newly pipeline construction and service connections

Infrastructure Services Capital Works Report Project Highlights - August 2021



Project Name: Springmount Road Ch 7.55 - Ch 9.0 Rehabilitate and Widen

Program: Rural Roads

Background

Council has been undertaking progressive widening of Springmount Road to cater for increasing heavy traffic and to address ongoing defects, edge wear and edge drop. The widened road will provide a safer and more efficient route for road users.

Springmount Road is a Local Road of Regional Significance (LRRS) and the project is jointly funded by the Queensland Government through the Transport Infrastructure Development Scheme and Mareeba Shire Council.

Scope of Works

The scope of works includes the widening and sealing of Springmount Road to 8 metres sealed width between the Walsh River and Middle Creek Road. Within this section, concrete culverts are to be removed and replaced, extended or removed completely. Stankovich Road and Middle Creek Road intersections will also be upgraded.

Progress Update

Works have been progressing well and at the time of reporting, all drainage structure replacements, extensions and additions have been completed. Cut/fill operations are underway and the placement of base gravel for the widening will commence around mid-September, weather permitting. Works are estimated to be completed by mid-October.



Preparation form major culvert extension



Installing RCP extensions



New headwall formwork



Completed extension

Infrastructure Services Capital Works Report Project Highlights - August 2021



Project Name: Bower Road Ch 1.44 - Ch 4.34 Widen Road and Causeway

Program: Rural Roads

Background

Much of Bower Road, Arriga is single lane width bitumen seal and is prone to edge wear and edge drop. The widened road will provide a safer and more efficient route for the increased volume of traffic in the area.

Bower Road is a Local Road of Regional Significance (LRRS) and the project is jointly funded by the Queensland Government through the Transport Infrastructure Development Scheme and Mareeba Shire Council.

Scope of Works

The scope of works included the widening and sealing of Bower Road to 7 metres between the Bower Road intersection and the Stanton Road intersection. The causeway at Ch 3.60km on Bower Road will also be widened to as part of the project.

Progress Update

Works continued throughout August and at the time of reporting the widening and sealing of the section from the causeway on Bower Road to Stanton Road had been completed and works have commenced on the culvert widening. Once the culvert widening has been completed the final section from the intersection of Bower Road and Tyrconnell Road to the newly constructed causeway will be widened and sealed. It is estimated that the project will be completed by mid-October weather permitting.



Replacing unsuitable material with rock and bitumen



Sealing between McBean and Stanton Roads



Sealing between McBean Road and causeway



Preparation for culvert installation at Ch 3.60

Infrastructure Services Capital Works Report Project Highlights - August 2021



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

Program: Footpaths

Background

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

Scope of Works

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

Progress Update

Works commenced 6 April 2021 adjacent to the Mt Molloy State School to take advantage of the school holidays. The path and culverts were completed to the western side of the pedestrian crossing on Fraser Road in May and staff have returned to complete the project.

Works are programmed to be completed late September, weather permitting.



Culvert crossing adjacent to Fraser Road



Completed section adjacent to Fraser Road



Formed path



Trowelling path

Infrastructure Services Capital Works Summary Report - August 2021

Project Description	Project Stage	Progress Comment
Program: 01 Rural and Urban Roads Reseal Program (Renewal)		
2021/22 Reseal & Asphalt Program	Procurement	Report to be tabled at 20 October 2021 Ordinary Council meeting to award tender for the 2021/22 Bitumen Reseal & Asphalt Program.
Program: 02 Gravel Resheet		
2021/22 Gravel Resheet Program	Not Commenced	To be programmed.
Program: 03 Urban Streets		
R2R Reynolds Street, Mareeba - Replace Kerb and Channel	Design	Project in design phase. Construction programmed for November / December 2021.
Program: 04 Rural Roads		
TIDS Euluma Creek Road, Julatten - Rehabilitate and widen Ch 5.565-6.343	Construction	Project will recommence mid to late October, weather permitting, with the widening and sealing of this section of Euluma Creek Road.
TIDS Bower Road, Arriga - Widen and Seal Ch 1.447-4.317	Construction	The widening and sealing of the section from the causeway on Bower Road to Stanton Road has been completed and works have commenced on the culvert widening. Once the culvert widening has been completed, the final section from the intersection of Bower Road and Tyrconnell Road to the newly constructed causeway will be widened and sealed. It is estimated that the project will be completed by mid-October, weather permitting.
TIDS Euluma Creek Road, Julatten - Rehabilitation Ch 4.98-9.325	Design	Project is in design phase. Construction programmed for April to June 2022.
TIDS Euluma Cree Road, Julatten - Rehabilitation Ch 9.016-10.12	Design	Project is in design phase. Construction programmed for June to August 2022.
TIDS Springmount Road, Arriga - Rehabilitation Ch 7.55-9.00	Construction	All drainage structures completed. Cut/fill operations underway. Placement of base gravel for the widenings will commence late in the second week of September, weather permitting. Works are estimated to be complete mid-October, weather permitting.
R2R Wolfram Road, Dimbulah Priority Sections Stage 2	Not Commenced	Construction programmed for February to April 2022.
R2R Palm Valley Road, Koah - Widen and Seal Ch 0.00-1.30	Design	Project in design phase. Construction programmed from February to April 2022.
Borzi Road, Mareeba - Widen & Seal Ch 0.03-0.67	Design	Project in design phase. Construction programmed for July to October 2022.
DRFA Betterment Co-contribution	Construction	Fossilbrook Lynd R. Causeway: Durack scheduled to commence in late September. Risk with the unseasonal wet weather being experienced and the potential for early storms to impact delivery.
Fallon Road, Kuranda - Rehabilitate Pavement Ch 0.874 - 0.948	Planning	Fallon Road stabilisation sites submitted to QRA for potential disaster funding towards the project.
Program: 05 Bridges		
Davies Creek Road Bridge Replacement	Design	Project is in design phase. Construction programmed for April/May 2022.
Granite Creek, Mareeba - Replace Footbridge Deck	Not Commenced	Commencing design September 2021. Currently programmed for construction April 2022 but could be brought forward if structural design complete by mid-October.
Palm Close, Mareeba - Replace Footbridge Boards	Not Commenced	Commencing design September 2021. Currently programmed for construction April 2022 but could be brought forward if structural design complete by mid-October.
Bicentennial Lakes Footbridge Safety Upgrade	Not Commenced	Project on hold - potential for the full area to be upgraded under Parks & Open Spaces Strategy.
Hales Siding Road - Timber Bridge Replacement	Not Commenced	On hold pending discussions with funding body regarding potential deferral of project.
Kanervo Road, Replace Timber Bridge over Davies Creek	Procurement	Construction programmed from December 2021 to April 2022.
Program: 06 Drainage		
2021/22 Minor Culvert and Causeways Renewal	Not Commenced	To be programmed.
Amaroo Mareeba - Drainage Upgrade Stage 2 of 3	Design	Project in design phase. Construction programmed programmed for June / July 2022.
Program: 08 Parking		
Borzi Park, Mareeba - Carparking Masterplan	Not Commenced	To be programmed.
Program: 09 Footpaths		
STIP - Mt Molloy Footpath - Replace 430m	Construction	Project re-commenced 12 August 2021. Currently on time and budget. Works are estimated to be complete by late September 2021.

Infrastructure Services Capital Works Summary Report - August 2021

Project Description	Project Stage	Progress Comment
2021/22 Footpath Renewal Program	Not Commenced	To be programmed.
Basalt Gully Stewart Street, Mareeba Footpath Renewal	Design	Project currently in design phase. Once design received a tender will be called to have the work delivered by an external provider.
Rankin Street, Mareeba - Footpath Renew (Chewko-Byrnes)	Design	Project currently in design phase. Once design received a tender will be called to have the work delivered by an external provider.
Program: 10 Parks and Gardens		
Shire Beautification Program	Construction	Potential for a portion of the remaining balance of funds to be used to upgrade Byrnes Street Centre Islands.
Bi-Centennial Lakes - Seed Funding	Not Commenced	No grants identified as yet.
Mt Molloy Centre Islands, Replace irrigation and kerbing	Construction	Unsuitable trees and stumps have been removed and mass plantings of low growing and minimal maintenance ground covers has commenced to reduce area of lawn requiring mowing. Works will be completed by late October.
LRCIP2 Shire-wide Parks, Open Space and Facility Upgrades	Planning	Projects to be identified as part of Parks and Open Spaces Strategy.
Mary Andrews Park, Mareeba - Replace Exercise Equipment	Procurement	Static exercise equipment has been ordered and awaiting confirmation of delivery date. It is anticipated that installation will occur prior end of 2021.
2021/22 Park Entrance Sign Renewal Program	Procurement	Quotations have been called for replacement signs in Kuranda at Bartley Park, Hunter park, Gregory Terrace Park, Centenary Park, Kuranda Cemetery and Harris Park. Quotes received will determine what additional signs can be replaced in other areas of the Shire.
Dimbulah Parks Irrigation Upgrade	Planning	Scope of project will be finalised by the end of September. Installation of irrigation in October/November 2021.
Chillagoe Parks Irrigation Upgrade	Planning	Scope of project will be finalised by the end of September. Installation of irrigation in October/November 2021.
Program: 11 Water		
Warril Drive New Water Main and Booster	Construction	Project well advanced and contractor running a section of main along Hilltop Close, once connections are done and completed the project will then be commissioned.
Mareeba and Kuranda WTP - Staged start-up of raw water pumps upgrade	Design	In discussions with City Water Technologies to get this project underway.
Mareeba Water Treatment Plant - filter 3 Install dedicated backwash pumps and reconfigure wash water feed pipes	Not Commenced	Project on hold pending outcome of grant application for new filter block.
Mareeba Water Treatment Plant - Optimise clarifier performance upgrade	Design	Report on project received from City Water Technologies with recommendations for further works.
Mareeba Water Treatment Plant - Backwash operation renewal	Not Commenced	Project pending outcome of grant application for filter block
LER / LRCIP2 Chillagoe Bore & Water Main Construction	Construction	Project pipeline has been installed and connected to filter plant raw water intake line. Next stage of the project is for the bore pump and electrical and SCADA installation which is due for completion end of October. Ergon have been undertaking clearing works late August indicating they are slightly ahead and hopefully they will achieve the power connection sooner than end of January 2022.
Myola Road, Kuranda - Reservoir Flow Meter	Procurement	Materials for this project on order, once equipment arrives the works will commence in late September or early October.
Warril Drive, Kuranda - Water Main Replacement	Construction	Project underway and completed approximately 200 metres of pipe installation out of the total 600 metres for the project and also completed some of the service connections.
W4Q5 Barang Street, Kuranda - Water Main Upgrade	Procurement	Project awarded with a pre-start meeting anticipated early September where a post tender works schedule will be provided.
Mareeba Transfer Holding Lagoon New Spare Pump	Procurement	Having difficulties sourcing a new pump due to stock shortages. Pump may be available late 2021 or early 2022.
W4Q5 Mareeba AC & Defunct Pipe Replacement 2.5km	Design	Awaiting final design drawings for contractor-delivered section of works. Site area set up at Dunigan Park for council day labour installation section of works which will be done once materials arrive.
2021/22 Water Telemetry/SCADA Upgrades	Planning	Planning with Council's SCADA officer and external contractor underway.
2021/22 Valve Replacement Program (Reticulation)	Procurement	Seeking quotations from external service providers for assistance to deliver these works.

Infrastructure Services Capital Works Summary Report - August 2021

Project Description	Project Stage	Progress Comment
Mareeba Study & upgrade of wastewater system	Planning	This project will be delayed due to ongoing lockdowns in NSW affecting the ability of City Water Technologies to perform their work.
Mareeba Water Treatment Plant - 5ML Reservoir Roof Replacement	Procurement	Tenders received are higher than budget allocation. Currently working with suppliers and engineering consultant on suitable alternatives for full replacement of the existing roof.
2021/22 Hydrant Renewal Program	Construction	Commenced. Works on this project will progressively be done throughout the year.
Mareeba Water Treatment Plant Filtration Upgrade	Not Commenced	Grant application submitted for this project and awaiting outcome of grant assessment.
Chillagoe Water Treatment Plant Filter Cell	Construction	Work on this project has commenced and will be completed as soon as possible.
Program: 12 Wastewater		
Mareeba Wastewater Treatment Plant - Aeration diffusers replacement (every 5 years)	Construction	Equipment has arrived and arrangements will be made for installation.
LER - Mason Street Sewer Main Upgrade	Completed	Project at completion stage with final walk through of project scheduled for 3 September prior to achieving practical completion.
Kuranda Wastewater Treatment Plant - Replace Sludge Conveyor Belts	Procurement	Quotes on new belts being sourced, once received they will be acquired and installed.
2021/22 Wastewater Telemetry/SCADA Upgrades	Planning	Project works being identified and planned with council's SCADA officer and external contractor.
New Sewer Pump Station Standby Generators x2	Procurement	Quotes sourced and purchase order to be issued shortly, there is an 18-week delivery lead time on the generators.
2021/22 Mareeba Sewer CCTV & Relining Program	Procurement	Tender awarded, with contract meeting to be held 2 September prior to commencing works.
2021/22 Manhole Rehabilitation and Replacement & Program	Procurement	Works progressing well and will be completed before end of 2021.
2021/22 Mareeba Wastewater Treatment Plant Component Renewals	Procurement	Purchase orders currently being issued for quoted goods. Potential long lead times on delivery of some items.
Granite Creek, Mareeba Sewerage Pump Station Refurbishment	Procurement	Tender awarded to Re-Pump Australia and a pre-start meeting will be scheduled early September.
2021/22 Mareeba Pump Station Magflow Install Program	Planning	Prioritising pump stations for flow meter requirements
2021/22 Mareeba Wastewater Reticulation Pump Renewal	Planning	Currently assessing which SPS pumps require replacement
2021/22 Mareeba Minor Pump Station H2S Protect/Refurb	Procurement	Project scope of revised works issued for tender with responses under evaluation.
Program: 13 Waste		
Mareeba Waste Facility Weighbridge Data Recording System	Procurement	Software supplier selected and awarded to iWeigh with pre-start meeting scheduled for 6 September with iWeigh, Council's IT and W&W officers.
Kuranda Waste Transfer Station Weighbridge & Gatehouse	Procurement	More Weigh Solutions selected as supplier, new weighbridge under construction off-site and will be transported to site in coming weeks with civil works expected to begin approximately 13 September.
2021/22 Mareeba Waste Facility - Leachate Sump Pump Replacement	Construction	Works are underway to replace some of the leachate lines due to deterioration as part of the project.
2021/22 Mareeba Waste Facility - Leachate Pump Station Pump Replacement	Construction	Works are underway to rectify a concrete pit and replace some of the leachate lines due to deterioration as part of the project.
Mareeba Waste Facility - Buy Back Shop Construction	Procurement	RFQ released for supply and installation of new shed.
Mareeba Waste Facility - Design for New Landfill Cells	Procurement	RFQ released for design of new landfill cells.
Program: 15 Fleet		
GPS Vehicle Management System	Planning	Meeting with potential supplier to occur early September.
Replace Unit 625 Mitsubishi Truck	Completed	Delivery received August 2021 following fabrication of body.
Replace Unit 5432 Sewerage Jet Rodder trailer with a hydro vac truck	Procurement	Monitoring auctions and will procure when suitable plant identified.
Fleet Replacement #1336 - LLOs Dual Cab Ute	Procurement	Quotations closed and evaluated. Order to be placed in early September.
Fleet Replacement #676 - Civil Works Truck	Procurement	Purchase Order raised 4 August 2021; anticipated delivery is November/December 2021.

Infrastructure Services Capital Works Summary Report - August 2021

Project Description	Project Stage	Progress Comment
Fleet Replacement #1317 - Western Roads Landcruiser	Procurement	Purchase Order raised 4 August 2021; anticipated delivery is November /December 2021.
Fleet Replacement #4009 Toro 72" Mower	Procurement	Purchase Order raised 23 August 2021; anticipated is November 2021.
Fleet Replacement #509 Backhoe	Procurement	Purchase Order raised 19 August 2021; anticipated delivery is January 2022.
Fleet Replacement #1250 - Water and Waste Hilux	Procurement	Purchase Order raised 4 August 2021; anticipated delivery is November 2021.
Fleet Replacement #1251 - Water and Waste Hilux	Procurement	Purchase Order raised 4 August 2021; anticipated delivery is November/December 2021.
Fleet Replacement #4056 - Toro 72" Front Deck	Procurement	Purchase Order raised 21 July 2021; anticipated delivery is September 2021.
Fleet Replacement #4055 - Kubota 72" Ft Deck	Procurement	Purchase Order raised 21 July 2021; anticipated delivery is December 2021.
Fleet Replacement #4053 - Husqvarna Zero Turn	Planning	Tenders closed 19 August 2021; Workshop Brief submitted 1 September 2021.
Fleet Refurbishment #400 - Cat Excavator (Track)	Procurement	Purchase Order raised; work will be completed over Christmas period shutdown.
Fleet Refurbishment Truck Mounted Water Tank	Planning	Work programmed for December / January during wet season.
Fleet Replacement #1239/1300 with 1x Pool Vehicle	Procurement	Purchase Order raised 4 August 2021; anticipated delivery is November 2021.
Program: 16 Depots and Council Offices		
Kowa Street, MSC Depot - Air conditioning Replacement	Not Commenced	To be programmed.
Rankin Street, MSC Office - External Refurbishment	Planning	Condition report to be conducted to assess works required. Report to be completed by mid-September.
Rankin Street, MSC Office - Air conditioning & General Roof Covers	Planning	Installation requirements assessed with consideration given to proposed post footing locations, existing ducting, maintenance access door and accessibility for servicing.
Rankin Street, MSC Office - Town Planning Foyer Reconfiguration	Design	Design consultant engaged. Pre-start meeting to be scheduled for the second week of September.
Kowa Street, MSC Depot - Emergency Generator	Procurement	Quotes received and being evaluated.
Program: 17 Community Buildings		
Koah Tennis Court - Remove/replace the unstable timber light poles	Not Commenced	On hold - Seed funding for potential development by Koah Community Group.
Mareeba, Dimbulah and Kuranda Aquatic Facilities - Remote monitoring of all pools	Not Commenced	On hold pending discussions with new lessee to determine if remote monitoring still required.
Dimbulah / Mareeba / Kuranda Pools Chlorine Dosing Improvements	Not Commenced	To be programmed.
Mareeba Leagues Club Grandstand Refurbishment	Procurement	Quotations called closing 13 September 2021. Work to be completed by 30 November 2021.
Geraghty Park Hall, Julatten - Toilet Access Upgrade	Construction	Contractor is engaged to complete works for the concrete path in September. Preparation of scope for toilet refurbishment underway.
Mareeba PCYC Shire Hall Part Roof Replacement	Design	Plumbing contractor engaged to undertake a condition assessment and provide a report detailing issues to enable prioritisation of work. Heritage exemption request lodged with DES.
2021/22 Shire-wide Ablution Refurbishment Program	Construction	Chillagoe 10 Acre Park: Completed. Mareeba Heritage Centre: Partitions are due for delivery on 8 September. Works to commence third week of September.
Kuranda SES Facilities Upgrade	Planning	SES Co-ordinator organising Contractors for building upgrade works. Meeting with QAS Asset Manager scheduled for 14 September for approval of 'sand box' location.
Dimbulah Pool Expansion Joint Repair	Construction	Works commenced and will be completed prior to scheduled pool re-opening on 1 October.
Program: 18 Non-Infrastructure Items		
DRFA Flood Warning Infrastructure Network MbaSC.0016.1819E.FWI - River Gauge (Bibohra)	Construction	Pre-start meeting arranged for 7 September.
DRFA Flood Warning Infrastructure Network MbaSC.0018.1819E.FWI - Rain Gauge (7 locations)	Construction	Pre-start meeting arranged for 7 September.

Infrastructure Services Capital Works Summary Report - August 2021

Project Description	Project Stage	Progress Comment
Kuranda New Cemetery	Design	Detailed site inspection completed, including provision of extensive site photos and drone footage to enable designer to continue with the masterplan design during COVID lockdown. Designer has contacted funeral service providers to update them on the progress and seek their individual feedback to assist in development of the master plan.
Replace GPS Base/Rover & Controller	Procurement	Quotations received and being evaluated.
Program: 20 KIAC		
KIAC - New Wayfinding Signage	Construction	Temporary Barron Falls Walking Trail signage installed. Supplier of signage has been unable to attend Council depot to inspect issues with signage received due to COVID lockdown so alternative approach will need to be taken to resolve concerns.
Program: 23 W4Q3 - Works for Queensland 3		
W4Q3 Mareeba Pound Upgrade Pound/Facility	Construction	Works for new facility complete. Demolition works to old facility to commenced on 27 August.

9.2 INFRASTRUCTURE SERVICES, TECHNICAL SERVICES OPERATIONS REPORT - AUGUST 2021

Date Prepared: 16 August 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 August 2021.

RECOMMENDATION

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

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

Investigation activities undertaken in August included:

Activity	Current Requests	Closed Requests
Road Infrastructure Review	97	66
Drainage Investigations	6	6
NHVR Permit Applications	0	9
Aerodrome Investigations	1	0
Traffic Count Surveys	0	20
Parks Investigations	5	0
Dial Before You Dig Requests	0	134

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 August:

Supplier	No. of Tests
Internal	126
External	32

Asset Inspections:

Scheduled inspections of Council's transport infrastructure assets have been undertaken during the month of August. Field inspections were directed towards culvert crossings of roads within the shire. In addition to these field inspections, work was completed towards improving data collected for the footpath, water, sewerage, roads and kerbs.

Inspections planned for August will continue to focus on the the underground stormwater network as well as 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	On-maintenance
Mareeba	The Edge Stage 3	Under construction
Mareeba	The Edge Stage 3A	Under construction
Mareeba	Amaroo Stage 11	On-maintenance
Mareeba	The Edge Stage 2B	On-maintenance
Mareeba	Mareeba Roadhouse & Accommodation Park, Williams Close	On-maintenance - Monitoring
Kuranda	72 - 76 Mason Road Stage 1	On-maintenance
Kuranda	112 Barnwell Road widening	Monitoring

Disaster Recovery Funding Arrangements (DRFA)

The DRFA is jointly funded by the Commonwealth and Queensland governments to help alleviate the costs of relief and recovery activities undertaken in disaster-affected communities by delivering recovery activities to return affected eligible assets back to pre-event condition. The status of declared disaster events currently being managed are provided below:

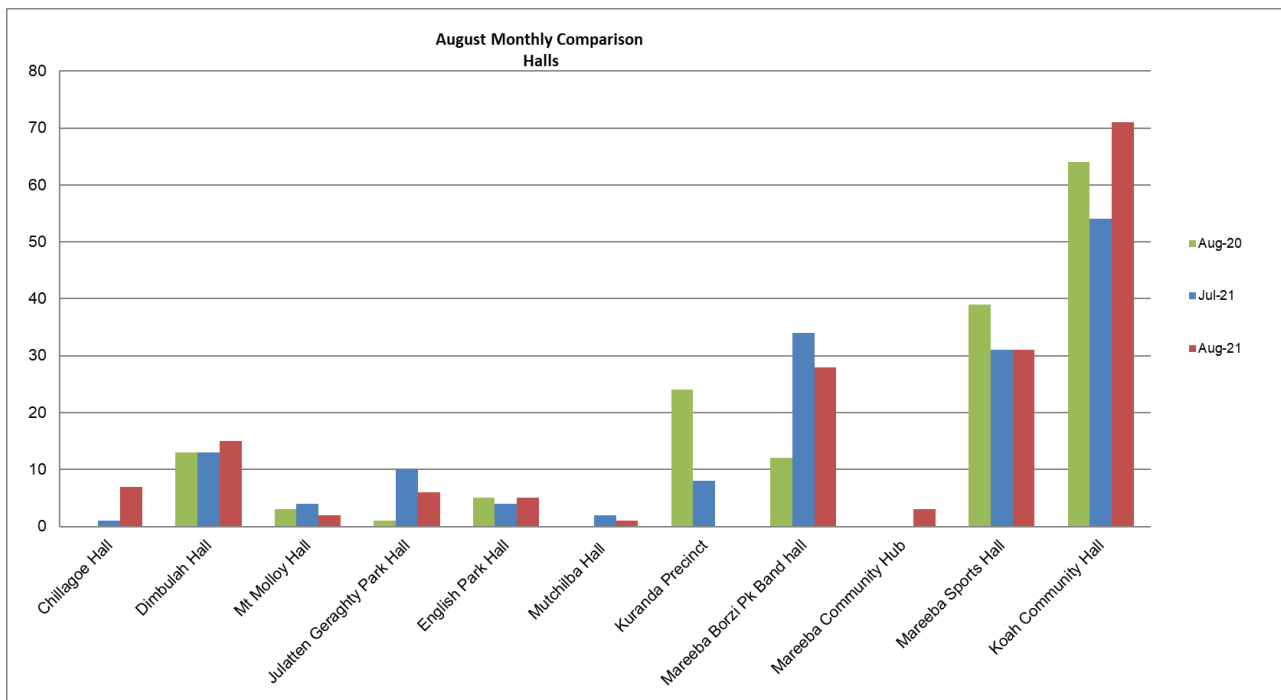
Program	Status
2021 DRFA	Mareeba Shire activated DRFA assistance measures linked to Tropical Cyclone Imogen and associated Low Pressure System that occurred 2- 12 January 2021. A consultant has been engaged to deliver the 2021 DRFA Program. Betterment projects to be identified and submitted in future funding rounds.
2019 DRFA	Gamboola Crossing remains the only site not yet completed. Commencement is scheduled for late September, with completion expected prior to December 2021.
2019 Betterment	Fossilbrook Crossing remains the only site not yet completed. Commencement is scheduled for late September, with completion expected prior to December 2021.

Facilities

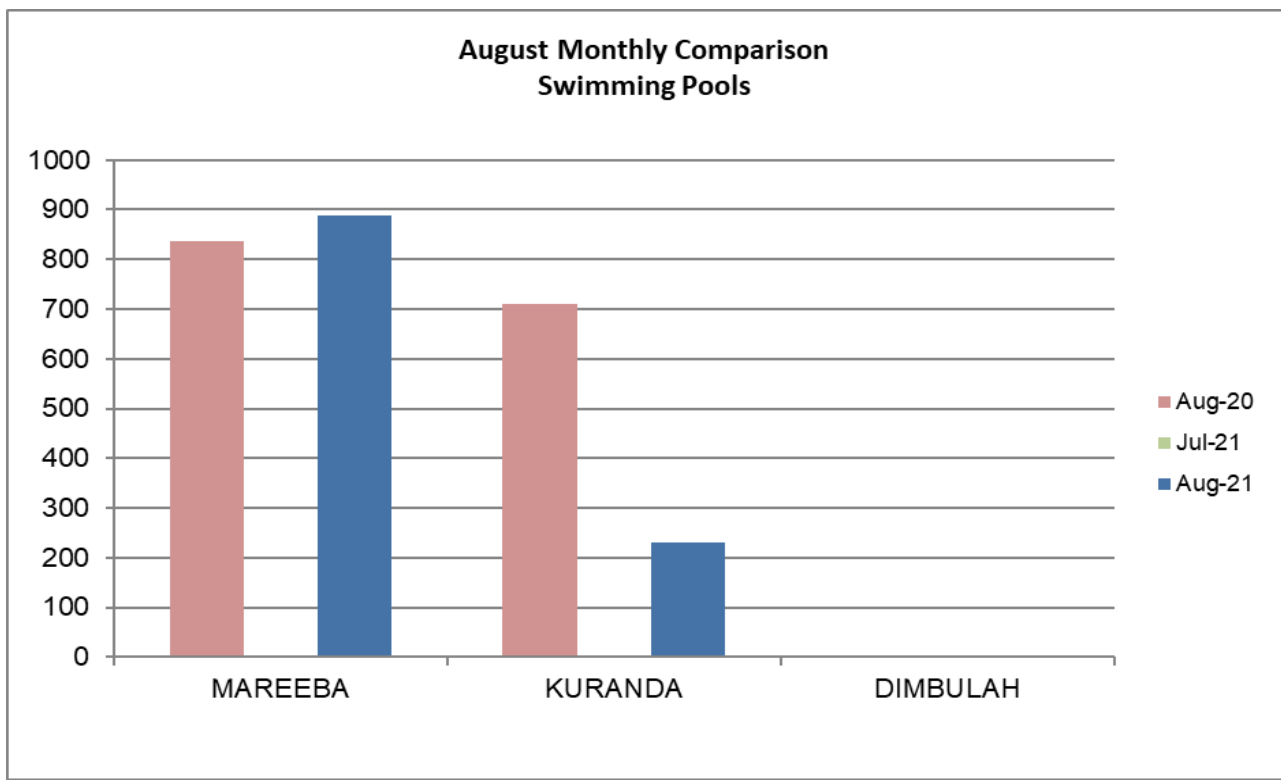
Community Halls:

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.

Generally, August hall hires have remained steady across the portfolio with a strong increase shown in Koah Community Hall. As of 9 July, the "Check In Qld" App was made mandatory in Council's Facilities.



Swimming Pools

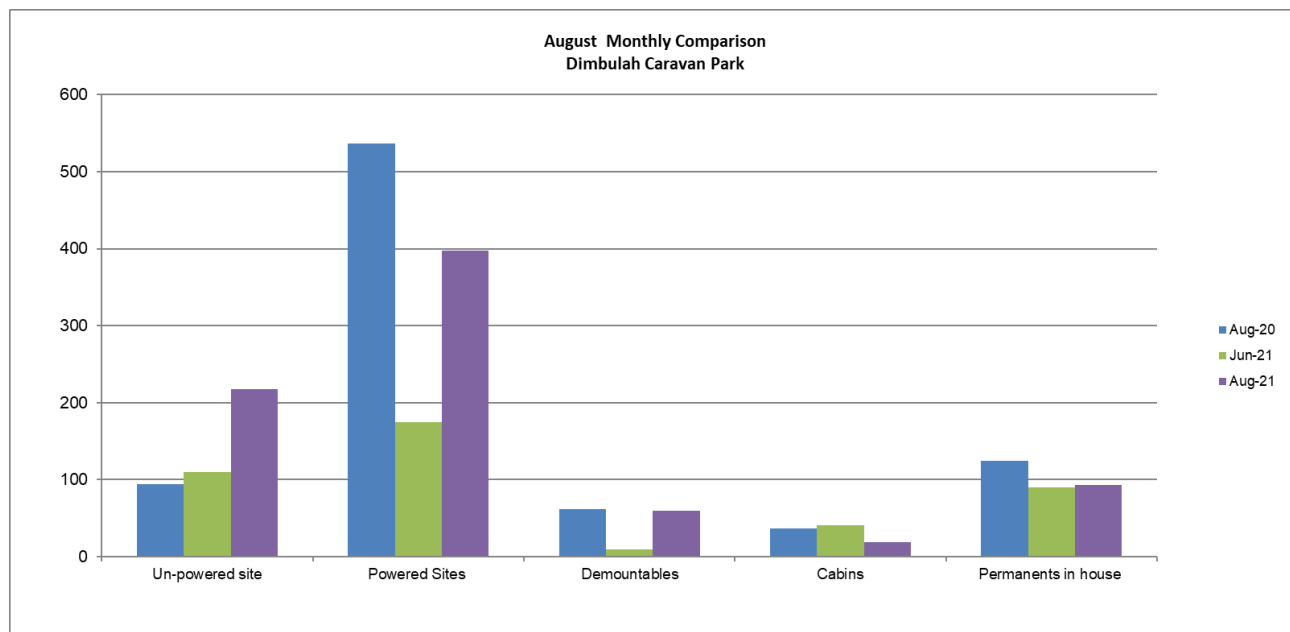
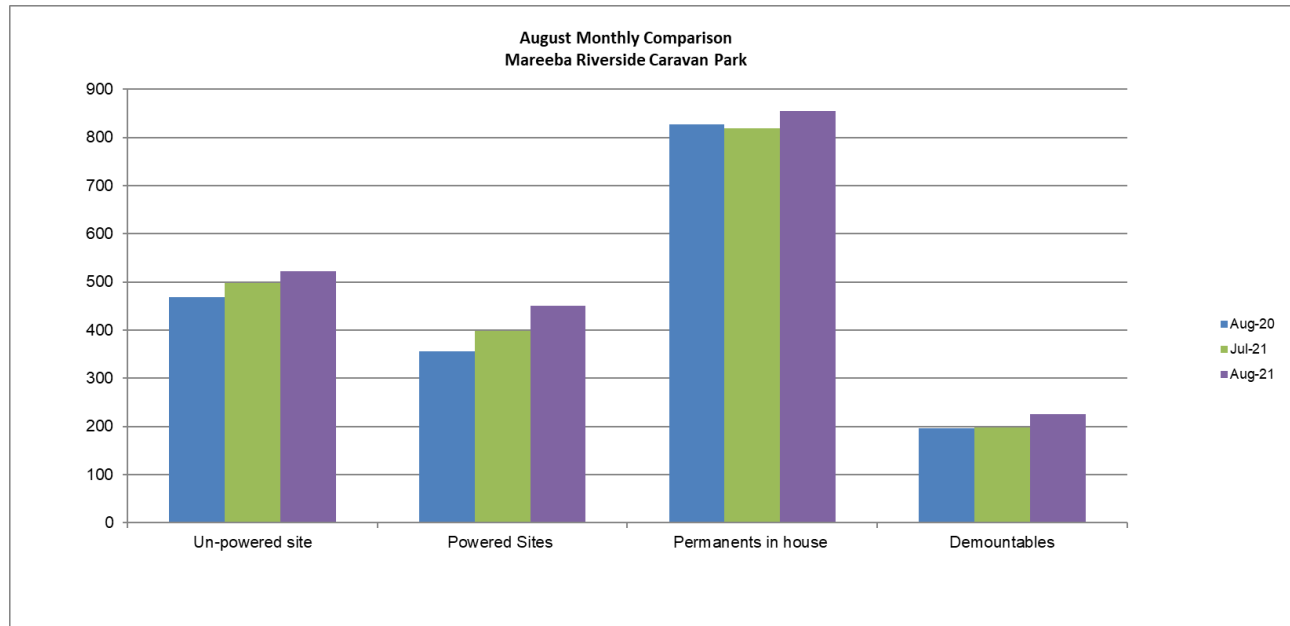


The Swimming Pools were closed for the annual scheduled winter period shutdown with maintenance being carried out during this period. Mareeba and Kuranda pools were opened in August, however the Dimbulah Swimming Pool remains closed through to 1 October as scheduled, which has enabled Council to complete the expansion joint renewal program.

A new Managing Lessee has been engaged to manage the facilities commencing from 1 September.

Caravan Parks:

Mareeba Riverside Caravan Park utilisation increased in August with projected further increases for September as the traditional 'Pickers' season continues.

Vandalism & Graffiti:

During August, eight (8) reports of vandalism/graffiti were recorded for Council facilities, with annual costs provided below;

Financial Year	Actuals	Comments
2015/16	\$ 2,134.00	• Kuranda Centenary Park toilets - Vandalism
2016/17	\$ 16,546.00	• Kuranda Visitors Information Centre - Graffiti
2017/18	\$ 23,948.00	• Kuranda Post Office - Vandalism
2018/19	\$ 14,851.00	• Mareeba Centenary Park Toilets - Vandalism x2
2019/20	\$ 14,211.18	• Mt Molloy Rifle Creek - Vandalism
2020/21	\$ 62,199.62	• Dimbulah Tennis Courts - Graffiti
2021/22	\$2,980.68	• Mareeba CWA Toilets - Vandalism

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 operates in a cost-effective manner while managing council's assets and reserves to ensure a sustainable future.

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 informed and engaged community which supports and encourages effective partnerships to enhance the liveability of the Shire.

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.

9.3 KURANDA CBD STEAM WEEDING TRIAL**Date Prepared:** 3 September 2021**Author:** Manager Works**Attachments:** Nil**EXECUTIVE SUMMARY**

This report reviews the economic and operational findings from a trial of steam weeding as an alternative method of weed control carried out in Kuranda on 12 March 2021. Given the results it is recommended that Council continues current practice of using an organic herbicide treatment for weed control in the Kuranda CBD whilst continuing to investigate alternative, cost effective methods of vegetation management and sells the saturated steam unit.

RECOMMENDATION

That Council:

1. continues the current practice of using an organic herbicide treatment for weed control in the Kuranda CBD whilst continuing to investigate alternative, cost effective methods of vegetation management; and
2. sells the saturated steam unit.

BACKGROUND

Officers met with a representative of SteamWeed Australia on 20 January 2021 in relation to his request for Council to increase its usage of the saturated steam unit which Council purchased from his business in 2016. At that meeting, officers agreed that Council would engage SteamWeed Australia to do a full day of steam weeding in the Kuranda area under Mareeba Shire Council's direction and that this would then provide Council with an indication of costs, productivity and effectiveness by which to assess the feasibility and benefits of an ongoing program.

On 12 March 2021, under the direction of Parks and Gardens Kuranda staff, several areas within the Kuranda CBD and Barron Falls Road were selected for steam weeding. The areas included footpaths, paved areas, kerb and channel and several garden beds.

Location	Time Start	Time Finish
Centenary Park Paths	6:30am	9:30am
Post Office Car Park / Thongon Street Notice Board	9:30am	11:30am
Bus Interchange	11:30am	2:00pm
Barron Falls Road Footpath	2:00pm	2:30pm

The areas treated 500 lineal metres of steam weeding with widths varying dependent on the location and number of weeds present.

The cost comparison of steam weeding verses herbicide spraying for the treatment areas is tabled below. All amounts are GST exclusive.

Steam Weeding		Herbicide Spraying (Slasher*)	
Total Treatment Time	8hrs	Treatment Time	2.5hrs
Cost Per Hour	\$155.00	Cost Per Hour	\$44.95
Treatment Cycle	4 Weeks (Weather dependent)	Treatment Cycle	6-8 Weeks (Weather dependent)
Other Materials	N/A	Other Materials	\$71.40
Total Cost	\$1,240.00	Total Cost	\$183.78

* Slasher is a Registered Organic herbicide that is glyphosate-free

Based on this trial the annual cost of providing a contract-based steam weeding program for the mapped areas would be \$16,120 (ex GST). The comparative cost of a herbicide-based treatment program using council resources would be \$1,365.23.

Observations

The following observations were made from an economic and productivity perspective and did not consider other factors such as public perception and environmental and health concerns.

- The effect of the steam weeding appears inconsistent with some very successful areas and other areas having limited success compared to herbicide spraying.
- Some weeds treated have dead outer growth but the core of the weed remained green.
- In areas of dense weeds, such as along retaining walls, the lower weeds are protected by the taller weeds during steam application and remain largely untreated.
- Access for the steam weeder is problematic, as it requires enough room for a vehicle and trailer to park whilst in use. During the trial the Kuranda CBD was very quiet but in normal times the CBD is bustling by 10am.
- Herbicide spraying in the mapped areas is approximately three (3) times faster and a little less than seven (7) times cheaper.
- The steam weeder can be used in all weather conditions.
- It is noted that the sites treated with steam weeding in the trial represent less than 25% of the areas currently sprayed with herbicide in the Kuranda CBD.



Centenary Park after 5 days (Steam)



Centenary Park after 54 days (Steam)



Centenary Park after 5 days (Slasher)



Centenary Park after 54 days (Slasher)



Post Office after 5 days (Steam)



Post Office after 54 days (Steam)



Post Office after 5 days (Slasher)



Post Office after 54 days (Slasher)



Post Office after 5 days (Steam)



Post Office after 54 days (Steam)



Post Office after 5 days (Slasher)



Post Office after 54 days (Slasher)



Bus Interchange after 5 days (Steam)



Bus Interchange after 54 days (Steam)



Bus Interchange after 5 days (Slasher)



Bus Interchange after 54 days (Slasher)

Council's current approach to the use of herbicides

Council implements an integrated suite of weed management measures to control weeds in and around parks, buildings, roadsides and esplanades. The suite includes cultivation, mechanical, biological, steam, fire and chemical controls. The most appropriate control measure for a weed management issue is determined having regard to efficiency, effectiveness, cost, safety and environmental considerations.

Regarding chemical spraying, Council uses very little glyphosate in preference to selective sprays that affect the target species. When glyphosate has been identified as the most appropriate control method, Council ensures that the chemical is mixed and applied in accordance with the manufacturer's recommendations as is required by Workplace Health and Safety legislation. Furthermore, Council employs sound spraying practices by ensuring officers are appropriately trained, jets on the spray unit are calibrated and spray drift is minimised.

In respect of glyphosate as an active ingredient, the Australian and Queensland governments recommend its use on several applications including rainforest management and fire breaks. The Wet Tropics Management Authority acknowledges that the use of glyphosate is acceptable practice for weed management where selective sprays are unavailable for the target species.

Council is aware of emerging alternative selective herbicide options and integrated control techniques that are being developed to reduce our current reliance on glyphosate for weed management. It is a promising development, yet these options have specific applications and

limitations and do not assist Council in delivering a more efficient service than is presently being provided at this stage. Whilst there are no legislative or market drivers and the use of glyphosate is recommended by the Australian and Queensland governments, Council will continue to deliver its current weed management regime.

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Nil

Operating

The cost of weed control forms part of Council's operational budget. The cost of using steam weeding in place of herbicide will result in additional operation cost which exceeds Council's available budget.

LINK TO CORPORATE PLAN

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

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

Nil

9.4 INFRASTRUCTURE SERVICES, WORKS SECTION ACTIVITY REPORT - AUGUST 2021

Date Prepared: 3 September 2021

Author: Manager Works

Attachments: Nil

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 August 2021.

RECOMMENDATION

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

BACKGROUND

Transport Infrastructure

Road Maintenance Activities

Unsealed road maintenance grading continued throughout the Shire in August with the following roads being graded.

Area	
Dimbulah/Western	Eastern
Mt Mulgrave Road	Andy Sheppard Drive
Mt Mulligan Road	Ivicevic Road
Thornbrough / Kingsbrough Road	Tyrconnell Road
Wolfram Road	Rains Road
Braund Road	Beh Road
	Fassio Road
	Hawkins Road
	Centinich Road
	Brooks Road
	Vallely Road
	Bilwon Road
	Shanty Creek Track

Other activities during the month included bitumen patching and isolated sealed pavement defect repairs in Mareeba, Kuranda and Koah areas, and unsealed road repairs in Julatten, Koah, Clohesy and Speewah areas. Other activities included collection of illegally dumped refuse and green waste in Mareeba and surrounds and the reinstatement of road shoulders on Fassio Road and Blacks Road in Mareeba.

Customer Requests

Since the beginning of 2021, the Works Group has received 1,337 Customer Requests (CRs) with 1,269 of these requests resolved. The table below shows the number of requests lodged per month and the number of requests that were resolved.

Month	CRs Lodged	CRs Resolved
January 2021	269	197
February 2021	202	229
March 2021	195	193
April 2021	192	172
May 2021	167	177
June 2021	168	147
July 2021	144	154
August 2021	154	159
Total	1,491	1,428

At the time of reporting, the Works Group had 23 open (unresolved) requests.

Bridges and Major Culverts

Bridge maintenance and inspections were carried out on all bridges on Speewah Road in Speewah and Myola Road in Kuranda.

Both the concrete and bridge crews have been undertaking capital works in Mt Molloy for the majority of August. These works are scheduled to be completed by mid to late September at which time the crews will split and bridge maintenance and inspection works will resume whilst the concrete crew will commence girder fabrication.

TMR Third Party Works

TMR Contract Number CN-14155: Burke Developmental Road Re-sheet Ch 440.42 to Ch 443 and Ch 448.99 to Ch 468.94

In March 2020, representatives of the Department of Transport and Main Roads (TMR) met with Council officers to discuss the re-sheeting of 22.53km of unsealed running surface on the Burke Developmental Road. Council's contract price was accepted in August 2020, however, a lack of construction water forced the project to be postponed until July 2021.

Works continued during August and at the time of reporting 9.5km of re-sheeting had been completed. At the current production rate, it is estimated that construction will be completed by 6 October 2021.



Burke Development Road Re-sheet (9 August 2021)

TMR Routine Maintenance Performance Contract (RMPC)

Medium formation grading continued on the Burke Developmental Road West of Wrotham Park.

Pipe and culvert inlet and outlet repairs and inspections have been completed between Mareeba and Mt Molloy on the Mulligan Highway and have commenced on the Mareeba - Dimbulah Road. On the Mossman - Mt Molloy Road signage repairs were undertaken.

Parks and Open Spaces

Mareeba Parks and Gardens staff finalised the new playground at Centenary Park in Mareeba that was opened for public use on Thursday, 26 August and the Cedric Davies Community Hub gardens and lawns that was officially opened on Friday, 27 August.

The Kuranda Parks and Gardens staff, in addition to their regular duties, have cleaned and pruned the full length of the pathway along the Kennedy Highway and Rob Veivers Drive.

Land Protection

Parthenium Weed: Inspections of the 12 active Parthenium Weed sites was completed in August. Four (4) of the sites are now confirmed as in-active and inspection will continue until all other sites are declared inactive.

Public awareness has been a major contributor in keeping the spread of Parthenium controlled within Mareeba Shire as are surveillance audits of properties seen as being at risk of infestation.

Multi Species Weeds : The on-going clean-up of Jatropha, Rubber Vine and Siam Weed continued on Emu Creek and Upper Walsh River area. Officers have revisited Irvinebank town, Gibbs, Emu, and Back Creeks as well as the old mining dam on Lahey's Creek. The affected landowners and local State Biosecurity Officers assisted with this program and the Department of Agriculture and Fisheries Weeds Research Centre in Charters Towers continue to investigate and trial new chemical and biological control options for dry tropics weeds.

Rabbits: Targeted areas in August included fruit blocks at Paddy's Green and Watsonville and Irvinebank. The K5 Haemorrhagic disease virus continues to be a very effective tool for rabbit control.

Wild Dog Control: This month Land Protection staff coordinated and implemented baiting programs on six (6) pastoral holdings totalling 305,000 hectares of range land grazing country.

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 2021/22 maintenance budgets.

LINK TO CORPORATE PLAN

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

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 WASTE DISPOSAL FOLLOWING CLOSURE OF CURRENT CELLS AT MAREEBA LANDFILL

Date Prepared: 31 August 2021
Author: Manager Water and Waste
Attachments: Nil

EXECUTIVE SUMMARY

Suez will stop disposing residual waste at Mareeba Landfill under the Waste Disposal Agreement (WDA) in November 2021 and the current landfill cell will be full and capped by SUEZ under the WDA Agreement.

To address this, Council has been exploring alternative options, including disposing of waste at the Springmount Waste Facility. This report proposes to direct landfill waste to the Springmount Waste Facility in the short term while Council continues to assess future waste disposal options.

RECOMMENDATION

That Council:

1. sends landfill waste to the Springmount Waste Facility once the current landfill cell is full;
2. accepts the offer from Remondis Australia Pty Ltd of \$67.50 per tonne (ex GST and Queensland Waste Levy), subject to annual escalation based on CPI; and
3. continues to explore alternative waste disposal options to ensure best value for the community.

BACKGROUND

Council's current landfill cell is due stop accepting waste once the landfill cell reaches capacity. At this time SUEZ will cease disposing residual waste under the Waste Disposal Agreement (WDA) which is expected before the end of November 2021. Once this occurs, the landfill will be capped under the WDA Agreement.

Council is now considering its options to ensure the long-term financial viability of waste disposal for the Mareeba Shire Community.

Concurrently, FNQROC member Councils are investigating waste disposal options and the decision they reach will have an impact on the viability of the options that Council is considering. As a result, a long-term financial analysis of the possible options can only be conducted once a determination of the regional strategy is made.

In the short term, it is recommended to transport and dispose of landfill waste at the Springmount Waste Facility until such time as a long-term decision is finalised.

RISK IMPLICATIONS**Legal and Compliance**

Local Government Act 2009.

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

Operating

Yes

Is the expenditure noted above included in the current budget?

Yes

LINK TO CORPORATE PLAN

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

Community: An informed and engaged community which supports and encourages effective partnerships to enhance the liveability of the shire.

Governance: Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance while delivering affordable levels of identified services within the Shire.

IMPLEMENTATION/COMMUNICATION

Following the cessation of landfilling in the current cells at Mareeba Landfill, landfill waste will be sent to Springmount Waste Facility.

9.6 GRAVITY SEWER MAIN FROM CEDRIC DAVIES COMMUNITY HUB TO LIFESTYLE RESORT PUMP STATION

Date Prepared: 31 August 2021
Author: Manager Water and Waste
Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to seek approval from Council for a new project to install a gravity sewer main from the Cedric Davies Community Hub to the Lifestyle Sewage Pump Station on Anzac Avenue, Mareeba and allocate funding for this project.

RECOMMENDATION

That Council;

1. approves the installation of a gravity sewer main from Cedric Davies Community Hub to Lifestyle Sewerage Pump Station for the amount of \$220,000 (ex GST); and
2. allocates funds from the wastewater reserves for this project.

BACKGROUND

An existing private sewage pump station (SPS) operated by QITE Day Care Centre services both the Day Care Centre and the Cedric Davies Community Hub, with costs to be shared between QITE and Council.

The Day Care Centre SPS currently pumps sewage under pressure to the sewer rising main to the west of Council's Lifestyle SPS, adjacent to the Ceola Drive intersection. An assessment of the QITE SPS highlighted the SPS is at capacity and requires an upgrade to cater for immediate and future usage requirements of the facilities. Costs to refurbish the SPS were estimated at approximately \$210,000 (ex GST), and Council would have sought to share the costs with QITE.

Council officers assessed the feasibility of installing a gravity sewer main from the day care centre and the Hub to Lifestyle SPS. The capital cost to install a gravity sewer line is comparable to that of upgrading the pump station. The benefits of a sewer gravity main is there are minimal ongoing maintenance, and no electricity and pump servicing and upgrade costs over the whole of life of the gravity system compared with the upgrade of the private SPS.

Council offered a cost sharing arrangement to QITE for installation of a new gravity sewer main, but QITE have declined the offer and indicated they wish to retain their SPS for their sole usage. The installation of a gravity sewer main from the Cedric Davies Community Hub is recommended as it provides the best long-term capital and operating outcomes for Council.

RISK IMPLICATIONS**Environmental**

Installing the gravity sewer main will ensure compliance with environmental licence conditions.

Infrastructure and Assets

The existing QITE SPS infrastructure is inadequate to service the Cedric Davies Hub, and the installation of a new gravity sewer main to Council's Lifestyle SPS will provide for the long-term needs of the community.

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Yes

Is the expenditure noted above included in the current budget?

No

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

Allocate funds from the wastewater reserves to this project.

LINK TO CORPORATE PLAN

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

Governance: : Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance while delivering affordable levels of identified services within the Shire.

IMPLEMENTATION/COMMUNICATION

If approved, Council will seek to engage a contractor to install the gravity sewer line.

9.7 INFRASTRUCTURE SERVICES, WATER AND WASTE OPERATIONS REPORT - AUGUST 2021

Date Prepared: 16 August 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 August 2021.

RECOMMENDATION

That Council receives the Infrastructure Services, Water and Waste Operations Report for August 2021.

BACKGROUND**Water and Wastewater Treatment:**

All treatment plants are performing satisfactorily. Water demand was slightly higher across some schemes with Chillagoe's consumption recording an average consumption now that the new water reservoir is completed, filled and operational.

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)	8,403	835	150	469	128
Number of Connections	4,385	982	157	272	113
Average daily water consumption per connection (L)	1,916	850	955	1,724	1,133

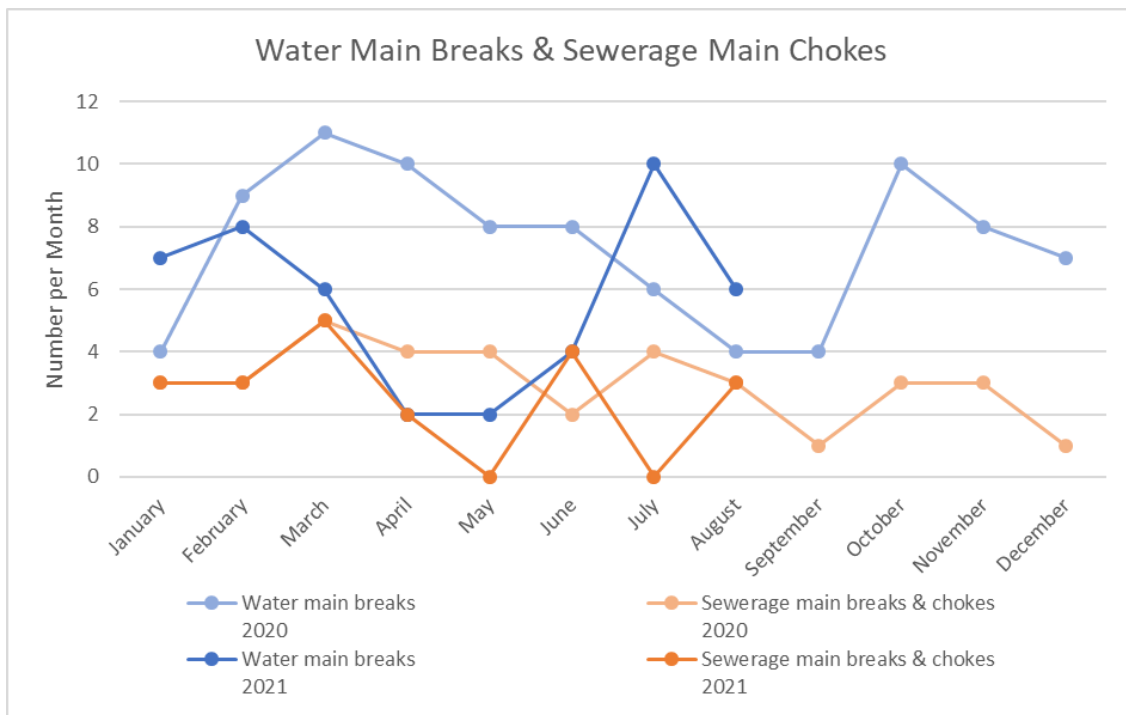
* Mt Molloy is an untreated, non-potable water supply

Wastewater Treatment	Mareeba	Kuranda
Wastewater Plant average daily treatment (kL)	2,083	188
Number of Connections	3,424	346
Average daily inflow per connection (L)	608	543

Water and Wastewater Reticulation:

Council's water reticulation crew attended to six (6) water main breaks and small water leaks and three (3) 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:



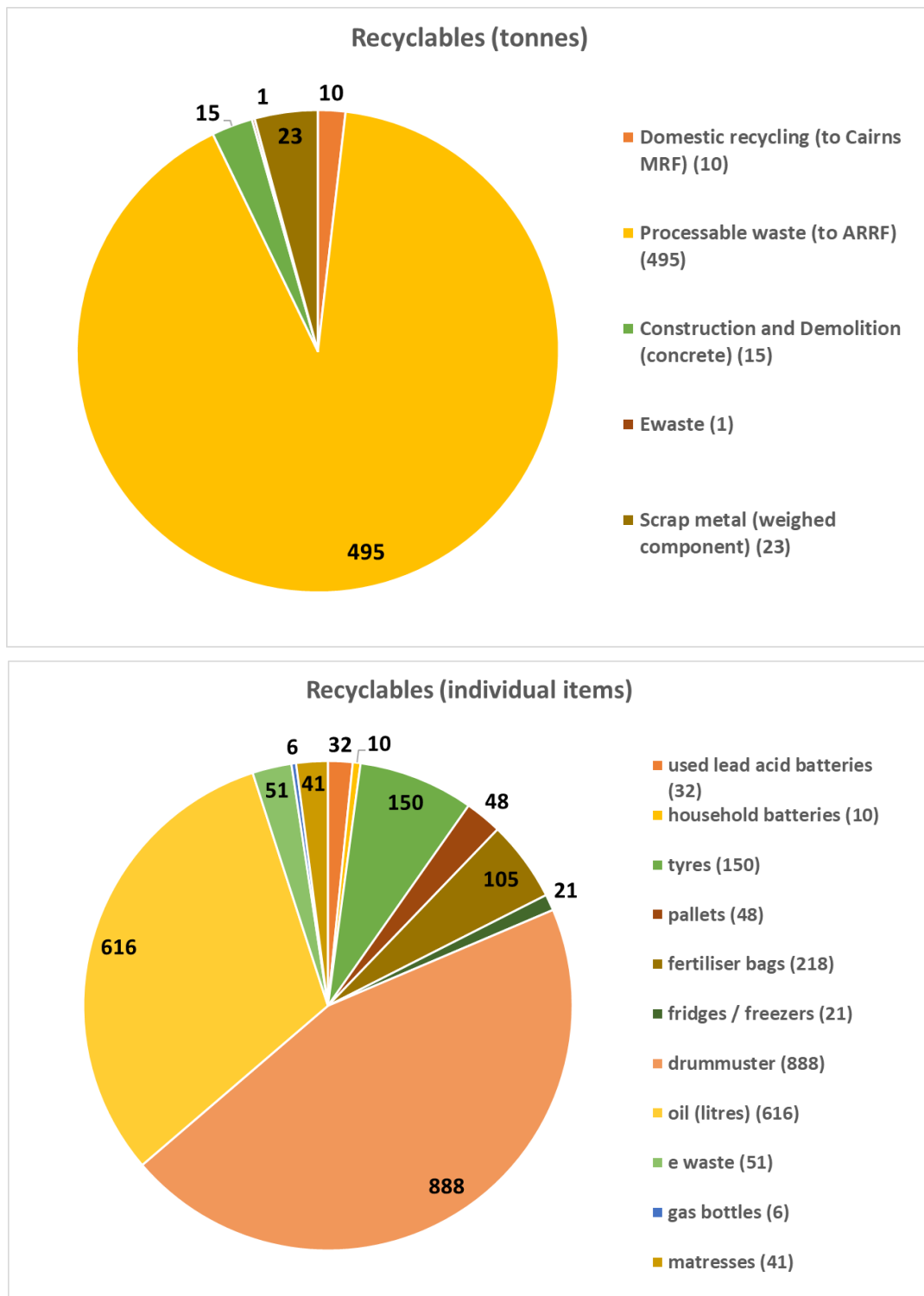
Waste Operations:

All transfer stations and Mareeba landfill are currently operational.

Recycling

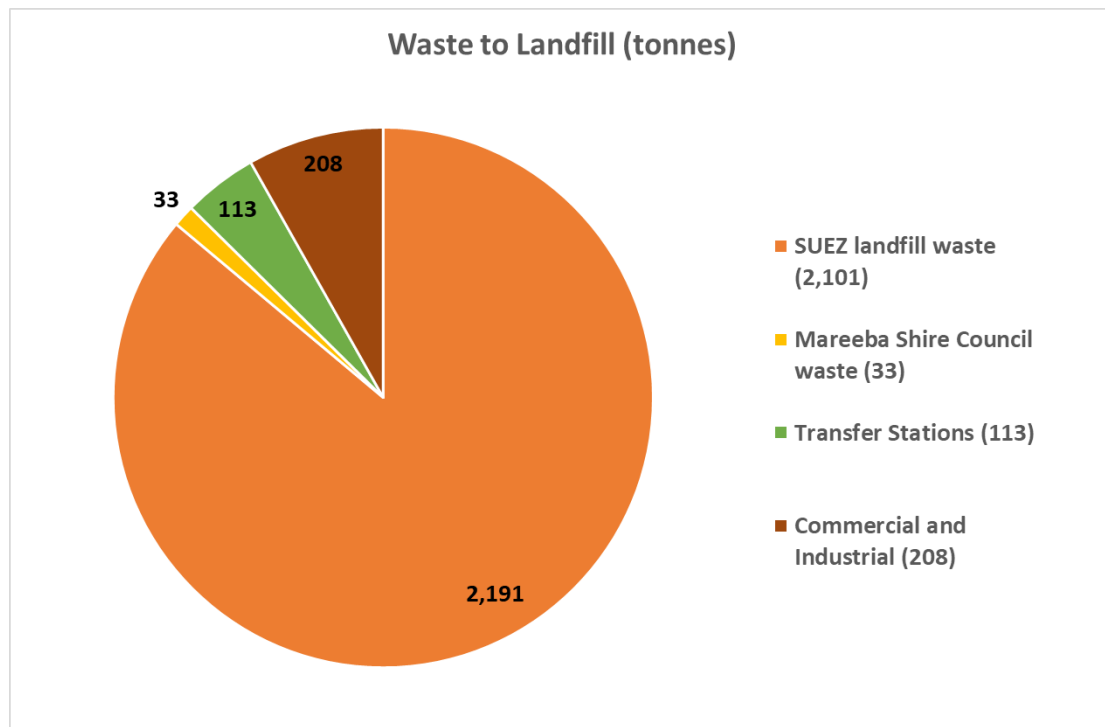
Waste material collected at each of the waste transfer stations are either deposited directly to the Mareeba landfill, recycled or transported to the SUEZ Advanced Resource Recovery Facility (ARRF) in Cairns for processing.





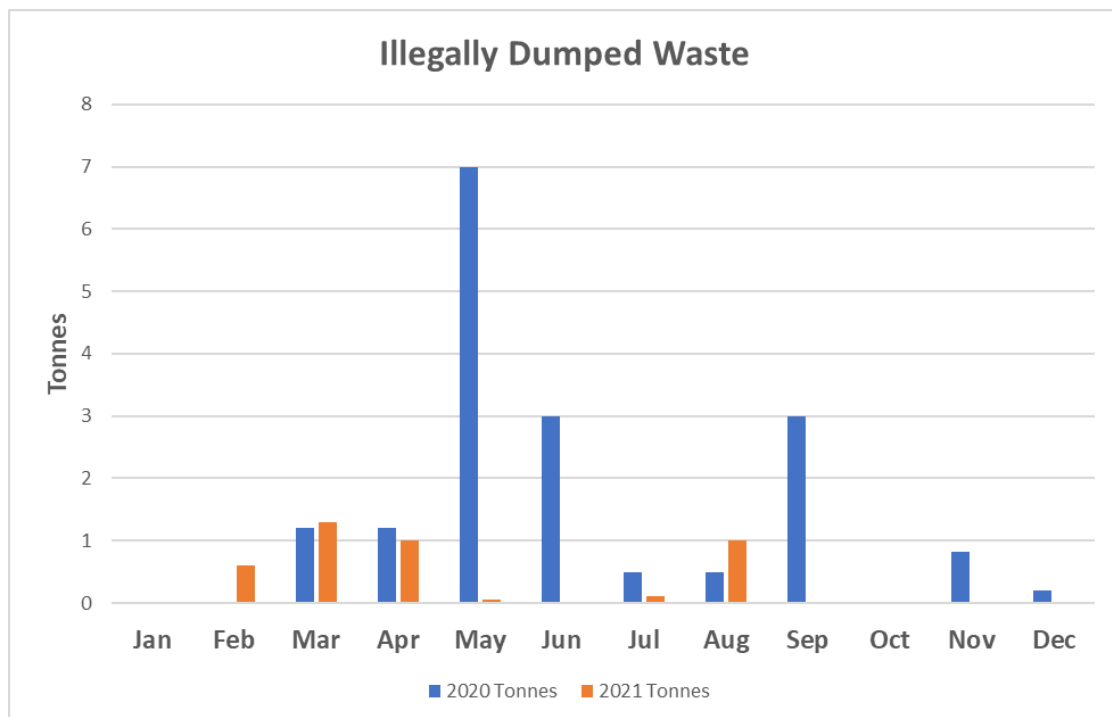
Waste to Mareeba Landfill

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

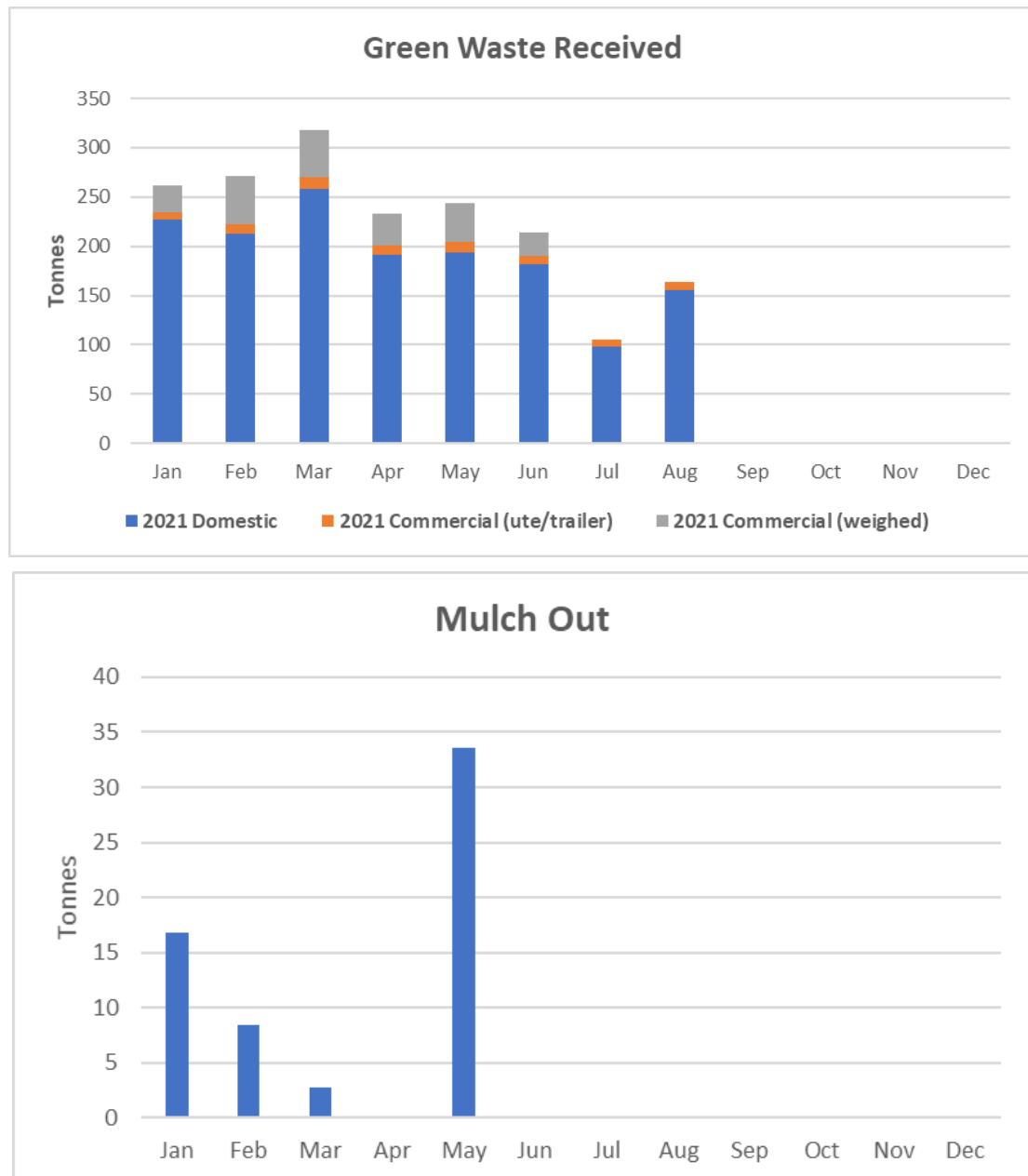
Council received three (73) illegally dumped tyres and one (1) load of illegally dumped green waste through Mareeba Waste Transfer Station during the month of August.



Green Waste

Council received a total of 164 tonnes of green waste in the month of August. The tonnage increased due to the free green waste disposal days. No green waste was mulched and there were no mulch sales due to a fire in the mulch pile which occurred in July. Shark Recyclers removed the

burnt vegetation in August and will return to undertake mulching when there is a sufficient quantity of green waste in the stockpile.



RISK IMPLICATIONS

Environmental

Council holds an Environmental Authority issued under the *Environmental Protection Act 1994* to operate landfill facilities.

The Environmental Authority amendment process is underway with the amalgamation and amendment by agreement processes now completed. The next stage is the major amendment process whereby significant improvements are proposed for licensed sites.

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil

Operating

Nil

LINK TO CORPORATE PLAN

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

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.

10 OFFICE OF THE CEO

10.1 CHRISTMAS SHUTDOWN AND OFFICE CLOSURE FOR STAFF FUNCTION

Date Prepared: 3 September 2021

Author: Chief Executive Officer

Attachments: Nil

EXECUTIVE SUMMARY

This report is presented to Council to confirm the Christmas/New Year shutdown period for 2021/22.

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

RECOMMENDATION

That Council approves:

1. the 2021/22 Christmas/New Year closure from midday on Friday 24 December 2020 and reopen Monday 3 January 2021, and;
2. the closure of all Council offices and libraries for a staff function in for an afternoon, on a date yet to be determined, in June/July 2022.

BACKGROUND

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

For the 2021/22 Christmas/New Year period, gazetted public holidays fall on Saturday 25 December 2021, Sunday 26 December 2021, Monday 27 December 2021, Tuesday 28 December and Friday 1 January 2022.

It is recommended that closure of the administration centres be effective from midday on Friday 24 December 2021 and reopen Monday 3 January 2022. In accordance with the Enterprise Bargaining Agreement, staff are to utilise leave entitlements for any absences during this period. As in previous years, appropriate arrangements will be put in place to have skeleton staff available to work through the closure period or be on stand-by in the event of any emergencies.

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

Following the delayed event held in July 2021, it was determined that this was a better time of year to hold this event and it is proposed that an all of staff function mid year next year, 2022, on a date yet to be determined

The management team have worked very closely with staff to maintain a positive culture and are recommending that service centres close at 1pm on the selected day to allow all staff to attend an all of staff function at the Kowa Street Amenities Hall.

The reason for a 1pm closure is that the majority of outdoor staff finish work at 3pm and by commencing at 2pm we can ensure the staff attend this important meeting at which the Mayor and CEO can address the staff.

Council's after-hours service will operate during the afternoon and staff will be available to deal with critical and emergency issues.

RISK IMPLICATIONS

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil

Operating

Nil

LINK TO CORPORATE PLAN

Governance: Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance while delivering affordable levels of identified services within the Shire.

IMPLEMENTATION/COMMUNICATION

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

10.2 PETITION TO LOWER THE LOAD LIMIT ON JOHN DOYLE BRIDGE

Date Prepared: 3 September 2021

Author: Chief Executive Officer

Attachments: 1. Petition to lower the load limit on John Doyle Bridge Mareeba [↓](#)

EXECUTIVE SUMMARY

This report introduces a petition from the residents of Anzac Avenue and the surrounding area which was received by Council on 30 August 2021, which requests Council reconsider reducing the load limit on John Doyle bridge from the 44 tonne limit to a 20 tonne limit to restrict its use by heavy vehicles.

RECOMMENDATION

That Council receives the petition and a report be tabled to Council.

BACKGROUND

In terms of Council's Standing Orders, Council has three (3) options with regard to petitions that are tabled and these are:

1. The petition be received; or
2. The petition be received and referred to a committee or officer for consideration and a report to Council; or
3. The petition not be received because it is deemed invalid.

The petition generally meets the requirements as per the Standing orders as the Petition has 10 signatures. This petition had 97 signatures.

The petition reads as follows:

" We the residents of Anzac Avenue and the surrounding area whose households consist of single people, families, aged communities and retirees; require action due to the lack of community consultation on the increasing the vehicle load limit of the John Doyle Bridge in Mareeba to 44 ton.

We call upon the Mareeba Shire Council to change the traffic conditions which are detrimental to the health and safety of residents caused by noise pollution, considerable traffic, heavy and oversize vehicles. Our concerns are escalating by the anticipated invasion of traffic incurred by relocating the Mareeba Library to Anzac Avenue.

We ask that Council considers the tranquillity and wellbeing that we, the residents once treasured and place measures to control the amount of traffic flow by lowering the vehicle load limit to 20ton, culling the access of heavy and oversized vehicles. Only this course of action will result in lowering the noise pollution, reduce traffic and hazardous vehicles which also maintains the safety of two Primary Schools of whose children use the school pedestrian crossings that are imposed from the John Doyle Bridge.

Your petitioners therefore request the Mayor and Councillors to lower the vehicle load limit to 20 ton and measures to safeguard the residents of Anzac Avenue and the surrounding area."

The petition is attached to this report.

RISK IMPLICATIONS

Nil

LEGAL/COMPLIANCE/POLICY IMPLICATIONS

Nil

FINANCIAL AND RESOURCE IMPLICATIONS

Capital

Nil

Operating

Nil

LINK TO CORPORATE PLAN

Governance: Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance while delivering affordable levels of identified services within the Shire.

IMPLEMENTATION/COMMUNICATION

The Head Petitioner will be notified of Council's decision.

Please find
enclosed a Petition
of 107 Signatures
pertaining to the
lowering of the
Load Limit on
the John Doyle Bridge.

G. Frana.
Principal Petitioner



To: The Mayor and Councillors of the Mareeba Shire.

We the residents of Anzac Avenue and the surrounding area whose households consist of single people, families, aged communities and retirees; require action due to the lack of community consultation on the increasing the vehicle load limit of the John Doyle Bridge in Mareeba to 44 ton.

We call upon the Mareeba Shire Council to change the traffic conditions which are detrimental to the health and safety of residents caused by noise pollution, considerable traffic, heavy and oversize vehicles. Our concerns are escalating by the anticipated invasion of traffic incurred by relocating the Mareeba Library to Anzac Avenue.

We ask that Council considers the tranquillity and wellbeing that we, the residents once treasured and place measures to control the amount of traffic flow by lowering the vehicle load limit to 20ton, culling the access of heavy and oversized vehicles. Only this course of action will result in lowering the noise pollution, reduce traffic and hazardous vehicles which also maintains the safety of two Primary Schools of whose children use the school pedestrian crossings that are imposed from the John Doyle Bridge.

Your petitioners therefore request the Mayor and Councillors to lower the vehicle load limit to 20 ton and measures to safeguard the residents of Anzac Avenue and the surrounding area.

Principal Petitioner: Gladys France of 2 Anzac Avenue, Mareeba Queensland.

NAME	ADDRESS	SIGNATURE
G. FRANCE	2 ANZAC AVE MAREEBA	G. France
ALLAN JOHNSTON	6 ANZAC " "	ALLAN JOHNSTON
Joanna Moretto	8 ANZAC AVENUE	Joanna Moretto
Melissa Salerno	30 Ceola Drive	Melissa Salerno
Marie Melton	35 Anzac Drive	Marie Melton
MICHAEL SMITH	36 ANZAC AVE MAREEBA	MICHAEL SMITH
A. JOSEPH	3 ANZAC AVE MAREEBA	A. JOSEPH
D. JOSEPH	3 ANZAC AVE MAREEBA	D. JOSEPH
K. J. FLOOD	12 ANZAC AVE. MAREEBA	K. J. FLOOD
LINDA CARUCCI	1 ANZAC AVE MAREEBA	LINDA CARUCCI
GEORGE CARUCCI	1 ANZAC AVE MAREEBA	GEORGE CARUCCI
JASON FRANCE	500 BROWN RD BISCHOP	JASON FRANCE
F. McKeimott	32 Herbert St Mareeba	F. McKeimott
W. A. McKeimott		W. A. McKeimott
P. A. Waring	2 Molloy St Mareeba	P. A. Waring
P. A. Taylor	4 Molloy St Mareeba	P. A. Taylor
L. Hansen	6 Molloy Street Mareeba	L. Hansen
Sheridan Peebles	8 MAHONY ST MBA	Sheridan Peebles
J. Brannely	9 Molloy St MBA	J. Brannely
M. W. W. W.	10 Molloy St MBA	M. W. W. W.
KEANNE TAHIR	33 ANZAC AVENUE MAREEBA	KEANNE TAHIR
JENNY STALLAN	33 ANZAC AVENUE MAREEBA	JENNY STALLAN
DAVID WALMSLEY	16 ANZAC AVENUE MAREEBA	DAVID WALMSLEY
Rita Portelli	3, HASTING DRIVE MAREEBA	Rita Portelli
ARTHUR STANISLAS	9A ANZAC AVE, MAREEBA	ARTHUR STANISLAS
PENNY STANISLAS	" " " "	PENNY STANISLAS

To: The Mayor and Councillors of the Mareeba Shire.

We the residents of Anzac Avenue and the surrounding area whose households consist of single people, families, aged communities and retirees; require action due to the lack of community consultation on the increasing the vehicle load limit of the John Doyle Bridge in Mareeba to 44 ton.

We call upon the Mareeba Shire Council to change the traffic conditions which are detrimental to the health and safety of residents caused by noise pollution, considerable traffic, heavy and oversize vehicles. Our concerns are escalating by the anticipated invasion of traffic incurred by relocating the Mareeba Library to Anzac Avenue.

We ask that Council considers the tranquillity and wellbeing that we, the residents once treasured and place measures to control the amount of traffic flow by lowering the vehicle load limit to 20ton, culling the access of heavy and oversized vehicles. Only this course of action will result in lowering the noise pollution, reduce traffic and hazardous vehicles which also maintains the safety of two Primary Schools of whose children use the school pedestrian crossings that are imposed from the John Doyle Bridge.

Your petitioners therefore request the Mayor and Councillors to lower the vehicle load limit to 20 ton and measures to safeguard the residents of Anzac Avenue and the surrounding area.

Principal Petitioner: Gladys France of 2 Anzac Avenue, Mareeba Queensland.

NAME	ADDRESS	SIGNATURE
TREVOR STRAIN	20 PALM CL MAREEBA	[Signature]
MIKE EFFELS	21 PALM CL MAREEBA	[Signature]
Alan Clough	17 Palm Close Mareeba	[Signature]
Karen KIRK	15 Palm close Mareeba.	[Signature]
Alex BANSCHBACH	5 Palm Cl., MBA 4880	[Signature]
Chris Banschbach	1/5 Denton ST, MBA 4880	[Signature]
ALAN RYKES	10 PALM CLOSE	[Signature]
DAVE BYRNE	8 PALM CLOSE	[Signature]
LEWIS AMERIO	595 FARRIP RD MAREEBA	[Signature]
JILLIAN DEGENER	6 PALM CLOSE ANZAC AV MAREEBA	[Signature]
Margaret Thorpe	5A ANZAC AVE MAREEBA	[Signature]
Shane Thorpe	5A ANZAC AVE Mareeba	[Signature]
ARTHUR MOSS	23 ANZAC AVE. MAREEBA	[Signature]
GIOVANNI QUINTA	21 ANZAC AV MAREEBA	[Signature]
Sharon Weekes	32 ANZAC AV MAREEBA	[Signature]
Duffy	31B ANZAC AV MBA	[Signature]
Darren Rains	31B Anzac Av Mareeba	[Signature]
Dustin Boyce	31B ANZAC AV Mareeba	[Signature]
Dalinda Bond	31B ANZAC AV Mareeba	[Signature]
Lynne Dearpool	34 Anzac Ave Mareeba	[Signature]
LORRAINE HILL	26 HERBERTON ST.	[Signature]
PAM SPRY	25 HERBERTON ST	[Signature]
Leanne Wallace	37 Anzac Av Mareeba	[Signature]
Brian Wallace	37 ANZAC AV, Mareeba	[Signature]
ROBERT WALLACE	17 JACANA CL MAREEBA	[Signature]
HELEN LOTTER	18 FERRETTI CL MAREEBA	[Signature]
MIKE LOTTER	18 FERRETTI CL MAREEBA	[Signature]

To: The Mayor and Councillors of the Mareeba Shire.

We the residents of Anzac Avenue and the surrounding area whose households consist of single people, families, aged communities and retirees; require action due to the lack of community consultation on the increasing the vehicle load limit of the John Doyle Bridge in Mareeba to 44 ton.

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Your petitioners therefore request the Mayor and Councillors to lower the vehicle load limit to 20 ton and measures to safeguard the residents of Anzac Avenue and the surrounding area.

Principal Petitioner: Gladys France of 2 Anzac Avenue, Mareeba Queensland.

NAME	ADDRESS	SIGNATURE
MICHELLE VAN WENSVEEN	45 ANZAC AVENUE MAREEBA	[Signature]
RENEE TAYLOR	7 DVESTON ST MAREEBA	[Signature]
MICK TAYLOR	7 DVESTON ST MAREEBA	[Signature]
N. DRAPER	19 Palm Cl. Mareeba	[Signature]
B. NICOLASI	11 PALM CLOSE MAREEBA	[Signature]
R. Van-Haen	8 ANZAC AVE MAREEBA	[Signature]
K. Miller	8 Caterina Cl Mareeba	[Signature]
M. Prien	7 Bundanoon Cr Mareeba	[Signature]
NIND CERASANI	60 ROSES ST MAREEBA	[Signature]
KARLE HAMMOND	45 Constance St. GUILFORD FUNERALS	[Signature]
Wayne Arnett	12 Mountainview Close Mareeba	[Signature]
Wendy Sheppard	48 Constance St Mareeba	[Signature]
Wendy Arnett	12 MOUNTAINVIEW CLOSE MAREEBA	[Signature]
CHERYL HAWES	8 CONSTANCE ST MAREEBA	[Signature]
JOHN HAWES	8 CONSTANCE ST MAREEBA	[Signature]
R. CETINICH	12 CONSTANCE ST MAREEBA	[Signature]
I. Couchman	4 Hastings Drive Mareeba	[Signature]
A. COUCHMAN	4 Hastings Dr Mareeba	[Signature]
F. Tansley	6 HASTINGS DR MAREEBA	[Signature]
M. Bell	6 Hastings Dr Mareeba	[Signature]
Julie Daniel	29 Anzac Ave Mareeba	[Signature]
WAYNE SMITH	29 ANZAC AVE MAREEBA	[Signature]
Joyce Popelton	17 Ferrett Close Mareeba	[Signature]
Patricia Hooper	15 Ferrett Close Mareeba	[Signature]
R. Hooper	15 KENNEDY ST MAREEBA	[Signature]
Anna Metc	17 Ward St, Mareeba (Former Resident)	[Signature]
Marta Read	17 Ward St Mareeba	[Signature]

To: The Mayor and Councillors of the Mareeba Shire.

We the residents of Anzac Avenue and the surrounding area whose households consist of single people, families, aged communities and retirees; require action due to the lack of community consultation on the increasing the vehicle load limit of the John Doyle Bridge in Mareeba to 44 ton.

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Your petitioners therefore request the Mayor and Councillors to lower the vehicle load limit to 20 ton and measures to safeguard the residents of Anzac Avenue and the surrounding area.

Principal Petitioner: Gladys France of 2 Anzac Avenue, Mareeba Queensland.

NAME	ADDRESS	SIGNATURE
CHRISTOS STANISAS	9A ANZAC AVE MAREEBA	
Georgina Moller	9B ANZAC AVE MAREEBA	
Graeme Brar	3/11 ANZAC AVE MAREEBA	
Gerald Smith	3/11 ANZAC AVE MAREEBA	
Lorraine Lawton	2/11 ANZAC AVE MAREEBA	
BARRY KOURIS	2 DURSTON STREET MAREEBA	
KEVIN BURMAN	4 DURSTON ST MAREEBA	
NEVILLE BURCH	1 DURSTON ST MAREEBA	
Gina Wilson	2 DURSTON ST MAREEBA	
Nyline Tatti	3 DURSTON ST MAREEBA	
Frank Tatti	3 DURSTON ST MAREEBA	
ROY BIRD	30 HERBERTON ST MAREEBA	
JEAN BIRD	30 HERBERTON ST MAREEBA	
CONNIE SPRECHER	29 HERBERTON ST MAREEBA	
RITA DODD	95 CONSTANCE ST	
Ross Rapihana	2/24 HERBERTON ST MAREEBA	
Edwin Francis	7 ANZAC AVE MAREEBA	
Brody Cunningham	2-15 ANZAC AVE MAREEBA	
JANICE MASON	1-15 ANZAC AV. MAREEBA	
JOHN DIXON	7 ASHFIELD CLOSE MAREEBA	
SHARON DIXON	7 ASHFIELD CLOSE MAREEBA	
JILL RICHARDS	8 ASHFIELD CLOSE MAREEBA	
B. Collins	5 ASHFIELD CLOSE MAREEBA	
C. TORRISI	4 ASHFIELD CL. MAREEBA	
K. SAMBO	9 ASHFIELD CL. MAREEBA	
G. W. Pritchard	17 ANZAC AVE MAREEBA	
L. S. Pritchard	17 ANZAC AVE MAREEBA	

10.3 PETITION FOR A SHADE CLOTH OVER KURANDA POOL

Date Prepared: 7 September 2021

Author: Chief Executive Officer

Attachments: 1. Petition for a Shade Cloth over Kuranda Pool [↓](#)

EXECUTIVE SUMMARY

This report introduces a petition from some residents of Kuranda which was received by Council on 6 September 2021, which requests Council consider installing a shade cloth over a third of the 25m pool in Kuranda.

RECOMMENDATION

That Council receives the petition and a report be tabled to Council

BACKGROUND

In terms of Council's Standing Orders, Council has three (3) options with regard to petitions that are tabled and these are:

1. The petition be received; or
2. The petition be received and referred to a committee or officer for consideration and a report to Council; or
3. The petition not be received because it is deemed invalid.

The petition generally meets the requirements as per the Standing orders as the Petition has 10 signatures. This petition had 97 signatures.

The petition reads as follows:

" We, the citizens of Kuranda Pool petition to have a shade cloth over a third of the 25m pool.

There is nowhere shady to casually swim or to do learn to swim classes at the pool. When schools come over in the middle of the day, there is also a really big safety matter as everyone is out in the sun for an hour each class. A shade cloth should really be installed due to health and safety matters.

*We demand action is taken urgently. The weather is only going to get more extreme therefore shade is needed even more. **WE ALSO PAY A FEE IN OUR RATES FOR THE POOL SO WE DESERVE A SHADE SAIL!"***

RISK IMPLICATIONS**LEGAL/COMPLIANCE/POLICY IMPLICATIONS**

Nil

FINANCIAL AND RESOURCE IMPLICATIONS***Capital***

Nil

Operating

Nil

LINK TO CORPORATE PLAN

Governance: Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance while delivering affordable levels of identified services within the Shire.

IMPLEMENTATION/COMMUNICATION

The Head Petitioner will be notified of Council's decision.

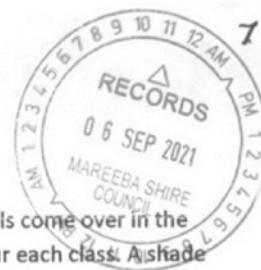
Hi Mary, This is the petition signatures
for the shade cloth
for the Kuranda pool. Stevie
Richardson's organized the petition
at the pool but she has since left.
Regards, Katherine Porche

PETITION FOR A SHADE CLOTH

We, the citizens of Kuranda Pool petition to have a shade cloth over a third of the 25m pool.

There is nowhere shady to casually swim or to do learn to swim classes at the pool. When schools come over in the middle of the day, there is also a really big safety matter as everyone is out in the sun for an hour each class. A shade cloth should really be installed due to health and safety matters.

We demand action is taken urgently. The weather is only going to get more extreme therefore shade is needed even more. **WE ALSO PAY A FEE IN OUR RATES FOR THE POOL SO WE DESERVE A SHADE SAIL!**



Name	PH. Number	Signature
Joanne Byrnes	0467049924	Joanne Byrnes
Emma Chapman	0237468955	Emma Chapman
Adele Hainworth	0407465673	Adele Hainworth
Sarah Dobbs	0402 604 591	Sarah Dobbs
Mark Gibson	0434043240	Mark Gibson
Alic Smith	041387641	Alic Smith
Sally Hyslop	0466968677	Sally Hyslop
Susan McDaniel	40930037	Susan McDaniel
ANNE FITZPATRICK	0400235659	Anne Fitzpatrick
Pauline Hodge	40938277 0409471071	Pauline Hodge
Robin Callander	0400613474	Robin Callander
Leo Van Gerner	0405 116 066	Leo Van Gerner
Den McHugh	040 8213425	Den McHugh
Caitlin McHugh	0478216366	Caitlin McHugh
Ereema Crogan	0439941885	Ereema Crogan

info@msc.qld.gov.au - Email area

PETITION FOR A SHADE CLOTH

We, the citizens of Kuranda Pool petition to have a shade cloth over a third of the 25m pool.

There is nowhere shady to casually swim or to do learn to swim classes at the pool. When schools come over in the middle of the day, there is also a really big safety matter as everyone is out in the sun for an hour each class. A shade cloth should really be installed due to health and safety matters.

We demand action is taken urgently. The weather is only going to get more extreme therefore shade is needed even more. **WE ALSO PAY A FEE IN OUR RATES FOR THE POOL SO WE DESERVE A SHADE SAIL!**

Name	PH. Number	Signature
Katherine Porche	0413 822 388	<i>Katherine Porche</i>
Lyle Gray	0418889671	<i>Lyle Gray</i>
Joanne Byrnes	0467049984	<i>Joanne Byrnes</i>
Katya Iericeux	0400284982	<i>Katya Iericeux</i>
Christopher Jones	0406 056 011	<i>Chris Jones</i>
Marg Carlsson	0412128235	<i>Marg Carlsson</i>
JASON THOMAS	0427731746	<i>Jason Thomas</i>
Stevie Richardson	0418277380	<i>Stevie Richardson</i>
Simone Trmarsh	0402003164	<i>Simone Trmarsh</i>
Steve Hutchins	0413 956 742	<i>Steve Hutchins</i>
Terry Eager	0408937492	<i>Terry Eager</i>
Kim Forde	04148939009	<i>Kim Forde</i>
Sue Dull'ave	0414762039	<i>Sue Dull'ave</i>
Linda Ash.	0418 897 945	<i>Linda Ash.</i>
Ian Woodcock	0409615698	<i>Ian Woodcock</i>
Simon VANDERZWAAG	0467391152	

PETITION FOR A SHADE CLOTH

We, the citizens of Kuranda Pool petition to have a shade cloth over a third of the 25m pool.

There is nowhere shady to casually swim or to do learn to swim classes at the pool. When schools come over in the middle of the day, there is also a really big safety matter as everyone is out in the sun for an hour each class. A shade cloth should really be installed due to health and safety matters.

We demand action is taken urgently. The weather is only going to get more extreme therefore shade is needed even more. ***WE ALSO PAY A FEE IN OUR RATES FOR THE POOL SO WE DESERVE A SHADE SAIL!***

[illegible]

We demand action is taken urgently. The weather is only going to get more extreme therefore shade is needed even more. **WE ALSO PAY A FEE IN OUR RATES FOR THE POOL SO WE DESERVE A SHADE SAIL!**

[illegible]

10.4 APPOINTMENT OF GREAT WHEELBARROW RACE ADVISORY COMMITTEE MEMBERS

Date Prepared: 7 September 2021
Author: Chief Executive Officer
Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to endorse the members of the Wheelbarrow Race Advisory Committee.

The current Great Wheelbarrow Race Advisory Committee membership were appointed at Council's meeting held on 10 November 2020. As a result of several committee members resigning, Council called for additional nominations.

RECOMMENDATION

That Council appoints the following additional members of the Great Wheelbarrow Race Advisory Committee:

Nina Akselsen Grant

Sarah Bensted

Jodie Turner.

BACKGROUND

Due to a number of reasons three (3) Committee members have resigned from their positions on the Advisory Committee. For the Committee to begin preparations for next year's race a full complement of members on the committee is required.

In terms of the Wheelbarrow Race Advisory Committee Charter, Expressions of Interest (EOI) from interested members of the community were called for and then considered by Council.

As the current committee was appointed in October 2020 for a period of four (4) years with an option to extend for one (1) year. Any new members would be appointed to the same end date.

FINANCIAL AND RESOURCE IMPLICATIONS

Nil

LINK TO CORPORATE PLAN

Community: An informed and engaged community which supports and encourages effective partnerships to enhance the liveability of the shire.

Governance: Sound decision making based on effective frameworks and clear strategic direction to achieve regulatory compliance while delivering affordable levels of identified services within the Shire.

IMPLEMENTATION/COMMUNICATION

Nil

11 CONFIDENTIAL REPORTS

Nil

12 BUSINESS WITHOUT NOTICE

13 NEXT MEETING OF COUNCIL

14 FOR INFORMATION

14.1 SUMMARY OF NEW PLANNING APPLICATIONS & DELEGATED DECISIONS FOR THE MONTH OF AUGUST 2021

Date Prepared: 1 September 2021

Author: Senior Planner

Attachments: Nil

Please see below information.

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

New Development Applications					
Application #	Lodgement Date	Applicant/ Address	Property Description	Application Type	Status
MCU/21/0017	06/08/2021	The Trustees for Carroll Bros Family Trust C/- Emergent Building Approvals 3 Martin Tenni Drive, Mareeba	Lot 11 on SP146296	MCU - Low Impact Industry (Including Seafood Processing Factory, Cold Stores and associated Administration Office), Food and Drink Outlet (Café), Showroom and Caretakers Accommodation (x2)	Decision Notice issued on 26/08/2021
OPW/21/0003	10/08/2021	M Prien Two Chain Road, Koah	Lot 101 on SP211120	Operational Works (Roadworks) for Development Permit DA/15/0049	In confirmation stage

Decision Notices issued under Delegated Authority					
Application #	Date of Decision Notice	Applicant	Address	Property Description	Application Type
MCU/21/0017	06/08/2021	The Trustees for Carroll Bros Family Trust C/- Emergent Building Approvals	3 Martin Tenni Drive, Mareeba	Lot 11 on SP146296	MCU - Low Impact Industry (Including Seafood Processing Factory, Cold Stores and associated Administration Office), Food and Drink Outlet (Café), Showroom and Caretakers Accommodation (x2)
MCU/21/0013	19/08/2021	Edward & Tanya Bailey	3685 Kennedy Highway, Mareeba	Lot 1 on RP741738	MCU - Roadside Stall
RAL/21/0014	03/08/2021	S Hogan C/- Scope Town Planning	7 Kenneally Road, Mareeba	Lot 2 on RP729239	ROL Subdivision (1 into 4 Lots)
MCU/21/0016	03/08/2021	G & D Nucifora C/- TS Adil & Associates	304 Bower Road, Paddys Green	Lot 42 on SP188097	MCU Rural Workers' Accommodation

August 2021 (Regional Land Use Planning)

RAL/21/0012	31/08/2021	Conmat Pty Ltd	2-4 Quill Street, Mareeba	Lot 22 on SP217220	ROL Subdivision (1 into 4 Lots)
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Negotiated Decision Notices issued under Delegated Authority

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

Change to Existing Development Approval issued

Application #	Date of Decision	Applicant	Address	Property Description	Application Type
MCU/19/0015	25/08/2021	C Kilpatrick	276 Euluma Creek Road, Julatten	Lot 206 on RP747217	MCU Community Residence (Hospice)

Referral Agency Response Decision Notices issued under Delegated Authority

Application #	Date of Decision	Applicant	Address	Property Description	Application Type
CAR/21/0025	27/08/2021	C Hunter	67 Cadagi Drive, Mareeba	Lot 22 on RP727449	Referral agency response for material change of use - dwelling house (secondary dwelling) assessable against the Residential dwelling house and outbuilding overlay code
CAR/21/0024	16/08/2021	D & D Blakey C/- Northern Building Approvals	43 Emerald End Close, Mareeba	Lot 1 on MPH32115	Referral agency response (response before application) for building work assessable against the Mareeba Shire Council Planning Scheme 2016 - Flood Hazard Overlay & Residential Dwelling House and Outbuilding Overlay

August 2021 (Regional Land Use Planning)

CAR/21/0023	18/08/2021	Totalspan Cairns C/- The Building Approval Company	1 Punch Close, Kuranda	Lot 39 on RP737515	Referral agency response for building works (class 10a shed) assessable against the Residential dwelling house and outbuilding overlay code.
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Extensions to Relevant Period issued

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

Survey Plans endorsed

Application #	Date	Applicant	Address	Property Description	No of Lots
RAL/20/0005	10/08/2021	Robert Girling	8-10 Barron Falls Road, Kuranda	PLAN OF LOTS 221 & 222 ON SP323475 (CANCELLING LOT 22 ON SP153917)	1 New Lot

August 2021 (Regional Land Use Planning)

14.2 AUDIT COMMITTEE MEETING MINUTES MARCH 2021

Date Prepared: 6 September 2021

Author: Director Corporate and Community Services

Attachments: 1. Meeting Minutes 11 August 2021 [↓](#)

Please see the following Minutes of the Audit Committee Meeting held on 11 August 2021



MINUTES

Wednesday, 11 August 2021

Audit Committee Meeting

Audit Committee Meeting Minutes

11 August 2021

**MINUTES OF MAREEBA SHIRE COUNCIL
AUDIT COMMITTEE MEETING
HELD AT THE COUNCIL CHAMBERS
ON WEDNESDAY, 11 AUGUST 2021 AT 9.00AM**

1 MEMBERS IN ATTENDANCE

Ms Ruth Faulkner, Cr Kevin Davies, Cr Mary Graham

2 OFFICERS IN ATTENDANCE

Peter Franks (Chief Executive Officer), Jennifer McCarthy (Director Corporate and Community Services), Elisa Tatti (Manager Finance), Anthony Archie (Manager Development and Governance) via teleconference, Nicole Short (QAO) via teleconference, Andrew Cornes (Grant Thonton) via teleconference

3 APOLOGIES

Mayor Angela Toppin

**4 DECLARATION OF ANY MATERIAL PERSONAL INTERESTS/CONFLICTS OF INTEREST BY
AUDIT COMMITTEE AND OBSERVERS**

Nil

5 CONFIRMATION OF MINUTES

COMMITTEE RESOLUTION 2021/11

Moved: Cr Mary Graham

Seconded: Cr Kevin Davies

That the minutes of Audit Committee Meeting held on 9 March 2021 be confirmed.

CARRIED

6 FINANCIAL MANAGEMENT, REPORTING AND INTERNAL CONTROL

6.1 ANNUAL ASSET VALUATION REPORT

COMMITTEE RESOLUTION 2021/12

Moved: Ms Ruth Faulkner

Seconded: Cr Kevin Davies

That the Audit Committee note the report.

CARRIED

6.2 DRAFT FINANCIAL STATEMENTS 30 JUNE 2021

COMMITTEE RESOLUTION 2021/13

Moved: Ms Ruth Faulkner

Seconded: Cr Mary Graham

That the Audit Committee note the report.

CARRIED

6.3 INTERIM REPORT AND BRIEFING PAPER

COMMITTEE RESOLUTION 2021/14

Moved: Cr Mary Graham

Seconded: Ms Ruth Faulkner

That the Audit Committee note the reports.

CARRIED

7 GOVERNANCE AND RISK MANAGEMENT

7.1 COMPLIANCE CHECKLIST

COMMITTEE RESOLUTION 2021/15

Moved: Ms Ruth Faulkner

Seconded: Cr Kevin Davies

That the Committee notes the attached CEO endorsed compliance checklist.

CARRIED

7.2 ENTERPRISE RISK MANAGEMENT

COMMITTEE RESOLUTION 2021/16

Moved: Cr Mary Graham

Seconded: Cr Kevin Davies

That the Audit Committee notes the report.

CARRIED

7.3 NOTIFICATION OF SIGNIFICANT LEGAL MATTERS

COMMITTEE RESOLUTION 2021/17

Moved: Ms Ruth Faulkner

Audit Committee Meeting Minutes

11 August 2021

Seconded: Cr Mary Graham

That Audit Committee note the report.

CARRIED

8 LEGISLATIVE AND REGULATORY COMPLIANCE

8.1 PURCHASING REPORT JULY 2021

COMMITTEE RESOLUTION 2021/18

Moved: Cr Mary Graham

Seconded: Ms Ruth Faulkner

That the Audit Committee receive and note the report.

CARRIED

9 GENERAL BUSINESS

Nil

9 MATTERS TO BE REPORTED TO COUNCIL

Nil

The Meeting closed at 10.30am.

The next meeting of the Audit Committee will be held at Mareeba on 5 October 2021 commencing at 10am.

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CHAIRPERSON